FES 95-6

Final
General Management Plan
Environmental Impact Statement



Manhattan Sites

HAMILTON GRANGE

National Memorial • New York

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Final
General Management Plan
Environmental Impact Statement
January 1995

Hamilton Grange
National Memorial
New York County, New York

Four alternatives for future management and use of Hamilton Grange National Memorial are presented and analyzed in this document. The Grange, surrounded by a church and an apartment building, is not on its original site, and its current setting bears no resemblance to the period of Hamilton's residency (1802-04). Access for visitors with disabilities would be provided under all alternatives. Alternative 1, a "no-action" alternative, describes a continuation of existing management trends and provides a basis to evaluate the other alternatives. Under this alternative the existing building would be stabilized and some interior finishes would be partially restored. Access would continue to be to the basement and first floor; the second floor would continue to be closed to the public. Security and fire alarm systems would be upgraded. Historic furnishings and artifacts sensitive to temperature and humidity fluctuations could not be exhibited because no climate control system would be installed. Expanded exhibits and reproductions would be used. About 1,734 square feet of space would be available for visitor use and interpretation and community use. Impacts under this alternative would be minimal. Stabilization would ensure continuation of existing uses. Alternative 2 would entail structural reinforcement and the addition of an exterior elevator, allowing full public use of all three floors. Two rooms would be refurnished to the Hamilton period, conveying a sense of the comfort in which Hamilton lived. More space, about 2,773 square feet, would be available for visitor use and interpretation and community use. Intrusion and fire alarm systems would be upgraded, and fire suppression and climate control systems would be installed. With structural reinforcement, impacts to the cultural resources would be positive, although the architectural significance of this landmark — an important example of a free-standing Federal-style villa — could not be fully understood. Quality of visitor experience would be better than under alternative 1. Alternative 3 would enhance the setting of the site by reorienting the visitor entrance to a more impressive but less historically accurate four-story east facade. The combination of four refurnished rooms, exhibits, theater, and class/meeting rooms would provide space for a full visitor use program. Intrusion and fire alarm systems would be upgraded and fire suppression and climate control systems would be installed. About 3,589 square feet would be available for visitor use and interpretation and community use. Impacts on the building and visitor experience, with restoration of 1802-04 interior architecture, would be significant under this alternative. Construction-related economic effects would be relatively small. Promotion efforts could generate some additional local tourism. Potential cumulative benefits could occur if proposals such as the Harlem pier were developed and promoted in conjunction with the Grange. Alternative 4 would relocate the Grange across 141st Street to St. Nicholas Park and restore the house, to the greatest degree possible, to its interior and exterior appearance during Hamilton's residency. A new subbasement and ground floor constructed at the St. Nicholas Park site would provide space for a theater, lobby, information/book sales area, restrooms, storage, and NPS operations. A compatible structure, no more than two stories, would be built on the 1889 foundation for community use and NPS housing. Implementing this alternative would accomplish what Congress intended — providing an appropriate setting for the Grange but keeping it within the context of its present-day community. Under this alternative, visitors would have the best opportunity to fully understand the house, its architecture, the feel of its original setting, and Hamilton himself. This alternative is, therefore, the preferred alternative/proposed action. Impacts on the Grange would be even more significant than under alternative 3. About 3,827 square feet of would be available for visitor use and interpretation community use. There would be positive and negative effects on St. Nicholas Park, the Hamilton Heights Historic District, and the community because of the relocation. A two-story compatible building would be constructed on the Convent Avenue site, one floor for community meetings, educational programs, and exhibits, and the basement for NPS law enforcement ranger apartments and storage and maintenance operations. The community would benefit from better site security and the presence of law enforcement personnel. Numbers of visitors and visitor spending could increase significantly with proper promotion. Potential cumulative benefits could occur if proposals such as the Harlem pier were developed and promoted with the Grange. The *Draft General Management Plan / Environmental Impact Statement* was distributed in April 1993. This final plan includes changes that came from the review, additional public meetings, and responses to the comments and letters. The plan will become final upon issuance of the record of decision.

For more information about this document, contact the superintendent of Manhattan Sites at the following address:

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United States Department of the Interior • National Park Service • Denver Service Center

SUMMARY

A SUMMARY OF THE PLAN

Hamilton Grange was established as a national memorial in 1962 "to commemorate the historic role played by Alexander Hamilton in the development of this Nation." The Grange, built in 1802-03 in upper Manhattan (now Harlem), New York, was the only home Hamilton ever owned. In 1889 the Grange was moved about 350 feet from its original site. It was used as a temporary chapel for St. Luke's Episcopal Church until a permanent church building was built. Development around the Grange, as Harlem grew, included the permanent church building only a few feet to the south and an apartment building that actually touches the Grange on the north. Designed by architect John McComb Jr., the Grange has architectural significance as a house of the Federal period. While neither grandiose nor imposing, Hamilton Grange is an economically conceived, refined work that is remarkable because of its sophistication despite its modest conception. Certain details, including the transom light over the doorway, presaged the coming of the Greek Revival. However, the real purpose for the memorial is to remember Alexander Hamilton and his accomplishments as a major draftsman and proponent of the federal Constitution and the foremost architect of American financial policy in the Republic's early years.

The 1962 act of Congress that established Hamilton Grange National Memorial directed that the house eventually be relocated and "preserved in a fitting setting" for its proper administration and interpretation as a national memorial. The proposed site at the time was about 10 blocks away from its current site. The house was not moved, and because of limited funds authorized by Congress only various minor rehabilitation projects were undertaken. The existing setting, with the Grange tightly wedged between a church and an apartment building, is not a "fitting setting." Returning the house to its original site is not possible. The house is also in need of major structural repairs. Congress has recently made $1.7 million available for repair and rehabilitation of the Grange.

There are several other issues and concerns. Due to the structural problems and poor security, visitor access to and interpretation of the Grange is limited. The opportunity to convey the full significance of Hamilton to local, national, and international visitors is unrealized. Other problems exist with the security, fire protection, and climate control systems.

This *General Management Plan / Environmental Impact Statement* explores four alternatives for preserving and interpreting the Grange. Alternative 1 would retain the building's current limited visitor capacity. However, the building would be stabilized by reinforcing failed wooden structural members, as necessary, and interior finishes would be partially restored. The basic configuration, which is not the historic configuration, would remain unchanged. About 1,734 square feet would be available for visitor use and interpretation and community use.

Under alternative 2, the existing building and configuration would be the same as in alternative 1, but the building would be structurally reinforced to allow public use of the basement and the first and second floors. This alternative would preserve as much original fabric as possible and would include insertion of a new framing system. An exterior elevator at the back (east) side of the house, either attached to the original building or as a free-

standing column attached only to the porches, and a wheelchair lift at the front (west) would allow full visitor circulation to all floors. Two rooms would be refurnished to the 1802-04 period of Hamilton's residency. With structural reinforcement and use of the second floor, about 2,773 square feet would be available for visitor use and interpretation and community use. NPS interpretation would convey the history of the house and Alexander Hamilton's role in establishing the political and financial foundations of this country.

Alternative 3 would enhance the setting of the site by reorienting the visitor entrance to a more impressive four-story east facade. About 3,589 square feet would be available for visitor use and interpretation and community use. Additional space would be made available by lowering the existing subbasement floor and opening a new entryway into this garden level from the east (Hamilton Terrace) side. The foundations would be underpinned, and the Grange would be structurally reinforced to allow public use of all four floors. The combination of refurnished rooms, exhibits, theater, and class/meeting rooms would provide space for a full visitor use program. Although the historic (1802) configuration — the door and stair placement — would be restored, visitors could not experience entering the house as the Hamilton family did. Once inside, visitors would have a more accurate idea of what Hamilton's home was like. The four-story east facade might create a perception of grandeur, but the building would have little resemblance to the two-story house that Hamilton knew and would not contribute to visitor understanding of the architectural significance of the house.

Alternative 4 would relocate the original first and second floors of the Grange across 141st Street to St. Nicholas Park and restore the Grange, to the greatest degree possible, to its appearance during Hamilton's residency (1802-04). Implementation of this alternative would accomplish what Congress intended — providing an appropriate setting for the Grange but keeping it within the context of its present-day community. This alternative is, therefore, the National Park Service's preferred alternative / proposed action. This relocation would require city and state approval, review and consultation through the section 106 process (the National Historic Preservation Act), and an act of Congress.

In its new location the Grange's exterior would be restored as closely as possible to its historical appearance, with all doors, windows, and porches in their original places. The entry door would be relocated to its original position, and the entrance porch would be reconstructed. The house would be reoriented with the visitor entry door to the north and the original front door of the Grange facing southwest, as it did when it was originally constructed. A new masonry and stone subbasement and ground floor would be constructed at the new site — consistent with the restoration of the upper floors and complementary to the original building in size, scale, and material. About 3,827 square feet of would be available for visitor use and interpretation and community use (including community use space at the Convent Avenue site).

The new subbasement would house mechanical equipment, maintenance, storage, and space for staff use. The main visitor entrance, with a theater, lobby, information desk and book sales area, staff space, and fully accessible public restrooms, would be at ground level through a new door in the northeast corner. Exhibits at the entrance would orient visitors to Hamilton and to the house, the various moves it has undergone, and the role of the church in preserving it. An elevator in the northwest corner would provide access to all floors.

Four rooms on the first floor would be refurnished to reflect the house as it appeared during Hamilton's occupancy. The dining room and parlor would be fully restored, and the mirrored folding doors that once separated them and reflected the sylvan setting of the house would be re-created. The entry hall and library would also be refurnished. The remaining room would have graphic and audiovisual exhibits to help interpret the man.

On the second floor, one room could exhibit the family furniture that is in the park collection but comes from a time after Hamilton's death. Because so little is known about these rooms, they would be developed with contemporary exhibits about the military, political, and professional accomplishments of Hamilton.

The new act needed to relocate the Grange should also authorize funding for preserving and redeveloping the current Convent Avenue site into a community use building on one floor and space for NPS law enforcement staff housing in the basement. The National Park Service and Friends of Hamilton Grange group (described in the "Actions Common to All Alternatives" section) would work with the City College of New York to identify existing parking spaces that would be available for use by Grange visitors.

Alternative 4 would provide the most comprehensive visitor use program. Relocation would enhance the interpretive program's ability to convey to visitors the 18th century historical context and architectural significance and qualities of the Grange as Hamilton's home. This is not possible at the existing site. Visitors would also have the best opportunity to fully understand Hamilton and his contributions to our nation under this alternative. NPS rangers living at the Convent Avenue site would enhance security at the Grange.

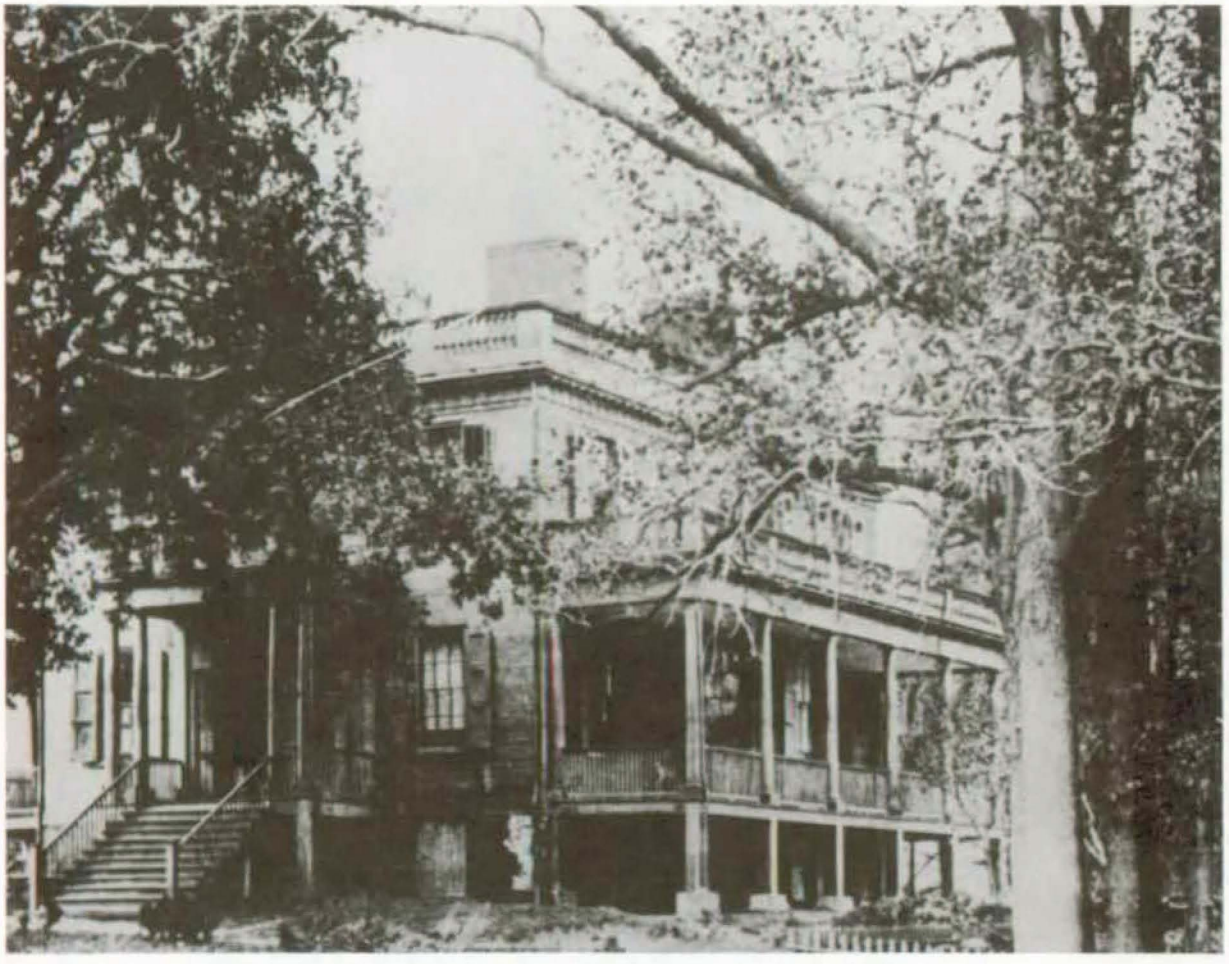
A SUMMARY OF CHANGES FROM THE DRAFT MANAGEMENT PLAN

In response to concerns and suggestions received during the review process on the *Draft Environmental Impact Statement / General Management Plan,* a number of changes have been made to the plan and especially to alternative 4 as presented in the draft document and public meetings. Major changes in the document include additions on past relocation and preservation efforts, Samuel Parsons Jr. and St. Nicholas Park in the "Affected Environment" section, and the following changes to alternative 4:

- A new building would be built at the Convent Avenue site for community use, educational purposes, and NPS housing; public opinion did not favor the option for using this space as a vest-pocket park (see "Alternatives Considered But Rejected" section).
- Interpretation and heritage education programs would be better defined from what was described in the draft.
- No onsite bus pullouts would be provided.
- Full-time security would be provided for both sites.
- A Friends of Hamilton Grange group has been created.
- Land transfer and replacement, future park maintenance, landscaping and other environmental issues, and house orientation issues would be solved through the involvement of the friends group, local organizations, and negotiation with applicable agencies such as the city Department of Parks and Recreation and the state historic preservation office.

- Environmental mitigation measures would be instituted to protect residents and the Grange from building exhaust and the effects of foundation blasting.
- The National Park Service, in conjunction with the state historic preservation officer and the City Department of Parks and Recreation, has assessed the significance and integrity of St. Nicholas Park through a determination of eligibility for the National Register of Historic Places.

The impacts have been changed, when appropriate, to reflect to these changes.



The Grange — south and east elevations with grove of sweet gum trees (ca. 1884-88).
Photo from the Manhattan Sites collection.

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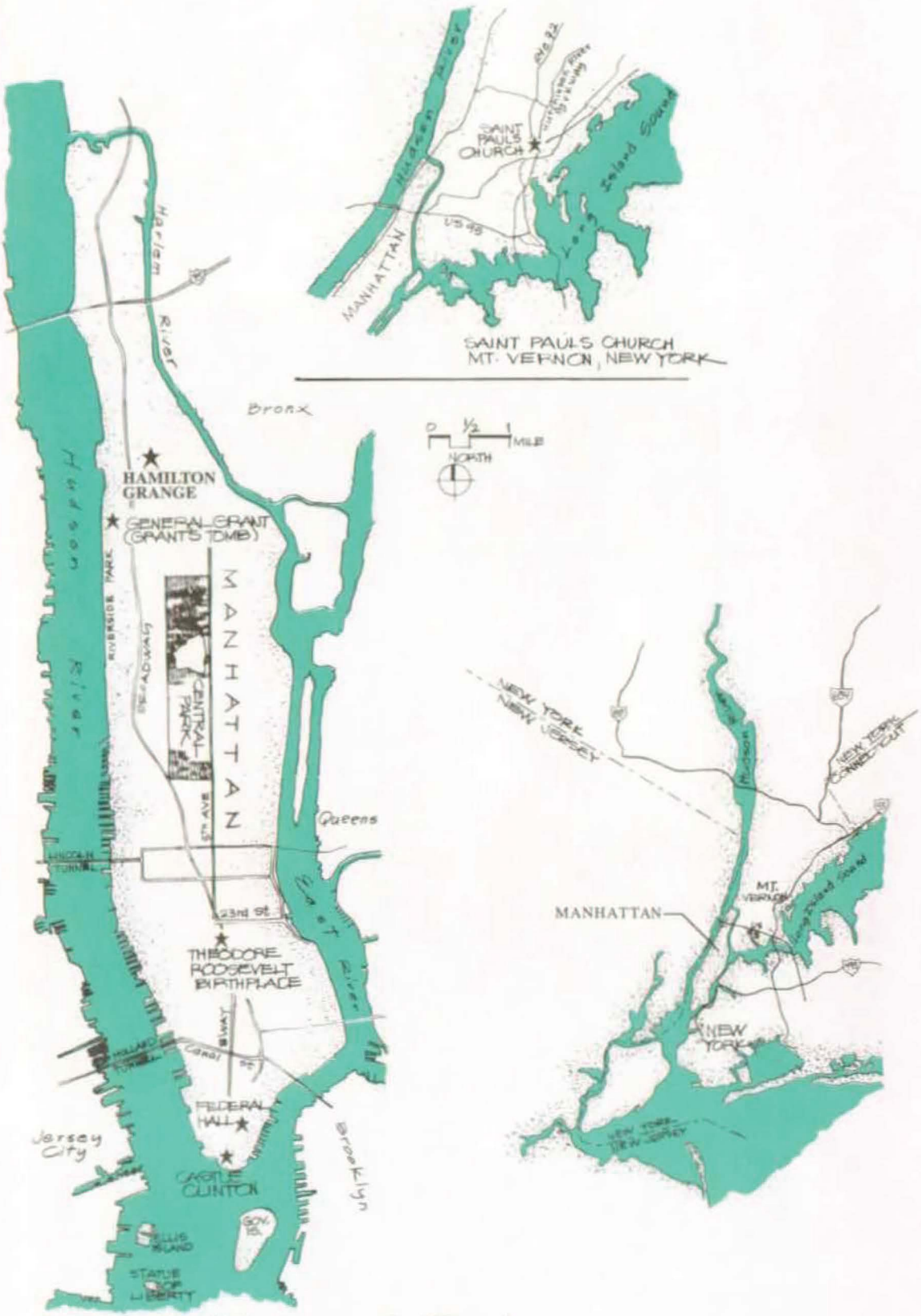
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Manhattan Sites and Region

United States Department of the Interior / National Park Service
DSC / Oct. 1992 / 416 / 20020

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PURPOSE OF AND NEED FOR ACTION

PURPOSE OF AND NEED FOR THE PLAN

Hamilton Grange was established as a national memorial in 1962. Since that time the site, with limited exhibits, has been open to the public except for periods for rehabilitation work. Hamilton Grange National Memorial is one of the six sites in New York City that are known as the Manhattan Sites. Long-range planning for the Manhattan Sites was begun in 1991 — as required by Public Law 95-625 (New Area Studies, Management Plans and Contracts) and, for Hamilton Grange, by Public Law 100-701. At that time, structural problems existed at the Grange. An engineering analysis done as part of the planning process for this *General Management Plan / Environmental Impact Statement* indicated that structural problems are severe and present an imminent threat to the resource and to visitors. For this reason the site was closed in June 1992 for repairs, and the need to establish a direction for preservation, use, and development of the memorial has become more urgent. Planning for Hamilton Grange is consequently proceeding independently of the other five Manhattan sites.

Hamilton Grange was set aside as a public national memorial to "commemorate the historic role played by Alexander Hamilton in the establishment of this Nation" (see appendix A). The ideal experience for visitors would be to go to the Grange and see what it looked like during Hamilton's residency — a country retreat that was away from the city in a rural setting. Here visitors could learn about the Grange and its history and architecture, Hamilton's lifestyle, the society in which he lived, and, more importantly, about Hamilton the man — his accomplishments, his political, military, personal, and professional life, how he created his own political and personal fortune, and his role in establishing the political and financial foundations of our country.

BRIEF DESCRIPTION OF THE GRANGE

The six National Park Service (NPS) Manhattan Sites, which are in the general vicinity of Manhattan in New York City, New York, are Castle Clinton National Monument, Federal Hall, General Grant, and Hamilton Grange national memorials, and Saint Paul's Church and Theodore Roosevelt Birthplace national historic sites. These sites are under the administration of one NPS superintendent (see appendix B and Region map).

Hamilton Grange is the only home ever owned by Alexander Hamilton, one of our nation's founding fathers, Revolutionary War leader, coauthor of the *Federalist Papers*, signatory of the Constitution, first secretary of the treasury, and founder of the *New York Post* and the Bank of New York. The house, a three-bay, two-story building that was constructed in the symmetrical Federal style of architecture and had elegant porches on all sides, was completed in February 1803 based on a design by John McComb Jr., a prominent architect of the time. Following Hamilton's untimely death in 1804, the house was occupied by his widow and children at least part of each year until 1833.

After 1833 the Grange was used as a summer home by several successive New York families until 1879 when the property and house were acquired by a merchant and real estate investor. The tract of land was divided into 300 building lots, and the rectangular street system was

extended north. When the grid for 143rd Street was laid out, it was clear that the street would pass through the Grange and that the Grange would have to be moved to survive.

In 1889, as the population of New York moved northward, the downtown St. Luke's Episcopal Church was looking for a new uptown site. The rector of the church, upon seeing the large, frame dwelling, contacted the developer and the owner who agreed to donate the house and move it about 350 feet to the south to its current site at 287 Convent Avenue. The Grange then functioned as a temporary chapel while the new stone church was built on the adjoining lot. An apartment building was later built on the opposite adjoining lots.



Existing setting

In 1924 the Grange was purchased from the church by the American Scenic and Historic Preservation Society to preserve the Grange as a public monument. The society maintained and operated it as a museum until 1964 when it was accepted by the U.S. government for administration by the National Park Service. In 1960 Hamilton Grange was designated as a national historic landmark in commemoration of Alexander Hamilton. In 1962 the Grange was authorized as a national memorial within the National Park Service. It is also a contributing resource to the architecturally significant Hamilton Heights Historic District, which surrounds the house. New legislation in 1988 amended the earlier legislation, established a boundary, provided for acquisition of the land on which the house sits, required this management plan, and authorized the expenditure of up to $2.5 million for development.

ISSUES AND CONCERNS TO BE ADDRESSED IN THE PLAN

The Park Service has identified a number of issues and concerns that impede the realization of the purpose, significance, and management objectives (see appendix C) for Manhattan Sites as a whole and for Hamilton Grange itself. These issues are based, in part, on obstacles that have arisen in managing the sites and have been supplemented by public comment at the open house meetings during which the preliminary alternatives for site development were presented (see "Consultation and Coordination" section). Concerns that pertain to all the sites and to Hamilton Grange are discussed below.

Manhattan Sites Issues That Apply to Hamilton Grange

Inadequate Staffing. Manhattan Sites has a history of rapid turnover of career employees, which is primarily attributable to noncompetitive federal government salaries, the high cost of living, and the difficulty of finding satisfactory affordable housing. The inability to attract and retain qualified career personnel adversely affects all facets of park management and visitor services.

Inefficient Maintenance Organization. Most equipment and materials for custodial services are stored at the individual sites. The building maintenance and repair staff is centrally located at Federal Hall in lower Manhattan. The geographic separation between the sites and the resulting travel time are inefficient and may lead to inappropriate maintenance practices.

Unmet Visitor Needs. Interpretation is limited, and interpretive opportunities are not fully realized because of inadequate staffing and facilities. Informational/directional signs at most of the sites and on local streets and highways are inadequate. None of the six sites are fully accessible to visitors with disabilities. Special interest groups at times undertake activities that do not directly support management objectives. These activities sometimes place demands on limited resources and impair the Park Service's ability to meet interpretive and operational objectives.

Site-Specific Issues

The interpretive program at Hamilton Grange is severely restricted by lack of staff, poor security, and poor structural conditions, which limit the number of visitors that can be in the house at one time and which floors are open to the public. The opportunity to convey the full significance of the contributions of Alexander Hamilton to the contemporary visitor is unrealized. The Grange is a focal point of and an educational opportunity for the community; the Grange also has an interpretive message for the national and international public. New strategies for conveying a traditional interpretive message, fulfilling the site's potential as a community focal point, and developing an interpretive message for national and international visitors are needed.

The building has severe structural problems. Major differential settlement has occurred since the 1889 move. Resulting lateral expansion at the sides of the house has caused the floor joists to pull away from the beam pockets, and the two main beams for each floor have split and cracked horizontally. These conditions have created an unstable structure and unsafe

conditions for visitors. Because of these conditions, the building was closed to public use in June 1992 for emergency stabilization. When open, the number of visitors at one time is restricted, and the second floor is closed to the public.

The historic integrity of the house was compromised by removing it from its original 1802 built environment and reorienting it in a different location. With the subsequent development and urbanization of the surrounding area, the Grange was irretrievably removed from its original setting. Relocation to its original site is no longer an option. However, the current site is not an appropriate setting. The architectural integrity of the building — the original intent, design, and materials used when constructing a building — was also compromised by removal of porches and other changes. The historic architectural plan cannot be restored at the current location. The Grange, which is a national historic landmark as well as a contributing resource to the Hamilton Heights Historic District, will need to be considered in each of these contexts when assessing the effects of proposed changes.

The security system is inadequate, leaving the building and the artifacts stored or on display vulnerable to burglary and vandalism. The lack of fire suppression and climate control systems also leaves the building and its contents vulnerable to fire, swelling, and cracking. The heating system is old and difficult to control, and there is no ventilation/air-conditioning system to ensure the comfort and safety of the staff and visitors or protect the collections.

The NPS collection is limited; most of the Hamilton collection is owned by the Smithsonian Institution, various museums, and private collectors throughout the country and in New York. In addition, the building does not meet museum standards for safe and proper display of appropriate furnishings. To fully refurnish the Grange, the challenge for the Park Service is to bring the building up to museum standards and then acquire or obtain on loan original furniture and artifacts or make reproductions of known original pieces.

ALTERNATIVES INCLUDING THE PROPOSED ACTION

INTRODUCTION

The 1962 act of Congress that established Hamilton Grange National Memorial directed that the house eventually be relocated for its proper administration and interpretation as a national memorial. The Senate committee stated that "the Grange is indeed of national significance and should be preserved in a fitting setting." The site proposed at that time was about 10 blocks from the present location. The house was not moved, and because of a congressional funding ceiling, only minor rehabilitation projects were undertaken over the next decade.

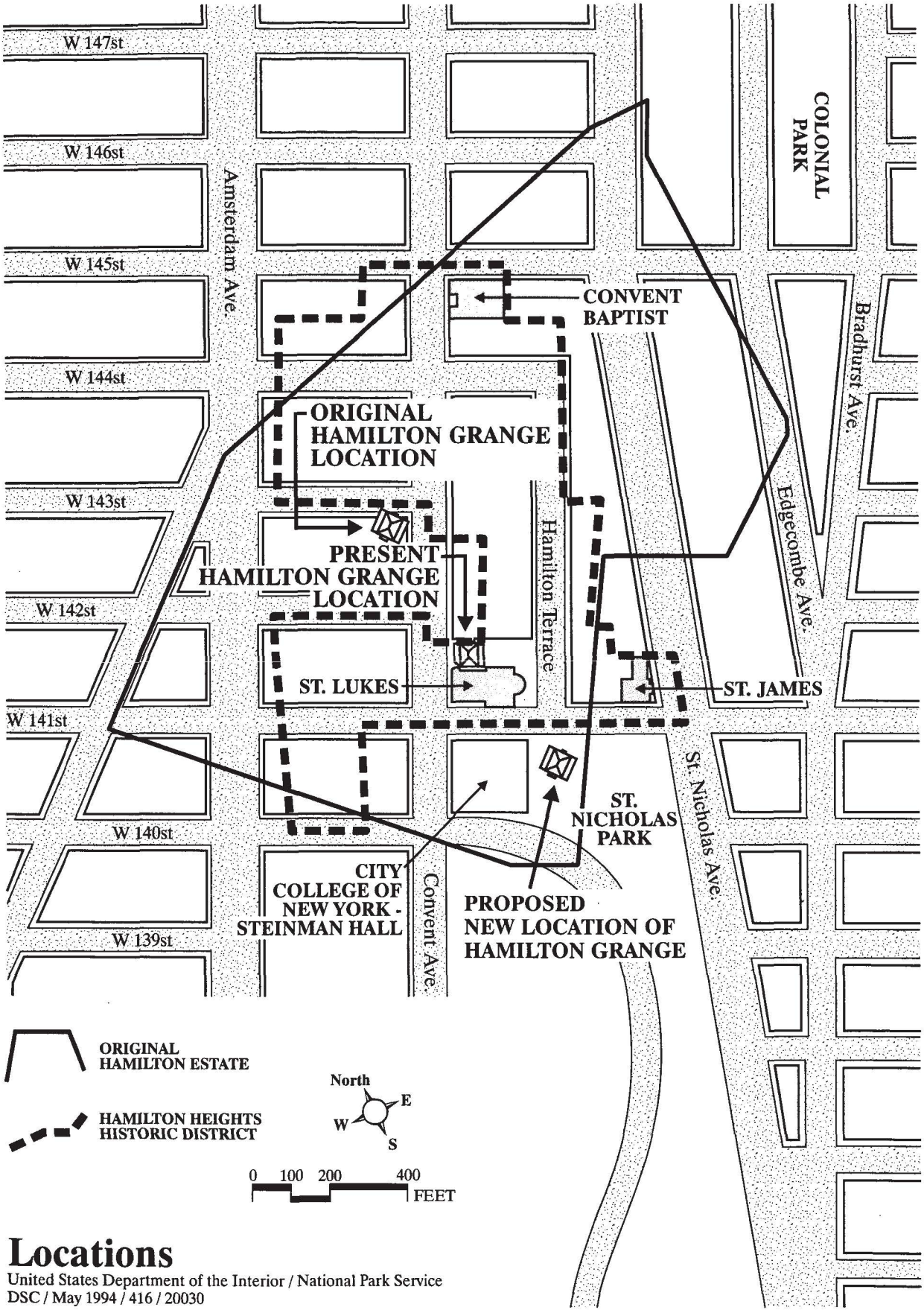
Congress recently passed legislation that allowed the Park Service to acquire the land on which the house is now located and the personal property necessary for interpretation of Hamilton, the Grange, and the United States as a young nation.

Although the Grange, built in 1802, has interest as a fine example of Federal period architectural style, Hamilton Grange National Memorial was established to commemorate the historic role played by Alexander Hamilton in the development of this nation. Therefore, Hamilton's accomplishments as an eloquent advocate of the federal constitution and architect of American financial policy in the Republic's early years comprise the significance of the memorial.

This section describes the four alternatives for the rehabilitation of Hamilton Grange. Alternative 1, a "no-action" alternative, describes a continuation of existing management trends and provides a basis to evaluate the other alternatives. Alternative 2 entails structural reinforcement and the addition of an exterior elevator, allowing full public use of all three floors. Alternative 3 involves excavation of the subbasement, which would allow reorienting visitor access to the opposite (east) facade for a more impressive entrance to the memorial. Use of the subbasement would also allow for more interpretive and community use space. Under this alternative the interior would be restored, as much as possible, to look as it did during Hamilton's residency.

Alternative 4, the Park Service's preferred alternative and the proposed action, relocates the Grange south across 141st Street to St. Nicholas Park (on current New York City Department of Parks and Recreation property), thus providing a setting that is reminiscent of its original site (see Locations map). The house would be restored on the interior and exterior, as much as possible, to appear as it did when Hamilton lived there, thus fulfilling congressional intent. A community use / NPS law enforcement staff housing facility would be built on the existing Grange site. Alternative 4 would provide the most comprehensive visitor use program. Visitors would have the opportunity to fully understand the history of the Grange as Hamilton's home and its 18th century architectural significance, which is not possible at the existing site. Visitors would also have the best opportunity to fully understand Hamilton and his contributions to our nation under this alternative.

An engineering analysis was done at the existing site. Development proposed under any of these alternatives would be feasible (see appendix D).



Locations

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INTERPRETIVE THEMES

To share with visitors the reasons why the memorial was established involves deciding not only how the resources should be protected and presented to the public — restore the interior, restore the exterior, move it to St. Nicholas Park, etc. — but also what visitors should learn about Hamilton. What are the stories to tell, which are the most important, and how will the Park Service tell them? Telling these stories, what the Park Service calls interpretation, is basic to any NPS unit. Interpretation is a process of education that is designed to stimulate curiosity and convey messages to the visiting public. The later description of the alternatives tells more of the where and how; what stories will be told is described in the following interpretive themes. The themes apply to all of the alternatives; the differences among the alternatives would be the degree and means by which the themes would be addressed and interpreted.

- Hamilton was not born into wealth or power, but through his own efforts he became wealthy and powerful. His role as a military officer / field commander led him to his position in Washington's cabinet. Hamilton created himself as a political force.
- His writings and philosophical bent contributed to development of political parties in America and our strong central government.
- The financial foundation of United States was established by Alexander Hamilton. He formed the first national bank, was first secretary of the treasury, and established the financial integrity of the new nation.

Under alternative 1, all themes would be covered, but only in an introductory way. Under alternative 2 all themes would be covered, but in slightly more depth than in alternative 1. Alternative 3 would permit in-depth coverage of all themes plus relating Hamilton's life to contemporary times. Alternative 4 would also permit in-depth coverage of all themes plus more understanding of the Hamiltons' lifestyle and the house's historic setting. Alternatives 3 and 4 also present more opportunities for heritage education and community involvement.

ACTIONS COMMON TO ALL ALTERNATIVES

The Grange would be made accessible to visitors with disabilities to the greatest extent possible. In some instances it may be difficult to achieve full access without compromising the architectural integrity of the building. The National Park Service, in consultation with the New York Parks, Recreation, and Historic Preservation Office and the Advisory Council on Historic Preservation, will determine which actions would have a negative effect on the historic property and design for access accordingly. Visitors with sensory and cognitive impairments would be accommodated under all alternatives (see Appendix E: Programmatic Accessibility Guidelines).

The Friends of Hamilton Grange group has been formed and would be actively involved with the National Park Service in the future restoration of Hamilton Grange and in mitigation of any concerns that might arise, especially those that arise from moving the Grange from its current site. The group would also help promote the site and programs related to the Grange for visitors and the local community as well as initiate and encourage cooperation with other groups and attractions in the Greater Harlem area to promote the economic welfare of the community (e.g., working with Community Board #9, the Striver's Center Development

Project, Riverbank State Park, etc. as described in the "Affected Environment"). Specific examples of proposed involvement by this group are identified in alternative 4. Under all alternatives, the National Park Service and the Friends of Hamilton Grange group would work to identify existing parking that could be used for visitors.

In accordance with its affirmative action plan, Manhattan Sites will continue to ensure equal employment opportunity within all six sites, including Hamilton Grange National Memorial. This goal as it relates to Hamilton Grange would be enhanced by the following objectives:

> Under the direction of the superintendent, deputy superintendent, the administrative officer, and the facility manager would conduct outreach recruiting efforts within the Harlem community to increase the consideration of local applicants for positions in maintenance and ranger staffs. Orientation sessions would be held within the Harlem community to make applicants aware of the government employment process, including how to document skills, abilities, and work experiences. Job announcements would be distributed to the friends group and a broad range of community based agencies including Community Boards #9 and #10. The superintendent would provide information on government procurement and contract opportunities to local businesses through the local media, the Chamber of Commerce of Greater Harlem, and other means.

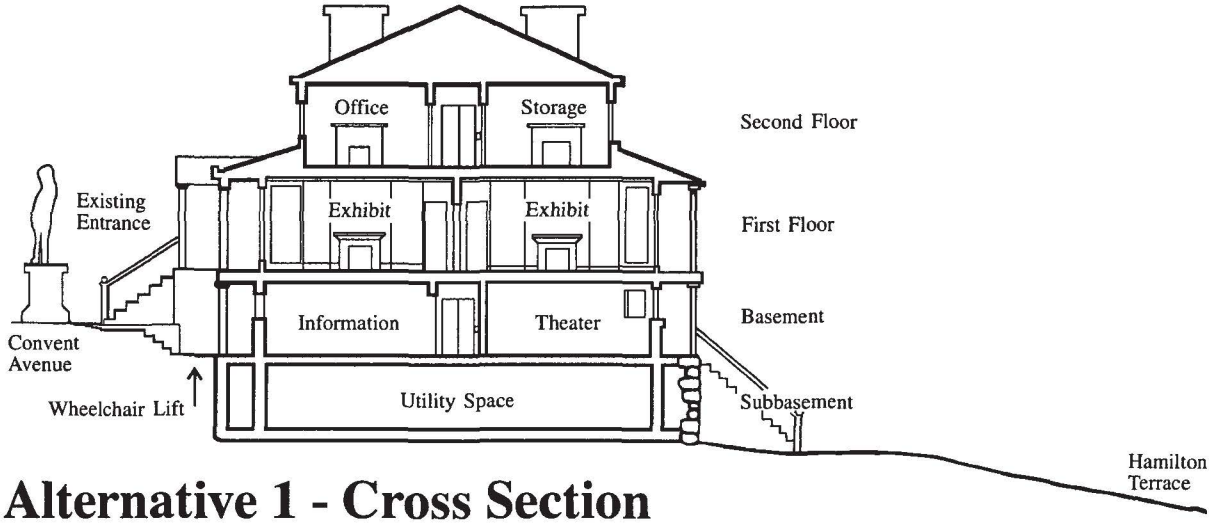
In accord with NPS policies, all discussions of refurnishing are based on current research and contingent on the availability of original furnishings or reproductions of known originals. Much is known about original uses and furnishings of the public rooms of the house. However, a number of the rooms were not designated for any particular use by the architect John McComb. The remaining rooms would be used for other interpretive purposes.

Also following NPS policies, many plans and studies would also be done under any of the alternatives; a list is given in appendix F.

ALTERNATIVE 1 — NO ACTION / CONTINUATION OF EXISTING TRENDS

Alternative 1 would retain the building's current limited visitor capacity. However, the structure would be stabilized by reinforcing failed wooden structural members, as necessary, and interior finishes would be partially restored. The basic configuration would not be changed (the stair and front door would not be returned to their original locations) (see Alternative 1 — Cross Section and Floor Plan). The subbasement would continue to be used for utility space, storage, and maintenance; the basement would continue as an interpretive area and theater/meeting room, and exhibits would be upgraded. The first floor would also have upgraded exhibits, and the second floor would be for staff/site use and storage. About 1,734 square feet of space would be available for visitor use and interpretation and community use (see table 1 at the end of the description of the alternatives).

The structural capacity of the second floor would remain that of a typical wood-frame house — not meant for visitor use. Public access would be only to the basement and first floor. A wheelchair lift would be installed on the outside of the front (west) of the house to allow wheelchair users access to these two floors.



Alternative 1 - Cross Section

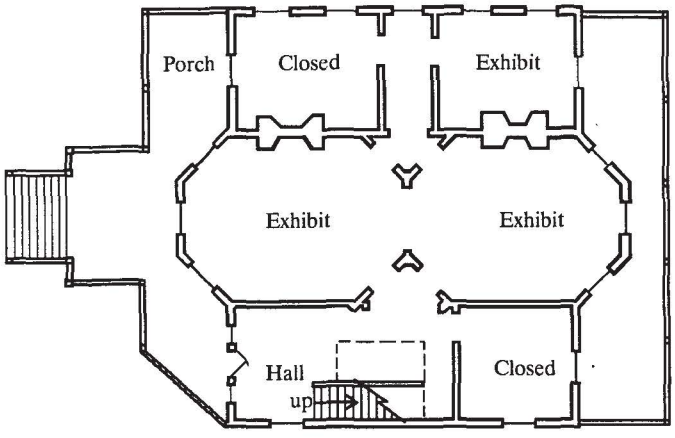
Security and fire alarm systems would be upgraded. No climate control system would be installed; therefore, historic furnishings and artifacts sensitive to temperature and humidity fluctuations could not be exhibited. Expanded exhibits and reproductions of furniture would be used. Museum collections would be stored offsite.

Exhibits would focus on Hamilton's personal and political life. The history of the house would be covered only as necessary to understand its architectural relevance and current location. Without substantial additional funds, the interpretive program would remain basically unchanged.

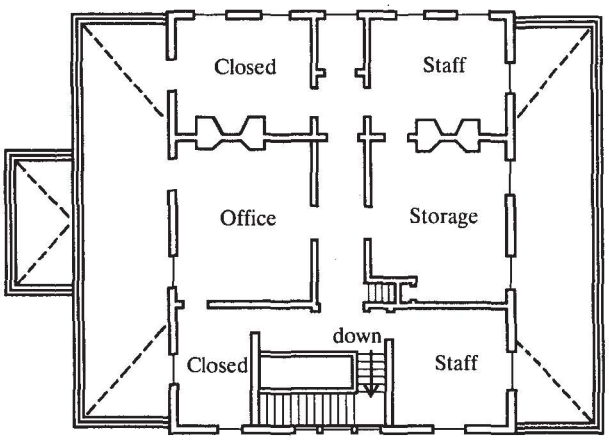
Onstreet parking, already crowded, would continue to be first-come/first-served for visitors. Visitation has been about 41,000 visitors annually, and the number of visitors coming to the site would not be expected to increase under this alternative.

The site would be managed as a historic zone; the first and second floors would be managed as a preservation subzone, and the basement and subbasement would be managed as a preservation/adaptive use subzone.

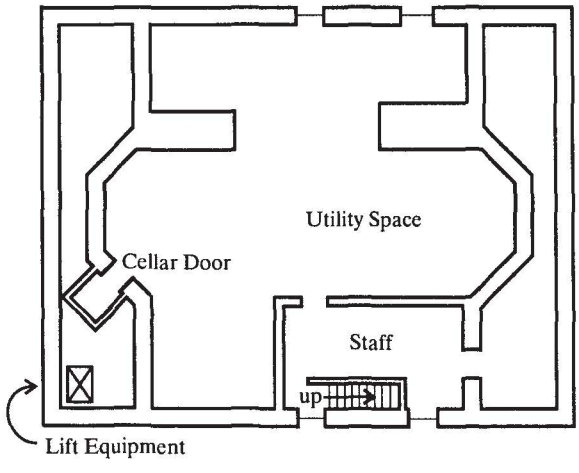
Five staff people would be needed for this alternative. The cost of stabilization would be $1,086,815, and the costs for new and upgraded exhibits would be $624,000 (see appendix G for more details about cost estimates).



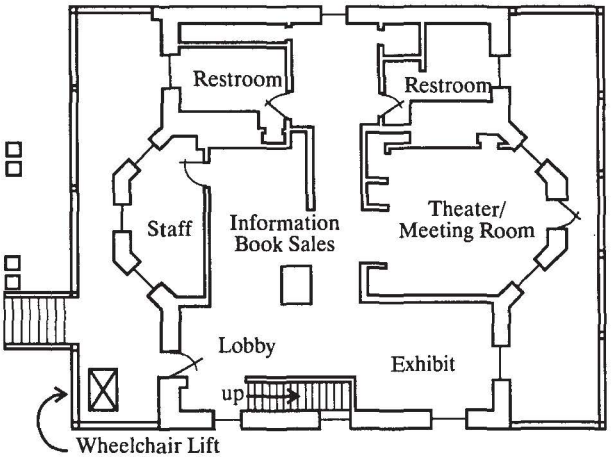
First Floor



Second Floor



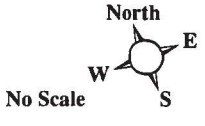
Subbasement



Basement

Alternative 1 - Floor Plan

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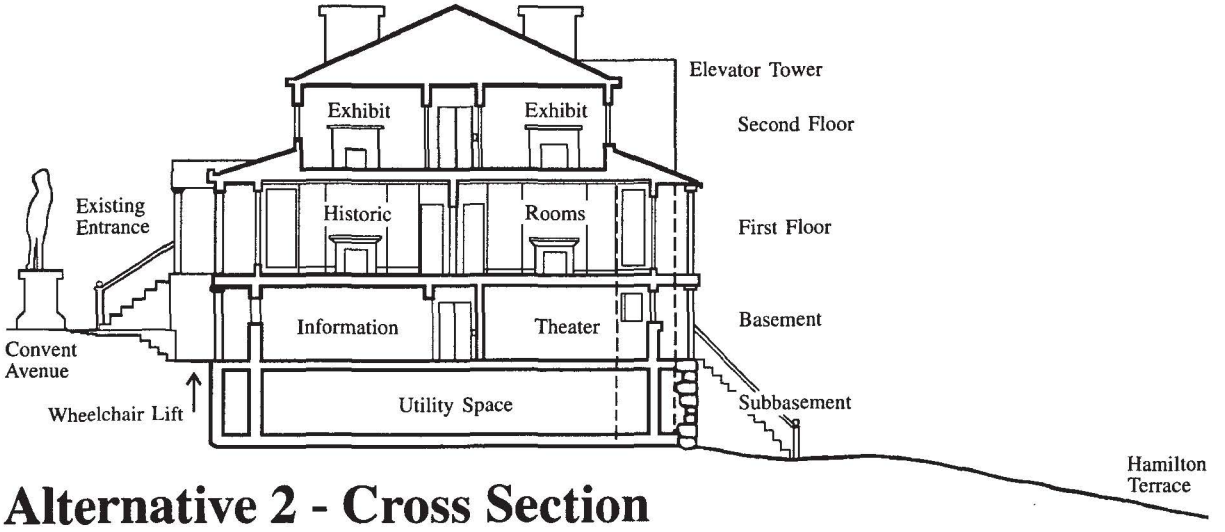


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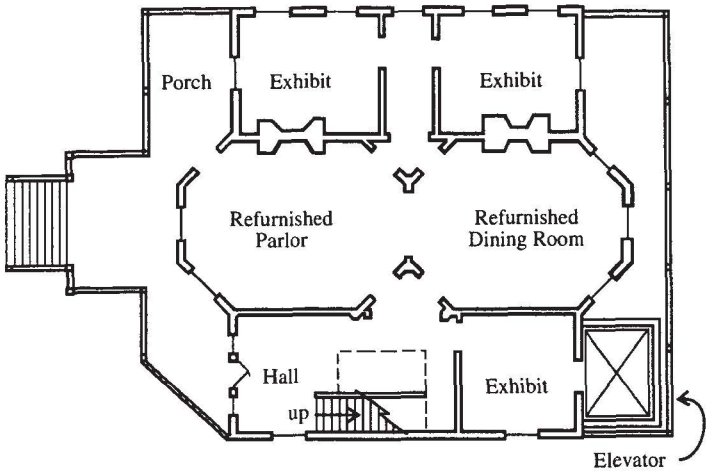
ALTERNATIVE 2 — PRESERVE AND OPEN ENTIRE BUILDING

Under alternative 2, the existing building configuration would be the same as in alternative 1, but the house would be structurally reinforced to allow full public use of the basement and the first and second floors (see Alternative 2 — Cross Section). This alternative would preserve as much original fabric as possible. Deteriorated wooden members would be retained, and a new interior steel framing system would be erected; this new framing system would not be hidden behind the existing original interior walls and floors. An exterior elevator at the back (east) side of the house, either attached to the original structure or as a free-standing column attached only to the porches, and a wheelchair lift at the front (west) would allow full visitor circulation to all floors. With structural reinforcement and use of the second floor, about 2,773 square feet would be available for visitor use and interpretation and community use (see table 1 at the end of the description of the alternatives). NPS interpretation would convey the history of the house and Alexander Hamilton's role in establishing the political and financial foundations of this country.

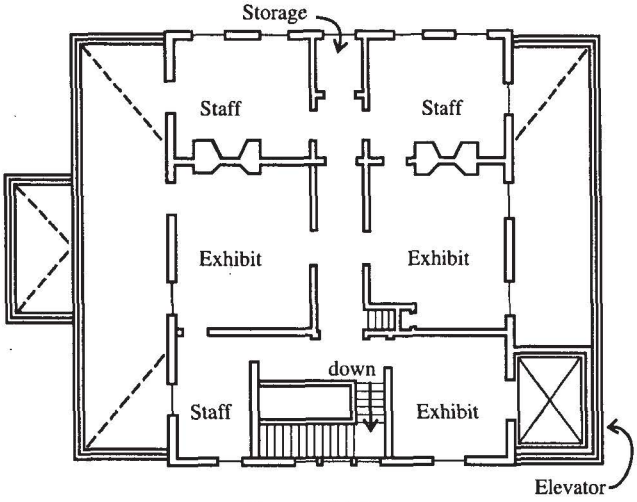
After improving the climate control and security systems, the house interior would be partially restored to the Hamilton period (1802-04), based on the 1986 NPS *Historic Furnishings Report* and subsequent research that may be needed and the availability of furnishings. Efforts would be made to acquire (through purchase, donation, or loan) original Hamilton furniture from public institutions and private sources or to make reproductions. Major changes from the 1889 move (e.g., the current stair and entrance configuration and the second-floor room partitions) would be retained. The parlor and dining room would be refurnished, conveying a sense of the comfort in which Hamilton lived. Exhibits and contemporary media in the remaining rooms on the first floor and three rooms on the second floor would carry the interpretive story and provide the opportunity to more fully interpret the contributions Hamilton made to his adopted country. The remaining rooms on the second floor would be for site/NPS staff use. The lobby, information/sales desk and theater/meeting room, restrooms, and staff office space would remain in the basement. The subbasement would remain in use for utility space, storage, and maintenance (see Alternative 2 — Floor Plan).



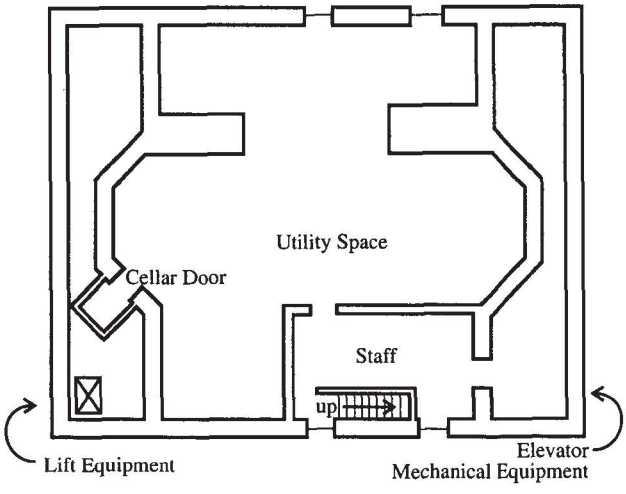
Alternative 2 - Cross Section



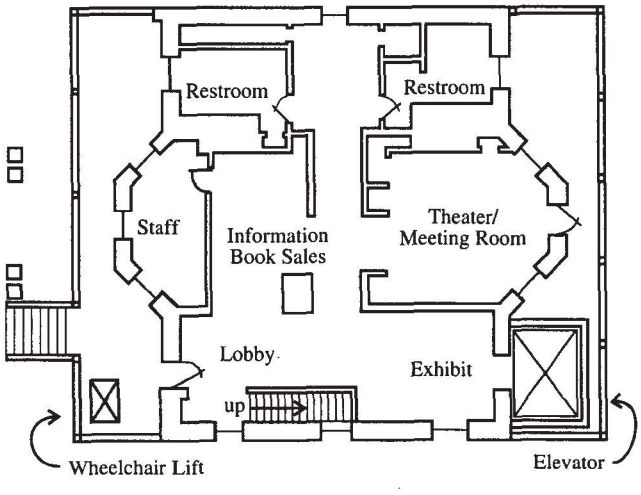
First Floor



Second Floor



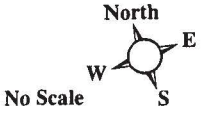
Sub Basement



Basement

Alternative 2 - Floor Plan

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ON MICROFILM

Exhibits would focus on Hamilton and his accomplishments in his personal, professional, and political life. The museum-quality climate control system would enhance visitor and staff comfort as well as protect historic fabric and collections. Museum collections not on display would be stored offsite. With upgraded exhibits and two refurnished rooms, guided tours or stationed personnel would be needed for security purposes.

Site security would be enhanced with installation of improved intrusion and fire alarm systems, and a fire suppression system would be installed; a contract security agency could be employed to monitor the site.

St. Luke's Episcopal Church has suggested that the rectory on Hamilton Terrace might be available for NPS use (letter from David Johnson, Rector, St. Luke's Church, to superintendent, Manhattan Sites). The rectory could be developed as a visitor center, which would work well in combination with provisions of alternative 2. If this became reality, the information/sales desk, theater, public restrooms, and staff/storage room could be in the rectory and the Grange basement could be used as a multipurpose space for handling school groups and public meetings. Under this concept, visitors would most likely enter the Grange on the east facade, with ramps and an elevator for visitors with disabilities, retaining walls, and landscaping similar to that described later under alternative 3.

Archeological investigation and evaluation would be done prior to any ground disturbance for the elevator. Trained personnel would also be onsite during construction for archeological monitoring. A brief archeological study, done during the engineering analysis, indicates that finding archeological resources would be unlikely. (Nothing was found but debris from when house was moved.)

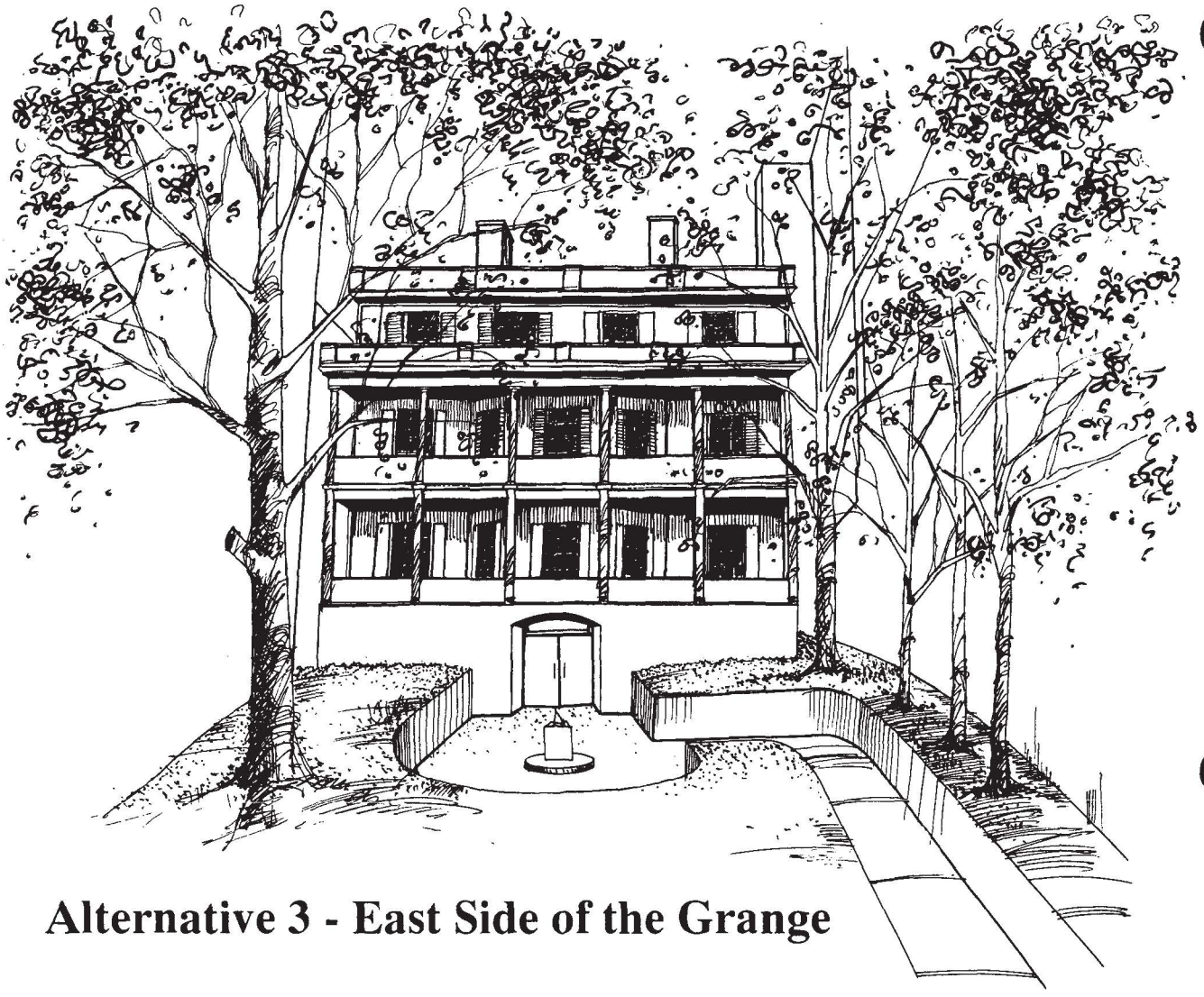
Onstreet parking, already crowded, would continue to be first-come/first-served for visitors. Little increase in the number of visitors would be expected.

The site would be managed as a historic zone; the first and second floors would be managed as a preservation subzone, and the basement and subbasement would be managed as a preservation/adaptive use subzone.

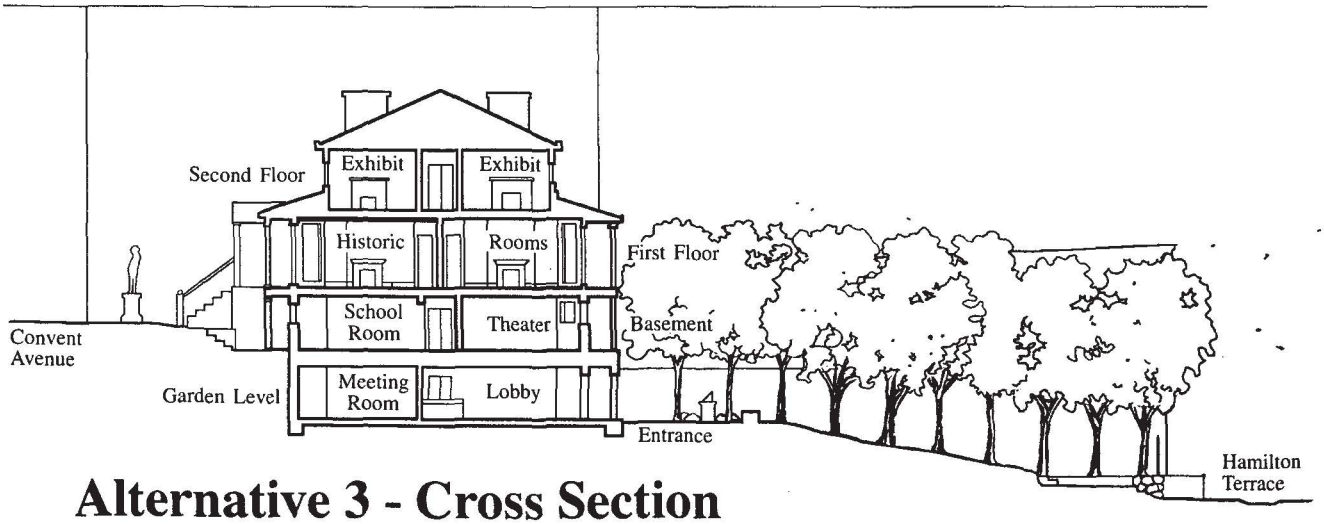
A staff of seven would be needed to implement this alternative. Development costs would be $1,914,424, and costs for interpretive exhibits would be $1,702,500 (see appendix G for more details about cost estimates).

ALTERNATIVE 3 — ENTRANCE REORIENTATION AND ADDITIONAL INTERPRETIVE SPACE

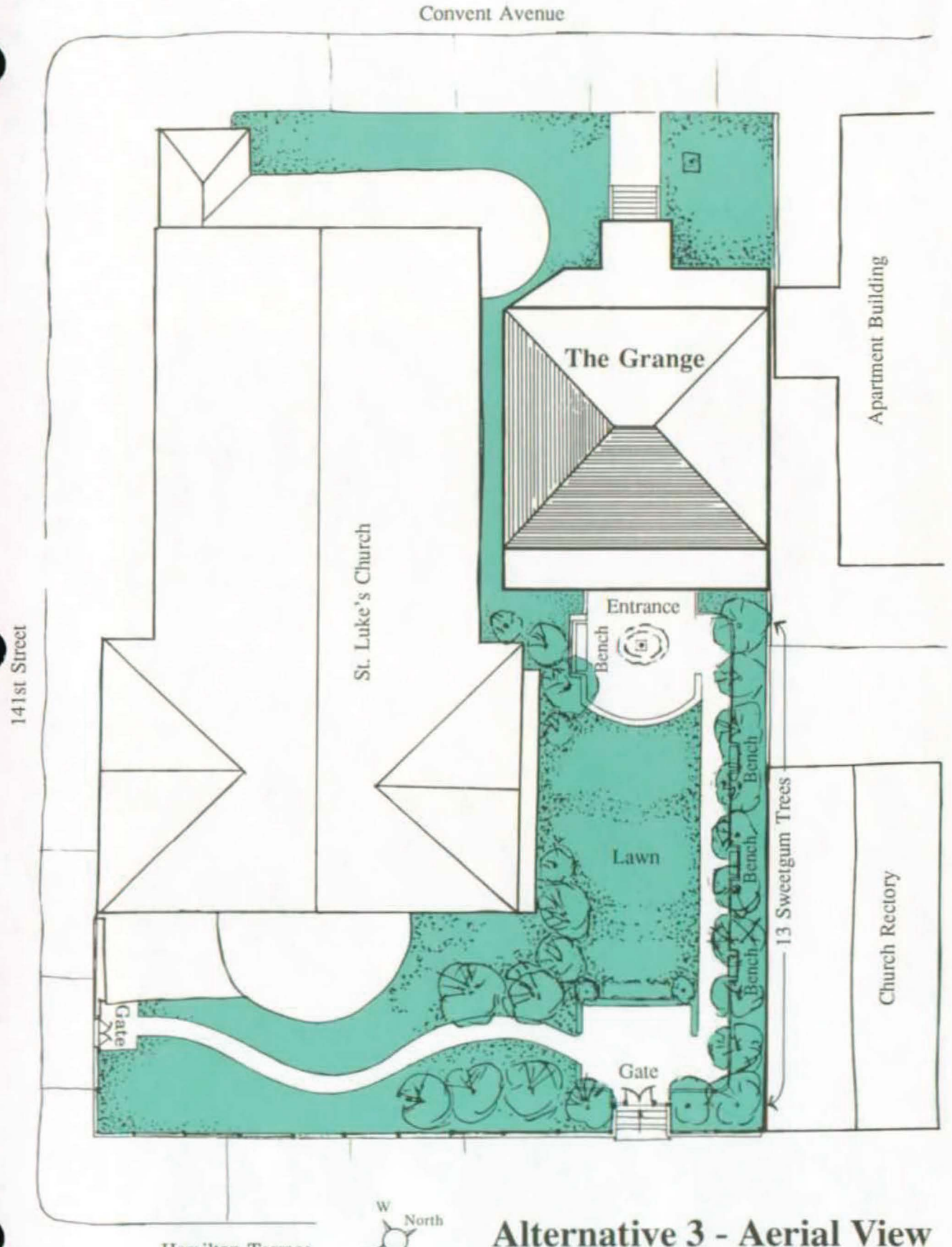
Alternative 3 would alter the setting of the site by reorienting the visitor entrance to a more impressive but less historically accurate four-story east facade (see Alternative 3 — East Side of the Grange and Aerial View). More space would be made available by lowering the existing subbasement/garden level floor and opening a new entryway into this level from the east (Hamilton Terrace) side. The combination of refurnished rooms, exhibits, theater, and class/meeting rooms would provide space for a comprehensive visitor use program. About 3,589 square feet would be available for visitor use, interpretation, and community use (see Alternative 3 — Cross Section and table 1 at the end of the description of the alternatives).



Alternative 3 - East Side of the Grange



Alternative 3 - Cross Section



Alternative 3 - Aerial View

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The foundations would be underpinned, and the differential settlement that has occurred would be stabilized (but no attempt would be made to level the house). New foundations and footings for the chimneys would be built, and a waterproof slab and drainage system would be required. The deteriorated wooden members would be replaced by a steel framing system concealed within the original walls and floors, allowing public use of all four floors.

The garden level (existing subbasement) would be excavated approximately 4 feet; a lobby and information desk, a book sales area, restrooms, space for mechanical equipment and maintenance storage, and a meeting room that would be available for community use would be in this new garden level (see Alternative 3 — Floor Plan). (This location of the meeting room would allow its use for after-hours meetings, etc., without needing to open and provide security staff for the entire building.) A new main entrance would be opened in the eastern stone foundation wall, and an entry court with retaining walls and landscaping would be installed. This would include 13 sweet gum trees that would commemorate those supposedly given to Hamilton by George Washington from his Mount Vernon estate to symbolize the 13 original colonies. Access to this new garden level entrance would be by a series of ramps for visitors with disabilities across the property east of the Grange. To expend federal funds for this development, the Park Service would have to acquire interest in this property (through easements or fee-simple acquisition) from St. Luke's Church.

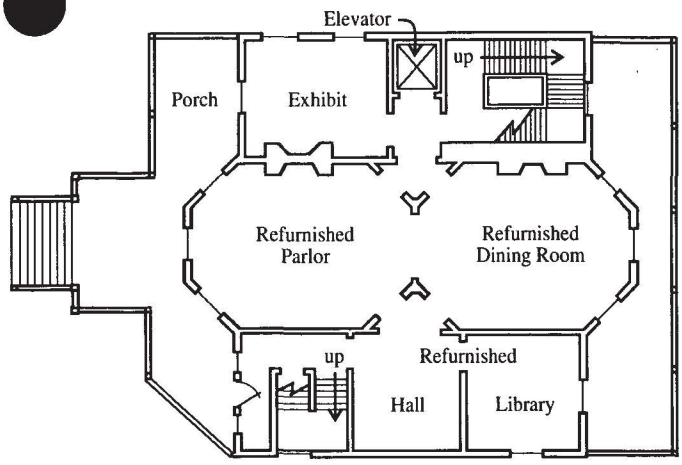
The basement level would include a small theater and school-group meeting room. Interpretation would focus on the accomplishments of the man. Staff office/lunchroom/lounge space and storage of site-related museum collections would also be in the basement.

The first floor would be restored and partially refurnished (four rooms), based on research and the availability of furnishings. The historic staircase would be re-created, and the front door would be returned to its pre-1889 position on the south wall. Because the front door now faces St. Luke's Church, the view from the glass in the door and the sidelights would be obscured. An emergency egress staircase would be installed in the northeast corner room through all four floors, and an elevator would be installed in the north center hallway. The second-floor rooms would be developed for exhibits and NPS staff use.

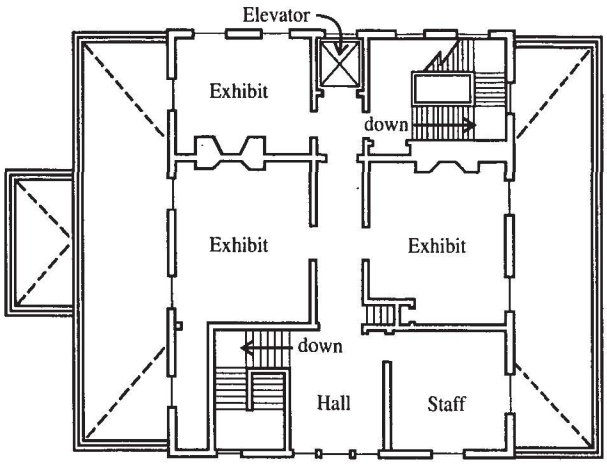
After rehabilitation of the building and installation of necessary climate control and security systems, efforts would be made to acquire (through purchase, donation, or loan) original Hamilton furniture from public institutions and private sources or to make reproductions. The restoration and refurnishing of the rooms would focus the emphasis on how Hamilton created his own political and personal fortune; the comfort of his lifestyle would be reflected but would not be the dominant theme.

With additional and upgraded exhibits/refurnishings, guided tours or stationed personnel would be needed for security purposes.

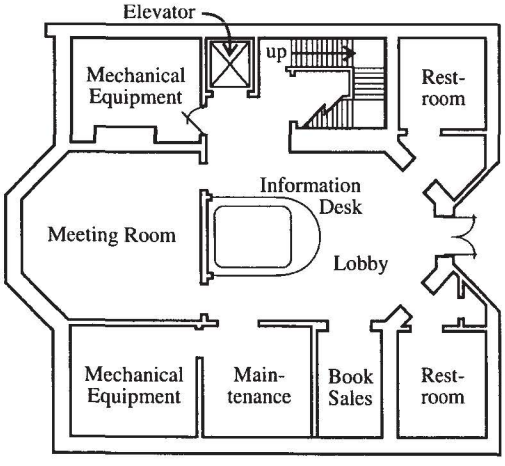
The National Park Service, the local community, and the friends group would actively promote the site; with these efforts and the additional interpretive and educational space available, visitor use would probably increase. Many visitors would arrive by bus, and the National Park Service would work with the city to mark bus parking spaces on 141st Street and Hamilton Terrace, institute vehicle weight limitations, and enforce parking regulations.



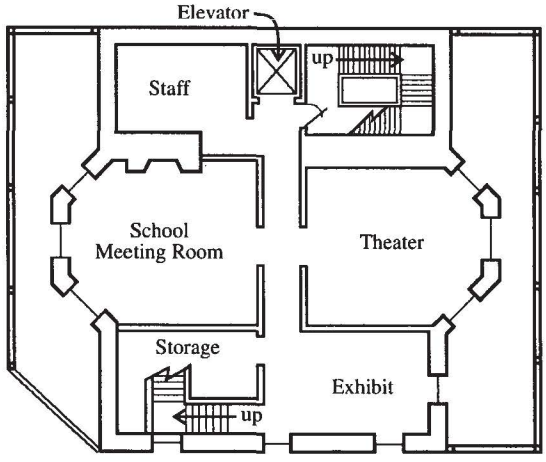
First Floor



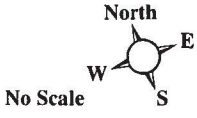
Second Floor



Garden Level



Basement



Alternative 3 - Floor Plan

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A museum-quality climate control system would be installed to protect cultural resources and enhance visitor and staff comfort. Undisplayed artifacts would be stored on-site.

The improvement of the security and fire alarm systems and the addition of a fire suppression system would be as described in alternative 2; NPS law enforcement rangers would provide additional security.

Archeological investigation and evaluation would be done prior to any construction work or ground-disturbing activities. Trained personnel would also be onsite to monitor construction activities. Thus, any disturbance to archeological artifacts would be fully mitigated.

The garden level would be managed as a park development zone. The basement would be managed as a park development zone and a preservation/adaptive use subzone; the first and second floors would be managed as a historic zone and as a preservation subzone.

It would require a staff of 18 to implement this alternative, and the cost of development, excluding land acquisition, would be about $3,856,622. Costs for interpretive exhibits would be about $2,236,500 (see appendix G for more details about cost estimates).

ALTERNATIVE 4 — RESTORATION AND RELOCATION — PROPOSED ACTION / GENERAL MANAGEMENT PLAN

A Summary of Changes from the Draft Management Plan

In response to concerns and suggestions received during the review process on the *Draft Environmental Impact Statement / General Management Plan,* a number of changes have been made to alternative 4 as presented in the draft document and public meetings. Described in detail below, in summary these changes include the following:

- A new building would be built at the Convent Avenue site for community use, educational purposes, and NPS housing; public comment did not favor the option for using this space as a vest-pocket park (see "Alternatives Considered But Rejected" section).
- Interpretation and heritage education programs are more defined than in the draft plan.
- No onsite bus pullouts would be provided.
- Full-time security would be provided for both sites.
- A Friends of Hamilton Grange group has been created.
- Land transfer and replacement, future park maintenance, landscaping and other environmental issues, and house orientation issues would be solved through the involvement of the friends group, local organizations, and negotiation with applicable agencies such as the city Department of Parks and Recreation and the state historic preservation office.
- Environmental mitigating measures would be instituted to protect residents and the Grange from building exhaust and the effects of foundation blasting.
- The National Park Service, in conjunction with the state historic preservation officer, and the City Department of Parks and Recreation has assessed the significance and integrity of St. Nicholas Park through a determination of eligibility for the National Register of Historic Places.

The Proposed Plan

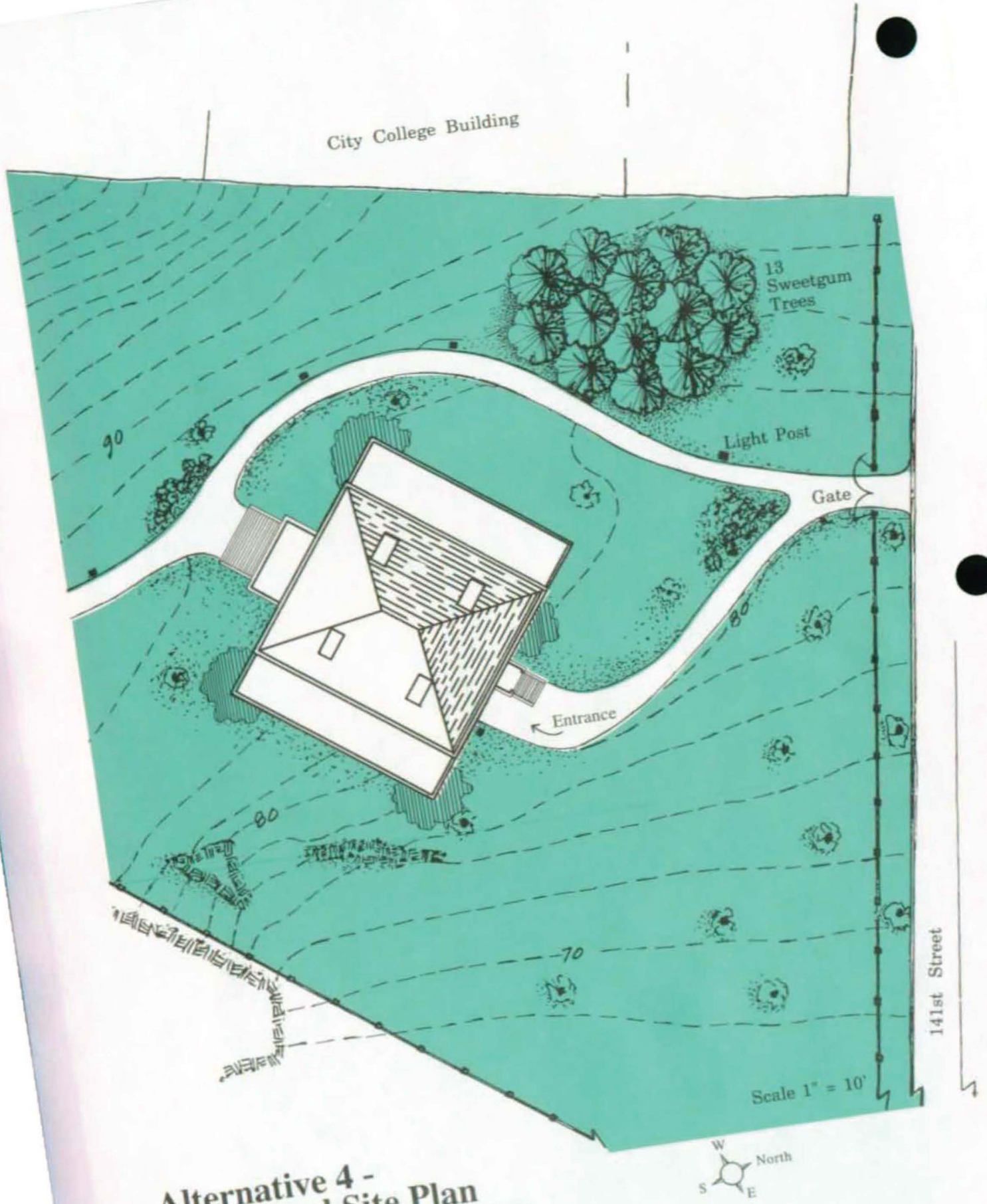
The general management plan for Hamilton Grange National Memorial would be to relocate and restore the original woodframe first and second floors and attic of the Grange across 141st Street to St. Nicholas Park (see Alternative 4 — Conceptual Site Plan and General Overview). The restoration would recreate the appearance of the Grange during Hamilton's residency in accordance with the approved *Historic Structure Report* and NPS *Management Policies* and any new information learned during the move (see Alternative 4 — The Grange on the New Site). Implementation of this plan would accomplish what Congress intended — restoration of the Grange within an appropriate setting while keeping it within the context of its present-day community and on Hamilton's original tract of land. This alternative is, therefore, the preferred alternative / proposed action.

To relocate and create an appropriate setting for the Grange and provide security, approximately 0.91 acre on the northern edge of St. Nicholas Park would to be transferred to the National Park Service from the city Department of Parks and Recreation. Discussions with the city Department of Parks and Recreation have begun, and they have stated that it is in the public interest to move the Grange and that they approve of the basic concepts in this proposed plan (see their letter in the " Written Comments from Agencies, Organizations, and Individuals"). However, a number of issues must be addressed between the city Department of Parks and Recreation and the National Park Service in future negotiations. In addition, NPS acquisition of the city park land will require both state and federal legislation. The steps necessary to acquire the property are described in appendix H.

The Grange's status as a national historic landmark would not be affected by relocation. Although the Grange's status as a contributing resource would be lost, removing the Grange from the Hamilton Heights Historic District would not affect or compromise the historical and architectural basis for which the district was established. In consultation with the state historic preservation officer, the National Park Service prepared a determination of eligibility to the National Register of Historic Places for St. Nicholas Park. It was determined that St. Nicholas Park is not eligible for listing on the national register and that the relocation of the Grange would not adversely affect the park (see appendix I, letter dated September 1994). However, the effects of relocating the Grange into the park would be mitigated through documentation and appropriate design.

Based on research, in its new location the Grange's exterior would be restored as closely as possible to its historic appearance, with all doors, windows, and porches in their original places. The main door would be relocated to its original position, and the entrance porch would be reconstructed. The house would be oriented to the southwest, and visitors would approach the house from the northeast as Hamilton's guests would have done. Visitors would enter the house through a new, fully accessible doorway on the northeast to an orientation center on the ground floor level (described below). Here they would be greeted by an NPS ranger and introduced to the Grange and the Alexander Hamilton story. A curving walk would lead from 141st Street around the house to its formal front entrance. Groups who have been oriented at the Convent Avenue site and guests attending ceremonies and special commemorative occasions would enter through the restored front door.

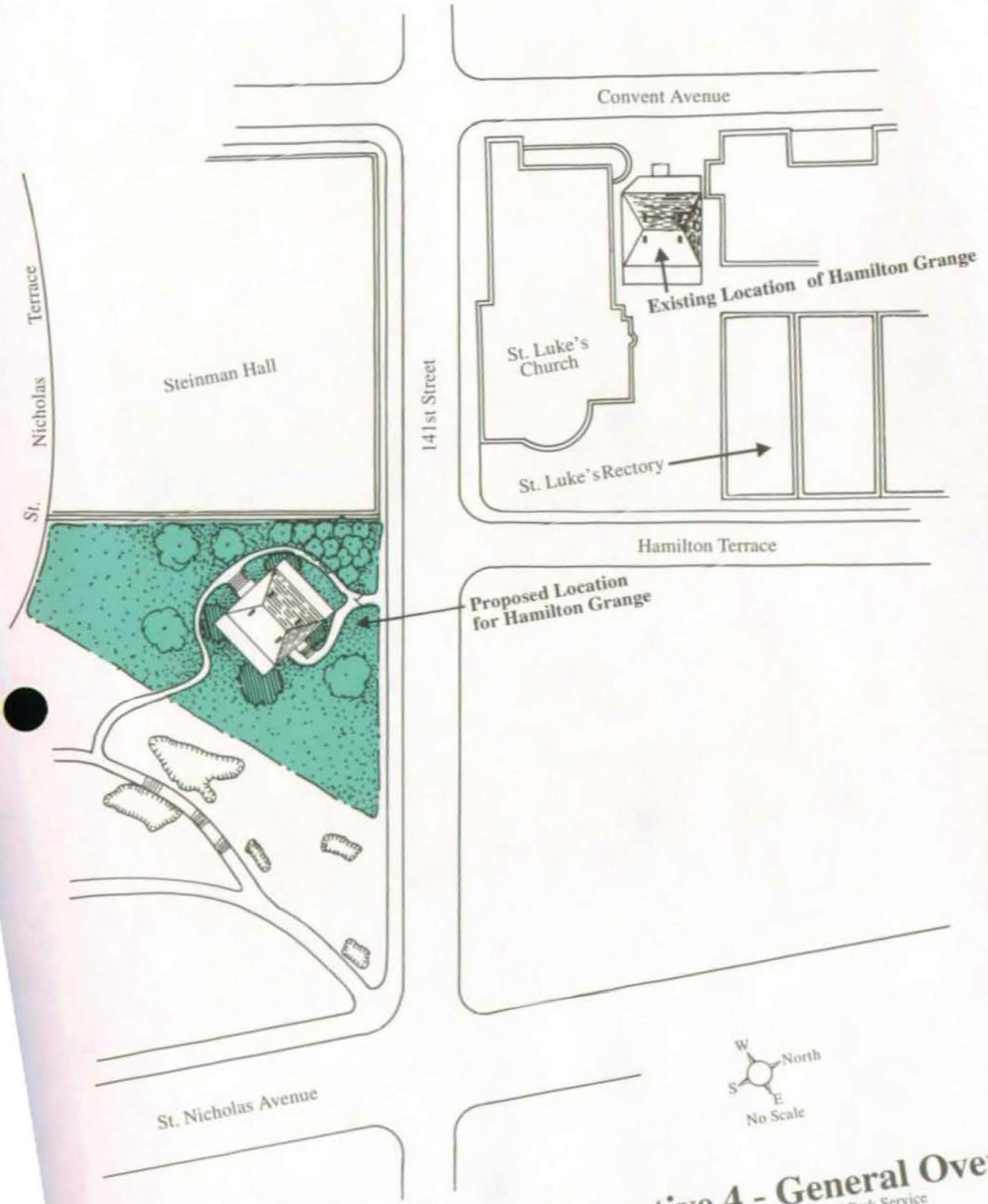
A new masonry and stone subbasement (for housing mechanical equipment, maintenance and space for staff use) and ground floor, which would be developed as a visitor contact area,



Alternative 4 - Conceptual Site Plan

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Alternative 4 - General Overview

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would be constructed at the new site to complement the original building in size, scale, and material. However, these additions would be clearly differentiated from the original Grange so as not to create a false historical appearance. During the design phase, geotechnical factors would be assessed and considered in determining the foundation design. The results of this study would influence the type of foundation and extent of the basement on the new site. Vibrations from excavation of bedrock, as measured by peak particle velocity, would be limited through the use of modern excavation techniques to avoid damage to nearby structures and minimize disturbances to nearby residents and businesses.

A concealed steel framing system would be inserted to stabilize the building and provide adequate load-bearing capacity. An elevator in the northwest corner would provide access to all floors (see Alternative 4 — Floor Plan).

Visitor contact would necessarily be in the ground level floor, which would have a lobby, a theater, an information desk and book sales area, staff space, and fully accessible public restrooms. Exhibits and other interpretive media would orient visitors to all the major themes of Alexander Hamilton and the Grange, as well as the house's historic setting and the various changes it has undergone. Four rooms on the first floor would be refurnished to reflect the house as it appeared during Hamilton's occupancy. Efforts would be made to acquire (through purchase, donation, or loan) original Hamilton furniture from public institutions and private sources or to make reproductions. The front entry hall would be refurnished and would include the bust of Hamilton in the niche opposite the front door. The dining room and parlor would be fully restored, and the mirrored folding doors that once separated them and reflected the sylvan setting of the house would be re-created. The room off the entry hall would be restored as Hamilton's library.

Less is known about the five private rooms on the second floor than about the first floor. Because so little is known about these rooms, they would be developed as interpretive space with exhibits about the military, political, and professional accomplishments of Hamilton. Contemporary exhibits in at least one room could feature the family furniture that is in the park collection but comes from a time after Hamilton's death.

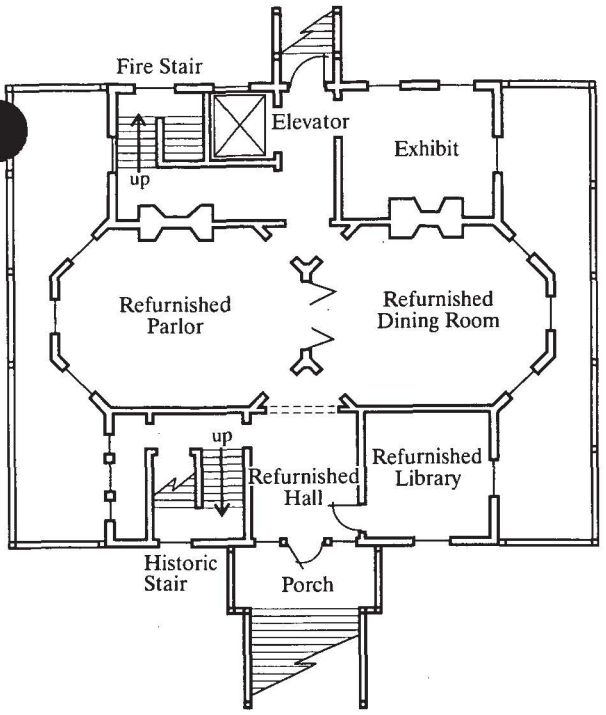
About 3,827 square feet, including the community use space at the Convent Avenue site, would be available for visitor use and interpretation and community use (see table 1 at the end of the description of the alternatives).

A museum-quality climate control system would be installed to protect cultural resources and enhance visitor and staff comfort. Artifacts not on display would be stored onsite. With additional and upgraded exhibits/refurnishings, guided tours or stationed personnel would be needed for security purposes.

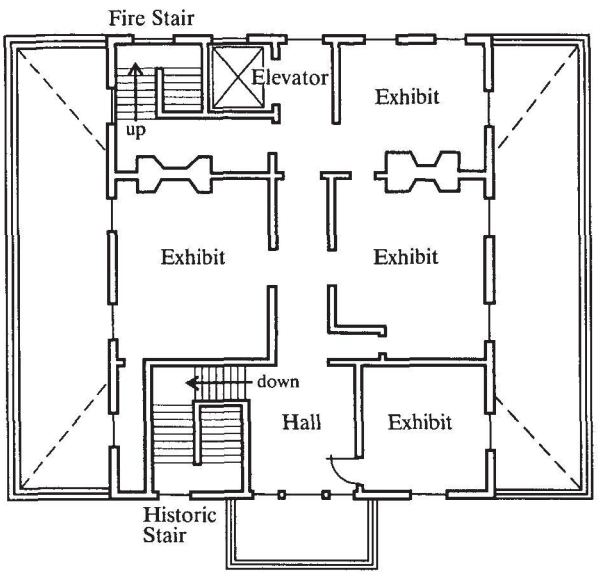
The new site in St. Nicholas Park would be fully developed as an appropriate setting for the memorial. Landscaping that is evocative of Hamilton's period would be done. Thirteen sweet gum trees commemorating the original colonies and perhaps propagated from the trees at Mount Vernon, would be planted near the house in a grove as Hamilton had planted them. About six mature trees would have to be removed to allow for the house relocation, but additional trees would be planted to ensure that those trees lost are replaced. During the design process, landscaping plans would be developed to soften the intrusion of Steinman Hall (part of City College of New York), a nine-story structure adjacent to the new Grange



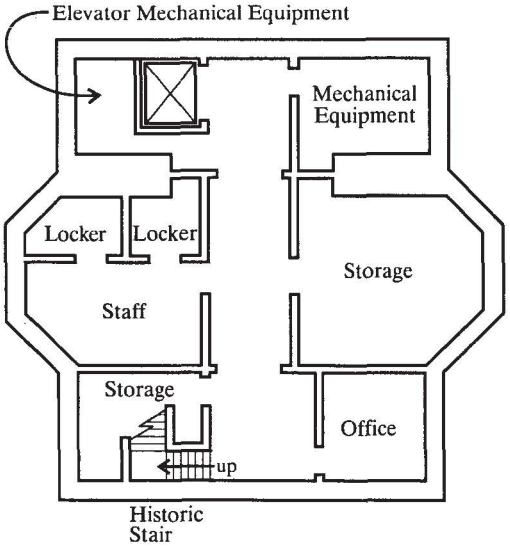
Alternative 4 -
The Grange on the New Site



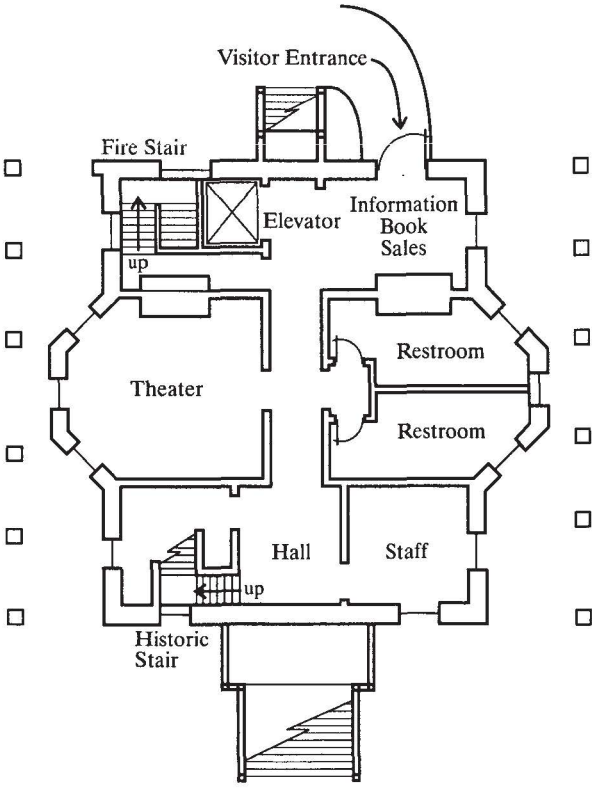
First Floor



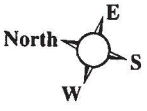
Second Floor



Subbasement



Ground Floor



No Scale

Alternative 4 - Floor Plan

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site. (This would include attention to when the site would be in the shadows; see "The Shadow Study" section below.) Representatives of the City College of New York would work with the National Park Service to ensure that building exhaust does not harm site vegetation. As mentioned previously in the "Actions Common to All Alternatives" section, the Friends of Hamilton Grange group would be actively involved in planning both the existing and new house site, including landscape design.

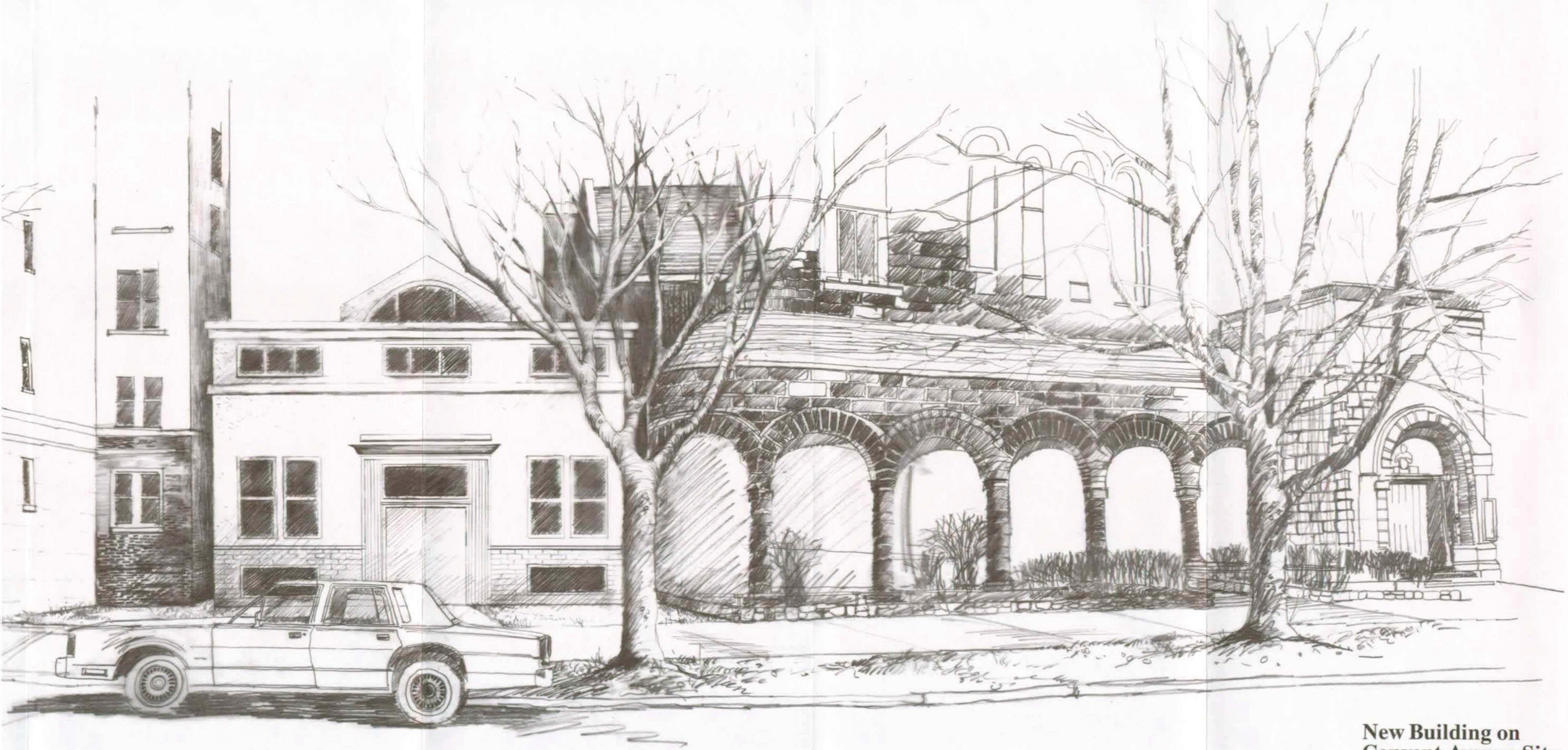
Parking for visitors would continue to be predominately on the street. The National Park Service would work with the Friends of Hamilton Grange group and the City College of New York to identify existing parking spaces that would be available for visitor use. Promotional efforts for the Grange would also encourage the use of public transit, particularly the subway. (Off-street parking options identified in the draft plan are no longer being considered because of the desire not to convert public park land to paved parking and the steep grade and traffic congestion on 141st Street.)

Security for the site would be provided by NPS rangers. Rangers would be on duty at the Grange 24 hours a day and would live in the housing provided at the new structure on the Convent Avenue site. Security and fire alarm and suppression systems would be installed at both sites. A decorative iron security fence would be installed around the perimeter of the new site, and appropriate walk and security lighting and decorative house lighting would be installed. The historic shutters would be used to secure the house from unauthorized entry when the site is closed.

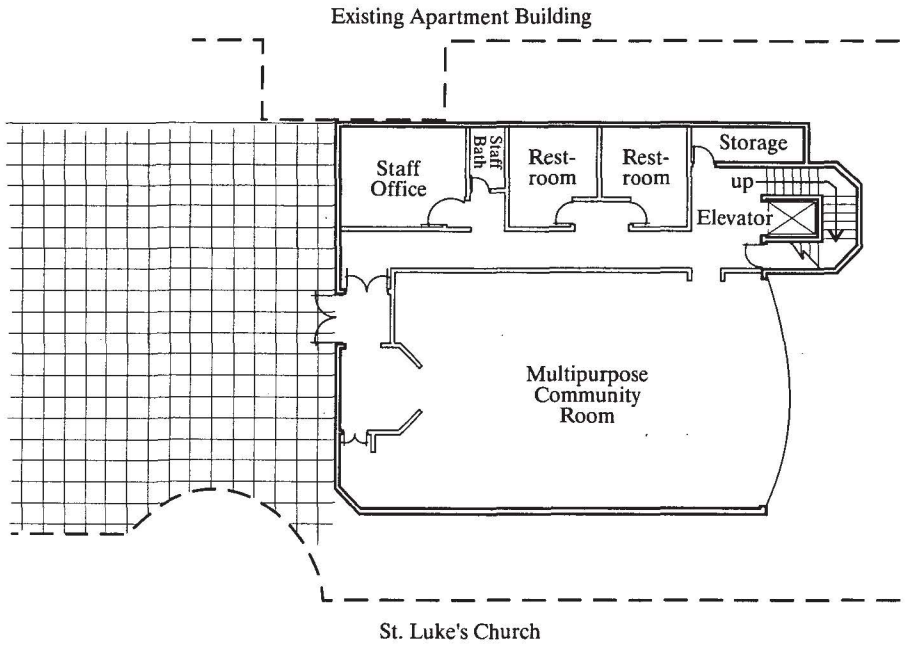
The National Park Service would work with the city Department of Parks and Recreation to provide information about the outstanding public collection of historic house museums within New York City parks and draw parallels between these houses and Hamilton Grange. With the dramatic restoration and cooperative promotional efforts with the city and the Friends of Hamilton Grange group, it could be expected that the number of visitors would increase significantly. The Park Service would also work with the city Department of Parks and Recreation on upgrading and maintaining St. Nicholas Park to preserve and protect the remaining elements of the park's original design.

Archeological investigations and evaluation would be done before construction work or ground-disturbing activities. Trained personnel would be onsite to monitor construction activities. Thus, any disturbance to archeological resources would be fully mitigated. Actions would also be taken to prevent soil erosion and runoff during construction.

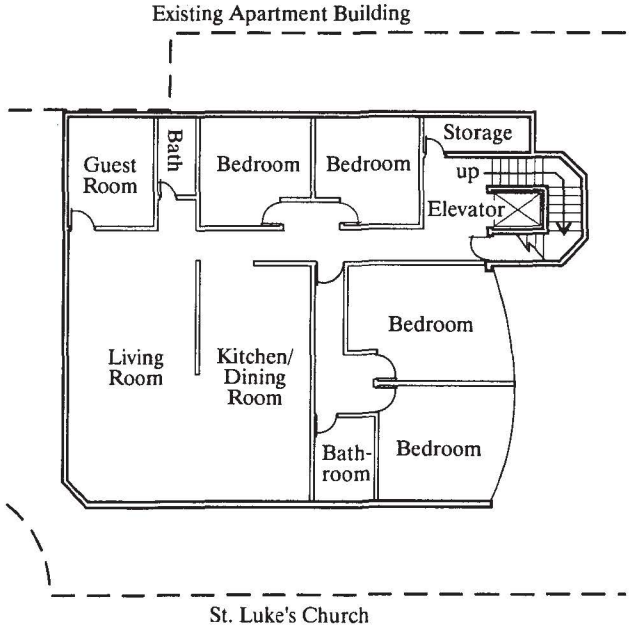
The plan for the Convent Avenue site would be to construct a new structure for public and NPS uses. The new building, no more than two stories, built on the 1889 Grange foundation, would emphasize heritage education and community involvement. A multipurpose meeting room would occupy the main floor, where educational programs and community meetings could be held. Space would also be provided for exhibits to depict the growth and development of Harlem, the role of the Grange in the community, the role of St. Luke's parish in preserving the Grange, and broader community preservation efforts. Large groups could also be oriented to the Grange here before visiting the house. The lower levels of this structure would be developed as apartment(s) for housing NPS law enforcement rangers and for site storage needs and maintenance operations. The new structure proposed for the Convent Avenue site would be designed to be compatible with the qualities for which the Hamilton Heights Historic District was established (see New Building on Convent Avenue Site and Use of Convent Avenue Building — Floor Plan). The Friends of Hamilton Grange group would be actively involved in all aspects of planning the new structure.



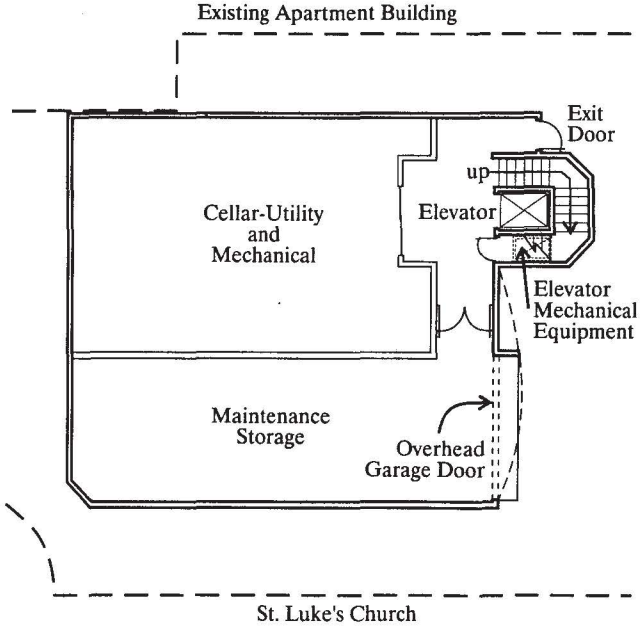
New Building on Convent Avenue Site



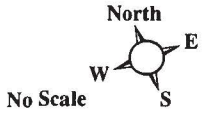
Street Level - Main Floor



Housing Level - Basement



Subbasement



Use of Convent Avenue Building - Floor Plan

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The two original upper levels of the house would be managed as a historic zone and preservation subzone; the two newly built lower levels would be managed as a park development zone, and the Convent Avenue facility as a park development zone.

This alternative would require a total of 23 staff. Excluding land acquisition costs, relocation and restoration of the house on the new site would cost approximately $7,907,372, developing NPS housing / community use space on the 1889 site would cost about $961,540, and interpretive exhibits would cost about $2,109,000 (see appendix G for more details about cost estimates). Completion of the project would be carefully phased. Following the move of the Grange to the new site in St. Nicholas Park, development of the new NPS building on the Convent Avenue site and restoration of the Grange would proceed simultaneously. (The steps necessary to acquire funding are listed in appendix H).

The Shadow Study

Because of public interest in / request for consideration of the landscape design, a study was done that determined when the Grange would be in shadows from adjacent buildings based on the time of year and day and the location and height of surrounding buildings at the relocation site. For comparative purposes, the shortest and longest days of the year were selected, and the existing site was also included. The study showed that in December (the shortest day) the Grange on the existing site would be in the shadow of adjacent buildings throughout the entire day and on the new site only in the afternoon. In June (the longest day) the southern portion of the Grange, bordering the church, would be shadowed while the northern half would be in natural light throughout the day. The St. Nicholas site would be in the sun in the morning and early afternoon and shadow only in the late afternoon. The results of this study are shown in appendix J.

TABLE 1. SUMMARY OF SPACE USE IN EACH ALTERNATIVE (IN SQUARE FEET)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4	
				New Site	Convent Avenue Site
Refurnished Rooms	0	780	1,099	1,099	0
Exhibit Area	1,080	1,339	1,082	1,056	0*
Information/ Orientation	318	318	636	288	0*
Community Use/ Education	336	336	772	0	1,384 (incl. restrooms)
TOTAL	1,734	2,773	3,589	2,443	1,384
NPS Staff	784	608	336	690	2,192 (incl. 2,000 for housing)
Maintenance	180	180	180	0	656
Mechanical/Storage	914	914			
Mechanical			356	240	1,066
Storage			170	416	816
Circulation	1,352	1,389	1,396	1,971	690

* Although exhibits and orientation would be provided at this site, they would be provided in the community use area and are included in the 1,384 figure.

TABLE 2. SUMMARY COMPARISON OF ALTERNATIVES

Note: This table does not include actions/developments that are common to all alternatives.

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Concept	No action / continuation of existing trends. Retain current limited visitor access to basement and first floor; upgrade exhibits.	Open three floors for public use and interpretation, creating more space to provide enhanced interpretive program.	Open four floors for public use; alter existing setting by using more impressive but less historically accurate four-story east facade as visitor entrance and providing full visitor use program.	Restore Grange exterior and interior to greatest degree possible to appear as it did during Hamilton's residency in a place that is reminiscent of its original setting. Provide most comprehensive visitor use program.
The Grange	Stabilize building, reinforce failed structural members, and partially restore interior finishes. Retain existing configuration.	Structural reinforcement and new exposed framing system to allow use of basement, first, and second floors. Retain existing 1889 configuration.	Structural reinforcement, new concealed framing system, and subbasement/garden level excavation to allow public use of all four floors. Restore historic (1802-04) interior configuration as much as possible.	Move first and second floors and attic of Grange to St. Nicholas Park and place on new subbasement and ground floor. Restore interior and exterior to historic (1802-04) configuration.
Access	Visitor entrance through existing western basement entrance. Exterior wheelchair lift provides access to basement and first floor from Convent Avenue.	Visitor entrance through existing western basement entrance. Exterior wheelchair lift and east-side exterior elevator provide access to all three floors.	Visitor entrance to eastern garden level from Hamilton Terrace via landscaped entry court with ramps and retaining walls. Full access (interior elevator) to all four floors	Visitor entrance to ground floor. Full access (interior elevator) to all floors. Access through front door for large groups and on special occasions.

TABLE 2. SUMMARY COMPARISON OF ALTERNATIVES (CONT.)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Visitor Use, Interpretation, and Exhibits	Basement: continued use as visitor contact / interpretive area. First Floor: upgraded exhibits focus on Hamilton's personal and political life. House history covered only as necessary to understand its architectural relevance and current location. Continuation of existing interpretive program. Without climate control / fire suppression systems, only exhibits and reproduction furniture would be used. Undisplayed collections stored offsite. Second Floor: Closed to public.	Partially restored interior (based on plans and research and availability of furnishings or reproductions). Basement: information/sales desk, theater/ meeting room, staff space, and restrooms. First and Second Floors: two refurnished rooms convey a sense of the comfort in which Hamilton lived. Some rooms devoted to interpretive media to more fully interpret Hamilton's contribution to our country; other rooms used for NPS staff/site needs. Undisplayed collections stored offsite.	Partially restored interior (based on plans and research and availability of furnishings or reproductions). Garden Level: lobby, information desk, book sales area, restrooms, meeting room, and mechanical/ maintenance equipment. Basement: small theater, school-group meeting room, exhibit and staff space, and storage. First Floor: restore and refurnish four rooms to appearance of Hamilton era, and interpret how Hamilton created his own political and personal fortune. Second Floor: Some rooms devoted to interpretive media to more fully interpret Hamilton's contribution to our country; other rooms used for NPS staff/site needs. Undisplayed collections stored onsite.	Fully restored (as possible) exterior; partially restored interior (based on plans and research and availability of furnishings or reproductions). Subbasement: NPS office and storage and mechanical equipment. Ground floor: theater, lobby, book sales, restrooms, staff space, exhibits orienting visitors to house, its history, the church's role in its preservation, and Hamilton himself. First Floor: refurnish parlor, dining room, library, and hall; use other room for exhibits. Second Floor: exhibit other family furniture; use interpretive media and exhibits in other rooms to describe Hamilton's accomplishments. Undisplayed collections stored onsite. Convent Avenue building exhibits would depict the growth and development of Harlem, the Grange's role in the community, the role of St. Luke's parish in preserving the Grange, and the broader community preservation efforts.

TABLE 2. SUMMARY COMPARISON OF ALTERNATIVES (CONT.)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Interpretation/ Education	Introductory coverage of all themes.	Slightly more in-depth coverage of all themes.	In-depth coverage of all themes plus relating Hamilton's life to contemporary times. More opportunities for heritage education and community involvement.	Same as alternative 3 plus more understanding of the Hamiltons' lifestyle and the historic setting of the house.
Protection Systems	Upgrade security and fire alarm systems; no climate control or fire suppression systems.	Improve security and fire alarm systems, install fire suppression and climate control systems; security firm would monitor site.	Improve security and fire alarm system; install climate control and fire suppression system. Site security by NPS rangers.	Install museum-quality climate control, security, and fire alarm and suppression systems. Site security by NPS rangers living nearby.
Parking	Onstreet visitor parking would still be first-come/first-served.	Same as alternative 1.	Park Service would work with city to mark and enforce designated bus parking areas on Hamilton Terrace and 141st Street.	Visitor parking would continue to be predominately on the street. The Park Service would work with the Friends of Hamilton Grange group and City College to identify existing parking spaces that would be available for visitor use. The use of public transit would be encouraged.
Use of St. Luke's Rectory, the Existing Site, and the St. Nicholas Park Site		If rectory becomes available, develop as a visitor center with information/sales desk, small theater, public restrooms, and staff/storage space. Existing Grange basement then used as multipurpose space for school groups. Visitor entrance would be from Hamilton Terrace and involve the retaining walls, vegetation, and the ramps and elevator for visitors with disabilities described in alternative 3.		Compatible with the character of the historic district, a two-story community use / NPS ranger apartment would be built on remaining foundation on Convent Avenue site. Heritage education and community uses would be emphasized. St. Nicholas Park site would be appropriately landscaped, with sweet gum trees, paved walks from 141st Street to entrance, perimeter security fence, and lighting.
Staffing	staff of 5	staff of 7	staff of 18	staff of 23
Development Costs (including interpretation and refurnishing costs)	$1,710,815	$3,616,924	$6,093,122 (excluding land acquisition)	$10,016,372 (excluding land acquisition) for St. Nicholas Park site and $961,540 for Convent Avenue site

TABLE 3. SUMMARY COMPARISON OF IMPACTS

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
IMPACTS ON CULTURAL RESOURCES	Overall, impacts would be positive because stabilization procedures would help preserve and maintain building. Collections would be protected through storage offsite. Architectural significance and integrity would be more difficult to interpret. The house would not be returned to a setting that is reminiscent of its original setting. No impacts on archeological resources or cultural landscape. With the house remaining in its current location and continued existing use, there would not be any impacts on ethnographic resources.	Overall, impacts would be positive because structural reinforcement would help preserve and maintain building. This alternative would be the least disruptive of all action alternatives to surviving historic fabric. Displayed collections would be protected by new climate control and security systems; collections not on display would be protected through offsite storage. Architectural significance and integrity would be more difficult to interpret. The house would not be returned to a setting that is reminiscent of its original setting. Impacts on visual setting from wheelchair lift and elevator would be minimized through design. Exposed steel framing system would intrude on appearance of historic interior. No impacts on potential archeological resources would be expected. With the house remaining in its current location and continued existing use, there would not be any impacts on ethnographic resources or the cultural landscape.	Overall, impacts would be significant but beneficial. Major impacts on 1802 and 1889 historic fabric from rehabilitation, concealed framing system, and construction work to develop new east entry and elevator. The collections would be adequately protected, displayed, and stored intact onsite. Perceived grandeur of four-story building would not contribute to visitor under-standing of architectural significance of house. Framing system would impact building's historic materials but not design intent or interior or exterior appearance. Significant change in visual appearance of house and surrounding neighborhood from entryway changes and from exterior landscaping (trees, retaining walls, ramps, vegetation). Although there would be ground-disturbing activities, no impacts on potential archeological resources would be expected. With the house remaining in its current location and continued existing use, there would not be any impacts on ethnographic resources or the cultural landscape.	Overall, impacts would be significant and beneficial. Relocation would adversely affect surrounding properties in historic district. However, relocation would provide reminiscent setting of Hamilton's time. Grange would lose status as contributing resource to historic district. Sensitive design of new Convent Avenue facility would maintain continuity in district. Moving the building would damage some historic fabric. However, restoration would more accurately reflect its visual and architectural design characteristics. Collections would be adequately protected, displayed, and/or stored intact onsite. Interpreting architectural integrity and history of the Grange would be possible. Visual setting of existing location and St. Nicholas Park would be significantly changed. Despite ground-disturbing activities, no impacts on potential archeological resources would be expected. Relocation could cause a loss of a cultural and ethnic link to some of the African-American residents of the neighborhood. St. Nicholas Park does not retain its original integrity. The new location of Grange would not affect park's overall character-defining features or design.

TABLE 3. SUMMARY COMPARISON OF IMPACTS (CONT.)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
IMPACTS ON VISITOR USE	Current visitation could continue without concern for visitor safety. Wheelchair lift and programmatic accessibility would help ensure access for all visitors. Visitors could learn more about Hamilton and his accomplishments. Number of visitors would not be expected to increase.	With partial restoration, two refurnished rooms, additional exhibits and interpretive space, quality of visitor experience would be better than under alternative 1. Exposed steel framing system would intrude on visitor's perception of historic building. Climate control system would increase visitor comfort. Visitors would likely stay longer, although little if any increase in numbers of visitors would be expected. Wheelchair lift, elevator, and programmatic accessibility would help ensure access for all visitors.	With further restoration, four refurnished rooms, added interpretive space, media, and displays, and return of interior architectural integrity, offered visitor experience would be of a higher quality than under alternatives 1 and 2. Visitors would have a more accurate idea of what the interior of Hamilton's house was really like, and they could learn even more about Hamilton and his accomplishments and how he created his political career and financial fortune. Visitors would not have a sense of the house in the setting Hamilton knew. Number of visitors would likely increase significantly, and visitors would likely stay longer. Wheelchair lift, elevator, and programmatic accessibility would help ensure access for all visitors.	Significant increase (over other alternatives) in quality of visitor experience offered because of restoration of interior and exterior of the Grange, new exhibits, four refurnished rooms, and increased space for interpretation and commemorative events. The redeveloped Convent Avenue site would be available for community meetings and educational uses. Portions of St. Nicholas Park site would not be available for its present use. Universal programmatic accessibility would ensure that all visitors could enjoy site. Substantial improvement in NPS ability to convey early 19th century historical context and architectural significance and qualities of Grange as Hamilton's home and Hamilton the man. Number of visitors would likely increase significantly.

TABLE 3. SUMMARY COMPARISON OF IMPACTS (CONT.)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
IMPACTS ON COMMUNITY USE AND FACILITIES	Stabilization would ensure continued community use of and pride in the building. Church/ National Park Service relationship would continue as is. Temporary noise and activity from building reinforcement might be bothersome for some neighbors. Continued measure of security to church due to proximity of Grange.	Impacts would be much the same as under alternative 1. Additionally, if rectory is developed as NPS visitor center, church operating budget could be affected. Church/National Park Service relationship would continue as is. Noise from elevator operation and temporary noise and activity from building reinforcement might be bothersome for some neighbors. Community would be less confident with contracted security personnel.	Impacts would be much the same as under alternatives 1 and 2. Church would give up potential use of property east of Grange. Additional community use space would be available. Temporary noise and activity from building reinforcement might be bothersome for some neighbors. Church members' sense of ownership and security would not be disrupted.	Overall positive impact on St. Nicholas Park — attracting investment and visitors and having NPS personnel present on the relocation and Convent Avenue sites. Development of NPS housing on existing site and 24-hour security at the Grange would increase site and overall community security. Proposed project phasing and fund acquisition would help alleviate community concerns that the project would not be completed. Noise levels and activity would temporarily increase during removal/ construction and could be bothersome.
IMPACTS ON LOCAL ECONOMY	No significant change.	No significant change.	Retail sales, additional employment opportunities, and perhaps stimulation of new businesses that result from redevelopment of site would not be economically significant because development under this alternative would be relatively small. Number of visitors would be expected to increase, depending on efforts by community and other tourism-related organizations.	Potential for construction-related economic benefits would be slightly greater than described under alternative 3. Recovery of house's architectural and structural integrity would likely attract many more visitors. Visitor spending could increase, depending on nearby development and efforts of community and other tourism-related organizations.

TABLE 3. SUMMARY COMPARISON OF IMPACTS (CONT.)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
IMPACTS ON TRAFFIC FLOW/ TRANSPORTATION	No significant change; temporary loss of some parking area for construction contractors.	Same as alternative 1.	Increases in visitors arriving by bus or public transit would not have significant impact on traffic, but the difficulty for residents and visitors to find parking space would increase.	If existing parking area is identified at City College or in some other location, parking options for buses and private vehicles might improve and decrease demand and competition for available onstreet parking. If parking options are not identified, anticipated increases in visitation could create significant parking problems along adjacent streets.
IMPACTS ON NATURAL RESOURCES	No impacts.	No impacts.	Loss of grass for ramps and retaining walls; temporary disturbance of lot east of the Grange during excavation, construction, and structural reinforcement. After construction, some of this loss/disturbance would be restored because of new landscaping, including sweet gum trees. Current relatively natural scene changed to developed site.	About 0.91 acre of St. Nicholas Park would be irretrievably committed to relocation of the Grange. Some trees and grass would be lost, however, site landscaping would replace these resources. Some granite bedrock would also be impacted. Redevelopment of the existing site for community use and NPS ranger housing would not impact any additional natural resources.
Impacts on Floodplains, Wetlands, Prime and Unique Farmlands, and Threatened and Endangered Species	No impacts.	No impacts.	No impacts.	No impacts.
IMPACTS ON NPS OPERATIONS	No change.	No significant changes. More staff would be needed to monitor visitor use and protect and maintain the collections and displays.	Substantial new staff required to monitor visitor use and protect and maintain collections and displays, but no resolution of lack of affordable staff housing. Additional maintenance requirements but reduced space for maintenance activities.	Significant impact on daily operations because of additional staff and resources to interpret, protect, and maintain site and collections. Staffing limitations and maintenance inefficiency resolved in part.

TABLE 3. SUMMARY COMPARISON OF IMPACTS (CONT.)

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
CUMULATIVE IMPACTS	None.	None.	No cumulative impacts on cultural resources. Could have positive beneficial cumulative economic effects if opportunities such as Harlem Pier were developed in conjunction with sites such as the Grange; however, associated additional costs for services (police protection, graffiti removal, street cleaning, etc.).	Same as alternative 3. In addition, city, state, and other tourism-related businesses would be most likely to publicize the relocated Grange as a city visitor attraction. Adding the Grange to St. Nicholas Park would take the park further from its design intent but would enhance maintenance and security of the area.
UNAVOIDABLE ADVERSE IMPACTS				Continuum of history represented by adaptive use of the Grange for religious purposes would be lost in the process of regaining its 1802-04 appearance. The Grange would be removed from Hamilton Heights Historic District and moved into St. Nicholas Park.
RELATIONSHIP BETWEEN SHORT-TERM USES AND LONG-TERM PRODUCTIVITY				None.
IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES				Removal of historic fabric for elevator, fire stair, and concealed framing system would be irreversible. Excavation into bedrock in St. Nicholas Park would be irreversible.

ALTERNATIVES CONSIDERED BUT REJECTED

There has been a long history of efforts to find an appropriate setting for Hamilton Grange National Memorial. Those relocation efforts are described more fully in the "Affected Environment" section under "The Grange and Its History." During these past efforts, many relocation sites were considered, including the southern portion of the City College of New York campus, Riverside Park near Grant's Tomb, and Amsterdam Avenue at Hamilton Place. These sites were rejected because they were too removed from the Grange's present-day community or did not provide a substantially improved site.

At the beginning of the current planning process, a number of broad concepts were considered but rejected. These included relocating the Grange to its original site or reorienting it and restoring on or adjacent to its current site. Both of these alternatives would require the acquisition and demolition of major apartment buildings that are occupied. Besides the extraordinary acquisition and relocation costs, the loss of valuable housing in a community that has a stated need for housing was deemed unacceptable. Therefore, these alternatives did not receive further consideration.

Of the four alternatives that were considered in the draft plan, alternative 4, which relocates the Grange to St. Nicholas Park, had two options for what to do with the Convent Avenue site. The option of a vest-pocket park was considered and rejected because of a community concern that a park open space would leave a void in the neighborhood fabric / streetscape, attract vagrants, and support antisocial behavior. Therefore, the option to build a compatible structure on the site was selected.

AFFECTED ENVIRONMENT

A BRIEF HISTORY OF HAMILTON

Alexander Hamilton was born in 1755 on the island of Nevis in the West Indies. Immigrating to America in 1773 to attend school at Kings College, currently known as Columbia University, Hamilton settled in New York. Because of the threat of British attack and the subsequent revolution, he deferred his schooling. Through his involvement in the war, he became one of George Washington's closest confidants, and in 1776 he became Washington's aide-de-camp. Hamilton later married Elizabeth Schuyler, daughter of the wealthy New York mayor and general, Philip Schuyler. Though Hamilton had arrived in New York with little money of his own, through his marriage and professional life the Hamilton family led a comfortable life.

In 1784, a year after the end of the war, Hamilton founded the Bank of New York, the first bank chartered in the state following the Revolution and still a powerful financial institution today. Resuming his law career and interest in politics, Hamilton became one of the most brilliant statesmen of early America. A proponent of a strong federal constitution, he published his opinions through articles known as the *Federalist Papers*. Along with coauthors John Jay and James Madison, Hamilton stated that a strong central government was absolutely necessary for the struggling new nation. In 1789 Hamilton was appointed the first secretary of the treasury of the United States. In this powerful position he created and implemented the first successful financial system for the nation. He continued in this position until January 1795 when he returned to his law practice in New York. In 1801 Hamilton founded a newspaper, *The New York Evening Post*, which is still published.

His business dealings were in the city of New York, but Hamilton wanted a haven in the country to escape the congestion and plagues of the city. He and his family bought 32 acres of land in what is now Harlem, outside the city, to build their country estate. Hamilton hired John McComb Jr. to build the house in the Federal architectural style. McComb, one of the first American-born architects professionally trained in Europe, later designed Castle Clinton, Gracie mansion, and the New York City Hall (with J.F. Mangin), as well as many of the most elegant city and country houses of the Knickerbocker elite. Construction on the Grange began in 1801 and was sufficiently completed for the family to move in in 1802. Hamilton decided to name his estate the "Grange," after an ancestral home in Scotland. Hamilton, with his wife and eight children, retreated from city life. Unfortunately, he did not enjoy the Grange for very long. In 1804 Hamilton was killed in a duel by long-time adversary, Aaron Burr in Weehawken, New Jersey. Thus ended the life of one of early America's greatest statesmen and founders of the United States' political and financial systems.

After Hamilton's death, his wife and family lived in the Grange until 1833. It later became the summer home for various affluent Manhattanites who wished to escape from city life to the suburbia of Harlem.

THE SITE AND ADJACENT RESOURCES

The Grange and Its History

As described in the above history, the Grange was designed as a country retreat, on a 32-acre tract that was away from the busy city. It was the only home that Hamilton ever owned. According to the NPS *Historic Structure Report* (1980), during the northward population expansion and development of upper Manhattan in the 1880s the Grange was threatened with demolition. The expanding migration of residents and resultant dwelling needs engendered a systematic, rectangular grid pattern of development, the layout of which ignored the boundaries of private landownership. The Grange, situated diagonally, did not conform to the proposed grid system. St. Luke's Episcopal Church, planning to move from lower downtown Manhattan, had decided on the upper Manhattan area near the Grange. The rector of St. Luke's, Reverend Issac Henry Tuttle, noticed the Grange in the area the church was interested in moving to and contacted Amos Cotting, the Wall Street broker who had invested in the development area of 143rd Street and owned much of the property. Cotting, a shrewd investor, recognized Tuttle's interest in the Grange and the benefit of donating the Grange to the church. In 1889, with the stipulation that the Grange be used as the church until the edifice of St. Luke's was constructed, Cotting moved the Grange approximately 350 feet southeast onto a piece of donated property near the future church (to its current site). St. Luke's purchased the five lots adjacent to the donated site, on the corner of Convent Avenue and 141st Street, for the permanent church. In 1889, the Grange was christened as an interim chapel. Services were held in the Grange until St. Luke's Church was completed in 1892.

Although relocated in 1889 to an undeveloped, open area, the subdivided lots were not large enough to have the Grange's original front door face Convent Avenue. The Grange was turned sideways, with the original front door facing south, and the original back facing north. The original front and back porches also had to be removed. To use the Grange as a temporary chapel, the church moved the large original front door to the southwest corner, facing Convent Avenue and closed the old door opening with a blank wall. The front hall and stairway from the first and second stories was also changed for church uses. Steps were added to the west side, along with wooden pillars at the top of the steps and a walk to Convent Avenue. A basement and partial subbasement were built in 1889 as support for the house and to provide more space. After the move, apartment buildings and houses were built up around the Grange.

By 1894, the Grange showed the effects of the move and its age. Repairs for structural damage and deterioration would be costly. Several members of the church believed that the house was no longer needed and was not worth the money required for the repairs. Reverend Tuttle, intent on avoiding the removal of the house, raised the money and made the repairs. After Tuttle died in 1896, several changes were made to the house; a portion of the house was used as a day school until 1909. As the condition of the Grange continued to deteriorate, a movement began to preserve the building and establish it as a memorial to Hamilton.

In 1901, steps were taken to bring attention to the Grange and the need for its preservation. Through the efforts of Alexander Hamilton Post, a bill was introduced to the state legislature for the purchase of the site and the house for it restoration. The bill was not passed, but the feeling remained that the house needed to be preserved. When the issue resurfaced years later, the American Scenic and Historic Preservation Society became involved. The society's



The Grange in 1888 (Manhattan Sites collection).

executive secretary Dr. Edward Hall, a leader in the early preservation movement, talked with St. Luke's about saving the Grange. Correspondence between the two groups proposed the transfer and care of the property to the society. World War I discontinued negotiations, but by 1924 the property and the house were deeded to the society. Maintenance of the Grange, including efforts to relocate the house for restoration purposes, continued by the society until 1962 when the Grange became part of the national park system.

In 1951, when the Grange was still under ownership by the American Scenic and Historic Preservation Society, relocation of the house to a more appropriate site for restoration was considered. An architectural historian from Columbia University, Talbot Hamlin, corresponded to the American Scenic and Historic Preservation Society about the location of the Grange and possible relocation sites. It was felt that the house needed to be accessible to visitors and that the architectural design and features be visible, not wedged between two buildings. Hamlin felt that the house should be relocated within the vicinity to maintain contextual continuity and that some of the topographical qualities of the new site reflect the original site. Some of the suggested relocation sites included (1) an area just south of the Cloisters, (2) within Riverside Park, north of Grant's Tomb, and (3) the Manhattanville campus of City College. It was also suggested that the apartment buildings directly north of the Grange be removed so the house could have been repositioned away from the church and remain on its current site. None of these options were chosen and the Grange remained adjacent to St. Luke's Church.

Discussions on the relocation of the house subsided, but the issue was never dismissed. When the Grange became a unit of the national park system in 1962, it was legislated that the house should be "preserved in a fitting setting." In the 1960s (1960-67), deliberations about relocation continued. The sites considered were all in the vicinity of the current location, keeping the Grange within the Hamilton Heights neighborhood. These locations afforded more room for restoration of the building, as well as an opportunity for visual clarity and more appropriate surroundings. These sites included (1) the north end of St. Nicholas Park, along 141st Street, (2) the campus of the City College of New York at West 138th Street, and (3) the north side of 141st Street and Edgecombe Avenue, east of St. Luke's Church. None of the proposed sites resulted in the relocation, and in 1980, a feasibility study (Meadows Woll Architects) was prepared to analyze additional locations and the relocation effort itself.

At 287 Convent Avenue, the Grange today is in Hamilton Heights, a part of Harlem in upper Manhattan — one block north of the City College of New York and three blocks east of the Hudson River. The apartment building on the north (erected in 1921) actually touches the Grange, and the permanent St. Luke's Church building (completed December 18, 1892), is just a few feet south of the Grange. The church obstructs the original front of the house. Hamilton Grange has been used by local groups such as the Hamilton Heights Homeowners Association, for meetings.

A commemorative statue of Hamilton was designed by American Beaux Arts sculptor William Orway Partridge and created in France in 1892-93 for the Hamilton Club of Brooklyn. With the 1936 demise of the club, the statue was relocated to the Grange.

The cultural resources of the site are the house itself and the Hamiltonian collection in storage at Federal Hall. The NPS collection is very limited; most of Hamilton's collection is owned by the Smithsonian Institution and various museums throughout the country and in New York, such as the New York Public Library, the Museum of the City of New York, and the New York Historical Society, as well as private collections. The existing location of the Grange is historic as it relates to St. Luke's Church and is an integral element to the Hamilton Heights Historic District.

Hamilton Grange was established as a national historic landmark in 1960 and as a national memorial on April 27, 1962 (76 Stat. 57). (The Grange was also listed on the National Register of Historic Places on October 15, 1966, with historical documentation to follow on March 25, 1977.)

An Architectural History of the Grange

The three-bay, two-story wooden building was designed in a restrained Federal architectural style, with identical north and south elevations. The house had entry doors on two opposing sides and broad porches on two opposing sides; coupled with the siting, this opened the house to all sides and gave distant views in all directions. Such symmetry and equality between opposite facades downplay the idea of front and back, making it an object to be viewed in the round. The concept of the geometrically perfect villa set in a landscape was an ideal of the Palladian revival in England and was a very popular motif for American designers of the period.

Hamilton Grange was designed by John McComb Jr., one of the leading New York architects of this period. Although significantly altered, it is one of a very few surviving examples of his domestic architecture. According to Fiske Kimball, the noted American architectural historian, both the octagonal rooms at the Morris-Jumel mansion, at Monticello, and those at the Grange were derived from Morris' *Selected Architecture*, written in 1759. Once completed, Hamilton Grange was on a par with other elegant country homes in the area, such as the Van Cortland and Gracie mansions.

The Grange was a two-story house on a half-raised English basement, which originally contained the family kitchen, family dining room, ironing room, and storage areas. The original basement exterior walls were ashlar sandstone (possibly brownstone). The two upper stories are wood frame, with clapboard siding on the east, north, and west walls and flush siding on the south wall, which was originally the entrance facade. A simple Doric entablature surmounts all four elevations. Photographs from the mid 19th century, supported by correspondence between McComb and Hamilton, show a carved wood balustrade surrounding the perimeter of the main roof, as well as on all the porch roofs. It is not possible to tell whether this balustrade is McComb's design or if it was a later addition. The balustrade was removed from all roofs in the 1930s.

The main floor level, one-half story above ground, contained the formal public rooms of the house — the entertainment and living area. The front door was centered on the south elevation, reached by a half flight of stairs leading to a columned porch. This entrance was lost in 1889 when the house was moved; the entrance hall and stair were altered by the architect Alexander McMillan Welch for use by St. Luke's Church.

The most distinctive features of the house are the connecting octagonal drawing room and dining room at right angles to the (original) entrance hall. The exterior walls of these octagonal rooms form bay windows projecting onto broadside porches or piazzas. Floor-to-ceiling triple-hung windows in the bays were common by the early 19th century for porches and porticoes for providing access to the porches because the small sashes slide up in a compact manner to permit passage to the porch. These long windows also allow maximum daylight to enter the two rooms and would have provided excellent views that, when on the original site, looked to the East River in one direction and the Hudson River palisades in the other. The two octagonal rooms are connected by a doorway originally outfitted with mirrored doors like those at the Nathaniel Russell house at Charleston. These doors, when closed, reflected light and exterior views entering from the bay windows. Fireplaces, which provided heat and light, were in all but two small rooms on each of the first and second floors, and there were hardwood floors and balustrades.

The staircase originally stood where the front door is now, in a separate room adjoining the original entrance hall. It was repositioned in 1889, and the ceiling between the upper hall and the entrance hall was removed to make a two-story stair hall. The second floor of the house contained the private living area, the bedrooms, and the plan of this floor has changed little except that the two small north rooms with a bathroom and hallway between them were originally one long room.

The existing interior millwork, molding, and plasterwork throughout the house are mostly original. Restrained and elegant, this work shows evidence of an Adamesque influence. Most distinctive are the three arched openings, especially the south arch adjacent to the entrance

hall, with its elegant, attenuated garlands and acanthus leaves made of composition material. The fireplaces were originally Italian statuary marble mantels; these were removed by James Hamilton III and installed in "Nevis," his Greek Revival style country home (built in 1835) in Irvington, New York. These mantels were simply carved, in a very restrained but slightly elongated manner. The two marble mantels in the octagonal rooms are not original.

Originally, the front door with its sidelights and half-round transom, and the tripartite window in the second-floor stair hall were part of the same composition, forming an elegant millwork feature to mark the front entry. The front door was moved to the west elevation, but is made up mostly of original parts. Its sidelights were once identical to the delicate, curvilinear mullion pattern that still exists in the tripartite hall window. The center window in the tripartite composition is another triple-hung unit.

The Grange and the Church

St. Luke's Church and the Grange have had a long and complementary relationship since the house was donated to the church in 1889, and many church members have a sense of ownership in the site. The Grange location and its NPS management have benefitted the church through periodic maintenance and onsite security. Visitors to the Grange often become interested in the church and its history while visiting the Grange.

St. Luke's owns about 5,400 square feet of property, vegetated with grass, directly behind the Grange (east) on Hamilton Terrace. The property is maintained and mowed periodically by the church. The church also owns a rectory in the building that is north of the lot behind the Grange, which the church has suggested they might make available to the National Park Service.

The Relationship of the National Park Service and St. Luke's Church

The National Park Service and the church have a good relationship, and the National Park Service is often invited to participate with the congregation in programs of mutual interest. The National Park Service lends maintenance support when requested or needed. The church is included in NPS interpretive programs and literature.

Hamilton Heights Historic District

Much of the area surrounding the Grange has been listed on the NPS National Register of Historic Places as Hamilton Heights Historic District to recognize the various architectural styles and development in the area during the period of 1886-1906, with some examples extending to the 1930s. The district, which has also been designated by the city as a landmark district, includes the area roughly between West 140th and West 145th Streets and Amsterdam and St. Nicholas Avenues. Hamilton Grange is a contributing resource to this district.

Traffic and Transportation

There are no traffic counts available from the New York City Department of Transportation for the Hamilton Grange vicinity. Traffic in the area is primarily local, substantially increased by City College students and faculty on weekdays. Traffic on two-lane 141st Street is particularly heavy because it is the first crosstown street north of 125th (see Regional Developments map).

Visitors can access the Grange using private vehicles, although parking is limited. Area parking for local residents is primarily on the street, and demand exceeds the available spaces. The only parking available for visitors to the Grange is also on the street, and visitors compete with residents for parking spaces.

Public transportation is also available by bus or subway. Buses run daily along streets near the Grange, including St. Nicholas and Amsterdam Avenues and 135th and 145th Streets. Stops generally occur every two to three blocks. There is a no-parking zone in front of the Grange/church where tour buses park. Four subway stops are within walking distance of the Grange (see Regional Developments map).

City Department of Parks and Recreation

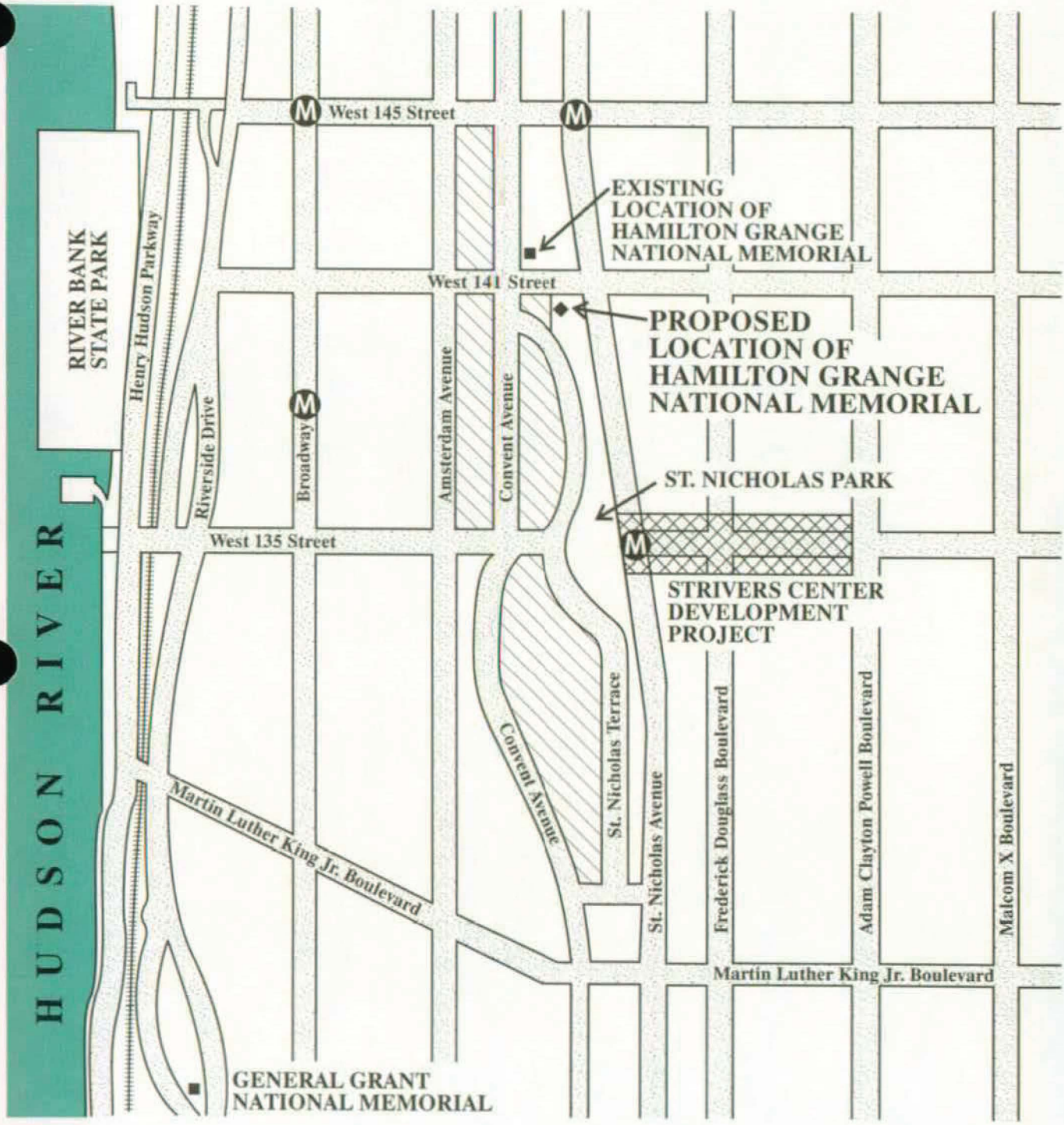
The National Park Service has a long-standing cooperative relationship with the city Department of Parks and Recreation due to the presence of two of the historic sites (Castle Clinton and General Grant) in city park areas. Recently the Park Service has assisted the city parks in preparing environmental education information related to St. Nicholas Park.

VISITOR USE AND INTERPRETATION

The six Manhattan sites offer a unique cultural experience for the visitor. Each site represents and interprets a significant individual or event in the history and formation of the United States, including New York State and New York City. Opportunities for visitors to understand and learn about each site and its significance are available through interpretive displays, heritage education programs, and various cultural activities. These opportunities are currently offered by the National Park Service, as well as by other government and private entities within and adjacent to the different sites.

Manhattan Sites have more than 3.5 million visitors per year. Along with the Statue of Liberty, Ellis Island, the six sites offer tourism opportunities to local, national, and international visitors. Visitors come to see the Grange as well as other tourist attractions in the area such as the famous 125th Street shopping district, Grant's Tomb, the Apollo Theater, the National Black Theater, the Schomburg Library, the Studio Museum, and the Morris-Jumel mansion.

Visitor access to Hamilton Grange has been restricted due to the unsafe structural condition of the building; the building has periodically been closed to visitor use for various repair and



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City College of New York

Metropolitan Transportation Authority

Regional Developments

United States Department of the Interior / National Park Service
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rehabilitation projects. There are no provisions for visitors with disabilities at the Grange. Also, the lack of visitor parking space affects visitation levels

Exhibit space and the quality of exhibits are limited due to poor security, failing house structure, and an inadequate heating/ventilating/air-conditioning system. These conditions also limit the Park Service's ability to provide full interpretation and exhibits about Hamilton and his life and influence on our country's financial and political foundations.

Existing Facilities

The subbasement houses the heating and hot water systems for the building and is used for storage, a maintenance workshop, and a breakroom for park staff. The basement, with an information desk, a small book sales area, public restrooms and phone, a small theater/meeting room, exhibit space, and staff room is used as the visitor contact area. Basement entry is from the Convent Avenue (west) side of the building by way of steps that descend one-half level. Interior stairs lead from the basement to the first floor where the tour of the house is conducted. The first floor has seven rooms and is used for exhibit space and interpretation of Alexander Hamilton's contribution to the formation of our nation and its monetary system. This floor shows the style of architecture of the period — with high ceilings and floor-to-ceiling windows that allow efficient cooling of the house in the summer.

The second floor is not accessible to the public; the wood-frame structure was built for a family, not to accommodate present-day visitors. This floor is used for staff office space and storage, and there is also much space that could be used to enhance the visitors' experiences if structural reinforcement was done to accommodate visitor loads. The attic is an open space that is not used.

Visitor Use Data

The number of visitors per year at Hamilton Grange National Memorial is shown below. No analysis of park visitors (hometown, length of stay, age, makeup of group, interests, activities, etc.) has been conducted for the site. Except for participants in specific programs, little is known about the types of visitors using the site. However, Hamilton Grange attracts many visitors because of the importance of Hamilton's writings in Europe. The number of visitors may increase in the future because of special events, community outreach efforts, the Junior Park Ranger program, and bus tours.

The condition of the building and other interior infrastructure problems have affected visitation over the past years. Portions of the house have been closed because of structural problems and the Park Service's inability to ensure a safe and enjoyable visit. The entire house has been closed to the public since June 1992 because of safety factors.

TABLE 4. NUMBER OF VISITORS PER YEAR

Year	Visits/Yr.	Year	Visits/Yr.
1983*	2,653	1988	46,361
1984	9,163	1989	38,036
1985**	19,840	1990	28,117
1986	42,798	1991	41,372
1987	48,107	1992	closed since June

* Area was only open part of the year.
** Counting procedure changed.

AREA LAND USE AND RESOURCES

The area around the Grange is mostly residential, containing townhouses and apartments (see Locations map). The City College campus of City University of New York is just south of the site. Hamilton Heights Historic District, which is irregularly bound by West 140th and 145th Streets and St. Nicholas and Amsterdam Avenues, includes Hamilton Grange and other buildings significant for the various styles of architecture. Revitalization efforts, funded through capital from the city budget and through federal community development block grants, have occurred within the district. Recent capital improvements, including granite curbs, tinted cement, and tree plantings, were made to Convent Avenue (which runs in front of Hamilton Grange) from West 141st to West 145th Street.

The city grid generally accommodated residential properties on streets and commercial activities on the avenues. Convent Avenue is lined with residential townhouses and buildings. Other avenues, such as Amsterdam, are lined with buildings that contain commercial businesses on the ground floor and apartments on upper floors. These avenues are often zoned for mixed uses. Examples of businesses on Amsterdam in the vicinity of Hamilton Grange include bodegas (small grocery stores), printers, a travel agency, a bike store, a pizza store, and a millinery shop (Hamilton Heights Homeowner's Association, Ron Melichar, past president, pers. comm., August 26, 1992).

Proposed Development

Several development proposals, discussed below, exist in the vicinity of the Grange; these developments could affect or positively interact with NPS sites such as the Grange and Grant's Tomb. Because New York City tourism is a $12 billion industry annually, an important economic objective of these projects is to attract additional visitors to New York City and to encourage visitors already in New York to stay an additional day and visit sites in the Harlem area. Other important objectives include improving the quality of the area and capturing additional local consumer spending.

Harlem-on-the-Hudson. A development, known as the Harlem-on-the-Hudson project, has been proposed in western Harlem on the piers at 125th Street and the Hudson River. The proposed development is identified by Community District #9 as the last remaining major

development opportunity in the community. Both private and public agencies have studied the site and recommended a variety of plans. Among these are a modernized food market that would include meat, fresh fruits and vegetables, and possibly fish and fresh flowers. The market would not only provide jobs, but also healthy food services. The development could also provide open space and recreation by connecting the development with Riverside Park and potentially reestablishing the recreation pier that once served Harlem. Recreational and cultural opportunities could complement the development and existing parks, provide services for residents, and function as an attraction for New York visitors.

Strivers Center Development Project. A mixed-use entertainment and cultural complex is in the initial stages of development along 135th Street west of Adam Clayton Powell Jr. Boulevard and St. Nicholas Park in Central Harlem (about six blocks south of the Grange — see Regional Developments map). Three city blocks have been proposed for redevelopment along the street, which in the 1920s and 30s was the entertainment center of Harlem, to provide jazz clubs, restaurants, boutiques, some affordable housing, and the Jazz Hall of Fame Museum.

The first phase of the project, known as Striver's Plaza, is underway and includes the renovation of eight vacant buildings to create residential and retail space. An extension of the commercial zone is also being requested along 135th Avenue to St. Nicholas Avenue to allow for continuous retail space.

A landscape design for the section of St. Nicholas Park at 135th Street is also in process. Design elements being considered include wider sidewalks, trees, and new light fixtures.

New Developments

Riverbank State Park. Dedicated on May 27, 1993, this state park is new to the Harlem community. Built on top of a controversial sewage treatment plant for Manhattan's west side, the park was in various stages of planning for 25 years. The park is unique in several ways: first, it is an urban contemporary park that provides a wide range of recreational experiences for Manhattan residents and visitors, and, second, it is clearly designed for the Harlem neighborhood in which it is situated. Community representatives (e.g., community boards and other organization members) were involved in the planning process and continue to be involved in day-to-day development decisions at the park. In addition, many of the park staff are from the surrounding community, which provides positive local economic benefits. This park appears to provide an excellent role model and foundation for success from which the National Park Service can learn and build on with the planning for and restoration of Hamilton Grange.

St. Nicholas Park

The Site. St. Nicholas Park, owned by the city Department of Parks and Recreation, is a parcel of land that was reserved as park land during the urban development of New York City. Along the west side of St. Nicholas Avenue between 128th and 141st Streets, this narrow linear park is built on a portion of the rugged topography and rock outcroppings that extend

from 110th to 155th Streets and was designed in the 1900s by Samuel Parsons Jr., a horticulturist by family tradition and a landscape architect by training.

St. Nicholas Park is part of the same topographical ridge as Central Park and Morningside and Jackie Robinson (Colonial) Parks, which are also narrow linear parks that have been defined by the geological formation of the land. In the early 1900s, with urban expansion into northern Manhattan, areas that could not easily be developed were left vacant. Recognizing the potential of future development, the Department of Parks used some of these areas for park land. In his book *Landscape Gardening Studies* (Parsons 1910), Samuel Parsons Jr. described his work and several designs throughout New York. Parsons felt that St. Nicholas Park, created on a precipitous section of land and forming a natural barrier between two portions of the city, was a "noteworthy" example of the design using this type of topography. Parson's design intent was for it to be a place to stroll and escape from urbanization. Designing in the Picturesque style, Parsons kept the natural topographical basis of the property, blasted some areas, and filled others to provide level areas for the lawns and paths. Using the design philosophy expressed in Central Park, the planting design for St. Nicholas enhanced the natural features of the landscape while providing the borders for a flowing pedestrian circulation pattern.

With time, many elements were introduced to the park that were not part of the original design. In the 1930s playgrounds were added to the east side and north end, and a large playground was added to the southern end at 128th Street at a later time. Ball courts and comfort stations were added along St. Nicholas Avenue, the east border of the park, causing part of the path system to be relocated. In the 1960s the City College of New York constructed the nine-story Steinman Hall on the corner of 141st and Convent Avenue, where a 2½ story stone building existed. Other changes included regrading and replanting several areas throughout the park, the periodic replacement and removal of the paving materials for the paths, and the addition and subsequent removal of some swimming pools. Although most of these additions were made to the peripheral boundaries of the park, they introduced visual intrusions to the park's natural setting as well as to the original design. The additions of the ball courts and playgrounds were not in keeping with Parson's original intent.

A determination of eligibility for the National Register of Historic Places was prepared by the National Park Service in August 1994 to assess the significance and integrity of St. Nicholas Park. Samuel Parsons Jr. was an important figure in the history of American landscape architecture. St. Nicholas Park is a noteworthy example of its style, and it retains some of its character-defining features (such as the circulation pattern). However, only a few specimen trees from the Parson's planting plan remain, and most of the existing vegetation was planted later or grew voluntarily. Considering the loss of Parson's design intent and planting scheme and the substantial intrusions and additions described above, the state historic preservation officer, in consultation with the city Department of Parks and Recreation and the National Park Service, determined that the park does not possess its original integrity and is therefore not eligible for listing on the national register (see appendix I, letter dated September 1994).

The northern section of the park, along 141st Street, is the location being considered for permanent relocation of the Grange (alternative 4). The area of interest slopes sharply from west to east with the ridge occupied by City College on the west side. East of Steinman Hall is a small bench of land, approximately 50 to 60 feet wide at its widest point, on which the Grange could be relocated. From the bench, the land drops off steeply leveling off as it meets

St. Nicholas Avenue. A path, now unpaved but part of the original circulation system, meanders through the proposed area of relocation, meeting a set of stairs that also survive from Parson's design.

The park land surrounding the potential site contains various natural resources. Outcroppings of granite, although manipulated by man, mark the passage of ancient glaciers. Plants and animals that live in this heavily urbanized area include oak, maple, locust, dogwood, hawthorn, and Japanese cherry trees, grasses, rhubarb, ivy, honeysuckle, squirrels, rats, pigeons, starlings, and a variety of songbirds. Two playgrounds and handball and basketball courts are in the park, and Boy Scout and Police Athletic League activities also take place in the park. These activities occur along the narrow, level portions of the park that adjoin St. Nicholas Avenue. Remnants of illegal drug activities such as crack vials are evident on the park stairs near the proposed relocation site. Homelessness, vandalism, litter, graffiti, and noise are evident throughout the park.

SOCIOECONOMIC ENVIRONMENT

Hamilton Grange National Memorial is in the Harlem section of New York City. New York City occupies 321.8 square miles and supports a population of 7.3 million. Manhattan, which supports a population of approximately 1.49 million, is an island bordered by the Harlem and East Rivers on the north and east, the Hudson River on the west, and the upper New York Bay on the south. Manhattan is divided into 12 community districts, which are administered by community boards. These boards represent the needs of their community and serve in an advisory capacity to the New York City council and mayor. Hamilton Grange is in district 9.

Because of the neighborhood characteristics and availability of data by district, general socioeconomic information that relates to Hamilton Grange is presented below by district. The following information was abstracted from the *Community District Needs* report for fiscal year 1993.

Community district 9 borders the eastern shore of the Hudson River and the Henry Hudson Parkway between Cathedral Parkway and West 155th Street. The district, commonly known as West Harlem, is 1.5 square miles. The residential population in the area is ethnically and economically diverse and includes many of New York's most affluent African-Americans. Industrial and commercial tax lots account for only 9% of the total lots in the district; the remainder are generally residential.

The area includes Columbia University, the City College campus of City University of New York, Bank Street College, Grant's Tomb, and three distinctive neighborhoods known as Morningside Heights, Manhattanville, and Hamilton Heights. Hamilton Grange is in Hamilton Heights in the northernmost portion of the district. Containing a substantial number of owner-occupied brownstones, particularly in the area surrounding Hamilton Grange and St. Luke's Episcopal Church, this area is known as the Hamilton Heights Historic District. The remaining area outside the historic district contains some vacant city-owned buildings and an increasing number of small businesses.

District 9 shares some concerns with many other districts, including transportation, parks, homelessness, deteriorating infrastructure, and other related concerns. The community is fortunate to have over 75.3 acres of park land, most of which surrounds Grant's Tomb.

A concern unique to district 9, which potentially affects Hamilton Grange and its future management, is local economic development opportunities and the education levels and literacy of the local work force. This area of Harlem may be described as economically isolated and is characterized by high unemployment rates, large numbers of dislocated and discouraged workers outside the labor force, large numbers of working poor, and a high percentage of the community who are dependent upon public assistance for survival. The working population is dominated by individuals who earn less than $10,000 per year and have limited English language skills. The average waiting time for entry into an adult literacy or English as a second language course exceeds one year. Also affecting the working population is the decline in light industrial manufacturing activity in Harlem. Much of the existing industrial space is being converted to industrial storage space, which creates one job per 20,000 square feet versus the average of one job per 200 to 300 square feet for industrial businesses. Because of such economic losses, the community is looking for new development and job opportunities and thus is highly interested in future plans for Hamilton Grange (and Grant's Tomb).

ETHNOGRAPHIC RESOURCES

Ethnographic resources are those cultural and natural resources of ongoing significance to contemporary groups that have traditional ties to and associations with the resources. The nearly 100 years through which Hamilton Grange has been on its Convent Avenue site has resulted in strong associations with neighborhood residents and in particular the clergy and parishioners of St. Luke's Church. In the minds of many residents, the associations with the Grange give the Hamilton Heights neighborhood its distinctive identity. Furthermore, its presence in the neighborhood is seen as having a stabilizing effect preventing the kind of deterioration that has been seen in other nearby neighborhoods.

Throughout the planning process for this management plan, community residents have expressed a sense of proprietorship of the Grange. Barbara Lund, in *Hamilton Grange and Its Contemporary Harlem Community: A Composite Sketch, 1993,* reports on the community's "sense of having taken special responsibility for that building, of 'looking out' for it, . . . of 'watching over it.'" Many of the residents who have this sense of guardianship are African-Americans for whom Alexander Hamilton's Caribbean roots provide a cultural link between their community and the Grange. It is felt that the Grange symbolizes a piece of the African-American ethnic heritage in the founding fathers' roles in the development of the country.

These traditional associations between the Hamilton Heights neighborhood and Hamilton Grange are of continuing importance to the sense of identity and cohesiveness in the community. A better understanding of the traditional associations and a continuation of those associations will be important to the successful restoration, rehabilitation, and preservation of the Grange, particularly in a new location. The formation of the Friends of Hamilton Grange group will be an important factor in encouraging the continuation of traditional associations.

NATURAL RESOURCES

Air Quality

Hamilton Grange National Memorial is classified as class II area under the Clean Air Act (42 USC 7401). Under this classification, maximum allowable increases (increments) in sulfur dioxide (SO_2), particulate matter, and nitrogen oxides (NO_x) cannot be exceeded. These increments allow for modest industrial growth in the vicinity of the memorial.

Hamilton Grange is within the New Jersey-New York-Connecticut Interstate Air Quality Control Region. Data from the New York State Department of Environmental Conservation, Division of Air Resources, was collected from 26 air monitoring stations in the borough of Manhattan. Dated June 30, 1992, this data indicates that emissions in Manhattan are within the national ambient air quality standards (NAAQS) for SO_2, nitrogen dioxide (NO_2), and lead; however, emissions of carbon monoxide and ozone exceed these national standards (New York Department of Environmental Conservation, Bureau of Abatement Planning, Mike Cronin, pers. comm., 1992). Particulate matter (PM-10) is currently unclassified, usually indicating a lack of monitoring data.

Geology

The geologic grouping known as the New York City Group underlies the island of Manhattan. Members of this grouping include the Manhattan formation, the most common rock in the grouping, which overlies the Inwood marble and the Fordham gneiss. The Manhattan formation, metamorphic gneissic schist, is the bedrock foundation that supports the weight and height of the Manhattan skyscrapers and that is found throughout Manhattan in numerous conspicuous outcrops. These outcrops are seen in places such as Central Park and other natural areas throughout Manhattan. The outcrops in St. Nicholas Park may be one such area.

Soils

The Soil Conservation Service does not survey Manhattan. It is assumed, since the sites are in a highly urbanized area, that the soils are suitable for development.

Climate

The New York City metropolitan area is in the vicinity of most storm and frontal systems that move from west to east across the North American continent. Because most storms approach from the west, New York City can have higher temperatures in summer and lower temperatures in winter than would normally be expected in a coastal area.

Although continental influences predominate, oceanic effects are also present. Local sea breezes moderate the afternoon heat in summer and add to the warming effect of the heat generated by the city in the winter. The small average daily variation in temperature attests to the influences of the ocean.

Average yearly temperature varies from a low of 46.9° F to 62.2° F. Highest and lowest average temperatures occur in July (85° F) and January (26° F), respectively. Average relative humidity varies yearly between 56% and 72%, depending on the time of day. Humidity reaches a high of between 75% and 80% in the early morning hours throughout most of the summer and early fall. Precipitation averages 44 inches annually.

Vegetation/Wildlife

The lot to the rear of the Grange is vegetated with grass and weeds. A variety of plant species exist in St. Nicholas Park, including oak, maple, locust, dogwood, hawthorn, and Japanese cherry trees, grasses, rhubarb, ivy, and honeysuckle. Predominant animal species include squirrels, rats, pigeons, starlings, and a variety of songbirds.

Federal and State Threatened and Endangered Species

Consultation with the U.S. Fish and Wildlife Service office in New York revealed that, except for occasional transient species, no federally listed or proposed endangered or threatened plant or wildlife species exist within the boundaries of Hamilton Grange or St. Nicholas Park (see appendix K).

Consultation with the New York State Department of Environmental Conservation indicated that historically there may have been habitat for several rare plant species in the area of the Grange. However, because of the urbanization of Harlem over the past 100 years, this habitat has been permanently altered. The State Department of Environmental Conservation says that the possibility of a rare species occurring is highly unlikely; therefore onsite surveys are not required for the Grange (Significant Habitat Unit, Latham, New York, Steve Young, botanist, pers. comm. 1992).

Floodplains and Wetlands

There are no wetlands or floodplains at Hamilton Grange National Memorial.

Water Quality

There are no water bodies close to the Grange that would be impacted by any of the proposed alternatives.

Prime and Unique Farmlands

There are no prime or unique farmlands at Hamilton Grange National Memorial.

ENVIRONMENTAL CONSEQUENCES

This section presents the environmental impacts of the alternatives. This discussion of impacts provides the scientific and analytic basis for comparison of the alternatives. A summary of the environmental impacts is presented in table 3 in the "Alternatives Including the Proposed Action" section.

IMPACTS COMMON TO ALL ACTION ALTERNATIVES

Impacts on Cultural Resources

Because the historic landscapes from the 1802-04 and the 1889 periods of significance no longer exist, the actions of these alternatives would not impact the Grange's historic landscapes.

Impacts on Natural Resources

Because Hamilton Grange is in a highly urbanized section of Harlem with few significant natural resources, impacts on floodplains, wetlands, prime and unique farmlands, and threatened and endangered species would not occur under any of the four proposed alternatives. The State Department of Environmental Conservation says that the possibility of a rare species occurring is highly unlikely; therefore, onsite surveys are not required for the Grange.

There are no water bodies close to the Grange that would be impacted by any of the proposed alternatives; therefore, water quality is not discussed except in terms of stormwater runoff.

During stabilization and construction work, temporary and minor increases would occur in fugitive dust and vehicle exhaust from construction equipment and activities.

Impacts on Community Uses and Facilities

Stabilizing, restoring, or moving the existing building would ensure that Hamilton Grange remains as a resource for the adjacent community. Local groups using the facility would be able to safely continue using a multipurpose meeting room under all alternatives. Without stabilization or restoration, the declining integrity of the structure would prevent future visitor and community use.

The Friends of Hamilton Grange group would foster communication between the National Park Service and the local community. The involvement represented by this group in the future planning and restoration of the Grange could help maintain and enhance community pride in Hamilton Grange as a site as well as in Hamilton himself.

Impacts on Parking

Parking would continue to be a problem in all alternatives — less so in alternative 1, more so in alternatives 2 and 3, and most in alternative 4, because of visitor use. However, because the National Park Service and the Friends of Hamilton Grange group would work with City College to identify existing parking spaces at the college for Grange visitors, some parking problems might be alleviated. Except in alternative 3, no designated onstreet bus parking would be provided, and buses would have to drop-off visitors and find available parking. However, the no-parking zone in front of the house/church could still be used by tour buses as it is currently.

ALTERNATIVE 1 — NO ACTION / CONTINUATION OF EXISTING TRENDS

Impacts on Cultural Resources

Impacts on Historic Structures and Properties. Under alternative 1 there would be minimal impacts on the building by the addition of stabilization materials and the addition of an exterior wheelchair lift. These improvements would introduce nonhistoric fabric, but they would be designed so that architectural integrity of the building would not be jeopardized. Any historic fabric lost during stabilization would be recorded according to NPS standards; modern construction materials might be needed for stabilization efforts, and visitors might be aware of stabilization measures. Compared to the other alternatives, there would be minimal impacts on the building interior due to stabilization.

All of these changes, along with the double porch that is not original to the house, create a greatly misleading impression of what was a pioneering and noteworthy example of early American Neo-Classicism. The Grange would be virtually unrecognizable to Hamilton or McComb.

Impacts on Museum Collections. Without air-conditioning and temperature/humidity control and fire suppression system, museum artifacts could not be displayed. Objects and artifacts of the collection would be stored offsite, where there would be adequate climate control, security, and fire suppression systems.

Impacts on Architectural Integrity. The house cannot be interpreted or understood as a significant architectural resource in its existing location. The relocation and rearrangement of the house's entry and orientation has resulted in a significant loss of architectural integrity.

Impacts on the Cultural Landscape. There would no impacts on the cultural landscape.

Impacts on Visual Resources. The house would not be restored to a setting that is more reminiscent of its original setting.

Impacts on Archeological Resources. Because no ground-disturbing activities are proposed, the possibility of disturbing any archeological resources would be unlikely.

Impacts on Ethnographic Resources. Because the house would remain in its current location and existing uses would continue, there would not be any impacts on ethnographic resources.

Impacts on Visitor Use

Stabilization of the Grange would enable current visitation levels to continue without concern for visitor safety. The wheelchair lift and programmatically accessible interpretive media (see appendix E) would help ensure universal accessibility. Visitors could learn more about Hamilton's life and time because of upgraded exhibits and reproduction furnishings, which would potentially enhance the quality of the visitors' experiences.

Improvement to the Grange under this alternative would likely not be enough encouragement to city, state, and other tourism-related groups to promote it as a worthwhile visitor attraction. There would be no expected increase in visitation — except perhaps minor increases due to house stabilization and NPS programs.

Impacts on Community Use and Facilities

Stabilizing the existing building would ensure that Hamilton Grange remains a community resource and a source of community pride. Local groups using the facility would be able to safely continue using the theater/meeting room. Future community use of the building might not be possible without stabilization.

The relationship between the Grange and St. Luke's Church would remain as it currently exists. The proximity of the Grange to the church would continue to provide a measure of security for the church, particularly with the improved security system.

Based on comments received during scoping, the congregation of St. Luke's Church has a sense of ownership of the Grange and perceives a value from its current location. This alternative would not disrupt members' sense of security and ownership.

Temporary noise and activity from building reinforcement might be bothersome for some neighbors.

Impacts on the Local Economy

Stabilization of the Grange would not result in any significant changes to the local community or community use in the vicinity. Reopening the Grange would ensure that any positive economic effects that currently occur in the community would continue. Purchases of goods and services related to the Grange are unknown but assumed to be relatively small. Visitors usually tour the Grange and leave the neighborhood for other destinations.

Impacts on Traffic Flow/Transportation

There would be no change in traffic flow under this alternative. There would be temporary impacts on parking space due to the presence of the contractors who would be doing work on the house.

Impacts on Natural Resources

There would be no additional impacts on natural resources.

Impacts on NPS Operations

There would be no change in NPS operations.

Cumulative Impacts

There would be no cumulative impacts.

ALTERNATIVE 2 — PRESERVE AND OPEN ENTIRE BUILDING

Impacts on Cultural Resources

Impacts on Historic Structures and Properties. Loss of historic fabric during stabilization and reinforcement and where the wheelchair lift and elevator are attached to the building would be thoroughly documented and minimized through design. Fabric would be replaced in kind whenever possible. The exposed steel framing system would help stabilize the building but minimize the loss of historic fabric. The elevator entrance on each floor, which would mean converting a window to a door, would change use of the space into a vestibule and preclude restoration of that immediate area, including the library on the first floor. All of these changes, along with the double porch that is not original to the house, create a greatly misleading impression of what was a pioneering and noteworthy example of early American Neo-Classicism.

The insertion of air-conditioning duct work and a fire suppression system would destroy some historic fabric and would be a visual intrusion. The climate control system would allow the windows to be fixed shut, further enhancing the security of the site.

Impacts on Museum Collections. Under this alternative, the part of the Hamiltonian collection that would be on display would be better protected because of the improved security and fire suppression and climate control systems. The part of the collection that would be stored offsite would also be protected from theft and damage.

Impacts on Architectural Integrity. In addition to the impacts described under alternative 1, insertion of an exposed steel framing system would impact the building's architectural integrity and design intent.

Impacts on the Cultural Landscape. There would no impacts on the cultural landscape.

Impacts on Visual Resources. The wheelchair lift would impact the visual resources; however, proper design could minimize these impacts. The addition of the elevator would intrude on the visual scene and setting of the rear of the house. Proper design of the elevator could minimize these impacts as well. The exposed steel framing system would intrude on restoration and appearance of the historic interior.

Impacts on Archeological Resources. Prior archeological investigation and evaluation and on-site personnel would mitigate any potential impacts on archeological resources caused by ground being disturbed to install the elevator. If archeological artifacts are found, they would be catalogued and preserved according to NPS standards, thus mitigating adverse effects to these resources.

Impacts on Ethnographic Resources. Because the house would remain in its current location and existing uses would continue, there would not be any impacts on ethnographic resources.

Impacts on Visitor Use

The quality of the visitor experience would most likely be somewhat greater than under alternative 1 because of the partial restoration of the house, additional exhibits related to Hamilton's role in history, refurnishing two rooms, increased staff, and the programmatic accessibility of all interpretive media as well as the basement, first, and second floors to all visitors. The new climate control system would also enhance the visitor experience, and visitors would likely stay longer; the addition of more space for visitor use and interpretation would allow the Park Service to more fully interpret the life and accomplishments of Alexander Hamilton. The exposed steel framing system would intrude on visitors' perception of the restored rooms.

With minimal improvement of the site, the city, state, and other tourism-related groups would probably not promote the Grange as a visitor attraction, and little if any increase in numbers of visitors over the current levels would be expected.

Impacts on Community Use and Facilities

Impacts would be much the same as described under alternative 1. Additionally, if the St. Luke's rectory, which adjoins the church property behind the Grange, was developed as a visitor center, the church would give up its use as staff housing. The church operating budget could be affected by loss of the rectory; the effect would depend on how funds from the Park Service for purchase of the property would be used and by the cost of replacing the housing.

Noise from elevator operation and temporary noise and activity from building reinforcement might be bothersome for some neighbors.

Based on comments received during scoping, the congregation of St. Luke's Church has a sense of ownership of the Grange and perceives a value from its current location. This alternative would not disrupt members' sense of security and ownership.

The community would be less confident in security personnel from a contract agency than in NPS law enforcement personnel who would be either working on-site full time or living nearby.

Impacts on the Local Economy

Impacts would be much the same as described under alternative 1.

Impacts on Traffic Flow/Transportation

Impacts would be the same as described under alternative 1.

Impacts on Natural Resources

No additional impacts on natural resources would occur under this alternative.

Impacts on NPS Operations

There would be no significant changes in NPS operations. Because more historic objects would be displayed, more NPS rangers would be needed to monitor visitor use and protect and maintain the collections and displays.

Cumulative Impacts

There would be no cumulative impacts under this alternative.

ALTERNATIVE 3 — ENTRANCE REORIENTATION AND ADDITIONAL INTERPRETIVE SPACE

Impacts on Cultural Resources

Impacts on Historic Structures and Properties. Rehabilitation and major construction under this alternative would have significant effects on the structural components and historic materials of the building. Insertion of a concealed steel framing system would require the removal of some original structural members and finish materials. All finish materials would be replaced in kind. The rear facade and appearance of the house would be substantially altered to accommodate the new entry. Changing the staircase and front door would significantly affect evidence of the building's history (from the relocation period).

The insertion of air-conditioning duct work, a fire suppression system, and an elevator would destroy some historic fabric and would be a visual intrusion. However, the climate control system would allow the windows to be fixed shut, further enhancing the security of the site.

Impacts on Museum Collections. The collection would be kept intact at the site, where it would be adequately protected.

Impacts on Architectural Integrity. Reorienting the visitor entrance would create a perception of grandeur in a four-story building with a two-story porch, but this building would bear little resemblance to the two-story house that Hamilton knew and would not contribute to visitor understanding of the architectural significance of the house. The concealed steel framing system would impact the building's original materials but not the design intent.

Impacts on the Cultural Landscape. There would no impacts on the cultural landscape.

Impacts on Visual Resources. There would be a visual effect on the house and on the Hamilton Heights Historic District, which encompasses the Grange, with the entrance reorientation and the addition of landscaping, sweet gum trees, retaining walls, and ramps. The concealed framing system would not impact the building's interior or exterior appearance.

Impacts on Archeological Resources. Archeological investigation and evaluation prior to ground disturbance for the elevator, subbasement excavation, and foundation underpinning would mitigate impacts on archeological resources. Preliminary archeological investigation suggests that the only likely archeological resources around the house are associated with the relocation of the house and the construction of the 1889 foundation and the church. If archeological artifacts are found, they would be preserved and catalogued to NPS standards, thus mitigating adverse effects to these resources.

Impacts on Ethnographic Resources. Because the house would remain in its current location and existing uses would continue, there would not be any impacts on ethnographic resources.

Impacts on Visitor Use

The quality of the visitor experience would be expected to increase beyond that of alternatives 1 and 2 because of further restoration, additional interpretive space and displays, the four refurnished rooms, and the return of the historic staircase and front door to their original location (although the door would not be open to visitors). Because of these additions and improvements, visitors would be able to experience much of the comfort of Hamilton's life and better understand how Hamilton created his own political career and financial fortune. Visitors would not experience entering the house as Hamilton's visitors would have, but once inside visitors would have a more accurate idea of what Hamilton's home was like. Visitors would probably stay longer. However, visitors would not have a sense of the house in its original setting as Hamilton knew it. The elevator, ramps into the main entrance, fully accessible interpretive media, and audiovisual components, would help ensure universal programmatic accessibility.

Impacts on Community Use and Facilities

The relationship between the Grange and St. Luke's Church would remain as it exists. The proximity of the Grange to the church would continue to provide some security for the church, particularly with the improved security system and the presence of NPS personnel. With NPS purchase or easement on the property east of the Grange, the church would give up any potential use of that site.

Additional community use space would be available. Noise levels and activity would temporarily increase during construction, potentially disturbing the neighborhood surrounding the site.

Based on comments received during scoping, the congregation of St. Luke's Church has a sense of ownership of the Grange and perceives a value from its current location. This alternative would not disrupt members' sense of security and ownership.

Impacts on the Local Economy

As described in the "Affected Environment" section, the Harlem community is seeking local economic development opportunities because of declining employment in the area of Community District 9. Local retail sale increases, additional employment opportunities, and perhaps the stimulation of new businesses that result from development or redevelopment of a site are related to construction and visitor activities. The amount of construction dollars for redevelopment under this alternative would not be economically significant because the job would be relatively small.

Material purchases and other retail sales might or might not occur in the area, depending on the availability of goods. Because federal contracting regulations do not allow hiring contractors from specific geographic region, there is no guarantee that the stabilization work would be awarded to a contractor in the Harlem community. Thus, local construction-related employment opportunities would not be ensured. Even if a local firm was awarded the job, the work would be short-term, with few construction-related economic benefits to the community.

As suggested in the alternative, additional NPS and community promotional efforts could increase the number of visitors at the site, which could benefit the local community if visitors remained in the community to visit other sites, enjoy restaurants, or shop. Such activities could contribute in a minor way to the local economic base. Currently, most visitors come to the site and leave for other parts of the city. To encourage spending, visitors must have information on restaurants, shops, and other sites, and such opportunities must be available in the community. Promotion would require concerted community efforts and perhaps funding to launch a promotional campaign to encourage tourism in Harlem.

Impacts on Traffic Flow/Transportation

The likely increase in the number of visitors arriving by public transit and bus would not have a significant affect on traffic, but the difficulty for residents and visitors to find parking

space would increase. Designating and enforcing bus parking regulations would depend heavily on the cooperation of local residents and the willingness of the city. City budget limitations could make it difficult to enforce parking rules.

Impacts on Natural Resources

The small yard behind the Grange and the adjacent church property that abuts Hamilton Terrace would be temporarily disturbed during excavation of the subbasement, underpinning of the foundation, and creation of a new main entrance. Preventing or containing stormwater runoff during construction and removing soil and other excavated material would prevent pollution.

Some grass in the church yard would be permanently lost to ramps for visitors with disabilities and retaining walls. Additional grass would be impacted during construction; however, after construction, a portion of this loss would be restored through new landscaping, including sweet gum trees. The current relatively natural scene would be changed to a developed site.

Impacts on NPS Operations

This alternative would require substantial additional NPS staff but would not resolve the issue of affordable housing for the staff. Also, this alternative would have additional maintenance requirements while reducing space for maintenance activities. Because more original historic objects would be displayed, more NPS rangers would be needed to monitor visitor use and protect and maintain the collections and displays.

Cumulative Impacts

There would be no cumulative impacts on cultural resources. Beneficial economic effects could potentially occur for the community if opportunities such as the proposed Strivers Center Development Project were developed in conjunction with sites such as Hamilton Grange. If properly packaged and promoted, these sites could attract visitors and tourism-related spending to the Harlem area. However, additional costs for services such as police protection, graffiti removal, street cleaning, and promotional efforts would also be required.

ALTERNATIVE 4 — RESTORATION AND RELOCATION — PREFERRED ALTERNATIVE / PROPOSED ACTION

Impacts on Cultural Resources

Impacts on Historic Structures and Properties. Relocation of the building to a different site would have an adverse effect on the historic resource and surrounding properties of the Hamilton Heights Historic District. This relocation would result in a loss of status for the Grange as a contributing resource to the district. Although the Grange would be removed from the district, the historical and architectural reasons for which the district was established

would remain intact. However, relocation would provide a setting reminiscent of Hamilton's residence.

Sensitive design of a new facility at the Convent Avenue site would preserve the 1889 foundation and maintain the continuity in the district.

Moving the building would result in some damage to and loss of exterior and interior fabric, such as plaster or wood that would have to be replaced or repaired. However the original cross-axial floor plan would be recovered and perceptible to visitors, with the front door and stair returned and front porch rebuilt. Restoration of the door and stairway reconstruction would affect historic fabric from the 1889 period but would also reflect the original architectural design of 1802. The elevator would destroy historic fabric and preclude restoration of two rooms. However, restoration would more accurately reflect the building's visual and architectural design characteristics.

Insertion of a concealed steel framing system would require the removal of some original structural members and finish materials. All finish materials would be replaced in kind. The insertion of air-conditioning duct work and a fire suppression system would destroy some historic fabric and would be a visual intrusion. The climate control system would allow the windows to be fixed shut, further enhancing the security of the site.

Impacts on Museum Collections. The museum-quality climate control and fire suppression systems would protect displayed and stored artifacts.

Impacts on Architectural Integrity. Returning the house to a free-standing position and restoring the original entrance facade would allow interpretation of the house's history as Hamilton's country retreat and its early 19th century architectural significance, which is not possible at the existing site.

The concealed steel framing system would impact original materials but not the building's design intent.

Impacts on the Cultural Landscape. A determination of eligibility was prepared to evaluate the historical significance and integrity of St. Nicholas Park, designed by Samuel Parsons Jr. in the early 1900s. Completed by the National Park Service in August 1994, the determination was reviewed by the state historic preservation officer and the city Department of Parks and Recreation. It was determined that the park does not retain sufficient integrity to be listed on the National Register of Historic Places. Locating the Grange at the north end of the park would not adversely affect the park's overall character-defining features or design.

Impacts on Visual Resources. With the building's removal, the existing setting of Hamilton Grange would be altered. Vegetation would also be altered by removals and additions. The concealed framing system would not impact the building's interior or exterior appearance.

In St. Nicholas Park, the house would be returned to a site that is reminiscent of its 1802 historic setting. Relocation of the Grange to St. Nicholas Park would be a significant visual impact on the park because a new element would be introduced.

Impacts on Archeological Resources. Disturbing ground for the new subbasement at the relocation site could disturb archeological resources. Prior research and evaluation would mitigate potential impacts. It is unlikely that archeological resources would be found because the bedrock is close to the surface. However, if archeological artifacts are found, they would be evaluated and if determined significant they would be preserved and catalogued to NPS standards, thus mitigating adverse effects on these resources. Archeological resources at the existing site could be adversely affected by site rehabilitation and work required to move the building. Removal of the 1889 foundation and development of a park could significantly impact potential archeological resources.

Impacts on Ethnographic Resources. With the relocation of the Grange to St. Nicholas Park, some African-American residents could experience a sense of loss of the cultural and possible ethnic link with a founding father of this country's democratic government. Although visitor use of the house would remain the same, its relocation would cause the loss of a symbol in the immediate neighborhood.

Impacts on Visitor Use

Relocating the house and returning it to a free-standing setting that is reminiscent of its historic site would substantially improve the interpretive program's ability to convey to visitors the early 19th century historical context and architectural significance and qualities of the Grange as Hamilton's home and in turn Hamilton the man. The relocation of the Grange to an appropriate setting such as the park would most likely attract new visitors, if properly advertised, promoted, and maintained (see "Impacts on the Local Economy" under alternative 3). However, the potential for increase in visitor use is difficult to quantify.

The increase in the quality of the visitor experience would be significant under this alternative. Seeing a restored building with all its doors, windows, and porches in place and the interior with its restored staircase and front door and furnishings would enhance the visitors' experiences. New exhibits and original and reproduction furnishings and objects would allow visitors to interact with the past. Special events and commemorative occasions related to Hamilton and his ideas would be easier and more appropriate to enact because of the increased space and the house restoration. Overall, this would mean a much more complete visitor experience — with a film, exhibit rooms, furnished rooms, and ranger interpretation. Universal programmatic accessibility would ensure that all visitors could enjoy the site.

The landscaping at the relocation site would be aesthetically pleasing to visitors and park users; however, the park land inside the fence surrounding the Grange would only be available for general use during the hours when the site is open.

The exhibits provided at the new Convent Avenue building would provide the visitor and community members with insights into the significance of the Harlem community's and St. Luke's parish's involvement in the preservation of the Grange. The possibility of using the multipurpose community room for large group orientations would further enhance visitors' experiences by giving them important background information and by preparing them for what they will see upon entering the Grange.

Impacts on Community Use and Facilities

The overall impact on St. Nicholas Park, in its current state, could be positive — having NPS personnel on the site and attracting investment and visitors. The proposed relocation site in St. Nicholas Park is not used for organized activities. The path that goes through the relocation area would be interrupted by moving the house. The path is used primarily as a shortcut by individuals coming from City College to 141st Street, Hamilton Terrace, the lower section of the park along St. Nicholas Avenue, and the 145th Street subway station. Although unrestricted access to approximately 0.91 acre of park land would be lost to the community, the National Park Service would work with the city Department of Parks and Recreation to mitigate some of this loss by assisting in the maintenance of the park adjacent to the proposed relocation site.

Redevelopment of the 1889 foundation with a building for NPS ranger housing and community uses would result in a continued, if not somewhat heightened sense of security for community residents and visitors. With NPS law enforcement rangers stationed nearby, the full-time security of the two sites, and the security fence around the relocated Grange, greater security would be provided in those areas. Local research indicates some community residents have felt a heightened sense of security from developments such as Riverbank State Park because of the park's security measures and the pervasive presence of park personnel, which discourages negative and/or criminal activity in the park's vicinity.

Other positive benefits of the new building at the Convent Avenue site include the potential for educational programs related to the community and its heritage, as well as space for community meetings and activities. The use and availability of this building, and the programs and exhibits within, would promote community involvement with the National Park Service and the future of the Grange. However, as discussed in alternative 3, St. Luke's Church as well as other community members feel a distinct sense of ownership of the Grange. Moving the building has raised the following concerns in the past and present: fear that insufficient funds would be available to finish moving the building and maintain it in its new location and security issues at the existing and new sites. These concerns should be overcome by the project phasing plan presented in the alternative description.

Noise levels and activity would temporarily increase during the move and construction, potentially disturbing the surrounding neighborhood.

Impacts on the Local Economy

The potential for construction-related economic benefits from Grange relocation would be slightly greater than that described in alternative 3. Recovering the house's architectural and structural integrity would likely attract many additional visitors, as do other restored house museums in Harlem and the Bronx, such as the Morris-Jumel and Van Cortland mansions. Visitor use and spending could potentially increase but would require community efforts to promote local sites and keep visitors in the Harlem area, as explained in alternative 3.

Visitors would spend more time at the site, and there would be more to see and learn. With the dramatic restoration and relocation, the city, state, and other tourism-related businesses would be more likely to publicize the Grange as a New York City visitor attraction.

Cooperative efforts between the National Park Service, the Friends of Hamilton Grange group, and developments near the Grange such as the Strivers Center Development Project could also promote additional tourism and tourist-related spending, particularly as restaurants, shops, and other commercial enterprises are developed along 135th Street.

Impacts on Traffic Flow/Transportation

If existing parking is identified at City College or in some other location by the Friends of Hamilton Grange group, City College, and the National Park Service, parking options for buses and private vehicles might improve and decrease demand and competition for available onstreet parking. If parking options are not identified, anticipated increases in visitation under this alternative could create significant parking problems along adjacent streets.

Impacts on Natural Resources

Approximately 0.91 acre of open park land would be irretrievably committed to the relocation of the Grange in the northern section of St. Nicholas Park — adjacent to 141st Avenue and on the bench next to City College. Specific resources lost would include six old trees and ground cover. These would be replaced by landscaping that is evocative of Hamilton's time period, including 13 commemorative sweet gum trees. As indicated in the alternative description, landscaping plans would be developed for the site that are appropriate for the shade that envelops the site on spring and summer afternoons (see appendix J) and that would help stabilize soils.

Granite bedrock would be blasted and disturbed to build the foundation for the relocated Grange. Blasting activities would be controlled to prevent damage to surrounding buildings.

Only surface areas of St. Nicholas Park acquired by the National Park Service would be disturbed during construction. Following construction, the National Park Service will work cooperatively with the city Department of Parks and Recreation to preserve and maintain the adjacent sections of St. Nicholas Park, which would enhance its current condition.

Redevelopment of the site on which the Grange now resides for public use and NPS housing would have no additional impacts on natural resources.

Preventing or containing stormwater runoff during removal/construction at both sites would prevent onsite erosion and minimize sediment in local gutters and drains.

Impacts on NPS Operations

There would be a significant impact on daily operations because of additional staff required to interpret, protect, and maintain the resources. The staffing limitations and maintenance inefficiency issues would be resolved in part by ensuring affordable staff housing at the Convent Avenue site and providing adequate onsite maintenance facilities.

Cumulative Impacts

Cumulative impacts would be the same as described in alternative 3; in addition, under this alternative, the city, state, and other tourism-related businesses would be most likely to publicize the relocated Grange as a New York City visitor attraction. The addition of the Grange to St. Nicholas Park would take the park further from its original design intent, but it would also enhance maintenance and security of the area.

Unavoidable Adverse Impacts

The continuum of history represented by the adaptive use of Hamilton Grange for religious purposes would be lost in the process of regaining its 1802-04 appearance. The historic significance of Hamilton Heights Historic District would be not be affected by removing a resource that is a contributing element to the district. Sensitive design of the Convent Avenue facility site would mitigate impacts on the historic district.

Relationship between Short-term Uses and Maintenance and Enhancement of Long-Term Productivity

None.

Irreversible and Irretrievable Commitments of Resources

Removal of historic fabric for insertion of a new structural system and an elevator and fire stair would be irreversible. Excavation into bedrock in St. Nicholas Park, which would be necessary for relocation of the Grange, would be irreversible.

COMPLIANCE WITH FEDERAL AND STATE LAWS, EXECUTIVE ORDERS, AND REGULATIONS

In implementing the *General Management Plan* for Hamilton Grange National Memorial, the National Park Service has and would continue to comply with all applicable laws, regulations, and executive orders, including those listed below.

Because there are no floodplains, wetlands, or prime and unique farmlands at Hamilton Grange or in St. Nicholas Park (the relocation site in alternative 4), compliance with Executive Orders 11988, "Floodplain Management" and 11990, "Protection of Wetlands", and analysis of prime and unique farmlands will not be necessary for Hamilton Grange. Informal consultation with appropriate federal, state, and local agencies has been conducted in the preparation of this document. These agencies are listed in the section on scoping and consultation.

The procedures to be followed are described as follows.

NATIONAL ENVIRONMENTAL POLICY ACT OF 1969 (as amended)

This document provides public disclosure of the planning and decision-making process and the potential environmental consequences of actions and alternatives, as required under this act. The draft environmental impact statement for the general management plan was on public review for about 11 months. Agency and public comments were considered; the draft plan and environmental analysis have been reviewed in light of the comments. A final environmental impact statement has been prepared that responds to or incorporates the public comments on the draft document. After a 30-day no-action period, a record of decision will be prepared and circulated to interested parties. The record of decision documents the final decision and the alternatives considered and identifies the environmentally preferable alternative.

NATURAL RESOURCE COMPLIANCE

Clean Air Act, as Amended (42 USC 7401 et seq.)

Section 118 of the Clean Air Act requires all federal facilities to comply with existing federal, state, and local air pollution control laws and regulations. Hamilton Grange National Memorial would work with state and local agencies to ensure that all in-park activities meet applicable air quality standards.

Endangered Species Act of 1973, as Amended (16 USC 1531 et seq.)

Section 7 of the Endangered Species Act requires all federal agencies to consult with the U.S. Fish and Wildlife Service to ensure that any action authorized, funded, or carried out by the agency does not jeopardize the continued existence of listed species or critical habitat.

Informal consultation was initiated under section 7 during the summer of 1992. No endangered or threatened species were identified in the area of Hamilton Grange (see appendix K). However, as requested by the Fish and Wildlife Service, specific development plans and associated environmental documentation for Hamilton Grange would be provided for their review before construction to ensure that no new listed species have been found at the site(s) being considered.

CULTURAL RESOURCE COMPLIANCE

Architectural Barriers Act of 1968 (42 USC 4151 et seq.); Rehabilitation Act of 1973 (29 USC 701 et seq.)

All facilities and programs developed would be accessible to visitors with disabilities.

Section 106 of the National Historic Preservation Act

Hamilton Grange, listed on the National Register of Historic Places in 1966, and Hamilton Heights Historic District, listed in 1983, will be evaluated for potential impacts as proposed in the actions of the alternatives. In assessing effects of any of the actions for compliance purposes, Hamilton Grange would be considered as a national historic landmark and as a contributing resource to the locally significant Hamilton Heights Historic District. These actions must be addressed under the provisions for assessing effects outlined in 36 CFR part 800, regulations issued by the Advisory Council on Historic Preservation implementing section 106 of the National Historic Preservation Act, as amended (NHPA, 16 USC 470 et seq.). Federal actions are considered to have an effect when they alter the character, integrity, or use of a cultural resource.

Section 106 applies only to federal or federally funded, licensed, or assisted properties. The National Park Service must adequately evaluate the impacts of each alternative on the cultural resources of the site and Hamilton Heights Historic District. Under alternative 4, which calls for relocation of the Grange, revision of the boundary of Hamilton Heights Historic District to retain the presence of the Grange as a contributing resource was considered. However, based on the significance of the district and the delineation of the current boundaries, the National Register of Historic Places was consulted and does not believe that the revision of the boundary is justified. With the relocation of the Grange, a national historic landmark, proper compliance procedures would be followed. Furthermore, as stipulated under section 110, research on potential cultural resources is required before any proposed actions can be undertaken (see appendix F). Therefore, a determination of eligibility was prepared for St. Nicholas Park, which determined that the park was ineligible for listing on the National Register of Historic Places (see appendix I).

A draft copy of this document was submitted to the state historic preservation office and the Advisory Council on Historic Preservation for review and comment. The National Park Service will continue to consult with the state historic preservation officer and the Advisory Council on Historic Preservation to ensure that NPS administration provides for the management and protection of the site's cultural resources. This will be performed in accordance with the intent of NPS policies and section 106, as provided for in the 1990

programmatic agreement among the National Park Service, the Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Officers. Under stipulations C, D, and F of the programmatic agreement, all actions that are not considered programmatic exclusions (these are actions reviewed by the National Park Service and are considered programmatic exclusions only if found to meet conditions specified in the programmatic agreement) or that are were not adequately reviewed for 106 purposes in plans reviewed under former programmatic memoranda of agreement will be reviewed in accordance with 36 CFR part 800. Actions proposed in the alternatives that are programmatic exclusions — installing climate control systems and fire suppression systems — are covered under paragraphs C1c and C1k in the programmatic agreement.

TABLE 5. GENERAL MANAGEMENT PLAN ACTIONS AND CULTURAL COMPLIANCE REQUIREMENTS

Implementation of these alternatives would require up-to-date research and documentation to fully ascertain the implications of these actions on the resources. The following programmatic exclusions for the actions were determined in consultation with the NPS North Atlantic Regional Office regional historian, with the assessment of effects based on preliminary determinations.

ACTIONS	COMPLIANCE REQUIREMENTS
ALTERNATIVE 1 — NO ACTION (EXISTING TRENDS)	
1. Stabilize and reinforce exterior and interior structural components of house	Requires SHPO/ACHP review
2. Modification of building to allow access to visitors with disabilities	Requires SHPO/ACHP review
3. Upgrade existing fire detection and security systems	Programmatic exclusion (C1k)*
ALTERNATIVE 2 — ADDITIONAL INTERPRETIVE SPACE	
1. Stabilize and reinforce exterior and interior structural components of house	Requires SHPO/ACHP review
2. Modification of building to allow access to visitors with disabilities, including exterior elevator	Requires SHPO/ACHP review
3. Restoration and refurnishing of three rooms and installation of exhibits	Requires SHPO/ACHP review
4. Upgrade fire detection and security alarm systems	Programmatic exclusion (C1k)*
5. Installation of environmental and climate control monitoring units and fire suppression system	Programmatic exclusion (C1c, C1k)*

TABLE 5. GENERAL MANAGEMENT PLAN ACTIONS AND COMPLIANCE REQUIREMENTS (CONT.)

ACTIONS	COMPLIANCE REQUIREMENTS
ALTERNATIVE 3 — ENTRANCE REORIENTATION	
1. Stabilize and reinforce exterior and interior structural components of house	Requires SHPO/ACHP review
2. Addition of interior space with expanded basement area	Requires SHPO/ACHP review
3. Restore doorway and staircase to 1802 configuration	Requires SHPO/ACHP review
4. Restore and refurnish four rooms and install exhibits	Requires SHPO/ACHP review
5. Modification of building to allow access to visitors with disabilities, including interior elevator	Requires SHPO/ACHP review
6. Reorientation of access, with new main entrance and landscaping	Requires SHPO/ACHP review
7. Upgrade fire detection and security alarm systems	Programmatic exclusion (C1k)*
8. Installation of environmental and climate control monitoring units and fire suppression system	Programmatic exclusion (C1c, C1k)*
ALTERNATIVE 4 — RESTORATION AND RELOCATION	
1. Obtain legislation for boundary change and raising the funding ceiling	Requires congressional action
2. Transfer city park land to National Park Service	Requires state and local legislative action
3. Relocate building — effects on structural and historical components, including Hamilton Heights Historic District	Requires SHPO/ACHP review
4. Stabilize and reinforce exterior and interior structural components of house	Requires SHPO/ACHP review
5. Restore exterior and interior four rooms and install exhibits	Requires SHPO/ACHP review
6. Addition of interior space with expanded basement area	Requires SHPO/ACHP review
7. Modification of building to allow access to visitors with disabilities	Requires SHPO/ACHP review

TABLE 5. GENERAL MANAGEMENT PLAN ACTIONS AND COMPLIANCE REQUIREMENTS (CONT.)

ACTIONS	COMPLIANCE REQUIREMENTS
ALTERNATIVE 4 — RESTORATION AND RELOCATION (CONT.)	
8. Installation of environmental and climate control monitoring units and fire suppression system	Programmatic exclusion (C1c, C1k)*
9. Improve fire detection and security alarm systems	Programmatic exclusion (C1c, C1k)
10. Feasibility evaluation of housing unit design and the effects on the surrounding historic districts	Requires SHPO/ACHP review

* Must be reviewed by the region and found to meet conditions in the programmatic agreement, stipulation C, before they be finally determined to be programmatic exclusions.

1992 PUBLIC PRESENTATIONS OF PRELIMINARY ALTERNATIVES

Before the release of the draft plan in 1993, public meetings were held to solicit public input into the planning process and the preliminary alternatives. The meetings are listed below.

March — Manhattan Community Board #9, general board meeting. Attendance 50. Superintendent presented preliminary alternatives for Hamilton Grange and Grant's Tomb. Relocation of the Grange was the principal issue discussed.

April — Manhattan Community Board #9, Parks Committee. Attendance 25. Continued above discussion.

Open house at Hamilton Grange, 12:00–5:00 P.M. Attendance 50. General discussion of alternatives and their impact on the immediate neighborhood. Approval expressed by several residents of area for moving the Grange to restore architectural integrity.

Manhattan Community Board #9, Landmarks Committee. Attendance 15. Superintendent discussed preliminary alternatives for Hamilton Grange.

May — St. Mary's Church, 6:30–8:30 P.M. ("town hall" meeting regarding Hamilton Grange and Grant's Tomb). Attendance 75. Principal issue discussed was relocation of the Grange. Representatives of St. Luke's Church expressed strong opposition to move.

June — Fine Arts Federation. Preliminary alternatives for the Manhattan Sites were reviewed.

Municipal Arts Society. Preliminary alternatives for the Manhattan Sites were reviewed.

August — Legislative update at Federal Hall (regarding Hamilton Grange, Grant's Tomb, and Federal Hall). Attendance 12. Superintendent provided information for legislative aides and city and state government representatives. Superintendent reported that the public comments received have identified three controversial issues: relocation of Hamilton Grange, relocation of mosaic benches at Grant's Tomb, and termination of exclusive use of portions of Federal Hall. Suggestions were made that the Park Service explore transfer of part of Riverside Park surrounding Grant's Tomb from the city Department of Parks and Recreation and that the plan for Hamilton Grange include development of the current site after house is moved, as well as additional parking and full-time security at the site. Finally, it was agreed that the preferred alternative for Hamilton Grange should be presented at a general public meeting, to be attended by those public officials represented here.

SUMMARY OF COMMENTS ON THE DRAFT PLAN

The *Draft General Management Plan / Environmental Impact Statement* for Hamilton Grange was released to the public in April 1993. A 60-day comment period was initially provided but was extended until early 1994 to solicit and respond to the public opinion generated by the draft plan alternatives. Meetings held with community residents, interested parties, organizations, and government agencies are briefly outlined below.

1993 Presentations/Comments

May — Individual presentations on the alternatives were made to Community Board #9's Park Commission and Landmarks Commission. Both meetings were open to the public.

July — A public meeting was held at Aaron Davis Hall, City College of New York, by the National Park Service to present the four proposed alternatives for development of Hamilton Grange. Attendance was 250. Vocal opposition to moving the structure to St. Nicholas Park reflected concerns about the absence of security in the park, the resulting "hole" left at the existing location, as well as the loss of playground space in the park to accommodate parking for the new site.

August — Representatives of Community Board #9, the Hamilton Heights Homeowners Association, and others in favor of alternative 4 were invited to a meeting at Federal Hall to discuss a resolution in favor of alternative 4 to be presented to a full meeting of Community Board #9. The construction of a new facility on the existing site, elimination of parking areas from the proposal, and increased NPS security staff were discussed.

A presentation of alternatives was also made by the National Park Service to the Historic Preservation Committee of the Municipal Arts Society.

September — A presentation of the preferred alternative 4 was made by the National Park Service to a joint public meeting of the Parks and Landmarks Committees of Community Board #9 at Convent Avenue Baptist Church. Attendance was 100. Local clergy expressed strong opposition to this alternative based upon their views that the move would result in a major loss to the neighborhood community. In a vote by those committee members present, 11 voted in favor and 7 opposed the preferred alternative.

A presentation was also made to Landmarks Harlem. This meeting resulted in a vote that was favorable to alternative 4.

December — Congressman Charles B. Rangel called a meeting in his office, bringing together NPS representatives and five local clergyman opposed to alternative 4 and moving the Grange. Means of accommodating their concerns were discussed. However, their opposition remained firm.

1994 Presentations/Comments

January — A presentation was made by the National Park Service to Community Board #10 on the preferred alternative 4. All questions and concerns were solicited and fully addressed.

March — A "town hall" meeting was called by Congressman Charles B. Rangel at the City College of New York. Attendance was 250. A full presentation of the preferred alternative 4 was made by NPS Regional Director Marie Rust and other NPS representatives from Boston and Washington, D.C. Discussion focused on the economic impact of this alternative, proposed new construction on the existing site, increased security in St. Nicholas Park, preservation of playground space, offsite parking, shadows, and many other issues. A comprehensive public discussion followed the presentation, with speakers both opposed to and in favor of this alternative expressing their views. Written statements either agreeing to or opposing the move were also submitted at the meeting: nine were in favor of the move and 12 were opposed. Concerns expressed in these statements were discussed at the meeting and are also addressed through responses to other letters below.

Subsequent to this meeting, Community Board #9 voted (18 in favor, 11 opposed, 2 abstentions) in favor of a resolution supporting the preferred alternative 4. A copy of this letter is included in the following "Comment and Response" section.

August — On August 10, 1994, an onsite meeting was held with the National Park Service, the city Department of Parks and Recreation, and the state historic preservation office to evaluate the significance and integrity of St. Nicholas Park.

October — On October 24, 1994, a meeting was held with the city Department of Parks and Recreation Commissioner Henry Stern and other department staff, NPS Regional Director Marie Rust, NPS Chief of Urban Projects Michael Adlerstein, and Manhattan Sites Superintendent Joe Avery to discuss a land transfer.

LIST OF AGENCIES AND ORGANIZATIONS WHO RECEIVED OR REVIEWED COPIES OF THE DRAFT PLAN / ENVIRONMENTAL IMPACT STATEMENT

This document was prepared in consultation with or was distributed to the following agencies, organizations, and individuals. An * indicates a response was received on the *Draft General Management Plan / Environmental Impact Statement.*

INTERNATIONAL ORGANIZATIONS

Permanent Mission of the Republic of Vanuatu to the United Nations*
Robert F. Van Lierop, Ambassador
Permanent Representative
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Advisory Council on Historic Preservation
Washington, D.C.

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Office of Policy and Management
Environmental Protection Agency
Region 2
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New York, NY 10278

Linda Rosenstadt/Neil Goldstein
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New York, NY 10027

Many Ross
Office of Congresswoman Valazquez
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Cooper-Hewitt Museum*
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New York, NY 10128

U.S. Fish and Wildlife Service
New York Field Office
Leonard P. Corin, Field Supervisor

John Wade
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Hon. Herman D. Farrell Jr.
Assemblymember

The Fine Arts Federation of New York*
Roy Gussow, President
40-40 24th Street
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Office of Assemblyman Edward E. Sullivan

Joseph Haslip
Office of State Senator David Peterson

Richard Harley
Office of Assemblyman Keith Wright

Michael Klein
Manhattan Regional Representative

Hon. Franz S. Leichter, State Senator
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New York State Department of
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Significant Habitat Unit
Burrell Buffington

New York State Office of Parks, Recreation,
and Historic Preservation*
Historic Preservation Field Services Bureau
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Ray Saltini
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C. H. Anderson, President
West 149th St. Tenants Assoc.

Antioch Baptist Church
Rev. Al Floyd Alston

Area 143 Day Care Center

Ms. Alto Averatt, Director
HPD Neighborhood Preservation

E. Verda Avila, Community Affairs Officer
School District #6

Audubon Tenants League
Ms. Katie M. Rolle

Bank Street College
Government and Community
Ms. Eileen Mantone, Director

Ms. Elizabeth Barlow
Central Park Administration

Laurie Beckelman, Chairperson
Landmarks Preservation Commission*

Bethune Senior Center

Boscobel Restoration Inc.*
Garrison-on-Hudson, New York

Bowery Saving Bank
Mr. Clarence Petty

Boys Club of Harlem
Mannie L. Wilson Center

Gail Brewer
Mayor's Office of Legislative Affairs

Broadway Presbyterian

Camara Da Comercio De
Hamilton Heights Inc.

Child Inc. Head Start
Convent Avenue Center

Children's Art Carnival
Ms. Betty Taylor, Director

Church of Annunciation
Sr. Rita Davoli

Church of Christ
Fourteenth

Church of God
Rev. Pierre L. Desrosier

Church of the Intercession
Vicar Fred Williams

Church of the Master

Church of the Resurrection
Rev. Lawrence E. Lucas

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Citizens for Hudson River
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Ms. Tony Rogers

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Bureau of Abatement Planning, Division of Air Resources — Mike Cronin

City of New York
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City Tabernacle S.D.A
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Columbia Daily Spectator

Columbia University
Mr. Larry Dais, Asst. V.P.

Community Precinct Council
26th Precinct

Congregation Church of God
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Convent Avenue Baptist Church
Rev. Clarence P. Grant

Convent Avenue Neighborhood Assoc.
Collin Clarke, President
Mr. Larry Butler, President

Cosmopolitan
Rev. L. Mahamaker

Mr. Michael Crohin
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Dept. of Sanitation DST. #9
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Ms. Ann Ratcliffe, Coordinator

Mr. Robert Early
Manhattan District Attorney's
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Episcopal Mission Society in
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Ethiopian Congregation
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Genesis II
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Betsy Gotbaum
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Grant Houses Day Care Center

Greater File Chapel Baptist Inc.
Rev. Jasper Simmons

Greater Saint Luke AME Church
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Hamilton Grange Library
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Harlem Legal Services Inc.
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Harlem Restoration Project
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Elizabeth Holtzman, Comptroller
City of New York

Chief Thomas Kennedy
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Jack Linn
Assistant Commissioner for Government Relations, New York City Department of Parks and Recreation

LUFPA
Mr. Trini Apolinar

Mr. Charles McKinney
Riverside Park Director
Borough of Manhattan

Stanley E. Michaels, City Councilmember

New York City
Department of Mental Health

New York City Department of Parks and Recreation, Parks Enforcement Unit

New York City Housing Authority
Office of Community Affairs

New York Observer
Toby Axelrod

New York Urban League
Mr. Chris Boyd

Our Lady of Lourdes Church R.C.
Father Thomas Fenlon

Macedonia Baptist Church
Rev. Issac Graham
Mr. Joseph B. Edwards

Major Morris Community Center
Willie Dixon, Director

Manhattan Community Center

Manhattan Holy Tabernacle
Rev. Richard Christie

Manhattan Spirit
Mr. Bruce McCandless

Manhattanville Day Care Center

Mt. Zion 7th-Day Advent Church
Mr. Danzel Martin

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Omega Psi Phi Fraternity
Mr. Benjamin Grant

Our Lady of Lourdes Adult Leisure Club

PHASE: Piggy Bank Inc.

RENA Coalition Multi-Services
Mr. Donald Jenkins

Riverside Church

Riverside Coalition
Ms. Mary Saunders

Riverside Park Fund
Ms. Debbie King, Executive Director

Ms. Lisa Robinson
Department of City Planning

Saint Catherine of Genoa R.C. Church
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St. James Presbyterian Church
Rev. Lenton Gunn Jr.

Saint Johns Baptist Church
Rev. John. L. Scott

Saint Luke's Episcopal Church

Saint Lukes Roosevelt Hospital Corp.
Ms. Brenda T. Belfield
Associate Vice President
Community Affairs and Development

Saint Mary's Church
Rev. Robert Castle

St. Nicholas Park Civic Assoc.
Mr. David Kennedy, President

St. Nicholas Place
Neighborhood Association
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Saint Stephen's African Orthodox Church
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West Side Waterfront Panel
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Executive Director

Zion Baptist Church
Rev. Charles Harvin

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West 113th Block Association
Mr. George Ewing

West 123rd Block Association
Mr. Herbert Crews

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Ms. Dorothy Smith

West 142nd Street — 500 Block Association
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West 142nd Street — 500 Block Association
Ms. Bernice Tully

West 143rd Street Block Association
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Mr. Nestor Gonzalez

West 146th Street — 500 Block Association
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West 147th Street — 600 Block Association
Ms. Patrica Boatner

West 148th Street — 400 Block Association
Ms. Florence Atkins

West 148th Street Block Association
Ms. Irene Beasley, President

West 149th Street — 600 Block Association
Ms. Carol Bergaam

West 149th Street Block Association
Mr. Randy Still

West 151st Street — 500 Block Association
Ms. Margaret Robinson

West 151st Street — 500 Block Association
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West 152nd Street — 500 Block Association
Ms. Cheryl Kyler

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Marie Leroy

Hamilton Terrace Block Association
Ms. Frizell Williams

Hamilton Terrace Block Association
Ms. Henrietta Rouse

Hamilton Terrace Block Association
Ms. Elizabeth Mayo

Hamilton Terrace Block Association
Ms. Cecilia Vargas

150-155 Edgecombe Block Association
Ms. Gloria Clark

130-153 Edgecombe Block Association
C.G. Madden, Secretary

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596 Riverside Drive Tenants Association
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49th St. Nicholas Terrace
Tenants Association
Shampelle Everett, President

Logan Plaza Tenants' Association
Ms. Queenie Thompson
Mr. Robert Buksha

Manhattanville Tenants Assoc.
Ms. Dorothea Chapman

Riverview Apartments Tenants Association
Ms. Liz Stuart

601 West 136th Street Tenants Association
Mr. William Palmer

608-610 Tenants Association
Mr. Louis Aguas

680 Riverside Drive Tenants Association

3569 Broadway Tenants Association
Ms. Gloria Barretto

United Tenants Association

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Donald Hill*
Matthew Huffman*
Marjorie Johnson*
Christopher W. London*
Roderick J. MacGregor*
Robert Mahoney
Ms. Trinidad Martinez
Wendy Mauritzon*
Ronald L. Melichar*
Alvarene Molland*
Mary Mu___ (illegible)*
Boydie Patterson
Robert D. Paulus*
Francis Redhouse*
Dwight Stanley
Herbert W. Thorne
Lana Turner
Ronald F. Wagner*
Caroline Waloski Weinman*
Jim Williams*
Timothy Van Dam*
Dr. D.J. Wellington*
Colette C. Whitlock*

WRITTEN COMMENTS FROM AGENCIES, ORGANIZATIONS, AND INDIVIDUALS

A total of 37 letters were received on the draft plan. Individuals or groups commenting could be divided into two general groups — those in favor of moving the Grange to a more appropriate location and those supporting the retention of the Grange in its current location on Convent Avenue. The Environmental Protection Agency favored any of the four proposals. Of those favoring the move, 31 groups or individuals supported alternative 4 (but many only under certain conditions) and one suggested another offsite location. The five letters opposing alternative 4 and relocating the Grange were in favor of restoring the Grange within its current site and did not necessarily state a preference for the other alternatives. In addition to letters, the following petitions were received:

- 168 signatures favoring alternative 3 and opposing alternative 4 (petition was sponsored by the Hamilton Terrace Block Association)
- 729 signatures in support of full restoration and relocation of Hamilton Grange National Memorial within the present community and on Hamilton's original tract of land.
- 538 signatures opposing the physical relocation of Hamilton Grange from its existing site to any other location (sponsored by St. Luke's Episcopal Church)
- 74 signatures protesting the move of the Hamilton Grange from its existing location (sponsored by Convent Avenue Baptist Church)

As a result of the comments received in meetings, letters, and petitions, changes were made to the preferred alternative 4 to address public concerns. These changes are described in alternative 4 of the final plan and are referred to in the following "Comment and Response" section.

International Representatives
Permanent Mission of the Republic of Vanuatu 87
Federal Agencies
Cooper-Hewitt Museum 89
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State Agencies
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COMMENTS

PERMANENT MISSION OF THE REPUBLIC OF VANUATU
TO THE UNITED NATIONS

MISSION PERMANENTE DE LA REPUBLIQUE DE VANUATU
AUPRES DES NATIONS UNIES

416 CONVENT AVENUE, NEW YORK, N.Y. 10031

TEL. (212) 926-3311 TELEFAX (212) 926-4131

919/93

15 July 1993

Georgette Nelms
Superintendent
United States Department of the Interior
National Park Service
Manhattan Sites
26 Wall Street
New York, N.Y. 10005

Re: Proposed Development Plan for Hamilton Grange National Memorial

Dear Ms. Nelms,

Thank you for your letter of June 28, 1993 and the draft General Management Plan and Environment Impact Statement for the Hamilton Grange National Memorial which was enclosed therewith.

I have reviewed that document very carefully because of the great importance of Hamilton Grange to the future of the immediate community. I regret that I was out of town and unable to attend the public meeting held on July 13th at Aaron Davis Hall. I would have been most interested in hearing the views of others in the community.

At the outset, let me state that most proposals of this sort are immediately viewed with considerable trepidation because very few of the promises that have been made to the community in which the Grange is located have been kept. Furthermore, very few changes in this community have been effected with the long-term perspective necessary to assist it in its redevelopment and improvement in its quality of life. The North River Sewage Treatment Plant is, of course, one obvious example. The loss of the Museum of the American Indian is another.

1 On the surface, Alternative 4 does look appealing. There is no question that the Grange is somewhat dwarfed physically by the two adjoining structures. In its current state, it is also under-utilized and lacks a high quality of visitor experience. The proposed bus pullouts and parking spaces would certainly help to alleviate the often congested traffic conditions on Convent Avenue itself. In short, Alternative 4 appears to have many attractive qualities which would recommend it. The proposed possible use of the Convent Avenue site for the National Park Service also appears to be attractive.

RESPONSES

1. Although a potentially positive method of eliminating congestion, the proposed bus pullouts and parking spaces were eliminated from alternative 4 to preserve park land and play areas within St. Nicholas Park. The National Park Service proposes to work with the Friends of Hamilton Grange and the City College of New York to identify feasible locations for visitor parking. The text describing alternative 4 in the final plan reflects these changes.

COMMENTS

2

However, Alternative 4 also raises many questions which can only be answered by immediate, firm, and long-term commitments of the resources necessary to protect, enhance, and preserve this rare treasure should that alternative be adopted. It also appears to me that considerable effort must be expended for public information and education with respect to the importance of the Grange and its surrounding environment, regardless of which alternative is selected. Without such efforts, it is doubtful that members of the public will demonstrate the necessary pride and community spirit to assure the success of the project.

Should the necessary resources be committed, we would certainly look forward to the results of the restoration and relocation of the Grange. Indeed, we would be pleased to join with others in heralding what could be a very positive and constructive step forward for the community which we are proud to be a part of.

Thank you for asking for my views, and thank you for the effort being put into the consideration of the various proposals.

Sincerely yours,



Robert F. Van Lierop
Ambassador
Permanent Representative

cc: The Honorable Charles Rangel
U.S. House of Representatives
2252 Rayburn House Building
Washington, D.C. 20515

RFVL:mtc

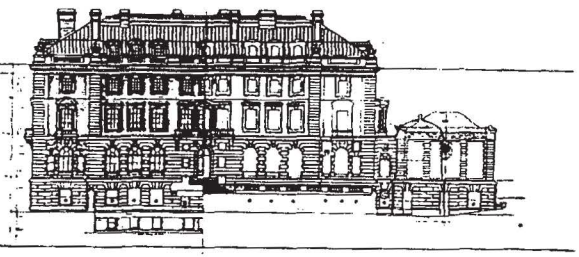
RESPONSES

2. Following the completion and review of the final plan, the process for resource commitment and/or acquisition would begin. The foreseen steps in this process are identified in appendix H of the final plan. As noted in the alternative 4 description in the final plan, communicating the importance of the Grange and the surrounding community would be a major component of the interpretation and education at the restored Grange and the new Convent Avenue building.

Cooper-Hewitt Museum

The Smithsonian Institution's
National Museum of Design

2 East 91st Street
New York, N.Y. 10128
Telephone 212-860-6868
Fax 212-860-6909



July 12, 1993

The Honorable Charles B. Rangel
United States Congressman
Adam Clayton Powell State Office Building
163 West 125th Street
New York, New York 10027

Dear Congressman Rangel:

My Name is Deirdre Scott and I am Program Coordinator for Audience Development at Cooper-Hewitt, National Museum of Design, Smithsonian Institution. In addition to that designation I am also a board member of the Upper Manhattan Society for Progress Through Preservation and an active concerned citizen of New York City. As an African American I have been an ardent follower and supporter of preservation issues especially as they effect Harlem, Upper Manhattan and the Bronx - areas that have been historically overlooked and neglected. I am writing to you now to make you aware of my concerns which are shared by a great many people and to request that you help secure the full restoration of Hamilton Grange to its original grandeur by leading the effort to guarantee sufficient funds from congress.

When erected in 1802 the Hamilton Grange was an architectural masterpiece of great sophistication by one of the country's first professional architects, John McCoombs Jr. who also designed New York's City Hall. Today, and for over 100 years it has been an architectural aberration wedged between two massive structures totally out of scale and character with its delicate design.

The Parks Service, happily mindful of the fact that for many years attempts to restore the Grange were also used as a subterfuge to remove

COMMENTS

this treasure from our Harlem community, have finally proposed to restore the Grange on a neighborhood site - St. Nicholas Park. Given the various alternatives identified by the Parks Service, the move to St. Nicholas Park is by far the most satisfying. It is, in fact, a brilliant compromise since, this would both substantially contribute to the upgrade of the park as well as assure the continuity of Hamilton and McCoombs original intent in the fullest way possible.

This beautiful building and distinguished landmark when properly restored will help to attract ever greater numbers of tourists to Harlem who will one day patronize local restaurants, bed and breakfast and business establishments and help to effect the revitalization of this special area of New York city.

Thank you for your consideration.

Sincerely,

Deirdre A. Scott
Program Coordinator
for Audience Development

cc: Georgette Nelms, National Parks Service

RESPONSES

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION II
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, NEW YORK 10278-0012

Joseph T. Avery
Acting Superintendent
National Park Service
Manhattan Sites
26 Wall Street
New York, New York 10005

Class: LO

Dear Mr. Avery:

The Environmental Protection Agency (EPA) has reviewed the draft environmental impact statement and general management plan for the Hamilton Grange National Memorial (the Grange). This review was conducted in accordance with Section 309 of the Clean Air Act, as amended (42 U.S.C. 7609, PL 91-604 12(a), 84 Stat. 1709), and the National Environmental Policy Act.

The proposed project involves the development of alternatives for future management and use of the Grange. These alternatives have been developed in an attempt to address the problems of inadequate staffing, inefficient maintenance organization, unmet visitor needs, poor security and severe structural conditions which plague the site. Further, the alternatives consider Congress's directive to preserve the Grange "in a fitting setting."

EPA believes that the implementation of any of the project alternatives will not result in significant adverse environmental impacts. Therefore, in accordance with EPA policy, we have rated this project as LO, indicating that we do not object to implementation of the project.

Should you have any questions concerning our comments, please contact Joanne Arenwald of my staff at (212) 264-6689.

Sincerely yours,

Robert W. Hargrove, Chief
Environmental Impacts Branch

ITED ON RECYCLED PAPER

COMMENTS

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189 518-237-8643

Orin Lehman
Commissioner

July 1, 1993

Marie Rust
Regional Director
U.S. Department of the Interior
National Park Service
North Atlantic Region
15 State Street
Boston, Mass. 02109-3572

Dear Ms. Rust,

Re: DOI
Hamilton Grange National Memorial
Manhattan, New York Co.
92PR2184

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966 and the relevant implementing regulations.

Staff from this office have recently visited this historic property. Therefore, after reading the report submitted by your office, it is the opinion of the SHPO that, while any of the four alternatives would be an acceptable treatment of this property, we concur with your findings that proposal #4 (moving the structure to a new site) is the preferred alternative. This would allow the original orientation of the house to be restored, provide a much more appropriste setting for the house as well as offer more opportunities for public programming. As for the Hamilton Heights Historic District, it appears that the move would have No Adverse Effect despite the Grange being considered a contributing buiding. These comments are given with the proviso that the proper procedures for review of the move of a National Register listed property will be followed. 1

Please use our project review identification number if additional correspondance is necessary. If you have any questions, please call Jim Warren of our Project Review Unit at (518) 237-8643, Ext. 280.

Sincerely yours,

Julia S. Stokes
Deputy Commissioner for
Historic Preservation

JSS/JPW:tr

An Equal Opportunity Affirmative Action Agency

RESPONSES

1. Compliance procedures are outlined in the "Compliance with Federal and State Laws, Executive Orders, and Regulations" section of the *Final General Management Plan/Environmental Impact Statement*. The procedures outlined in the draft plan have been amended to include the findings of the determination of eligibility for St. Nicholas Park.

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
225 BROADWAY, NEW YORK, NEW YORK 10007 PHONE (212) 553-1100

R E P O R T

August 3, 1993	287 Convent Avenue	Manhattan	2050	4	93-3374
DATE	ADDRESS	BOROUGH	BLOCK	LOT	DOCKET NUMBER
94-0003	HAMILTON GRANGE			LP-0317	
REPORT NUMBER	HISTORIC DISTRICT/NAME OF BUILDING			LP NUMBER	SM/ALT F-18

HAMILTON HEIGHTS HISTORIC DISTRICT

LANDMARKS PRESERVATION COMMISSION
REPORT

With respect to docket number 93-3374, a schematic proposal to move Hamilton Grange from its present non-original site at 287 Convent Avenue to St. Nicholas Park and to restore the building to its original condition, 287 Convent Avenue, LP-0317, Borough of Manhattan.

CR 94-0003
August 3, 1993

This report is pursuant to Title 25, Chapter 3 of the Administrative Code of the City of New York, which requires such a report by the Landmarks Preservation Commission on plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by a governmental agency, and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

At the Public Meeting of July 13, 1993, following the Public Hearing and Public Meeting of June 22, 1993, the Landmarks Preservation Commission reviewed a schematic proposal to move Hamilton Grange from its present non-original site to a new site at St. Nicholas Park, and to restore the building to its original condition, as shown in the photographs, the Draft Environmental Impact Statement and in drawings 1 and 2, dated received May 27, 1993, prepared by the National Park Service, submitted as components of the application, and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that Hamilton Grange is a three-bay, two-story, wood frame, free-standing symmetrical, Federal style mansion designed by John McComb, Jr., and built in 1802-1803 for Alexander Hamilton as a country retreat; that the mansion originally featured identical north and south elevations, with two entry doors on two opposing sides and broad porches on two opposing sides; that the original siting of the mansion on 32 acres of land opened the house to all

COMMENTS

sides, giving distant views in all directions, a concept of the geometrically perfect villa set in an expansive landscape; that in 1879 the property was divided into 300 building lots, and the rectangular street system was extended north with the grid for 143rd Street proposed to pass through the building; that in 1889 the mansion was moved 350 feet to the southeast to its present location at 287 Convent Avenue and acquired by St. Luke's Episcopal Church; and that when the mansion was moved and the adjacent church and apartment buildings were constructed, the building was turned sideways and the original front and back porches and entrance door were removed and relocated on the building. The Commission further noted that the interior of the mansion exhibits mostly original millwork, molding and plasterwork, showing evidence of Adamesque influence; that although the mansion is altered, it is one the few surviving examples of architect John McComb, Jr.'s domestic architecture; and that when the building was designated in 1967, the designation report noted that the National Park Service was considering moving the building to a more appropriate site and stated "As the building is now situated, the Grange cannot be made to reflect either its architect's conception or its condition when it was Alexander Hamilton's residence." The Commission finally noted that presently the mansion is closed to the public due to severe structural problems including floor joists that have pulled away from beam pockets, and split and horizontally cracked beams.

With regard to this proposal, the Commission found that moving the building from its present non-original site to a new location within St. Nicholas Park would enable the mansion to be fully restored to its original appearance with all doors, windows and porches restored to their original places; that the new setting of the mansion within the park would more closely recall the building's original setting within 32 acres of landscaped grounds; and that the restoration of the building in its new site would allow more comprehensive visitor programs which would enhance interpretation of this important Federal style mansion as well as the life of Alexander Hamilton. Based on these findings, the work is found to be appropriate.

1 However, the Commission also found that the existing site, being within the Hamilton Heights Historic District and associated with the Grange for over 100 years, is very important, and its disposition should be dealt with as part of the program for moving and restoring the Grange; that the decision on the proper

2 orientation of the house should consider not only the historic orientation, with the front door facing south, but also that the orientation must make sense on the proposed site, which has a north-facing street frontage; and that any fence placed around

RESPONSES

1. Following the relocation of the Grange, a new building that is compatible with the architectural characteristics of the Hamilton Grange Historic District would be constructed. A possible design for the building is depicted in the final plan in the description of alternative 4. The purpose of the building would be for community use, heritage education programs, and NPS housing. In addition, the preservation efforts and the importance of the current location in the Grange's history would be presented through exhibits and interpretive media. (A more detailed description of the building is provided in the alternative 4 description in the final plan.) Restoration of the Grange and construction of the new building would occur simultaneously; the Convent Avenue site would not be left vacant.

2. The proposed orientation for the relocated Grange, as presented in the description of alternative 4 in the final plan, is the historical orientation to the south. However, based on site topography, the location of 141st Street, and the location of Steinman Hall, the most appropriate orientation and location of the house (within the acreage acquired) might be changed during the design process in consultation with the Friends of Hamilton Grange group, the state historic preservation office, the Landmarks Commission, and other state and local organizations. Site elements such as security fencing would be appropriately placed.

COMMENTS

August 3, 1993
Hamilton Grange
Page 3

the site be as far removed from the mansion as possible and that the distance between the house and the high retaining wall at the edge of the park be increased, if possible, so that the mansion can read as a free-standing country retreat in the middle of a landscape.

3 Please note that the issuance of this report pertains to the schematic stage of this project only and that when final documents and drawings are completed they will need to be submitted to the Commission for review. Direct all inquiries and correspondence relating to this report to Jennifer Field, Landmarks Presrvationist.

Very truly yours,

Laurie Beckelman
Chair

LB/JF/wp
cc: National Park Service
Art Commission
NYC Department of Parks and Recreation
SHPO/Advisory Council
Joan Olshansky
Alex Herrera
Laura Alaimo
City Record
HDC
Community Board 9
Files

RESPONSES

3. As noted in response #1, the National Park Service would continue to involve the Landmarks Commission in the relocation and restoration of the Grange. Final design drawings would be submitted for the commission's review.

COMMENTS

City of New York
Parks & Recreation

The Arsenal
Central Park
New York, New York 10021

Henry J. Stern
Commissioner

October 27, 1994

Ms. Marie Rust
Director, North Atlantic Regional Office
National Park Service
15 State Street
Boston, Massachusetts 02109

Dear Ms. Rust:

It was a pleasure to have met with you, Michael Adlerstein and Joseph Avery last Monday to discuss the National Park Service proposal to relocate Hamilton Grange to a site within New York City's St. Nicholas Park.

Subject to future detailed negotiation, Parks & Recreation hereby approves the basic concept of the plan. We believe it is in the public interest to move the Grange to a more attractive and spacious setting. As we discussed, there are a number of issues which a final agreement between the parties must address.

1 **Loss of Trees/St. Nicholas Park**
We are particularly concerned about the possible loss of mature trees from St. Nicholas Park. The National Park Service should rely upon siting and construction options which can preserve the existing large trees, including consideration of siting the house to the east (somewhat downhill) from the currently proposed site. When trees must be removed, New York City requires tree replacement based upon a Basal Area Replacement Formula, namely that the cross-sectional area of replacement trees equals the cross-sectional area of trees removed. The Grange relocation must meet or surpass this standard.

2 **Land Transfer/Park Mitigation**
We would prefer to limit the land transfer to the immediate grounds of the new Grange location, which should roughly correspond to the property within St. Nicholas Park which formerly was part of Alexander Hamilton's Grange property. In partial exchange for this land transfer, the National Park Service should perform ongoing maintenance and operational support for the upkeep of related areas of St. Nicholas Park. Such ongoing maintenance support will not only improve the public experience of the relocated Grange, but will more importantly provide the greatest compensatory benefit to the surrounding neighborhood which currently uses St. Nicholas Park.

3 **Land Replacement**
Our usual practice requires at least acre-for-acre replacement for the loss of City parkland. In this case, Parks & Recreation would expect that our transfer of land within St. Nicholas

RESPONSES

1. The National Park Service would work with the city to site the house in such a way as to preserve the maximum number of trees. The cross-sectional area of trees that must be removed would be replaced by the 13 commemorative sweetgum trees along with other trees necessary to achieve the basal area replacement formula.

2. Final determination of the area and extent of land transfer would be made through negotiations between the city and the National Park Service. Following the definition of the related areas and the area to be transferred, the National Park Service would work with the city Department of Parks and Recreation to provide/ensure ongoing maintenance of those areas.

3. The National Park Service and the city would address the actual method of land transfer in future negotiations. As part of those negotiations the National Park Service would explore land replacement from federally owned lands. Appendix H outlines the acquisition procedures anticipated by the National Park Service. Any land transfer from the federal government to the city related to this plan might require additional compliance with the National Environmental Policy Act.

Park to the Federal government be accompanied by similar transfer of land from the Federal government to the City. The transfer of the Coast Guard Building located between Battery Park and the Staten Island Ferry Terminal would enhance public waterfront access and provide a valuable addition to Battery Park.

National Register Eligibility
My staff concurs with the finding of the New York State Office of Parks, Recreation, and Historic Preservation that St. Nicholas Park, originally designed and built by Samuel Parsons but subsequently reconstructed and modified in the 1930's and later, does not retain sufficient historical integrity to merit National Register eligibility.

Should the National Park Service decide to pursue the relocation of Hamilton Grange into St. Nicholas Park, my staff and I would be pleased to meet with you to discuss the terms of the agreement and conditions of the land transfer. Please call me or Stephen Whitehouse, our Chief of Planning at (212)-360-3403, when you are ready to proceed.

All the best,

Henry J. Stern

COMMENTS

RESPONSES

The City of New York

CB9M
565 West 125 Street
New York, New York 10027
(212) 864-6200/Fax # 662-7396

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Lawrence T. McClean
District Manager



September 20, 1993

Mr. Joseph Avery
Acting Superintendent
United States Department of the Interior
National Parks Service Manhattan Sites
26 Wall Street
New York, NY 10005

Dear Mr. Avery:

Both the Parks Committee and the Landmarks and Historic Preservation Committee of Manhattan Community Board No. 9 would like to thank you and your staff for your presentation at the Public Hearing held on Thursday, September 9th, in the matter of the restoration of Hamilton Grange.

To confirm what you already know from that meeting, the meeting resolved that it favors alternative No. 4. The vote was as follows:

Community Board: In Favor: 7 Opposed: 5
Abstaining: 1

Community: In Favor: 14 Opposed: 11
Abstaining: 0

Very truly yours,

Barbara Platt, Co-Chair
Parks Department

Rosalie Jean Baptiste, Co-Chair, Parks Department

Jonathan Miller, Co-Chair
Landmarks and Historic Preservation

SERVING HAMILTON HEIGHTS/MANHATTANVILLE & MORNINGSIDE HEIGHTS

The City of New York

CB9M
565 West 125 Street
New York, New York 10027
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March 18, 1994

Mr. Joseph T. Avery, Superintendent
National Park Service, Manhattan Sites
26 Wall Street
New York, NY 10005

Dear Mr. Avery:

At our regularly scheduled General Board meeting held on Thursday, March 17, 1994, the attached resolution regarding "National Parks Service Alternative Proposals for the Relocation/Restoration of the Hamilton Grange" was passed by a vote of 18 in favor, 11 opposed, 2 abstentions and 0 abstentions for cause.

Sincerely,

Theodore P. Kovaleff

Enclosure

cc: Elected Officials

COMMENTS

RESOLUTION RE: **RELOCATION AND RESTORATION OF THE HAMILTON GRANGE**

Whereas, the National Parks Service has drafted a General Management Plan/Environmental Impact Statement for the renovation of the Hamilton Grange National Memorial; and

Whereas, the NPS preferred alternative/proposed action would

--re-site the Grange itself within St. Nicholas Park on a level area representing the southerly continuation of Hamilton Terrace across W. 141st St. in order to allow full architectural restoration of the Grange to its interior and exterior appearance during Hamilton's residency and the landscaping of a setting more reflective of its original rural placement at (now) W. 143rd St. and Convent Avenue; and

1 --construct upon the present Convent Avenue site a compatible structure housing a Ranger residence, exhibition space, and a reception room for community use; and

Whereas, this proposed action appropriately memorializes Hamilton's contribution as a founder of our government, recognizes and celebrates the achievement of this architect, John McComb, Jr., architect with Joseph F. Mangin of City Hall, extends use of the current NPS site and provides for community presence of NPS Rangers, promises greater security within St. Nicholas Park, promotes national focus upon an enlarged and renewed memorial encouraging to both NYC historic educational

2 efforts and international tourism, and places Hamilton Heights at the center of an emerging Revolution Trail linking nationally significant historic sites and events throughout the length of Manhattan;

Be it resolved that Community Board #9/Man. actively supports the National Park Service in this Memorial renovation, and

Be it further resolved that the Board pledges assistance to Congressman Charles B. Rangel and Senator Daniel P. Moynihan in their efforts toward passage of appropriate Congressional funding legislation, and

3 Be it further resolved that the Board calls for institution of a community-based organization, Friends of the Hamilton Grange, to be allowed an active support and oversight role toward the Grange -- in guarantee of the community interest in this long-treasured National Memorial, the foremost historic and architectural endowment within our boundaries of responsibility.

SERVING HAMILTON HEIGHTS/MANHATTANVILLE & MORNINGSIDE HEIGHTS

RESPONSES

1. Alternative 4 in the final plan has been amended to identify a new NPS ranger residence and community use facility as the appropriate use for the Convent Avenue site once the Grange has been moved. The vest-pocket park has been eliminated as a viable option.

2. The concept of a Revolution Trail was not specifically identified in the draft plan and is not addressed in the final plan. The trail is part of a larger planning concept that involves Hamilton Grange, the five remaining sites within the Manhattan Sites group (Federal Hall, Grant's Tomb, Theodore Roosevelt's birthplace, St. Paul's Church, and Castle Clinton), and other historic sites within the city. The future of the trail will be discussed in the general management plan/ environmental impact statement for Manhattan Sites, which will be on public review in the future.

3. The Friends of Hamilton Grange group was identified in the draft plan and is also included in the final plan (in the "Actions Common to All Alternatives" section). Formation of the group has been initiated by the National Park Service 2.

Ms. Georgette Nelms, Superintendent of Manhattan Sites
The National Park Service, Department of the Interior
26 Wall Street
New York, New York 10005

July 13, 1993

Dear Ms. Nelms:

I send this letter in support of the proposed relocation and restoration of Hamilton Grange, the early 19th century home of Alexander Hamilton. I believe that the plan is a reasonable and responsible solution in regards to both preserving a landmark and assuring a strong future for the surrounding community.

As curator of a Federal-era country residence, I am well aware of the historical significance of Hamilton Grange. Like Boscobel, Hamilton's famous residence represented the best of American architecture and decorative arts. Today, as the house sits overwhelmed by domineering structures, the significance of its original conception is lost. How successful is an historic structure exhibited in so foreign a situation to that which it was built? By relocating Hamilton Grange to the nearby park setting, you will be able to strengthen its presentation, and thus its attractiveness and historical significance for drawing visitors.

The value of this proposed relocation must also be seen as beneficial to the surrounding community. By strengthening Hamilton Grange's presentation and offerings to a public audience, you will be increasing the numbers of visitors to the entire neighborhood -- encouraging a rediscovery of one of Manhattan's most interesting areas. This proposed plan would benefit the entire community from the perspectives of both preservation and business.

It is my hope that this plan becomes a reality. I applaud its creation, and I offer my services to help make this relocation happen.

Sincerely,

James Archer Abbott,
Curator of Collections

Boscobel Restoration Inc.
GARRISON-ON-HUDSON, NEW YORK

COMMENTS

Wave Hill
675 West 252nd Street
Bronx, New York 10471
212/549-3200

RE: THE GRANGE, ALEXANDER HAMILTON'S HOUSE

1 In the discussion about the proposed resiting of The Grange, Alexander Hamilton's house from its present location to nearby Saint Nicholas Park, one exceedingly important, indeed critical element, has been overlooked---namely the park itself. It is being treated as a vacant lot. Advocates of the move assert the park will be "improved" by the insertion of The Grange. Saint Nicholas Park is not a vacant lot. Saint Nicholas Park and its history deserves recognition. This recognition must be part of any serious, educated discussion.

Saint Nicholas Park is the work of Samuel Parsons, Jr. (1844-1923). The Parsons family (for whom Parsons Blvd. in Queens is named) was well established and respected in the 19th century horticultural world. It was at the Parsons Nursery, remnants of which can still be seen in Kissena Park, that Samuel Parsons, Sr. introduced for the first time Japanese cutleaf maples to the nation. Parsons also was the first in the country to propagate rhododendrons. Much of the plant material supplied for New York's Central Park came from the Parsons Nursery.

Samuel Parsons, Jr. was educated at Haverford and Yale. He was partner to Calvert Vaux until the latter's death in 1895. In addition to continuing private practice, with commissions nationwide, Parsons was in charge of New York City's parks longer than any single person. In 1882, he was appointed Superintendent for Planting, in 1898 Landscape Architect and in 1906 Parks Commissioner. His career bridged the change in taste from the "beautiful and picturesque" to the "reform era" parks.

2 Saint Nicholas Park is the only existing example of Parsons' work in the picturesque style. Character defining elements, e.g. boundaries, circulation systems, topographical delineation are all intact, affording a high level of integrity to the site. Some original plant material is evident though in mature even declining state. One has only to remember the decrepitude of Central Park in the 1960s to know that present conditions are not insurmountable to a proper rehabilitation.

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National Park Service
National Trust for Historic Preservation
Smithsonian Institution - Office of Horticulture
Society of Architectural Historians
Southern Garden History Society
The Trustees of Reservations
The United States National Arboretum



RESPONSES

1. An evaluation of St. Nicholas Park has been completed in response to public concerns expressed following the release of the draft plan. The National Park Service, working with the state historic preservation officer and the city Department of Parks and Recreation, completed a determination of eligibility for the National Register of Historic Places. The integrity of the park as a whole was analyzed using national register criteria.

2. As noted in response #1, St. Nicholas Park was evaluated to determine its level of significance and integrity. Some of the character-defining elements are discussed in the sections of the final plan. However, it has been determined by the state historic preservation officer and the city Department of Parks and Recreation that the park does not retain sufficient historical integrity to meet national register eligibility (see appendix I).

   A copy of the determination of eligibility can be provided by the National Park Service if requested.

I must comment on the irony of the present situation. Parsons was often the single dissenting voice against incursions into the green spaces of New York's Central Park. Some of the suggested insertions included expositions and a race-track. Indeed it could be asserted that Central Park, as we know it and treasure it today, is as a result of Parsons' unyielding defense of the original design intent of Olmsted and Vaux.

My personal opinion is that The Grange should stay right where it is. Why? Because it teaches valuable lessons, only two of which I will enumerate:

- The power of a single persons' determination in the Preservation Movement. Whether it be Ann Pamela Cunningham and Mount Vernon, or Rev. Isaac Tuttle and The Grange. The houses were saved, by the perseverance of one person.

3

- The present discussions speak to the growth and philosophical sophistication of the Preservation Movement in the United States. To save is good. To save with contextural integrity is better. We have come a long way.

Will moving The Grange, making changes, drastic, even mutilating changes, in Saint Nicholas Park merely be another form of insensitivity to site? Another form of misplacement?

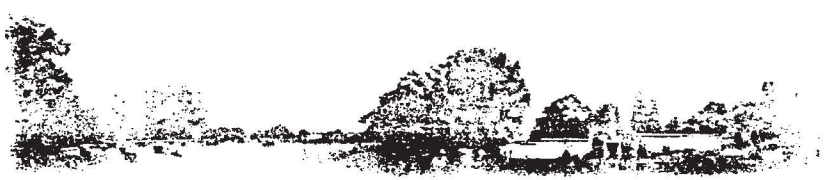
4 The point of this letter is to be sure that any discussions about The Grange and its location or proposed relocation should, indeed MUST include Saint Nicholas Park as a cultural resource in its own right.

Toward this end, I enclose a bibliography of the work of Samuel Parsons, Jr. A copy of the Planting Plan for Saint Nicholas Park taken from Parsons book Landscape Gardening Studies published in 1910 by John Lane Company, New York. It should be further noted that one of Parsons' books, The Art of Landscape Architecture is being reprinted in the near future. The New York State Council on the Arts has just awarded a grant for an exhibition on the Legacy of Samuel Parsons, Jr.

Yours truly,

Catha Grace Rambusch

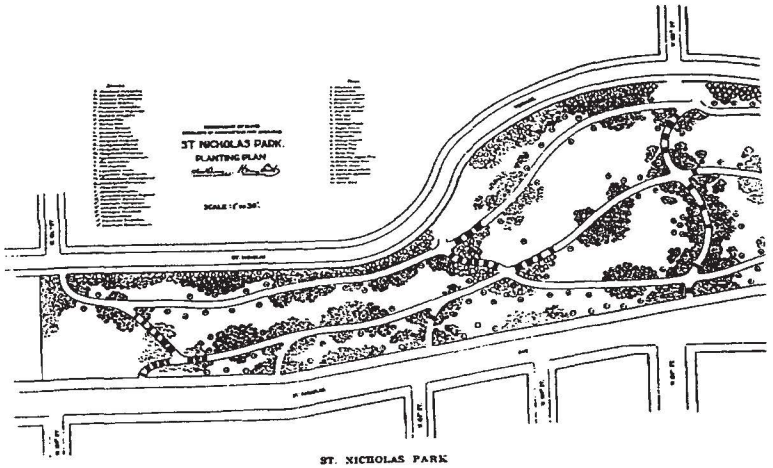
Catha Grace Rambusch
Director/CATALOG



3. The Grange has a rich history within preservation efforts. In relocating the house, it would become possible to restore the architectural and structural qualities of the house. The proposed relocation site in St. Nicholas Park is on the peripheral boundary of the northern end. Throughout the history of the park, several additions and structural intrusions have occurred, mostly in the north and east sides of the park. The proposed site of relocation would not compromise the picturesque qualities of the central part of the park, and it would not be a visual intrusion from the northeast staircase and entrance of the park.

4. See responses #1, #2, and #3.

COMMENTS



ST. NICHOLAS PARK

Samuel Parsons, Jr., Landscape Gardening Studies, 1910 John Lane Company, New York

RESPONSES

Architecture. July 1949; XXXIX(4): 184-186. *An early brief assessment of Parmentier as a landscape designer.*

Stiles, Henry R. *A History of the City of Brooklyn*. Brooklyn, NY: Published by Subscription; 1869. *Vol. II, pp. 173-174 contains an extended quotation from an unidentified source, which describes Parmentier's "buoyant, active temperament" and his "enthusiastic devotion to floral pursuits," as well as his abilities as a musician and artist. Refers to many sketches and drawings still in the possession of the family. The source describes Parmentier's horticultural garden but says nothing about his activities as a landscape designer.*

Toole, Robert M. "Wilderness to Landscape Garden: The Early Development of Hyde Park." *Hudson River Regional Review*. September 1991; 8(2): 1-33. *Discusses both the Bard and Hosack ownerships of Hyde Park.*

No repository has been located that contains original papers and drawings by or relating to André Parmentier. However, the Saint Joseph Convent, Brentwood, NY has Parmentier family records and portraits centered primarily on Adele Parmentier Bayer and her benefactions. Additionally, the Western Historical Manuscripts Collection, University of Missouri, Columbia, MO holds the Charles Van Ravenswaay Collection, which includes a draft manuscript on Parmentier by the late Dr. Van Ravenswaay, including extensive notes collected by him. This material was very useful to the project team assembling the Vanderbilt Mansion National Historic Site Cultural Landscape Report listed above, although Dr. Van Ravenswaay's research focused more on Parmentier as a horticulturist than a landscape designer.

Contributed by Cynthia Zaitzevsky, Ph.D.

[redacted] b. 1844, d. 1923. Samuel Parsons, Jr. was born in New Bedford, MA, the son of Samuel Bowne Parsons, a nurseryman, and Susan (Howland) Parsons. Preceded by two generations of Quaker horticulturists, his family propagated and cultivated nursery stock for nearly two centuries. The nursery prospered until the elder Parsons' death (1907). It brought to the family international notoriety, opportunities for international travel, and the ability to introduce a variety of ornamental trees and shrubs to the U.S.



Parsons, Jr. Samuel, ca 1910s. *(Frontispiece, Memories of Samuel Parsons, 1926).*

Parsons first studied at Haverford College and later graduated from Yale Scientific School with a Bachelor of Philosophy in 1862. His studies emphasized Agricultural Chemistry, Geology, Botany, Physics and Surveying. After college he studied farming, first for one year on a model farm on Cayuga Lake, and then six on his own farm in southern New Jersey. This was followed by five years in the family nursery, Parsons & Sons Company, Flushing, NY. Here his attention was turned to laying out and planting country places. This period of practical experience prepared Parsons for his assignment with Calvert Vaux, when he joined his NYC office, Vaux and Company, as a student. In the course of one year he became a partner. During this tenure numerous places were laid out throughout the country. In 1883, Vaux was asked to return to the NYC Parks Department, which he agreed on the condition that Parsons be able to join him. This began a thirty-year tenure for Parsons as a public servant.

Parsons began this career as Superintendent of Planting, which was actually Vaux's assistant. Here he helped Vaux to perfect plans, with an emphasis on planting. Although Vaux later resigned in 1883 for two years, upon

COMMENTS

his return, the two worked together on every piece of park design within the city. This meant changes and development in various parts of Central Park, and the redesign, design and/or construction of such parks and open spaces as Grants Tomb, Bowling Green, Union and Abingdon Squares, and Jeanette, Canal Street and Christopher Parks. After Vaux's death in 1895, Parsons resumed the role of Landscape Architect. He left the department briefly for four years, 1898-1902, and served as Commissioner for a brief period in 1905. During this time he oversaw much of the design and planting in Central, Riverside and Morningside Parks, and the creation, design and construction of St. Nicholas, DeWitt Clinton, Thomas Jefferson, and John Jay Parks and the Broadway Mall (59-125th Street). Through his responsibilities at the Parks Department, as president of the Park Board of Manhattan and Richmond, NY, and as the landscape architect appointed to the City-Improvement Commission, he played a pivotal role during a time when New York City's parks evolved from Picturesque to Reform-Era designs.

Parsons' commissions can be found throughout the country in the form of parks, playgrounds, estates, gardens, cemeteries, planned communities (or homestead parks as he referred to them), public grounds, and campus plans. He was the first professional landscape architect hired by the cities of Birmingham, AL (Glen Iris Park) and San Diego, CA (Balboa Park). A sampling of career projects includes the National Capital Grounds (selected under an Act of Congress), Washington DC (unexecuted); League Island Park, Philadelphia, PA; Pine Lawn Cemetery, Syosset, LI; Evergreen Park Cemetery, Brooklyn, NY; Albemarle Park, Asheville, NC; the University of Alabama at Tuscaloosa, AL; "Elmendorf" Horse Farm, Lexington, KY; "Berry Hill", Newport, RI and "Inisfad", Roslyn, NY.

Concurrent with public service and his own practice, Parsons & Co., the American Society of Landscape Architects (ASLA) was founded in Parsons' NYC office in the St. James Building on January 4, 1899 -- due largely to his persistence. He was elected its first Vice President, with John Charles Olmsted as President, and played a role in drafting its first constitution among other tasks. He later served as president in 1902, and again in 1906-7.

Throughout his career, Parsons wrote extensively including numerous articles in *Scribner's Magazine, Garden & Field, The American Garden, The Outlook,* and *The American Architect*. He also wrote seven major books. His design philosophy and much of his career canon can be gleaned from these publications and his significant legacy extant in the American landscape today.

. . . . .

Parsons, Jr., Samuel. "Italian Villas; Their Place and Function in the Landscape" *The American Architect*, 28 July 1915; CVIII(2066); 49-55, 59. *Illus.*

Parsons, Jr., Samuel. "Landscape Surrounds for Academic Buildings", *The American Architect*. 20 October 1915; CVIII(2078); 257-264. *Photos.*

Parsons, Jr., Samuel. "Lawn and Landscape: Suburban Lawns." *The American Garden*. April 1881; II(1) 8.

Parsons, Jr., Samuel. "Lawn and Landscape: An Ideal Lawn." *The American Garden*. October 1881; II(3) 40.

Parsons, Jr., Samuel. "Lawn and Landscape: Nookeries." *The American Garden*. February 1882; III(2): 24.

Parsons, Jr., Samuel. "Lawn and Landscape: Ornamental Climbing Vines." *The American Garden*. September 1882; III(9): 136.

Parsons, Jr., Samuel. "Lawn and Landscape: The Hardy Azalea." *The American Garden*. December 1882; III(12): 184.

Parsons, Jr., Samuel. "Lawn and Landscape: Rhododendrons." *The American Garden*. June 1883; IV(6): 108.

Parsons, Jr., Samuel "Lawn and Landscape: Central Park." *The American Garden*. December 1883; *IV(12)*: 230.

Parsons, Samuel, Jr. "Lawn Planting for Winter Effect." *The Atlantic Monthly*. May 1881; (XLVII).

Bailey, Liberty Hyde (Ed.). *Cyclopedia of American Horticulture*. New York: The Macmillan Company; 1910. *Includes "Lawn", by Parsons. (pp. 890-893.)*

Caparn, Harold A.; Pray, James Sturgis; Vaux, Downing (Ed.). *Transactions of the American Society of Landscape Architects 1899-1908*. Harrisburg, PA: Horace McFarland Co. *"Small City Parks" by Parsons. Includes many Reform Era park designs. (pp. 75-80).*

Caparn, Harold A.; Pray, James Sturgis; Vaux, Downing (Ed.). *Transactions of the American Society of Landscape Architects 1899-1908*. Harrisburg, PA: Horace McFarland

RESPONSES

Co. *"Interesting Facts in Regard to the Inception and Development of Central Park" by Parsons. Includes early park plan. (pp. 105-110).*

Chute, Eugene (Ed.); Parsons, Mabel (Photos); Fowler, Clarence (Text). *English House Grounds.* New York: Mabel Parsons; 1924. *A vast collection of garden photos from the family trip to England. The book is dedicated to the memory of Samuel Parsons.*

Parsons, Jr., Samuel. "Shrubbery in the Home Grounds: How to Secure the Best Results", *Country Life in America.* November 1901; 25-26.

Parsons, Jr., Samuel. "How to Make a Garden -- The Lawn: Some of the Principles Explained by a New York Landscape Gardener", *Country Life in America.* March 1902; 173.

Elwood, P. H. (Ed.). *American Landscape Architecture.* New York: The Architectural Book Publishing Co., Inc.; 1924. *Photos of Agar, Senff, Cook, and Stetson Estates designed by Parsons (pp. 122-124).*

Mathews, Jane Gianvito and Mathews, Richard A. (Ed.). *The Manor and Cottages Albemarle Park, Asheville, North Carolina: A Historic Planned Residential Community.* Asheville, NC: The Albemarle Park-Manor Grounds Association., Inc.; 1991. *Includes the chapter "The Landscape of Albemarle Park: Samuel Parsons' Vision" by Charles Birnbaum (pp. 40-63). Historic and contemporary photos, plans.*

Parsons, Mabel (Ed.). *Memories of Samuel Parsons.* New York and London: G.P. Putnam's Sons; 1926. *After her father's death in 1923, Mabel Parsons (1902-1964) completes his detailed biography; how he met Olmsted and Vaux; the Central Park years and the battle to preserve the intent of the "Greensward" plan for the following decades. Parsons photo as a frontispiece.*

Parsons, Jr., Samuel. "The Parks and the People", *The Outlook.* 7 May 1898; 23-33.

Parsons, Jr., Samuel and O'Donovan, W.R. "The Art of Landscape Gardening", *The Outlook.* 22 September 1906; 222-232.

Parsons, Jr., Samuel. *The Art of Landscape Architecture.* New York and London: The Knickerbocker Press, G. P. Putnam's Sons; 1915. *Parsons' study of the development landscape architecture and "its application to modern landscape gardening." The culmination of his work and design philosophies. Many photos of which some are identified.*

Parsons, [Jr.], Samuel (Ed.). *Hints on Landscape Gardening.* Boston and New York: Houghton Mifflin Company, The Riverside Press; 1917. *Parsons writes introduction and serves as editor for the reprint of Prince von Puckler-Muskau's classic. Preface by John Nolen. Second in series of "authoritative" books to be published with the cooperation of the ASLA.*

Parsons, Jr., Samuel. *How to Plan the Home Grounds.* New York: Doubleday & McClure Co; 1899. *"Basic principles concerning the selection and design of residential properties." Discussion of plant materials. Engravings, plans, sections.*

Parsons, Jr., Samuel. *Landscape Gardening.* New York, London: G.P. Putnam's Sons, The Knickerbocker Press; 1891. *Emphasis on landscape composition and plant materials. Changes in taste/technology is well illustrated. Innovative use of photos and engravings for the period.*

Parsons, [Jr.], Samuel. *Landscape Gardening Studies.* New York: John Lane Company; 1910. *One of the few books by Parsons to credit his own work with project names and locations. Includes many photos and plans.*

Parsons, Jr., Samuel. *Report to Park Board New York City of Samuel Parsons, Landscape Architect on Visit to European Parks.* New York: Martin B. Brown Company Printers; 1906. *Short monograph.*

Parsons, Jr. Samuel. "Lawn Planting for City and Country." *Scribner's Monthly Magazine,* 1879; (VIII)249.

Parsons, Jr., Samuel. "The Ornamentation of Ponds and Lakes." *Scribner's Monthly Magazine.* March 1891; IX(3) *Many NYC examples including Union Square.*

Parsons, Jr., Samuel. "Small Country Places." *Scribner's Monthly Magazine.* March 1892; XI(3) *This is the same article that appears in* Homes in City and Country.

Parsons, Jr., Samuel. "The Evolution of A City Square." *Scribner's Monthly Magazine.* July 1892; XII(1): 107-116. *Focus on smaller NYC parks designed with Vaux.*

Sturgis, Russell; Root, John W.; Price, Bruce; Mitchell, Donald G.; Parsons Jr, Samuel; Linn, W.A. *Homes in City and Country.* New York: Charles Scribner's Sons; 1893. *Includes chapter by Parsons on "Small Country Places." Previously published in* Scribner's Monthly.

COMMENTS

RESPONSES

PIONEERS OF AMERICAN LANDSCAPE DESIGN

Vaux, Calvert and Parsons, Jr, Samuel. *Concerning Lawn Planting*. New York: Orange Judd Company; 1881. *This 30+ page monograph is a series of short essays in alternating chapters by the authors. Parsons' focuses on plant materials (eg. "My Friend the Andromeda"), while Vaux addresses broader design applications ("The Value of Sky").*

. . . . .

The location of the office papers of Parsons & Co. is not known today. However the NYC Municipal Archives contains the Central Park Collection representing Parsons' public service career. The Archives are being catalogued, and there is also related correspondence which is organized by year, much of which is in Parsons' own hand. Also in NYC, the Arsenal, at the Department of Parks & Recreation, has detailed meeting minutes and a photographic bibliography for all Annual Reports. The Long Island Collection, Queens Public Library contains the Parsons family papers including information on the nursery operation, Quaker society meetings, family tree, etc. There is also a scrapbook of newspaper articles highlighting personal controversies and achievements. The NY Historical Society has a limited collection and a small family file. Other archives are usually job specific and can be found locally. Examples include the photographic archive of the Birmingham Historical Society with historic images of Parsons-designed residential communities. The Birmingham Public Library, Dept. of Archives and Manuscripts includes the family papers of Robert Jemison, Sr. The San Diego Historical Society holds one of the few collections of known correspondence from Parsons & Co related to Balboa Park found in the George Marston family papers. Also the California Room, San Diego Public Library has over 100 related drawings. The Frances Loeb Library at Harvard, Cambridge, MA has ten original plans by Parsons.

Contributed by Charles A. Birnbaum

◆

Peets, Elbert, b. 1886, d. 1968. Elbert Peets was born in Hudson, OH on May 5, 1886. Educated in the Cleveland public school system, Peets' worked as a teenager for H. U. Horvath, a landscape architect and nurseryman who served as a consultant forester to the City of Cleveland. After graduating, magna cum laude, Phi Beta Kappa, and with First Scholarship Honors from Cleveland's Western Reserve University (1912), Peets enrolled in the graduate program in landscape architecture at Harvard University, earning an MLA (1915).



Elbert Peets. *(Photo courtesy of Cornell University Libraries, Department of Manuscripts and University Archives.)*

Because of his early training, Peets taught horticulture at Harvard and also published a book, *Practical Tree Repair* (1916). He then worked for the Cambridge, MA firm of Pray, Hubbard and White. Around 1915 or 1916, he met Werner Hegemann, a well-known planner from Germany who worked as a consultant to many American cities. This association resulted in the preparation of numerous plans for communities in Wisconsin, including the company town of Kohler. Peets served as a civilian planning engineer for the U.S. Army during WWI (1917-1918), followed by a return to Wisconsin, where he again worked with Hegemann until late 1919. In 1920, he spent a year in Europe, using funds from the Charles Eliot Travelling Fellowship that Harvard had awarded him in 1917. Following his return to the United States, Peets immediately rejoined Hegemann and began to collaborate on their profusely illustrated volume, *The American Vitruvius: An Architects' Handbook of Civic Art* (1922).

After returning to Cleveland and developing a private planning office that he maintained throughout the 1920s and into the 1930s, Peets established a reputation as one of America's leading critics in landscape architecture, publishing a series of especially insightful articles in

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EMANUEL PIETERSON HISTORICAL SOCIETY

COMMENTS ON THE NATIONAL PARK SERVICE DRAFT PLAN FOR RESTORATION OF THE HAMILTON GRANGE NATIONAL MEMORIAL

With the assistance of our architectural and engineering consultants, whose statement of qualifications is attached, we inspected the existing site and reviewed the Alternatives in the April 1993 Draft Plan prepared by the National Park Service. With respect to Alternative 4, we find that the proposed relocation of the Grange to St. Nicholas Park would create tremendous accessibility problems for disabled visitors planning to arrive on their own by foot or in a wheelchair. The grade along 141st Street between Convent Avenue and St. Nicholas Avenue is extremely steep, the slope of which we estimate at 1:8 or approximately 12.5%. Guidelines for mobility-impaired persons recommend that the grade on sloped surfaces be as gradual as possible and not exceed a 1" rise in a 12" run or approximately 8%. Clearly, the slope of the hill providing access to the proposed entrance in Alternative 4 would exceed Federal accessibility standards for public buildings as required by the Americans with Disabilities Act. Ascending or descending this hill during the winter when icy conditions may exist is extremely dangerous, whether a person is disabled or not.

1

1. All development and rehabilitation activities by the National Park Service at Hamilton Grange within St. Nicholas Park and at new facilities on Convent Avenue would conform to the requirements of the Americans with Disabilities Act. The grade is steep on 141st Street between St. Nicholas Avenue and Convent Avenue. Diligent maintenance would be necessary to keep it passible in winter icy conditions. The entrance walk to the site would fall within federal accessibility standards.

COMMENTS

For the same reason, we do not feel Alternative 3 in the Draft Plan would be feasible either. Reaching the south gate by foot or in a wheelchair from St. Nicholas Avenue, as depicted on the proposed site plan contained in the Draft Plan report, would be extremely difficult in good weather and most probably impossible when icy conditions exist on the ground. The slope of grade from the proposed Hamilton Terrace gate to the proposed new building entrance would likewise be extremely steep.

2

Therefore, in consideration of the likely accessibility problems with the preferred relocation site proposed in the Draft Plan, we have developed an alternative proposal for relocating the Grange in St. Nicholas Park (see the attached site plan). The site we propose is only one and a half blocks south of the existing site and would have panoramic views of the Harlem Valley below. It would also provide easy access to mobility-impaired visitors because the street grade along St. Nicholas Terrace is relatively flat. The site would also be accessible to charter buses and is only one block west of public bus transportation that runs along Convent Avenue.

3

RESPONSES

2. It is anticipated that the Grange would be moved, as described in alternative 4, following the approval of the final plan and record of decision. Therefore, alternative 3 would not be implemented.

3. The proposed location of Hamilton Grange at the foot of Hamilton Terrace is intended to continue the direct connection the Grange has shared with its historical community of Hamilton Heights. Although the National Park Service would work with City College to address issues of mutual concern, it is not the intent of this plan to integrate Hamilton Grange into the City College of New York campus.

In addition, siting the building along St. Nicholas Terrace would provide a more secure location for the Grange, as opposed to the other Alternatives in the Draft Plan, because this area is regularly patrolled by the City College of New York's security force. We feel that locating the Grange at this site would provide a further benefit by integrating this national historic monument into the life and fabric of City College, which is located adjacent to the proposed site, thus acting as a resource to students studying early American history and architecture.

Respectfully Submitted,

Horace Carter, President

EMANUEL PIETERSON HISTORICAL SOCIETY

November 17, 1993

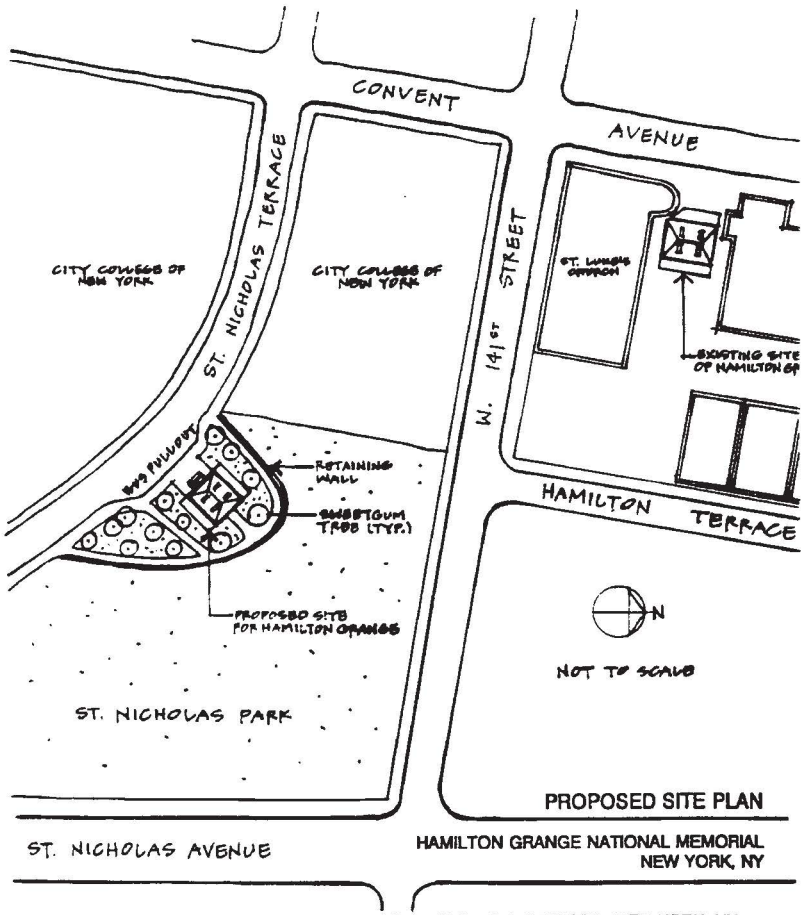
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COMMENTS

RESPONSES



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ARCHITECTURAL AND ENGINEERING CONSULTANTS
TO THE EMANUEL PIETERSON HISTORICAL SOCIETY

MARK G. BARKSDALE, R.A. - ARCHITECT

Mr. Barksdale is a registered architect in the states of New York and New Jersey, as well as a licensed professional planner in the state of New Jersey. He is also a certified construction inspector and a certified environmental inspector. He has had over 15 years experience in the fields of architecture and urban planning.

As an architect he has been primarily involved with the design and renovation of healthcare facilities, hotels and residential buildings. During the course of his career he has performed site surveys and building inspections, has been involved in all phases of the design process and has provided construction administration services on numerous projects. He is treasurer of the New York chapter of the National Organization of Minority Architects (NOMA) and has also been actively involved with landmarks preservation activities, having been a member of the Emanuel Pieterson Historical Society since 1983.

Mr. Barksdale earned a Bachelor of Science degree in Architecture from the City College of the City University of New York, Master of Science degrees in Urban Planning and Health Facility Design from Columbia University, and a Juris Doctor degree from Yale University Law School.

BYRON FROWNER, P.E. - CONSULTING ENGINEER

Mr. Frowner is a licensed Professional Engineer in the state of New York and has over 30 years experience as an engineer, specializing in electrical and electronic engineering. He has been involved with the design, testing and maintenance of complex electro-mechanical and electronic equipment, as well as management of large-scale projects and staff for such governmental agencies as the United States Navy, the New York City Transit Authority and the Bureau of Water Pollution Control in New York City. He has also acted as a construction manager and designed mechanical and electrical systems for several large-scale renovation projects at Metropolitan Hospital in New York City. In addition, he has also acted as a consultant on various other engineering projects throughout New York City and the nation.

Mr. Frowner earned a Bachelor of Electrical Engineering degree from the City College of the City University of New York.

COMMENTS

RESPONSES

FRANK KENNEDY, R.A. - ARCHITECT

Mr. Kennedy is a registered architect in the state of New York and has over 26 years experience in the construction industry, consisting of 10 years of civil engineering activities and 16 years of work providing architectural design and construction administration services to clients throughout the metropolitan New York area.

As an architect he has been involved in various aspects of architectural program planning and building design, including preparation of documents for all phases of the design and construction process. He is also highly experienced in the application and analysis of building codes and zoning regulations, gained through many years of practice in New York City. In addition, he has a strong planning background, which he has applied in dealing with a number of urban design problems.

Mr. Kennedy holds a Bachelor of Science degree in Architecture and a Bachelor of Architecture degree from the City College of the City University of New York.

ANTHONY O. SOMEFUN, ENG.SC.D., P.E. - CONSULTING ENGINEER

Mr. Somefun is a licensed Professional Engineer in the state of New York and has 16 years of experience in engineering and architecture, specializing in the area of structural design. He has acted as a consultant on a number of projects including hospitals, churches, high-rise commercial buildings and residential buildings. He has also performed construction inspections and building investigations.

Mr. Somefun holds a Bachelor of Science degree in Civil Engineering, a Master of Science degree in Civil Engineering and a Doctor of Engineering Science degree from Columbia University as well as a Bachelor of Science degree in Architecture from the City College of the City University of New York.

COMMENTS

RESPONSES

THE FINE ARTS FEDERATION OF NEW YORK

NATIONAL ACADEMY OF DESIGN
NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS
THE ARCHITECTURAL LEAGUE OF NEW YORK
MUNICIPAL ART SOCIETY OF NEW YORK
NATIONAL INSTITUTE FOR ARCHITECTURAL EDUCATION
NATIONAL SCULPTURE SOCIETY
NATIONAL SOCIETY OF MURAL PAINTERS
BROOKLYN CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS
THE ASSOCIATES OF THE ART COMMISSION
NEW YORK CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
THE DECORATORS CLUB



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NEW YORK METROPOLITAN CHAPTER OF THE AMERICAN SOCIETY OF INTERIOR DESIGNERS
AMERICAN ABSTRACT ARTISTS
SCULPTORS GUILD
HARLEM CULTURAL COUNCIL, INC.
NEW YORK METROPOLITAN CHAPTER OF THE AMERICAN PLANNING ASSOCIATION
THE PARKS COUNCIL
NEW YORK ARTISTS EQUITY ASSOCIATION, INC.
NEW YORK SOCIETY OF ARCHITECTS
NEW YORK LANDMARKS CONSERVANCY
PUBLIC ART FUND, INC.
HISTORIC DISTRICTS COUNCIL

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Hal Bromm, *1st Vice President*
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Giorgio Cavaglieri, *Honorary Vice President*
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Leo Rabkin, *Director*
Marion Roller, *Director*
Irene Rousseau, *Director*
Abraham Joel Tomas, *Director*

October 2, 1993

Mr. Theodore Kovaleff, Chairman
Community Board #9
565 West 125 Street
New York, N.Y. 10027

RE: The Grange

Dear Mr. Kovaleff,

As an organization representing the major architectural professional societies of New York City, we recommend the restoration and relocation of the Alexander Hamilton house, The Grange, across 141st Street to St. Nicholas Park, as proposed by the National Park Service.

The 1802 house is one of the last remaining Federal style villas built in early New York City, and because it is a part of Hamilton's original estate, it deserves a park setting that would more closely reflect its original environment.

1 We understand the community is reluctant to have an empty lot created next to St. Lukes Church to which it presently adjoins, but we are told the Park Service includes in its proposal erection of a public facility in that space determined with community approval. Considered under these conditions, the Fine Arts Federation strongly urges community support for the relocation of this historic treasure.

In our interest in the preservation of your community, as well as its goals, we offer our help in any way it can be of value.

Sincerely,

Roy Gussow

Roy Gussow, President

RG/rf

1. Alternative 4 in the final plan has been amended to identify a new NPS ranger residence and community use facility as the appropriate use for the Convent Avenue site once the Grange has been moved. The vest-pocket park has been eliminated as a viable option.

COMMENTS

friends of CAST IRON *architecture*

235 East 87th Street, 6C
New York, N.Y. 10128
(212) 369-6004

Established 1970

Henry-Russell Hitchcock
Sir Nikolaus Pevsner
Honorary Co-Chairmen

Mr. Joe Avery, Supervisor
Five Manhattan Sites
National Park Service
26 Wall Street
N. Y., N.Y. 10005

October 31,1993

RE: Alexander Hamilton's
historic home, The Grange

Dear Mr. Avery:

Our organization, which was established in 1970 to help save all we could of New York City's 19th century heritage of iron-front buildings, such as those in the SOHO Historic District, and others outside the district which are still at risk, is also concerned about the condition of the historic Hamilton Grange in the Hamilton Heights Historic District in Manhattan.

It is widely recognized that The Grange was "stored' on its present site to save it from demolition. A civic minded New Yorker made possible the moving of Alexander's Hamilton's historic home when it stood in the way of "progress", as streets were being cut through for development of its area in 1889.

The National Park Service has splendid plans for moving The Grange to an appropriate site, after all these years. And how fortunate that the site is nearby so that this significant national monument can still be an enrichment to its traditional neighborhood.

It is quite awe inspiring to visualize how this stately Federal style house will look when surrounded by open space and landscaping. We do hope that Park Service planning includes the planting of thirteen new sweet gum trees from George Washington's Mount Vernon estate. Maybe these could be selected as saplings now so that they will be ready for transplanting in Hamilton Heights by the time the house is ready for rededication following its relocation and restoration. 1

The Friends of Cast Iron Architecture want to encourage and support the National Park Service, and you personally, as you press forward with this project as fast as possible.

Very sincerely yours,

Margot Gayle
President

President: Margot Gayle *Treasurer:* Alfred Koenig *Asst. Treasurer:* Michael Brooks *Secretary:* Julia Hullar
Vice-Presidents: Peter Blake FAIA Alan Burnham FAIA James Marston Fitch Brendan Gill
William John Hawkins III George McCue Charles E. Peterson, FAIA
Walking Tours Co-Chairmen: Alta Indelman / Anthony Robins / Harvey Rosenberg *Design:* Edmund V. Gillon Jr.
Public Information: Susan Lasher *Renewal:* Rosanna Radakovich *Books:* Margaret Hanes

RESPONSES

1. The feasibility of placing the sweet gum trees on the new site would be thoroughly evaluated during the design process. Conclusive research would be completed in an attempt to substantiate the origins of the sweet gum trees.

HAMILTON GRANGE COMMUNITY TASK FORCE TO PREVENT THE REMOVAL OF THE GRANGE

435 West 141 Street, New York, New York 10031
(212) 926-2713

Rev. Clarence P. Gitnet
Pastor
Convent Avenue Baptist Church

Rev. David Johnson
Rector
St. Luke's Episcopal Church

Rev. Johan Johnson
Pastor
St. Luke's Episcopal Church

Rev. John Scott
Pastor
St. John's Baptist Church

Ms. Rose P. Ward
Director
Community Affairs Office
Convent Avenue Baptist Church

STEERING COMMITTEE
Hon. Aileen Avery
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Gloria A. Lundy
Elizabeth Mayo
Joyce Miller
Sylburn Peterkin
Ina Sharte
Jeanne B. Turner
Judith Walburg
Dorothy H. Yancey

March 8, 1994

The Honorable Albert A. Gore, Jr.
Vice President of the United States
Washington, D. C.

Re: The Hamilton Grange National Memorial

Dear Sir:

As a concerned group of the West Harlem-Hamilton Heights community, we are in opposition to the National Park Service's proposed removal of Alexander Hamilton's House, The Grange, to a city park. This national memorial has been at its present site for approximately 104 years and we oppose its removal to St. Nicholas Park where it will destroy and disrupt the needed open spaces of the Park.

We are writing to you to enlist your support in our efforts in preventing the removal of Hamilton Grange from its present location as is being proposed by the National Park Service.

1 We are opposed to the Grange's removal for many reasons, a copy of our position paper is enclosed as well as a copy of An Analysis of N.P.S. Alternative 4. We firmly believe that the Grange can be restored and used as a historic museum for the use of the entire City and the Nation at its present location.

2 We would also like to add that we are opposed to the site that is proposed by the National Park Service because it will further scar and disfigure a vital green space of this area, St. Nicholas Park. The historic significance and worth of this vital resource continues to be ignored. St. Nicholas Park is the work of Samuel Parsons, Jr., and stands as the only remaining example of his landscaping work in the picturesque style.

1. See responses to "Hamilton Grange: An Analysis of Alternative 4" and the "Position Paper" below.

2. See response #1 to the Catalog of Landscape Records in the United States.

COMMENTS

We are simply asking that a new and different evaluation of the National Park Service's General Management Plan should be undertaken with the object of restoring the Grange at its present location.

Any assistance or information that you may be able to provide us will be appreciated to help us keep the Grange at its present location.

Cordially yours,

Roy Horan Johnson
Task Force Coordinator

RESPONSES

HAMILTON GRANGE: AN ANALYSIS OF ALTERNATIVE 4

Report to the

Hamilton Grange Community Task Force To Prevent The Removal Of The Grange.

Prepared by the

City College Architectural Center (CCAC)

Ghislaine Hermanuz, Director
City College of New York
School of Architecture and Environmental Studies

November 1993

INTRODUCTION

Hamilton Grange National Memorial, originally a home built for Alexander Hamilton, the first Secretary of State, is a national monument located in Harlem, at 287 Convent Avenue (Block 2050; Lot 14). Originally located near what is now 143rd Street and Amsterdam Avenue, the house was donated to St. Luke's congregation and moved to its present location, on Convent Avenue and 141st Street. The house was used as a temporary chapel until the stone church was built, next to it. The Grange was purchased from St. Luke's by the American Scenic and Historic Preservation Society and was maintained by them until 1964, when it was accepted by the U.S. Government for administration by the National Park Service.The National Park Service, who owns the property has developed four (4) alternate proposals for the upgrading and refurbishing of the Grange, which has been closed to the public since June 1992, as the building is unsafe for visitors.
(See Illustration 1)

The first option proposes to stabilize the structure *in situ*, with partial interior restoration. The second option would add an elevator and stair on the exterior of the building. The third option reorients the entrance to Hamilton Terrace, lower the subbasement floor, add elevator and stair inside the building, and reestablish the historical landscape around the entry. The fourth alternative proposes to move the Grange to St. Nicholas Park, after stabilizing and restoring the existing structure, and rebuild the Grange in the Park to its original configuration.

The NPS proposal analyzed here (Alternative 4) shows the Grange relocated along the Northern edge of St. Nicholas Park, opposite West 141st. Street 's intersection with Hamilton Terrace. These are some of the issues with the proposed relocation.

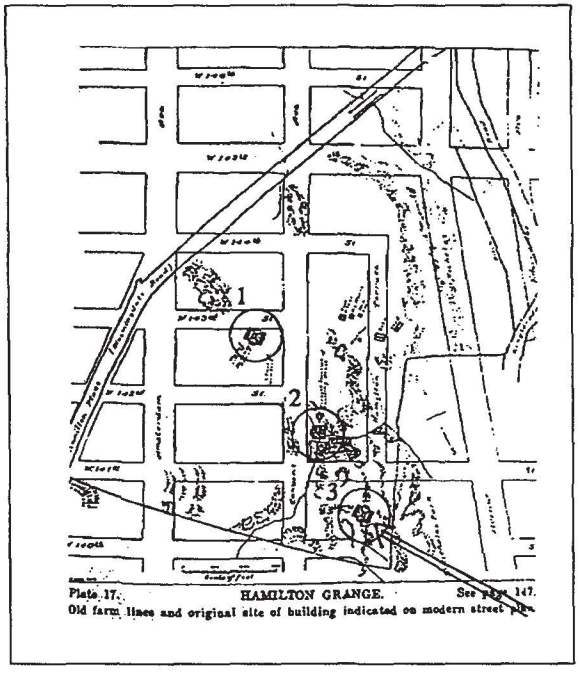


Illustration 1: Historical Site Plan

1. Original Location
2. Present Location
3. *Proposed Relocation*

4

COMMENTS

1.0 Choice of Relocation Site:

"In St Nicholas Park, the house would be returned to a site that is reminiscent of its 1802 historic setting. Relocation of the Grange to St. Nicholas Park would be a significant visual impact because a new element would be introduced." (p.52)

1 — 1.1 Proposed site is not the physical equivalent of the original site. It is not a hill top but the flank of a steep hill, or combe.

1.2 Site's orientation is different from original: it does not face or allows views toward the Hudson River. Nor does it have comparable views to the Harlem River.

2 — 1.3 There is little light access to the site. It is shaded by trees, a steep slope from St. Nicholas Terrace and the CCNY Steinman Hall (Engineering Building). The site feels gloomy the year round. (See Illustration 2)

3 — 1.4 Site is not acceptable simply because it falls within the boundaries of Hamilton's former property. All available properties within the limits of the former Grange should be analyzed and compared.

RESPONSES

1. Although the St. Nicholas Park site is not the physical equivalent to the original location of Hamilton Grange, the proposed site would offer a natural setting that is more compatible with the original design intent of the house than the current location. The new site would also provide a more open and natural feeling than the current location. The urbanization and development of the city affords few locations to place the house from which to view the Hudson or Harlem Rivers and still remain within Hamilton's original landholdings and the Hamilton Heights neighborhood.

2. A shadow study of the proposed relocation site in St. Nicholas Park was performed by the National Park Service in response to public concern. The results were presented at the March 11, 1994, public meeting and are documented in the final plan in appendix I. The study demonstrated that the relocation site is in the shadows of existing buildings (e.g., Steinman Hall) only in mid to late afternoon in the winter and late afternoon in the summer. The site has light more than half the day. In contrast, the current site is in the shadow of adjacent buildings all day throughout the winter and in partial shadows all day throughout the summer.

   Landscaping plans, developed during the later design process, would promote use of the natural light of the site rather than create further obstructions.

3. Numerous locations for the Grange have been evaluated by the National Park Service through the years. Some of the alternatives considered are discussed in the "Affected Environment" under "The Grange and Its History" and under the "Alternatives Considered But Rejected" sections of the final plan. Many of the past plans are available to the public through the park or through the Technical Information Center at the NPS Denver Service Center in Denver, Colorado.

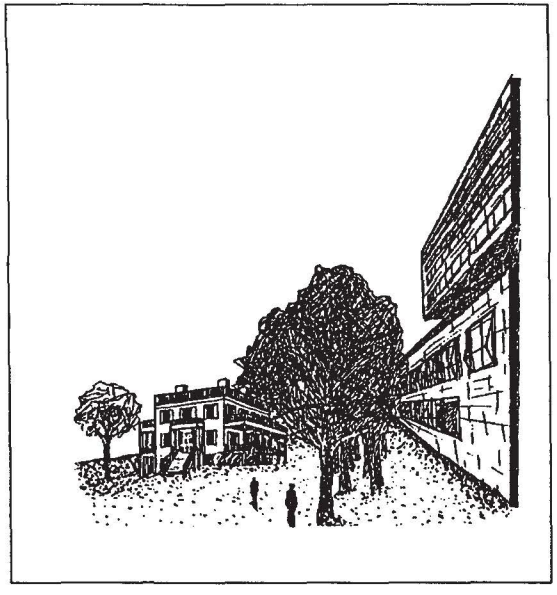


Illustration 2: Perspective

Perspectival View of the reconstructed Grange in the context of Steinman Hall and St. Nicholas Terrace.

COMMENTS

2.0 Site Accessibility:

"Additional visitors arriving by car and bus would not create significant additional demands on local roads if the option to develop bus parking in St Nicholas Park is chosen." (p.54)

2.1 Access to the proposed site is uneasy for both buses and pedestrians, because of the steep slope of 141st Street, from either Convent Ave. or St. Nicholas Ave.

2.2 141st Street is heavily trafficked, as it is the first available crosstown street, with river to river access, north of 125th Street. It is used by emergency vehicles (fire trucks, ambulances,etc.) continuously. It is two-way although narrow, and cannot allow for buses to stop along the Park. Buses will continue to stop on Convent or Hamilton Terrace.
(See Illustration 3)

2.3 If bus parking is developed at the foot of the hill (St. Nicholas Ave), access to relocated mansion involves a very steep hike. It also means displacement of the only playground within a 6-block radius, and the displacement of a public bus stop (M-3).

4

2.4 The site cannot be adequately secured from the rest of the park and St. Nicholas Terrace unless a very high fence is erected around it.

2.5 Playground at St. Nicholas Avenue would be jeopardized. It cannot be easily replaced as the topography of most of the parkland precludes the development of accessible recreation space.
(See Illustration 4)

2.6 The development of bus parking to service the mansion would emphasize the privatization of the north edge of St. Nicholas Park.

2.7 Valuable public land would be lost.

7

RESPONSES

4. Access to the site is steep and would be considered when designing the visitor approach to the restored Grange (see response #1 to Emanuel Pieterson Historical Society). Security fencing would also be included in the design.

Bus parking and dropoffs have been removed from the proposed alternative 4 (see Alternative 4 description in the final plan) so that the public park land, the playground on St. Nicholas Avenue, and the bus stop would not be lost or displaced. The National Park Service would work with the Friends of Hamilton Grange group and the City College of New York to identify existing parking spaces for private vehicle and bus parking (as noted in the description of alternative 4 in the final plan). Buses dropping off visitors would create additional traffic congestion on 141st, Convent Avenue, and Hamilton Terrace unless other suitable locations are found nearby within easy walking distance.

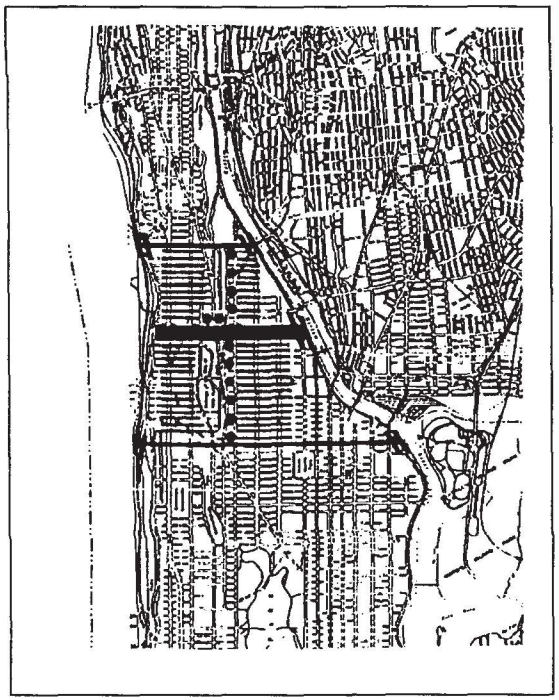


Illustration 3: Traffic

141st Street as the only crosstown, river-to-river connector in the neighborhood of the Grange.

COMMENTS

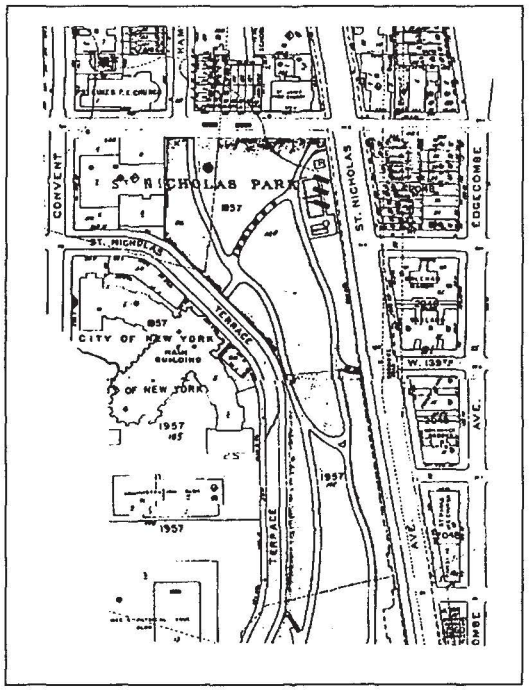


Illustration 4: Bus Parking Issue

Parking of buses in St. Nicholas Park would preempt the playground. Parking of buses along 141st Street would affect circulation on the street.

RESPONSES

COMMENTS

3.0 Impact on Natural Resources

"Specific resources lost include several trees and grass... These would be replaced by landscaping... including 13 commemorative sweet gum trees. The remainder of the park would remain in its current state." (p. 54)

	3.1	5 very old trees (6, if bus pull-out/ handicapped parking is created along 141st Street) would be destroyed. These trees are part of the ecosystem which contributes to fight the soil erosion of the slope. (See Illustration 5)
	3.2	The commemorative grove of trees is to be planted at the darkest spot of the site, wedged between the relocated mansion and the exhaust pipes of the engineering building. It does not seem to
5		reflect the intention to recreate a landscape evocative of Hamilton's period.
	3.3	Sweet gum trees require lots of light and direct sun. They should not be planted as a dense grove. They are not appropriate for slopes.
	3.4	Exhaust pipes from the Engineering Building send clouds of smoke and possible chemical pollution to the site.
	3.5	So as to create foundations for the mansion, blasting through the granite bedrock of the the Park will be necessary. The
6		neighboring houses are still recovering from the blasting due to Steinman Hall's construction. The slope of the remainder of the site will be increased.
7	3.6	The relocation of the Grange in the Park is not seen by NPS as the catalyst for the rehabilitation of the St. Nicholas Park.

10

RESPONSES

5. The number of trees to be removed to allow the restoration (six) has been noted in the alternative 4 description in the final plan. It has also been noted that a landscaping plan, with vegetation appropriate for the site topography, light conditions, the design of St. Nicholas Park, and proposed historic character of the Grange, would be developed by the National Park Service in cooperation with the Friends of Hamilton Grange group during the design process. As noted in response #1 to the Friends of Cast Iron Architecture, the feasibility of placing the sweet gum trees onsite and their proposed location would be also be evaluated. Additionally, representatives of the City College of New York have offered to work with the National Park Service to control the exhaust being emitted from Steinman Hall.

6. Bedrock would have to be removed from the St. Nicholas Park site to allow for construction of a new basement/subbasement for the restored Grange. As now noted in the alternative 4 description in the final plan, damage to nearby buildings and annoyance to humans would be avoided by limiting vibrations from the excavation. This would be accomplished using modern excavation techniques that limit peak particle velocity, which is the phenomenon that causes blasting damage.

7. The National Park Service intends to work cooperatively with the city Department of Parks and Recreation to rehabilitate and maintain St. Nicholas Park. The misleading statement in the draft plan (i.e., the remainder of the park would remain in its current state) has been corrected.

COMMENTS

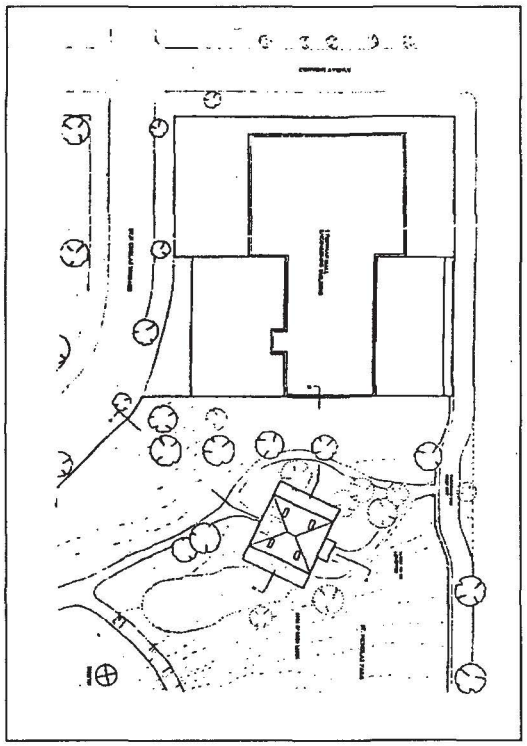


Illustration 5: Proposed Relocation: Plan

Impact on natural resources

11

RESPONSES

COMMENTS

4.0 Architectural Issues:

"In purely architectural terms, there is no doubt that the Grange should be moved to a new site. In order to experience the spatial qualities and orientation of the building, it is important that it be situated and constructed as it was in 1802."(p. 75)

8

4.1 The Grange was designed for a hilltop.The same design does not make architectural sense in the middle of a slope.
(See Illustration 6)

4.2 Porches *(piazzas)* were designed to relate to uninterrupted views: with relocation, one of the porches faces the wall of Steinman Hall.
(See Illustration 7)

9

4.3 Requirements such as handicapped accessibility demand serious modifications of the historical design: the visitors' entrance still occurs at basement level and not up the front stoop, although it is now relocated on the "correct" side of the house.

RESPONSES

8. As discussed in response #1 above, restoration of the Grange on a hilltop and with uninterrupted views would not be possible given the urbanization and development of the surrounding city. Efforts through design and placement would best use the topographical features of the proposed site and attempt to mitigate the intrusions of Steinman Hall.

9. See response #1 to the Emanuel Pieterson Society. Conformance with the Americans with Disabilities Act and federal accessibility standards would occur at the new Grange site. However, serious modifications to the historical design to accommodate these federal requirements are not anticipated. Cultural resource compliance procedures outlined in the "Compliance with Federal and State Laws, Executive Orders, and Regulations" section of the final plan have been followed and would continue to be followed throughout the design process. Additionally, as described in alternative 4 of the final plan, prearranged groups and guests attending commemorative occasions would enter through the restored front door.

COMMENTS

RESPONSES

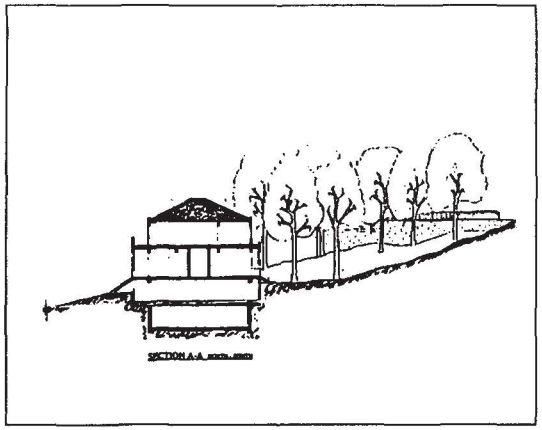


Illustration 6: Section

Cross-section through entrance facade and St. Nicholas Terrace.

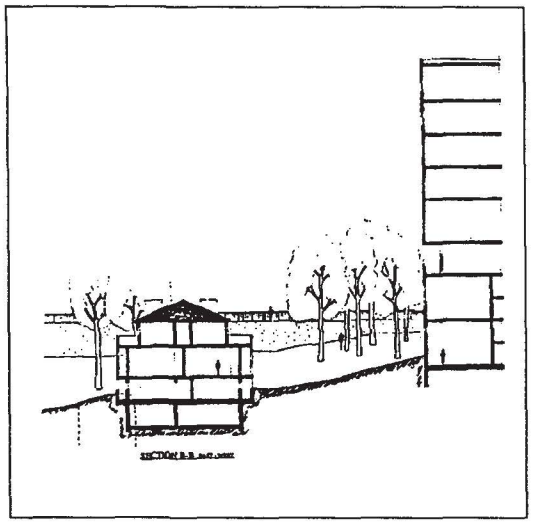


Illustration 7: Section

Cross-section through porches *(piazzas)* and Steinman Hall.

COMMENTS

5.0 Historical Preservation Issue:

"In order to avoid a lengthy discussion of "period" history versus "living" history, let it suffice it to say that its(the Grange) real significance is as a memorial to Alexander Hamilton and that can only be realized by restoring the architectural integrity which expresses the lifestyle and taste of a very influential person in our history" (p. 75)

10 5.1 The proposed historical "reconstruction" of the Grange in the Park violates the preservation of the historical fabric of the community.

11 5.2 The question of filling the gap left by the removal of the Grange has not been adequately answered, except by proposing a "period" structure the use of which is totally unrelated to its neighbors, St Luke's Church in particular.

12 5.3 Presently, the site that includes St Luke and the Grange clearly defines and anchors the southern portion of Hamilton Heights district. The presence of the Hamilton's statue on the sidewalk further identifies the intersection of 141st and Convent Ave. as a history marker for New York City as a whole, as well as for the immediate community.
(See Illustration 8)

15

RESPONSES

10. The proposed relocation would remove the Grange from the Hamilton Heights Historic District as well as from its historic context at the current location. However, the relocation would not impede the preservation of the remaining resources within the district, and the overall architectural context and significance of the district would not be negated.

11. A new building that is not a "period" structure but that is compatible with the qualities for which the historic district was established would be built on the site. It would provide interpretation and education of the Grange and the local community to visitors and residents as described in alternative 4 of the final plan. A possible building design is also shown in the alternative description.

12. The impact of removing the Grange, a contributing resource, from the Hamilton Heights Historic District was discussed in the draft plan (page 51). Although relocation of the Grange would cause the house to be removed from the district, St. Luke's Church would remain, defining the southern boundary of the district.

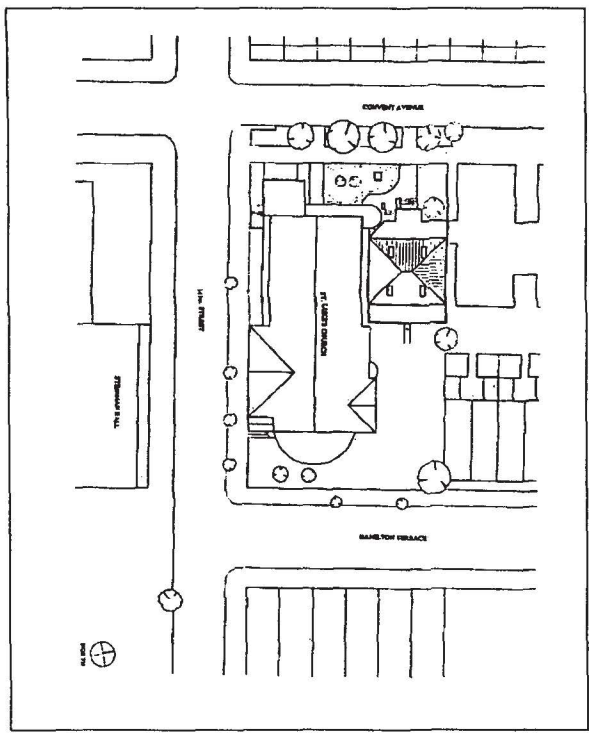


Illustration 8: Plan

The Grange in its present location.

COMMENTS

6.0 Impact on Local Economy

"Community promotional effort could increase the number of visitors to the site, which could benefit the local community if visitors remained in the community to visit other sites, enjoy restaurants or shop" (p.50)

13

6.1 The immediate surroundings of the Grange are exclusively residential : zoning regulations do not allow for the insertion of commercial facilities. The nearest commercial zone is Amsterdam Avenue. Its economic base: auto-repair shops, taxi dispatching, bodegas, etc. are hardly attractive to tourists.
(See Illustration 9)

6.2 City College and its 25,000 commuter students has not succeeded in promoting the development of commercial establishments, such as restaurants, bookstores, etc. It is doubtful that the Grange will.

6.3 The isolation of the Grange in the Park will favor bus access, and therefore, little or no time spent by tourists in the community.

14

6.4 Thus, the only economic activities directly generated by the Grange in the Park would be concessions in the Park, which would further erode the notion of public land.

RESPONSES

13. Information surfaced by the community in response to the draft plan identified several proposed or existing developments in the vicinity of the Grange that might draw new tourism into the area. These are discussed in the final plan in the "Affected Environment" under "Area Land Use and Resources." One such project is the Strivers Center Development Project. As part of this project, zoning changes to allow commercial establishments such as restaurants and boutiques are being proposed along 135th Street. The proposed Jazz Hall of Fame, in conjunction with commercial establishments and other sites such as a restored Hamilton Grange, could be the catalyst to attract new tourism, particularly if cooperative promotional efforts occur as discussed on pages 53 and 54 in the draft plan. Bus and private vehicle parking is another issue that would be cooperatively addressed.

14. Concessions would not be provided at the new Convent Avenue building, at the restored Grange, or within the boundaries of the property to be acquired by the National Park Service for the relocation.

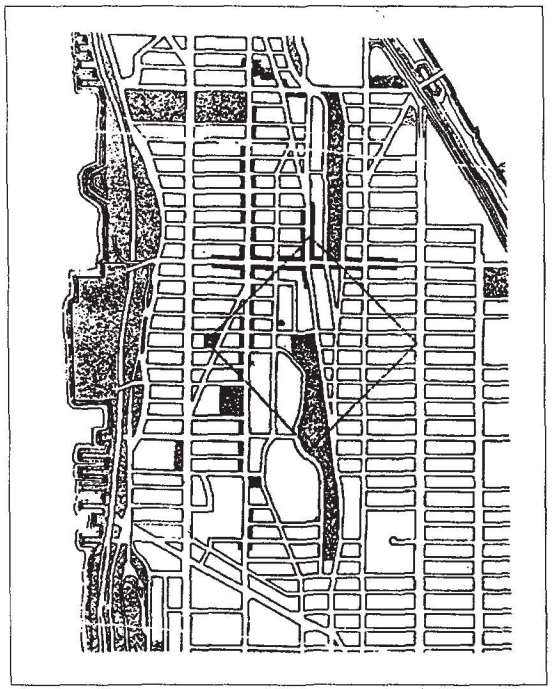


Illustration 9: Land Use

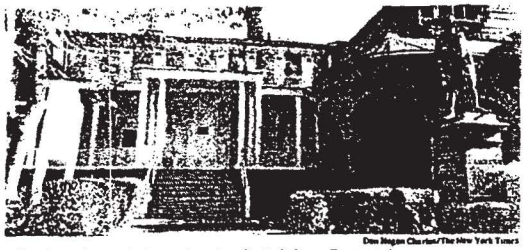
Residential neighborhood, with limited commercial outlets along Amsterdam Ave., St. Nicholas Ave. and 145th Street.

CONCLUSION

The relocation of Hamilton Grange in St. Nicholas Park is an issue that has been raised not because of any intrinsic problem with its present site, but because the legislation allowing the financing of its upgrading is tied to its relocation (site unspecified). The first attempt to remove the Grange from Harlem (in the 60's) was aborted. Unfortunately, the enabling legislation was not modified and thus, today, we have to consider a proposal by the National Parks Services to relocate Hamilton Grange in St. Nicholas Park.

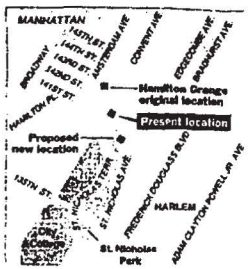
The removal of the Grange from it s present site means the destruction of the "genius loci" of Hamilton Heights in favor a a free-standing object that will have little relationship to the topography and the ecosystem in which it happens to be relocated, and will estrange it from historical ties with the Harlem community. The opportunity to explore the theme of aging and transformation in the life of a building will be missed.

This Task Force of individuals and organizations are asking the community to confront the fact that an essential aspect of the poetic of architectural artifacts is linked to the passing of time, and how the passing of time has transformed them. The specialness of the history of the Grange in Harlem should not be obliterated by a rash relocation. Indeed, it should be celebrated by upgrading it in its present location.



Don Hogan Charles/The New York Times

Hamilton Grange is jammed against St. Luke's on Convent Avenue.



When the National Park Service announced a plan to move Hamilton Grange, the last home of Alexander Hamilton, from 287 Convent Avenue to St. Nicholas Park, it was met with outrage — even though the park is only a block away, and a full restoration of the house was part of the deal.

But to many of its neighbors, the stately yellow-and-white building jammed against St. Luke's Episcopal Church belongs just where it is, lending a sense of grace and history to the collection of brownstones that line Convent Avenue and make up Hamilton Heights. Last Thursday some of them protested the Park Service plan in a demonstration in front of the Grange.

"There are people who very much want to see the house restored as it was back when it was built," said the Rev. Johan Johnson of St. Luke's, who is actively fighting the move. "But I don't think they are looking as much at the preservation of the neighborhood. To move the house would be to tear the fabric of this community."

The Grange, which was designed by John McComb Jr., the architect who helped design City Hall, was originally 250 feet to the north. When the city decided to extend its street grid uptown, the building was in the path of 143d Street. The owners donated it to St. Luke's in 1889 and moved it to its current location.

The house was turned sideways with its front door on the side and its porch and back stoop lopped off. Three years later, St. Luke's built a new stone church, which crowds the Grange's southern side. On its northern side is a low brick apartment building. For the past year, the Grange has been closed to visitors because it is structurally unsound.

There have been drives to move the building by preservationists who say it cannot be fully restored where it is. On Nov. 18 Community Board 9, which represents the area, will take an advisory vote on the plan by the Park Service, which acquired the building in 1962, to move the Grange and construct on its current site a new building with exhibit space and an apartment for a park ranger.

"If you ask me how I am going to vote, I don't know yet, and I am a trained historian," said Theodore P. Kovaleff, chairman of the community board. "I feel torn in two ways. It is our responsibility to represent the community, but one of my problems is defining that word in this case."

But many of the homeowners and apartment dwellers in the small Hamilton Heights historic district believe they know what community means. They are trying to keep the neighborhood safe and clean, and they are worried that the Park Service will not be able to get enough money, an estimated $11 million, both to restore the house and to construct a new building, and that the spot will become a vacant lot.

And they see the house, and the statue of Mr. Hamilton in front, as a cherished part of their community, one they do not want lose, even to a park across the street. A group of them has obtained more than 1,300 signatures on a petition.

E.M.B.

THE NEW YORK AMSTERDAM NEWS Saturday, November 13, 1993 23

Why move the Hamilton Grange?

By SAMUEL WHITE, JR.
Special to the AmNews

Hamilton Grange, the home of Alexander Hamilton between 1802 and 1804, has stood 191 years on the corner of 141st St. and Convent Ave., but is scheduled for relocation to a site inside St. Nicholas Park, behind nearby City College, by the National Park Service of the U.S. Department of the Interior. Harlem residents, in a placard-waving demonstration in front of the building last Thursday morning, let the National Park Service know it had a fight on its hands.

General Alexander Hamilton, one of the "framers of the Constitution," the first Secretary of the Treasury, born in 1757 and spent his last days at the Grange, was of African heritage.

With signs declaring "The Grange Site/Park Where It's At," "Bust the Move" and "Stop the Removal of the Grange," approximately 25 demonstrators shouted their disapproval of the planned relocation and marched in a circle, then up to the porch of the Grange, officially known as the Hamilton Grange National Museum. Architecturally, the yellow frame house stands in stunning sharp contrast to the surrounding apartment house and brownstone structures of much-later vintage. A sign on the Museum's front door announces that it is now "temporarily closed."

Rev. Johann, the coordinator of the protest from the adjacent St. Luke's Episcopal Church, found out about the move, which he said "had been in the works for the last few years," when he approached the National Park Service to do something with the area in front, on Convent Ave., shared by the Hamilton Grange and St. Luke's Church.

The high regard in which Hamilton was held is noted in the quotations etched on the base of his statue erected on the front yard of the Hamilton Grange, for example, His rare powers entitle him to the fame of being the first intellectual product of America"

(Continued on Page 31)

(Statue unveiled, "the name of Hamilton would have honored Greece in the age of Aristides" (Ames).

The National Park Service will seek approval for the relocation of the Grange at the next general meeting of Community Board 9, 565W. 125th St., on Nov. 18. For more information, call (212) 496-2713.

The New York Times
Real Estate
Sunday, November 14, 1993
Section 10

Should It Be Moved?

Discussing the Future Of Hamilton Grange

Earlier this year, the National Park Service decided to lift up Hamilton Grange, the rural home of Alexander Hamilton from 1802 to 1804, and carry it from 287 Convent Avenue in Hamilton Heights across West 141st Street to St. Nicholas Park, which is a block away.

The plan, however, has met with opposition from some Harlem community members, who say that the Grange should remain where it is, next to St. Luke's Episcopal Church and among the brownstones of Hamilton Heights, and that to move it would put a rift in the fabric of the community.

On Wednesday at 8 P.M., Community Board 9 will sponsor a panel discussion on the plan, as well as on three alternatives the Park Service had considered, all of which involved minimal changes and leaving the grange on Convent Avenue. "The forum is designed to increase interest and knowledge about the subject among area residents," said Carolyn Kent, a board member.

The Park Service plan involves restoring the house as much as possible to the way it was in Hamilton's final years. The current site would become home to a new building, with a park ranger's apartment and exhibition space. Many preservationists support the move, saying it would not be possible to restore the building fully if it remained where it is.

The discussion, the last of five public forums on the plan, is to be held in the World Room of the Journalism Building at Columbia University, 116th Street and Broadway. Set to take part are Ene Sirvet, editor of "The Papers of John Jay"; Hollee Haswell, curator of Columbiana at the university; Michael Devonshire, senior architectural conservator with Jan Hird Pokorny Architects; Michael Henry Adams of the Upper Manhattan Society for Progress Through Preservation; Horace Carter of the Emanuel Pieterson Historical Society, and James Marston Fitch, emeritus professor of architecture at Columbia.

The moderator is to be Robert Van Lierop, permanent representative of the Republic of Vanuatu (formerly the New Hebrides) to the United Nations and a former chairman of Community Board 9. Vanuatu's Mission to the United Nations was established by Mr. Van Lierop in Hamilton Heights.

COMMENTS

THE NEW YORK AMSTERDAM NEWS Saturday, November 20, 1993 5

Community protests removal of Hamilton Grange



PROTEST AT THE GRANGE — Residents of the Hamilton Grange area in Harlem carry picket signs in protest over the National Park Service's plan to move the home of Alexander Hamilton to another area. Used as a museum and a point of serious pride by the neighborhood, the house is being restored and refurbished in the colonial style.

Hamilton Heights residents recently protested in front of the Alexander Hamilton Grange on Convent Avenue. Demonstrators support the position that the Hamilton Grange should remain in its present location where it has been for more than 100 years and should not be moved.

They reject the National Park Service (NPS) proposal to remove the Grange to another site. Instead, the group supports restoring the Grange on its present location. The protestors represent the Hamilton Grange Community Task Force to Prevent the Removal of the Grange.

They have collected more than 1,200 signatures of neighborhood residents who want the Grange to stay. These petitions were presented to the then-superintendent of Manhattan Sites at a meeting held at City College of New York in Aaron Davis Hall on 12st July.

Protestors are outraged that the petitions have never been referred to in any of the documents that the National Parks Service has issued since that meeting and believe that the NPS is seeking to negate the right of the community to empower itself and participate in decisions that affect those who live and reside in the immediate neighborhood.

The petitioners say the removal of the Grange to another site would signal the beginning of the decomposition of the neighborhood and does not take into account the historical ties to the Grange nor the significant disruption that would occur should the Grange be moved. The task force position paper contends that the proposed site bears no resemblance to the original site and that the concepts for alternatives presented by the NPS fails to address critical geological and environmental issues.

What's planned is an ill-conceived alternative, they say, which would juxtapose the Grange to CCNY's Steinman Hall (Engineering Building), a location which is in perpetual shadow and receives exhaust fumes directly on the site from this facility.

Moreover, the removal of the Grange represents more than aesthetic sensitivities and preservation of artifacts, they said. It represents a subtle attempt to destroy the integrity of a neighborhood.

The Grange has long been a symbol of the Hamilton Heights community and cannot be considered in isolation from the neighborhood around it, critics say.

Thursday evening, Nov. 18, Planning Board 9 is holding a special meeting to decide what its recommendation will be to the National Parks Service. Community residents are urged to attend.

RESPONSES

THE NEW YORK TIMES, SUNDAY, NOVEMBER 21, 1993

Neighborhood Report

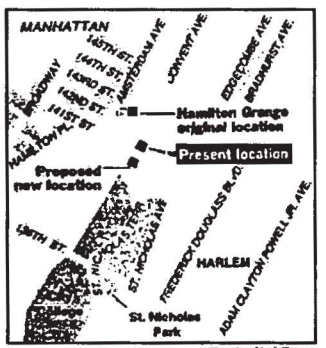
HAMILTON GRANGE UPDATE

A Short Move, an Angry Dispute

At the center of the emotional neighborhood battle over Hamilton Grange, the 1802 home of Alexander Hamilton on Convent Avenue just north of 141st Street, is a larger issue: how best to preserve and honor the heritage of Harlem.

One side, backed by committees of Community Board 9, supports the National Park Service, which owns the building, in its plan to move the grange to St. Nicholas Park. The other side wants to restore the home where it now stands.

The community board committees have pressed their case at several forums on the issue, and at a meeting at the Convent Avenue Baptist Church, people from the community argued passionately for and against the move. The community board put off its advisory vote until December, amid continuing disputes and questions about the plan. Here, in the words of some key players, is a look at some of the issues at stake:



The New York Times

FOR

"Harlem absolutely deserves to have a landmark of this caliber restored in this manner. We have the opportunity to restore the sophisticated and intricate features of the building that have been removed, and to recapture a house which embodies the person who commissioned it and the person who built it."

Michael Henry Adams, president of the Upper Manhattan Society for Progress through Preservation

"We have a hidden gem that has been forgotten for all of these years. The Grange will attract people to Harlem, and we need people to come to Harlem. People drive through, but this will give them a reason to stop and spend some time and, even more crucial, some money. This is a symbol for something much greater."

Ronald Melachar, former president, Hamilton Heights Homeowners' Assn.

AGAINST

"I knew old Harlem. I want to bring Harlem back. They can sit and talk endlessly about the restoration of the house in light of how it was in 1802, but that's not realistic in an urban area in an urban setting. We're saying, let's take the best of this world and make it acceptable with some changes. It can be restored, visitors can come and go, they can buy their souvenirs, but we can hold on, too."

Jeanne Turner, a member of St. Luke's Episcopal Church

"I am very, very deeply appalled at the way in which the majority sentiment of this community has been ignored and overridden. I do not think we should allow the Federal Government to destroy culturally the identity of a neighborhood. I do not think we should allow the Federal government to destroy a neighborhood park. I do not think we should allow the Federal government to decide what the character of a neighborhood should be."

The Rev. Clarence P. Grant, pastor of Convent Avenue Baptist Church

COMMENTS

Acknowledgements:

This report has been prepared by the City College Architectural Center (CCAC), with the help of the Hamilton Grange Community Task Force to Prevent the Removal of the Grange Steering Committee. All quotations have been extracted from the document entitled: Manhattan Sites: Hamilton Grange National Memorial, New York, *a draft management plan and environmental impact* statement prepared by the National Park Service.

The following members of the CCAC Staff have contributed to this study:

Benjamin Hernandez
Halla Hamar
Nancy Lissade

Marilyn Gallagher, Landscape Consultant

Michael Koehler, Assistant Director
Ghislaine Hermanuz, Director

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RESPONSES

COMMENTS

HAMILTON GRANGE COMMUNITY TASK FORCE TO PREVENT THE REMOVAL OF THE GRANGE

435 West 141 Street, New York, New York 10031
(212) 926-2713

POSITION PAPER

It is our position that the Hamilton Grange should remain in its present location and not be moved. We soundly reject the National Park Service's (NPS) preferred Alternative Four. It is our view that the Grange should be improved and upgraded to meet the necessary programmatic requirements, and in so doing reflect certain aspects illustrated in NPS' Alternative Three. The following are some of the reasons for our rejection of Alternative Four.

- **PRESERVATION CANNOT BE VIEWED AS SOLELY THE RESTORATION OF OBJECTS TO A SINGLE MOMENT IN TIME THAT IS DIVORCED FROM THE FLUX AND CHANGE SURROUNDING IT AND WHICH ULTIMATELY IS INTRINSIC TO THE EVOLUTIONARY PROCESS OF THE URBAN LANDSCAPE;**

1 - **THE PROPOSED SITE BEARS NO RESEMBLANCE TO/OR IS COMMENSURATE TO THE ORIGINAL SITE;**

2 - **HISTORICALLY THE GRANGE IS A SYMBOL OF THE HAMILTON HEIGHTS COMMUNITY AND CANNOT BE CONSIDERED IN ISOLATION FROM THE NEIGHBORHOOD AROUND IT;**

3 - **THE CONCEPTS PRESENTED BY NPS IN ALTERNATIVE FOUR HAVE BEEN *UNREALISTICALLY ADDRESSED IN TERMS OF GEOLOGICAL AND* ENVIRONMENTAL ISSUES;**

4 - **THE REMOVAL OF THE GRANGE WILL DESTROY THE HISTORICAL FABRIC OF THIS NEIGHBORHOOD FOR THERE IS MORE AT RISK HERE THAN ESTHETIC SENSITIVITIES AND ARTIFACT PRESERVATION.**

The proposed preferred alternative of NPS which calls for the removal of the Grange from its present site to the northern boundary of St. Nicholas Park, opposite West 141st Street's intersection with Hamilton Terrace, would signal the beginning of the decomposition of our neighborhood.

5 - The underlying issue which is at the basis of NPS' preferred alternative is the technicality that mandates that the financing enabling the restoration of the Grange is linked to legislation which dictates that the Grange must first be relocated before such efforts take place. Thus, what is being foisted upon this community is an ill conceived alternative which would juxtapose the Grange to CCNY's Steinman Hall (Engineering Building), a location which is in perpetual shadow and receives exhaust fumes directly on the site from this facility.

6 - Such a relocation does not take into account this community's historical ties to the Grange nor the significant disruption to the neighborhood which would ensue. It appears that NPS has flagrantly ignored *the wishes of the residents of this community.* This is clearly evidenced by the negation and subsequent disregard of petitions bearing the signatures of 1,200 individuals who reside in the neighborhood and are not in favor of the removal of the Grange from its present site. These petitions were presented to the then Superintendent of Manhattan Sites at a meeting held at the City College of New York in Aaron Davis Hall on July 13, 1993. These petitions have never been referred to in any of the documents that NPS has issued since that meeting. This clearly negates the right of our community to empower itself and participate in decisions that affect us.

RESPONSES

1. See response #8 to the "Hamilton Grange: An Analysis of Alternative 4."

2. A connection between the Grange and the neighborhood would be maintained through the use of interpretive media and exhibits in the new building.

3. A section on local geology has been included in the final plan in the "Affected Environment" under "Natural Resources." It has also been noted in the alternative 4 description that bedrock would be disturbed and mitigation measures would be employed during construction on the new site. (See response #6 to above "Hamilton Grange: An Analysis of Alternative 4.") A geotechnical survey would be performed before design work to determine the type and extent of the foundation possible on the site. Other environmental issues of concern have been appropriately analyzed.

4. The relocation of the Grange would affect the cultural association with the immediate Hamilton Heights neighborhood.

5. The purpose of this plan is to fulfill the intent of Congress to provide an appropriate setting for the Grange and to fulfill the desire to keep it on Hamilton's original tract of land within the context of its present-day community. See also responses #2 and #5 to the "Hamilton Grange: An Analysis of Alternative 4."

6. The National Park Service has received many comments on restoration of the Grange from community and city residents and organizations, comments that were solicited through public meetings, individual meetings with local and city organizations such as Community Board #9, and the draft plan. Decisions have been made based on input from these meetings and comments, recognizing that consensus might not be possible. Alternative 4 was selected because it allowed for restoration of the Grange and for a high-quality visitor experience and because it received significant support from

COMMENTS

** FACSIMILE COVER NOTE **

MAR 24.1994 05:58 PM
UBILES

TO : ROGER KENNEDY
ATTN: MR KENNEDY
PAGE: 4 (excluding cover note)
FROM: BERNICE UBILES PHONE NO: 8623133
FAX NO : 8623133

FROM UBILES FAX NO 8623133 MAR 24.1994 05:58

HAMILTON GRANGE COMMUNITY TASK FORCE TO PREVENT THE REMOVAL OF THE GRANGE

435 West 141 Street, New York, New York 10031
(212) 926-2713

Rev. Clarence P. Grant
Pastor
Convent Avenue Baptist Church

Rev. David Johnson
Pastor
St. Luke's Episcopal Church

Rev. Johns Johnson
Pastor
St. Luke's Episcopal Church

Rev. John Smith
Pastor
St. John's Baptist Church

Ms. Rose F. Ward
Director
Community Affairs Office
Convent Avenue Baptist Church

STEERING COMMITTEE
Hon. Alison Avery
Mildred Barker
Wil Buckery
Larry Butler
Bernice Cummings-Ubiles
Doris L. Geer
Barbara J. Harris
Prof. Ghislaine Hennessy
Gloria A. Lundy
Elizabeth Mayo
Joyce Miller
Sylbum Peterkin
Ina Skeete
Jeanne R. Turner
Judith Walberg
Dorothy H. Yancey

March 24, 1994

Mr. Roger Kennedy
Director
National Park Service
Department of the Interior
1849 C Street, N.W.
Washington, D.C. 20013

Re: The Hamilton Grange National Memorial

Dear Mr. Kennedy:

Community Board #9 at its General Board Meeting on Thursday, March 17, 1994, in its capacity as an advisory body, voted on the Draft Management Plan concerning the relocation of Hamilton Grange. Please note that there were two votes, the first was for a resolution in favor of Alternative 3 (see copy attached) and the second was for Alternative 4 (this resolution was previously forwarded to you in the Community Board's letter of October 7, 1993). The results of the vote were as follows:

Alternative 3:

Community Board Members:
14 in favor
13 opposed
3 abstaining

Members of the Community:
24 in favor
8 opposed

Alternative 4:

Community Board Members:
18 in favor
11 opposed

RESPONSES

community members and organizations throughout the New York City area.

As evidenced in the comment letters, the Harlem and New York City communities are both in favor of and against moving the Grange. The petitions received by the National Park Service following the release of the draft plan showed a similar trend. The "Summary of Public Involvement" section indicates approximately 1,500 signatures were received — approximately 780 in favor of the move and 730 opposed. This final plan is the first document to be released to summarize public comment since the draft plan and the public meeting of July 1993. All comments and petitions are represented and addressed in this document.

COMMENTS

RESPONSES

Alternative 4:

Community Board Members:
18 in favor
11 opposed
2 abstaining

Members of the Community:
14 in favor
19 opposed

COMMENTS

In view of the fact that there was not a clear majority voting in favor of Alternative 3, that resolution was defeated by members of the Community Board and as indicated above, the resolution advocating Alternative 4 prevailed.

We find the political chicanery and slight of hand that is being employed in this issue to be appalling and shameful.

1 The former Superintendent of Manhattan Sites gathered about her several individuals who were members of Community Board #9 for the sole purpose of "brainstorming" and promoting Alternative 4 of the Draft Management Plan. One of the members of this group at the Board's General meeting on Thursday, March 17, 1994, stated for the record, that the Draft Management Plan consisted of only one Alternative, four; and that the others, one through three, were merely cited as window dressing to lead to four. If this statement is true and represents the position of the National Park Service, it will be yet another example of the gross injustice and insensitivity that can be placed directly on the doorsteps of your agency.

We would like to bring to your attention, however, after the Board voted the residents of this neighborhood were asked to vote. In both instances, the community voted that the Grange should remain at its present site and be renovated and refurbished there.

2 In view of the fact that the above-referenced Board vote is purely advisory, we are writing to request that you inform us in detail of the various layers of governmental approval that must be obtained on the local, state and federal levels before this project sees fruition.

3 From the time that this project was first presented by the then Superintendent of Manhattan Sites, no clear cut information has been given about the true costs of this project.

We, as members of the Task Force, and residents of this neighborhood are requesting:

1. A detailed cost analysis of the total cost of this project;

2. A detailed engineer's report describing the manner

RESPONSES

1. The four alternatives presented in the draft plan were developed to represent a "range of feasible alternatives" for achieving the rehabilitation and restoration of Hamilton Grange as required by the National Environmental Policy Act and the planning process for national park system sites. Community members had input into the range and scope of these alternatives during preliminary alternative meetings in April of 1992. A full analysis of each alternative was presented in the draft plan, and comments on each alternative were invited by letter and solicited in public meetings. These comments have been used to further evaluate the proposed alternatives and make modifications, which are evident in the alternative 4 description of the final plan. Alternative 4 was selected as the proposed plan because it allowed for full restoration of the Grange and for a high-quality visitor experience and because it received significant support from community members and organizations throughout the New York area.

2. The steps necessary to implement alternative 4 are presented in appendix H of the final plan.

3. An evaluation and cost analysis of the four alternatives was presented in appendix G of the draft plan. More detailed design and cost information (e.g., site plans, soils reports, etc.) would be initiated following completion and approval of the final plan. The detailed information requested is not generated during the general management planning process but rather during the design process after a plan has been approved.

FROM UBELES FAX NO 6623133 MAR 24.1994 05:39 PM P 3

Page 3

and stages of the contemplated removal (detailed drawings and other analysis are to be included) along with a cost analysis for every stage of this procedure;

3. A detailed report which describes the actual amount of land that is required for the project;

4. A detailed cost analysis of the true acquisition cost of the land (kindly include all other land that would be "swapped" in kind);

5. A detailed description of the work necessary to prepare the new site (please include site plans, soil reports, etc.) as well as a detailed cost analysis; and

6. A detailed, line by line, cost assessment of the monies that have been expended to date on this project.

7. As pursuant to the presentation made by your staff at City College on March 11, 1994, there was presented a one dimensional drawing of the proposed building that is contemplated to replace the Grange on Convent Avenue.

We are, therefore, requesting that copies of these drawings including the floor plans be made available to the Task Force for its analysis and comments. We are also requesting that all materials contemplated for the Convent Avenue project be included as well as a detailed cost analysis.

Should you have any questions or wish clarification concerning the above, I can be reached at (212) 926-2713.

Your assistance and cooperation in this matter is appreciated.

Cordially yours,

Rev. Johan Johnson
Task Force Coordinator

RESOLUTION IN FAVOR OF ALTERNATIVE NUMBER 3

WHEREAS, Alexander Hamilton's house (referred to as "the Hamilton Grange") has been an integral part of the Hamilton Heights neighborhood for almost 200 years and the home of Alexander Hamilton from 1802 to 1804; and

WHEREAS, the Hamilton Grange has been at its present location for 104 years, and in this location it has become a vital part of the immediate area; and

WHEREAS, Convent Avenue and some of the nearby east-west blocks of Hamilton Heights have developed their physical and social characteristics in part because of the presence of the Hamilton Grange in its current location; and

WHEREAS, the Hamilton Grange is an important symbol and a source of pride to the neighborhood surrounding it, and at its current location on Convent Avenue it is an inspiration to the entire community, particularly the young people and seniors living in the neighborhood; and

WHEREAS, the significance and the importance of the Hamilton Grange to the neighborhood surrounding it can also be illustrated by the fact that the New York City Landmarks Commission in its Designation Report of November 26, 1974, which designated the Hamilton Heights Historic District, stated that the Hamilton Grange gave its name to the newly established District, and therefore the removal of this building to another location would diminish the stature and significance of the Hamilton Grange area and the Historic District; and

WHEREAS, the National Parks Service's Alternative Number Three is a good and viable cost effective alternative, which will restore, improve, and upgrade the existing building and permit its use as an historic resource; and

WHEREAS, the National Parks Service's Alternative Number Three is reflective of the views of the residents of the neighborhood, who have expressed their wishes that the Hamilton Grange not be removed from its current location by their submission of petitions bearing 1,200 signatures;

NOW, THEREFORE BE IT RESOLVED, that Community Board #9 supports the National Parks Service's Alternative Number Three.

hamilton heights
homeowners association

September 20, 1993

Mr. Joseph Avery
Superintendent, Manhattan Sites
National Park Services
U.S. Department of the Interior
26 Wall Street
New York, N.Y. 10005

Dear Mr. Avery:

The Hamilton Heights Homeowners Association is a group of concerned home and co-op owners in NYC's historic Hamilton Heights district, the area of Manhattan from 104th to 155th Streets and from Riverside Drive to St. Nicholas Avenue. The organization was founded in 1980 and has an active membership of concerned individuals.

HHHA seeks to make its Historic Landmark District a better place to live through providing property owners with useful information to support their properties and through seeking to solve community problems.

For example, with influence from Congressman Charles B. Rangel, we played a supportive role in getting Congress to approve $750,000 for initiating the most recent Hamilton Grange renovation. We pressed this issue by establishing a Hamilton Grange Fund and contributing $10,000 toward restoration work.

Our membership is concerned, despite the several opportunities you've provided for public comment, that our position is not clear to your office; hence, this letter.

1 The Hamilton Heights Homeowners Association's position has three facets. The Grange should remain in its current site until there are sufficient resources to (1) maintain proper security at the proposed new site in the St. Nicholas Park, (2) replace the Grange building with a suitable structure and security at the vacated site, and (3) continue community liaison with and support

post office box 565 • hamilton grange station • new york, ny 10031

1. In reference to point (1), NPS personnel would be stationed at the relocation site 24 hours a day once the Grange is moved. Security alarms would be installed and security fencing would also surround the new site. This information is included in the alternative 4 description of the final plan. In reference to points (2) and (3), see response #1 to the City of New York, Landmarks Preservation Commission and response #1 to the National Trust for Historic Preservation, respectively.

COMMENTS

of the facility as a Harlem institution.

2 We would like to be represented on any group established to monitor the Grange developement.

Cordially,

John Cardwell
President

cc: Theodore Kovaleff

JC/bh

RESPONSES

2. See response #1 to the National Trust for Historic Preservation.

LANDMARKS HARLEM, INC.

201-A West 138 Street
New York, NY 10030
(212) 862-9552/9554
Fax (212) 862-9189

October 26, 1993

Mr. Michael Adlerstein
Chief of Urban Projects
North Atlantic Region
National Park Service
26 Wall Street
New York, NY 10005

Dear Mr. Adlerstein:

Thank you for meeting with the Board of Directors of Landmarks Harlem on September 21, 1993.

This letter is to inform you that the Board, by a majority vote, approved NPS Alternative Plan 4, to move Hamilton Grange to St. Nicholas Park.

1 It is the consensus of the Board that your office continue working with residents of Hamilton Heights to effect an amicable relocation of the property.

Again, I thank you and your staff for your presentation.

Yours truly,

Thomas J. Bess
Executive Director

cc: Community Board #9

1. See response #1 to the National Trust for Historic Preservation.

COMMENTS

RESPONSES

LANDMARKS HARLEM, INC.
201-A West 138 Street
New York, NY 10030
(212) 862-9552/9554
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MINUTES
BOARD OF DIRECTORS
MEETING
July 21, 1993

Present: Sandi Griffin, Chair
Thomas J. Bess, Executive Director
Karen Taborn, Recorder
William Seraile
Colette Whitlock
Bettijean Miller
Allyson Williams
Josephine Jones
Hilda Vazquez-Barrow

CALL TO ORDER

The meeting was called to order at 6:30 P.M.

ADOPTION OF MINUTES

There was not a quorum of the Board present; adoption of minutes was tabled until the next Board meeting.

SAVE HARLEM COMMITTEE

TB informed the Board that he spoke to Don Nelson, president of Metro North; that Metro North is preparing to renovate the viaduct at 125 Street and Park Avenue, along with track work from @114 Street up to 134 Street and Park Avenue. Metro North has expressed a desire to hire minority contractors. However, according to federal guidelines, it is difficult to insist on the contractor who wins the bid to force them into minority hiring. TB asked A. Williams to check to see if there is any loophole in the federal statute whereby we can insure that the community gets a fair share of the top level contracts.

Metro North indicated that because of timing it would not be possible to do anything with the Corn Exchange Bank Building because their project would start in early fall and the building could not be ready in time.

FUNDRAISING COMMITTEE

TB announced that the $360,000 year-long program that Landmarks Harlem will co-sponsor with the NYC Landmarks Conservancy is almost definite. The monies are expected in the fall of this year.

2nd Birthday Party. TB informed the Board that $5,248.00 was spent and the income was only $1,980. This left a $3,268 deficit. However, the primary goal of publicity was met. The costs were incurred because of mailing 5,000 that were professionally printed; advertisements in African American newspapers. TB was interviewed on radio station WBAI where he announced the party in Marcus Garvey Park.

HERITAGE EDUCATION

TB announced that the Cultural Diversity Conference, co-sponsored by the Historic Districts Council and the Municipal Arts Society is still being planned. At the conference TB will emphasize the importance of Harlem culture and the need to include culture in landmarking properties and districts.

HAMILTON GRANGE

At the May 26 LMH board meeting, Carolyn Denerstein reported on her research of the available options given by the Interior Park Service to renovate and/or move Hamilton Grange. There was a consensus taken in favor of supporting plan/option #3 which would (1) leave a landscaped area in back of the Grange at the present site; (2) make room for exhibits; and, (3) create apark area on the slope. Since that meeting, Colette Whitlock reviewed the four available options further and recommended plan #4. C. Whitlock reasoned that plan #4 would move the building across the street to St. Nicholas Park and give it more space on its sides. Right now, the Grange is literally sandwiched inbetween a church and an apartment building. S. Griffin announced her continued support for plan #3 and included that members of the Hamilton Heights Historic District, who have been the "guardians" of the Grange for years, have strongly been opposed to moving the Grange for years because that would remove the Grange from the immediate vicinity of the Historic District. S. Griffin's concern was that the Grange would not be protected adequately if it is moved. C. Whitlock added that part of plan #4 included a 24-hour, live-in guard for the Grange. W. Seraile expressed concern that if the Grange is moved across the street, where a playground presently exists, that the Park Service should promise to replace any playground or park facility that may be taken over the movement of the Grange. C. Whitlock stated that the report alread makes the promise to replace any misplaced park facilities at another location in the park.

COMMENTS

A vote was taken with Plan #4 receiving the majority. However, since there was not a quorum present, T. Bess suggested the discussion be tabled until the next board meeting and that a letter be sent to the National Park Service stating that a consensus was taken in support of Plan #3, with a minority move to support Plan #4. Furthermore, T. Bess suggested that consideration be given to requesting an extension of the Hamilton Heights Historic District to include the area that will house the Grange.

ADJOURNMENT

The meeting was adjourned at 8:00 P.M.

RESPONSES

COMMENTS

THE MUNICIPAL ART SOCIETY OF NEW YORK
CENTENNIAL

October 14, 1993

Joseph Avery, Acting Superintendant
National Park Service
Federal Hall
26 Wall Street
New York, N.Y. 10004

Dear Mr. Avery:

The Municipal Art Society, whose Preservation Committee has seen and discussed the Park Service's alternatives for Hamilton Grange, strongly supports the proposal to relocate and restore it. Hamilton Grange is at once a cherished local monument and a landmark of national stature: this proposal promises to restore it to its true grandeur and reveal its full significance. Hamilton Grange deserves no less.

Recognizing that plans to move and restore the house have not yet been fully worked out, we would like to comment on a few elements of key importance.

1 § Hamilton Grange has long been an important part of a streetscape, a neighborhood, and a New York City Historic District. We applaud the Park Service's commitment to replace it, following its relocation, with a compatible new building on the existing foundations. It is of the utmost important that the existing site and its context be treated with respect. Indeed, we regard the commitment to build an appropriate community-oriented building on the current site is an essential component of the plan to relocate Hamilton Grange.

2 § Concerns have been raised about the security of a Hamilton Grange relocated within the park. Though we are aware of National Park Service policies against resident custodians, we are also aware of many instances where this arrangement has worked well, providing far better security than could otherwise be obtained. We therefore urge the Park Service to study this issue further and to make every attempt to develop the best possible security plan for Hamilton Grange.

E MUNICIPAL ART SOCIETY 457 MADISON AVENUE NEW YORK NY 10022 TEL: (212) 935-3960 FAX: (212) 753-1816

RESPONSES

1. See response #1 to the City of New York, Landmarks Preservation Commission

2. See response #1 to the Hamilton Heights Homeowners Association.

COMMENTS

§ In restoring Hamilton Grange on its new site, every effort should be made to restore its original orientation and to allow visitors to enter through its original front door. Orientation, both with regard to topography and to the sun, has always been an important aspect of architecture, and nowhere more so than in the design of classical villas. Plans currently available of the proposed restoration show the house reversed from its original orientation, and this should be rethought. Furthermore, it is of great importance that visitors be able to approach and enter the house through the front door - as Hamilton himself did. To slip into the house through a basement entrance gives a false idea of its architecture. We understand the difficulty of complying with regulations regarding access for the physically challenged, and the importance of doing so with dignity. We are not convinced, however, that these regulations would completely preclude the use of the original front door. We would urge the National Park Service to continue seeking a solution that would allow visitors to use the front door in its original orientation. The opportunity to restore Hamilton Grange to its full architectural and scenic splendor will not come again. It is well worth doing right.

3

We would like to commend the National Park Service for its excellent planning and design work in bringing the proposal to relocate and restore Hamilton Grange to this point. We understand that there remain many hurdles before this excellent idea becomes a reality. We offer our full and active support in working out remaining issues and surmounting those hurdles.

Yours sincerely,

Edward Kaufman
Associate Director of Issues

cc: Hon. Charles B. Rangel

RESPONSES

3. See response #2 to the City of New York, Landmarks Preservation Commission. In addition, as noted in the alternative 4 description in the final plan, the daily visitor would enter the Grange from a welcoming entrance on the house's lower level, which would most likely face 141st Street. This entrance would lead into the information/orientation center for the Grange. Entering through the front doors of the house would preclude adequate visitor orientation because the first floor would be refurnished to reflect the house as it was in Hamilton's time. However, entering through the front door would be possible for large groups who have made advance arrangements and for visitors attending commemorative events. Orientation would be accomplished at the Convent Avenue site on these occasions.

COMMENTS

National Trust for Historic Preservation

August 11, 1993

Ms. Georgette Nelms, Superintendent
Manhattan Sites
National Park Service
26 Wall Street
New York, NY 10005

RE: Hamilton Grange/Manhattan Sites

Dear Ms. Nelms:

Thank you very much for having forwarded the Development Plan for the Hamilton Grange National Memorial to our office for review. We appreciate your affording us the opportunity to comment on the proposed plans for this important historic resource.

We concur with the National Park Service's preference to pursue "Alternative Four," the restoration and relocation of the Hamilton Grange to St. Nicholas Park. Although the National Trust does not usually support the relocation of historic sites, in this case it appears that the relocation will provide an opportunity for the National Park Service to fully restore the mansion and develop a more comprehensive interpretation plan for the site. The plan to relocate the Grange from its non-original location on Convent Avenue to a park which is believed to have been part of the original Hamilton property is an appropriate way to make the mansion fully accessible to the public and provide a better setting for this important site.

1 We are aware that there are issues related to the siting of the structure in St. Nicholas Park and that there are decisions to be made related to the use of the site on Convent Avenue which will become vacant if "Alternative Four" is adopted. We trust that the National Park Service will involve local organizations, neighborhood groups and the New York Landmarks Preservation Commission in these decisions so that this national site will again be one in which the citizens of New York can take great pride.

I am pleased that the suggestions of significant organizations and individuals involved in preservation in New York I forwarded was

Northeast Regional Office
Seven Faneuil Hall Marketplace
Fifth Floor
Boston, Mass. 02109
(617) 523-0885 / FAX (617) 523-1199

National Office:
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 673-4000

RESPONSES

1. The National Park Service has involved and would continue to involve all interested parties in the development and implementation of alternative 4. The input received from a variety of organizations (including the New York Landmarks Preservation Commission) and community groups during public meetings and in letters received on the *Draft General Management Plan/Environmental Impact Statement* has influenced the final alternative description in the *Final General Management Plan/Environmental Impact Statement*. Please note that a Friends of Hamilton Grange group, as described in the "Actions Common to All Alternatives" section of the final plan, has been formed and would be involved with the National Park Service in relocating and restoring the Grange and in planning and designing the Convent Avenue building. Representatives of the different groups and interests in the community would be invited to join the group.

COMMENTS

helpful to you. If we can be of further assistance with respect to the Hamilton Grange or other projects, please do not hesitate to contact me at (617) 523-0885. Best of luck with your preservation efforts.

Sincerely,

Vicki Jo Sandstead
Director

cc: Myra Harrison, NPS
New York Landmarks Preservation Commission

RESPONSES

COMMENTS



Society for the Preservation of
WEEKSVILLE and Bedford-Stuyvesant History
P.O. BOX 130120, ST. JOHN'S STATION, BROOKLYN, NEW YORK 11213-0002 TEL. 718-756-5250

Save the Memories of Self

July 10, 1993

Georgette Nelms
Superintendent
U.S. Department of the Interior
National Park Service
Manhattan Sites
26 Wall Street
New York, New York 10005

Dear Ms. Nelms:

Thank you for the invitation to review and comment on the GENNERAL MANAGEMENT PLAN ENVIRONMENTAL IMPACT STATEMENT for the Hamilton Grange National Memorial.

The document itself reflects the thorough and thoughtful work of the preparers and consultants charged with preserving this rich national resource in "in a fitting setting" for its proper administration and interpretation as a national memorial.

After reviewing the four alternatives presented in the plan, I believe that the most favorable choice is ATERNATIVE #4.

So many people/institutions are to be thanked for their constant concern and efforts in behalf of the well being of the historic property over the years. I believe all will be comfortable with a plan that provides the very best security plan for the property and allows it to offer the finest state of the art interpretaion to the public in an appropriate and spacious setting.

1

Because many of visitors to the relocated, fully restored property, are still very young or not yet born, is there any planning in place for a "Grange Curriculum" to be introduced into nearby elementary, intermediate and highschools? Perhaps a colorful book with a ten dollar "HAMILTON" bill on the cover!

Because Hamilton was born in Nevis, in the Caribbean, he may be seen as an attractive, successful "immigrant", for several of the today's area inhabitants. If that idea has feasibility, then the envelope of caring and security for the historic property may be enlarged.

- MORE -

CHARTERED UNDER NEW YORK STATE EDUCATION DEPARTMENT

RESPONSES

1. Following restoration of the Grange under alternative 4, the park would reinstate an interpretive outreach program on Hamilton's life, heritage, and accomplishments in the local schools. (The program could be part of the local history curriculum required in grades 4 through 9). Additionally, Alexander Hamilton would be fully interpreted in the restored Grange as explained on page 6 of the draft plan.

COMMENTS

The Honorable Bertram Baker, the first Black elected to the New York State Legislature, 1948, who came from Brooklyn, was born in Nevis. Mr. Baker, a history buff, was the first Life Member of the Weeksville Society. His writings include Alexander Hamilton, who he admired greatly. Mr. Baker's archives are with his grandson, Ronald Howell, a journalist with NEWSDAY.

2 I believe it may be valuable to your interpretation to include Hamilton's activities, along with John Jay and others, concerning the African Manumission Society and the African Free School. Examinations of those themes generally illuminate little known American history and are relevant to today's issues.

Is'nt it wonderful that historic places have such great power to help citizens understand their place in time and their potential to positively effect future generations!

Very sincerely,

Joan Maynard
Executive Director

cc: Honorable Howard Golden, President Borough of Brooklyn
Curtis Lyles, MSW, CSW, President Weeksville Society

RESPONSES

2. An objective of NPS interpretation is to make the lessons of history relevant to contemporary life. The relationship of Hamilton to the African-American community of his day and the present day would be explored in the site's interpretive program.

Dr. Joseph E. Fields
[redacted]

July 9, 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
United States Department of the Interior
National Park Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms,

I am writing in support of the plan to move the Hamilton Grange to St. Nicholas Park. We are very proud to have such an important part of our country's history in our neighborhood, but have long bewailed the inappropriateness of its site, wedged between a large apartment building and a church.

This plan would put the Grange in its natural setting (it was, after all, a free-standing country house); it would allow the rebuilding of porches that were chopped off or altered to fit it into its present location; and it would make the Grange a more visually successful and accessible site, both for neighborhood residents and the public at large.

Also, it should be mentioned that the Grange is no longer on its original site, having been moved at least once to accomodate the Manhattan street grid.

Thank you for your interest and I hope we are successful with this project to move the Grange to St. Nicholas Park.

Sincerely yours,

Joseph E. Fields

Joseph E. Fields

cc: Hon. Charles B. Rangel

COMMENTS

MARGOT GAYLE [redacted]

Mr. Thom Bess

August 21, 1993

[redacted]

Dear Thom,

It was very good to talk to you yesterday about the thorny problem concerning the proposed moving of Alexander Hamilton's home to a setting where it can be fully appreciated. I honestly feel that any who are opposed to it now would be completely convinced of the appropriateness of this move after a short lapse of time during which the grounds around it could be planted with the 13 trees, and the interior of the house made to look like the Hamilton family's home. These very opponents would find themselves feeling proud and happy, especially if they had played a deciding role in the project.

The challenge to all of us who want to see the change is to seize the moment while the federal government is poised to take this step and fund it properly. It behooves us to reach out to everyone we can and help them see the vision. I wonder if you agree with me that the lovely 1887 photograph can play a key role in the campaign. It can make the goal visible. The picture was taken not long before the house was moved to its present location, and for me it is truly evocative. The trees at the left of the photograph are the 13 trees which were given by Gen. Washington as saplings from his Mt. Vernon plantation. The spokesman for the National Park Service who talked to us at the Municipal Art Society this week said it is their plan to secure seedlings from Mt. Vernon and have these put in the hands of the Arboretum so that they could start now growing 13 new trees for planting if and when the move takes place.

My 8 X 10 glossy print can be borrowed if you or someone else wants to make a large scale enlargement of it. Meanwhile, I made a trip today to the only place in our part of town that I know to have a Cannon color copier and had the print reproduced for you. A commercial photographer has told me that this kind of reproduction can be used for most purposes, although the glossy print would be best for a blow-up for mural size. Along with the special print, I am enclosing some run-of-the-mill Xeroxes.

Also, I am sending a photocopy of the article which I wrote for the Sunday Magazine of the New York Daily News a couple of years ago. You are welcome to reproduce any or all of it anytime it would be useful. I sold only first rights. When the old photograph is used it should be credited Courtesy of the New-York Historical Society. The photographer is Charles Gilbert Hine.

Sincerely,

Margot Gayle

RESPONSES

Don Hill

[redacted]

15 July 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
United States Department of the Interior
National Parks Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

Please accept this letter in support of Alternative 4 for the full restoration and relocation of Hamilton Grange to St. Nicholas Park.

Hamilton Grange is an important landmark of Harlem and of our nation and deserves no less than the full commitment of our energies and resources to establish Hamilton Grange as a national memorial on par with those in other areas of our country.

The only possible reason for not relocating this historic building would be that it was on its original site -- which it is not. It should have the grace of a site fitting its beauty and its history.

Sincerely,

Donald Hill

Don Hill

cc: Hon. Charles B. Rangel

COMMENTS

RESPONSES

MATTHEW HUFFMAN

[redacted]

15 July 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
United States Department of the Interior
National Parks Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

Please accept this letter in support of Alternative 4 for the full restoration and relocation of Hamilton Grange to St. Nicholas Park.

Hamilton Grange is an important landmark of Harlem and of our nation and deserves no less than the full commitment of our energies and resources to establish Hamilton Grange as a national memorial on par with those in other areas of our country.

The only possible reason for not relocating this historic building would be that it was on its original site -- which it is not. It should have the grace of a site fitting its beauty and its history.

Sincerely,

Matthew Huffman

cc: Hon. Charles B. Rangel

Marjorie Johnson
[redacted]

July 8, 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
United States Department of the Interior
National Park Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

Please accept this letter in support of Alternative 4 for the full restoration and relocation of Hamilton Grange to St. Nicholas Park. Hamilton Grange is an important landmark of Harlem and our nation and deserves no less than the full commitment of our energies and resources to establish Hamilton Grange as a national memorial on par with those in other areas of our country.

Sincerely,
Marjorie Johnson

c: Hon. Charles B. Rangel

COMMENTS

RESPONSES

Christopher W. London
[redacted]

Georgette Nelms
Superintendent Manhattan Sites
National Park Service
26 Wall Street
New York, N.Y. 10005

July 19th 1993

Dear Ms. Nelms,

I write to urge you to choose "Alternative 4" in your decision regarding the fate of Hamilton Grange.

The grange should be fully restored and relocated to St. Nicholas Park, as outlined in this proposal.

The National Park Service and your local office should choose this method of preservation, as it is the only sure way to safeguard the building for the future.

I hope that is the arrangements you have started planning for after the compelling arguments offered at the public meeting last week.

Sincerely Yours,

Christopher W. London

CC: The Hon. Charles B Rangell, 163 W. 125th Street, NYC 10027
Michael H. Adams, Chairman, The Upper Manhattan Society for Progress through Preservation, 63 Hamilton Terrace, NYC 10031

Roderick J. MacGregor [redacted]

July 12, 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
U.S. Dept. of the Interior
National Park Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

My wife, Joan, and I wholeheartedly support Alternative #4 for the full restoration of and relocation of the Hamilton Grange to St. Nicholas Park.

At its present location and in its present condition, the Grange is not shown in the light it deserves either architecturally nor as a most important historical landmark of Harlem.

We feel that it is important that our federal government as well as the National Park Service take the same interest in landmarks in this neglected area of New York City as it would in those located in a more fashionable areas.

Sincerely,

Roderick J. MacGregor

cc: Hon Charles B. Rangel

COMMENTS

.WALLER.INC. [redacted] Jun 30.93 15:58 No.004 P.01

June 29, 1993

Superintendent, Georgette Helms
Manhattan Sites
26 Wall Street
New York, New York 10005

Faxed: 264 3186

Pursuant to the invitation for commentary extended during the may meeting of Community Board Nine during which the proposal for moving the Hamilton House was presented, I wish to offer the following response. I was initially impressed with the motivation expressed by NPS to accord the Landmark the respect due a national treasure, to preserve our heritage in a manner most approximating the vision of its architect and owner and to favorably impact on the economy and quality of life of the surrounding community. After the meeting, in studying the draft distributed that evening and conducting a personal investigation, I must strongly protest proceeding with favored alternative #5.

1 Implied in the Park Service positioning itself on #5 from among the options presented is the assumption that a full range of possibilities were studied. Yet, no alternative which would involve using the Land most proximate to its present site were presented in the draft and apparently never studied by the absence of this alternative, as well as the history of attempts to relocate it to Riverside Park and the failure of

2 NPS to provide a permanent foundation to protect the house from structural deterioration in the 29 years it has held the national interest to preserve this structure. The house currently sits on its temporary support dating from the 1889 move.

3 I propose the following compromise to address some of the real problems which are posed by alternative #5 detailed below. This option would focus on moving the structure further back on the adjacent lot which abuts on Hamilton Terrace and involve a partial restoration of the house. The empty space left behind could then be incorporated into creating an emerging, beautifully landscaped entrance accessible from Convent Avenue. Given the current heavy tourist traffic any increase, which at this point is speculative, accord-ing to the draft, would be better absorbed on an avenue,

RESPONSES

General Note: Alternative 5 is identified in this letter as the preferred alternative. Because there is no alternative 5, the National Park Service is assuming the respondent was referring to alternative 4, the preferred alternative in the draft plan.

1. The National Park Service has examined a full range of feasible alternatives in this planning effort, as well as in past planning efforts focused on Hamilton Grange. An evaluation of alternatives considered but rejected during the preparation of the draft plan is presented in the "Alternatives Considered But Rejected" section of the final plan. A summary of past planning efforts and relocation attempts is also discussed in the "Affected Environment" section under "The Grange and Its History." Use of the land surrounding the Grange was evaluated and dismissed because without demolishing adjacent housing units there is not sufficient land to reorient the front of the house to the street.

2. The Grange currently sits on a stone foundation built in 1889 for use by St. Luke's Church. The deterioration of the Grange over the years is attributable to the forces of gravity, which have caused major wooden beams to split, the exterior walls to bow out, and mortise and tenon joints to separate. Relocation to a less restrictive site would greatly facilitate the structural rehabilitation of the Grange.

3. This alternative was discussed at a Community Board #9 meeting and has been analyzed and dismissed. See response #1 above.

WALLER, INC. [redacted] Jun 30.93 16:00 No.004 P.02

- 2 -

pather Than the side street now contemplated in Alternative #5. Also, the large Lot which has unobstructed Light and strong visibility from Amsterdam Avenue below would permit the necessary access and aesthetic enhancements which are desirable.

4 Despite the less than optimum situs of the house presently, moving it to the proposed site in St. Nicholas Park will only set the house in another artificial environment of the rear of the City College Administration building, its ventilation ducts and the artificial wall supporting a promenade above the Park. Both of the unalterable structures completely block both Southern and Eastern Light exposures. Without artificial Lights 1&2, the house will, for the most part be enclosed in heavy shadows. I contrast this as being the type of atmosphere most favored for placing houses in the 18th century or any other. Moreover, the destruction of the proposed section of the park will destroy mature trees dating back to the original farm and leave rest of the park untouched. If the interest to benefit the community is more than lip service, should Alternative #5 be finalized, the entire park should be taken over and restored for the use of the community and to act as a Living history of the Hamilton Farm of which it was a part. This would create a great tourist

5 attraction for Harlem and provide greater economic benefits to the community at large over a Longer and major Harlem therefore with already existing access to all forms of public transportation. On-site housing could still be constructed for the Park's Employees and afford much needed security to this area.

The Traffic impact treatment in the draft is perfunctory. It only addressed the issues surrounding access to Public Transportation. None of the bus or subway stops are contiguous with the present site, but plans to set off the Sidewalks on 141st street and Amsterdam

6 Avenue for buses and parking are a Traffic and Safety nightmare waiting to happen. 141st street is the main and only artery to access the West between 125th Street and 145th street. It is also one of the narrowest streets which must bear that type of two-way use in the area. Introducing more traffic is insane, not to mention the bottleneck which

4. The optimum site for the Grange would be its original site; however, relocation there is impossible. By definition, any other site would be less than optimum. See also responses #2 and #5 to the "Hamilton Grange: Analysis of Alternative 4" submitted by the Hamilton Grange Task Force to Prevent the Removal of the Grange (March 8, 1994).

5. As described in alternative 4 of the final plan, the National Park Service proposes to work with the city Department of Parks and Recreation to rehabilitate and maintain St. Nicholas Park. The extent of the these activities would be determined in future discussions and negotiations between the city and the National Park Service regarding the proposed land transfer. Only a portion of the existing St. Nicholas Park was part of Hamilton's original landholdings. It is unclear as to how much of St. Nicholas Park was a working farm because its topography may have inhibited such activities.

6. Additional information has been added to the "Traffic and Transportation" section in the "Affected Environment" and the "Impacts on Traffic Flow/Transportation" sections of the final plan. Because of the narrowness of 141st Street and its importance as a cross-town connector route and because of the importance of maintaining park land, all parking options have been removed from the preferred alternative. Parking would not be developed on 141st Street or on St. Nicholas Avenue. The National Park Service would work with City College of New York and the Friends of Hamilton Grange group to identify existing parking options (potentially on City College property) for Grange visitors. Bus and subway stops are within walking distance. These are identified on the Regional Developments map and in the "Traffic and Transportation" section of the final plan.

COMMENTS

- 3 -

may be created on Hamilton Terrace, a one-way street.

7 The economic benefit to the community stressed during the presentation by the Parks Service and supporters of the proposal is non-existent. The draft proposal clearly states that any employment or business opportunities will be guaranteed from the revivation. The conditions of implementation of any alternative must include provisions for preference of hiring of the qualified construction workers, potential Park Rangers, and JOINT ventures with community entrepreneurs IN this area.

RESPONSES

7. NPS local hiring policies are outlined in "Actions Common to all Alternatives" section of the final plan. Within federal regulations, efforts would be made to hire locally and provide procurement and contracting opportunities for local businesses. Potential economic benefits to the community are outlined in the "Area Land Use and Resources" section of "Affected Environment" and in the "Impacts on the Local Economy" sections of the various alternatives in the final plan, and they are discussed in response #12 to the "Hamilton Grange: Analysis of Alternative 4" submitted by the Hamilton Grange Community Task Force to Prevent the Removal of the Grange (March 8, 1994).

8 inextricably of disrupting the community with a ill-conceived plan to work on the Hamilton House is only made more tragic by the astronomical cost which the National Parks Service proposes to petition from the federal government without ensuring that the entire sum will be set aside to complete the project. Not only were no plans or drawings presented to show what would be built in place of the house once it is removed, but the choice to build a community center is ludicrous in an area that regularly makes use of the church auditoriums and private residences for public meetings. If any type of public access space is contemplated in alternative #5, perhaps it might be better suited to the performing arts to permit cultural events to be presented in keeping with that period of history. This would introduce another element of cultural enrichment and economic development in a community that supports the Arts.

9 On a philosophical level, I view this entire issue in its broader perspective. The Parks Service is attempting to sanitize and/or erase the history of the house; and

8. The estimated costs for alternative 4 were presented in the draft plan and are presented again in appendix G of the final plan. The capital costs for this project are reasonable relative to other projects in the metropolitan area and nationwide. Regarding the new building on Convent Avenue, the primary functions of this building would be heritage education, community use, and law enforcement ranger housing. These uses do not preclude appropriate cultural events.

9. The relocation and restoration of the Grange is an unfulfilled opportunity to reach a much broader and larger audience than at present.

COMMENTS

RESPONSES

.WALLER,INC. [redacted] Jun 30.93 16:00 No.004 P.03

- 4 -

I feel, in another sense, the country. The most authentic representation of history in this instance, is shown by the fact that a part of wilderness was claimed by Hamilton for the development and growth that would come with the construction of his house and this country. It is the fact that structure is continuing presence, even in less than ideal surroundings, that is its strongest testimony to those who consciously seek it out or find it as an unexpected Treasure. Hamilton house stands as a monument to the optimism, foresight, and technical skill used by Hamilton and others to design not only a residential structure, but a new republic that endures.

False characterization of history, no matter how noble the intent of its proponents, is a disservice to future generations. No amount of exhibits or audio visual enhancements, especially those which ignore recent scholarship concerning the probable dispute regarding Alexander Hamilton's racial heritage, can compare with the Legacy left by the real heroes of the house.

I strongly urge the National Parks Service to reconsider this proposal. Let this house be restored on-site or partially with a set-back from Convent Avenue as a monument to those who founded, preserved and perpetuated the American dreams of freedom, growth and truth. Affirm rather than destroy the people whose primal history is reflected in that house, to wit; St. Luke's which saved it from demolition, the American Scenic and Historic Preservation Society which sought to protect it as a monument and the Harlem community, which has fought to keep it in its original area and and protects the building after the Parks Service employees go home. You are presented with a unique

– 5 –

opportunity to examine the dichotomies of whether to foster growth or allow stagnation, To preserve or destroy, or deal in truth rather than denial. I challenge you and the political leaders involved to make the right choice, which simply is not Alternative #5.

Sincerely,

Wendy Maurizon

cc: Congressman Charles Rangel
Senator Alfonse D'Amato
Senator Patrick Moynihan

COMMENTS

RESPONSES

Ronald L. Melichar
[redacted]

July 9, 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
United States Department of the Interior
National Park Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

I am writing to support of Alternative 4 of the National Park Service Draft General Management Plan, Environmental Impact Statement, April 1993 calling for the full restoration and relocation of Hamilton Grange to St. Nicholas Park. Hamilton Grange is an important landmark of Harlem and our nation and deserves no less than the full commitment of our energies and resources to bring this long neglected national memorial to a level equal with those in other areas of our country.

The relocation of the Grange to St. Nicholas Park is the most appropriate alternative for several reasons. First, while retaining the Grange in the community and near its original site, it would permit the Grange to be seen and enjoyed in a location that resembles its original setting. In its current location hemmed in between St. Luke's Church and an apartment building, the property is diminished and loses its significance as a free standing country home. In the park, the house will be seen as Hamilton knew it, surrounded by trees and gardens.

Second, the relocation will permit the house to be fully restored so that it can be understood as an important historic home of one of the founding fathers of our nation. The main door and entrance porch, rather than abutting St. Luke's Church, can be replicated and the side porches returned to their original configurations. These restorations are important to an understanding of how the house worked and how one entered, moved and lived in the house. None of the other alternatives can address this correction of the current situation.

Third, the relocation will permit the construction of a new building on the present site which would serve as both an orientation center for the Grange as well as much needed public meeting space.

Page Two, Hamilton Grange

Last, the fourth alternative raises the Grange to the level of other important landmarks of our country and will serve as one important location, among others, to attract visitors to our community. New York City attracts so many visitors: we need to attract them to Harlem by supporting projects which are properly carried out and not compromised by narrow or provincial interests. Restoring the house on its present site will turn the current third rate situation into a second rate one. This is not good enough for an historic monument of the first caliber. It should be treated accordingly by giving it the attention and resources that are routinely given similar sites of this importance throughout the country.

Sincerely,

Ronald L. Melichar

Ronald L. Melichar

c: Hon. Charles B. Rangel

COMMENTS

Alvarene Molland
[redacted]

June 14, 1993

Georgette Nelms
Superintendent of Manhattan Sites
US Department of Parks
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

Ré: Restoration of Hamilton Grange

As I heard in the last meeting regarding the Hamilton Grange Restoration, the battle regarding the "resting place" has been going on for decades! It seems to me that some people are unclear in their minds about what they really want.

The sentiments seem to run high that Convent Avenue is the best location. If The Grange is to be truly a National Monument, it cannot remain squeezed between two structures. People must be prepared to give something to get something! The building needs to be centered with space around it. You most probably should obtain the apartment building next to it and take it out.

1 I know this is a hard decision and people will scream and shout about this but that will be the only solution, to keeping the Grange on Convent Avenue. The apartment building is old anyway and there are many like buildings in the neighborhood in which people can be relocated. We must have parking to accommodate the tours that are anticipated.

Failing that, Hamilton Grange should be moved around on the parcel of land that is donated by the church. The entrance should be on Hamilton Place since it would be more spacious.

RESPONSES

1. This alternative was considered early in the planning process but rejected because of extraordinary costs of acquisition and relocation and the shortage of housing (identified in the *Community District Needs, Fiscal Year 1993* (City of New York, Department of City Planning 1991). See the "Alternatives Considered But Rejected" section of the final plan for additional information.

COMMENTS

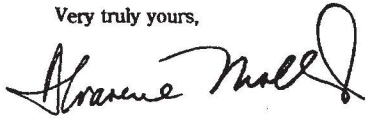
It seems that the Department of Parks will be the ultimate decision maker, since the building and the land belong to that department. However, we do not wish the building to be removed from the neighborhood.

2 If the building is moved to the park, then something like a cultural center should be built on that land on Convent. Probably a museum or Art Gallery, which will be multicultural in presentation.

3 To be fair, since the church has been "protector/caretaker" of the Hamilton Grange over the years, you most probably should involve them more fully in the decision making process, and include them in your plans, whatever the outcome. This is a very emotional situation and should be handled with tact - we love the Grange and would like to see the restoration started as soon as possible.

This is my humble suggestion

Very truly yours,



RESPONSES

2. See response #8 to Wendy Mauritzon.

3. See response #1 to the National Trust for Historic Preservation.

July 8, 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
United States Department of the Interior
National Park Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

Please accept this letter in support of Alternative 4 for the full restoration and relocation of Hamilton Grange to St. Nicholas Park. Hamilton Grange is an important landmark of Harlem and our nation and deserves no less than the full commitment of our energies and resources to establish Hamilton Grange as a national memorial on par with those in other areas of our country.

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Second, the relocation will permit the house to be fully restored so that it can be understood as an important historic home of one of the founding fathers of our nation. The main door and entrance porch, rather than abutting St. Luke's Church, can be restored/replicated and the side porches returned to their original configurations. These restorations are important to an understanding of how the house worked and how one entered, moved and lived in the house. None of the other alternatives can address this correction of the current situation.

Third, the relocation will permit the construction of a new building on the present site which would serve as both an orientation center for the Grange as well as much needed public meeting space.

Page Two, Hamilton Grange

Last, the fourth alternative raises the Grange to the level of other important landmarks of our country and will serve as one important location, among others, which will attract visitors to our community. New York City attracts so many visitors: we need to attract them to Harlem by supporting projects which are properly carried out and which are given the attention and resources that are given similar sites throughout our country.

Sincerely,

Mary Mulder

[redacted]

c: Hon. Charles B. Rangel

COMMENTS

[redacted]

October 7, 1993

Superintendent, Manhattan Sites
26 Wall Street
New York, New York 10005

Dear Superintendent:

I appreciate the opportunity to comment on the draft general management plan and environmental impact statement for Hamilton Grange National Memorial. I strongly recommend that the National Park Service adopt alternative 4, relocating the Grange to St. Nicholas Park. Relocation will obviously provide a better and more appropriate setting for the house and allow for more visitation and a fuller interpretation of the life and times of Alexander Hamilton.

On my first visit to the Grange a number of years ago, I fully anticipated that I would see the country house of Hamilton's day in a much-altered setting, surrounded by a heavily developed urban neighborhood But it was nonetheless startling to find the house shoehorned into a narrow space next to a church. While we all can appreciate the contributions of St. Luke's Church in preserving the house, I think it is self-evident that the Grange cannot be the shrine to Hamilton that the Congress intended in designating it as a national park unless it is moved to a more suitable site. Nor can it be the visitor attraction that it should be unless it is moved.

I also strongly endorse the plans for the interior of the house. I am particularly delighted by the plan to use much of the interior as a "museum" about Hamilton and his era. This is not only appropriate given the availability of historic furnishings and lack of knowledge about the second floor rooms, but also desirable. The life and contributions of Alexander Hamilton deserve to be fully explained.

I look forward to learning of your final decision and the progress of your plans. If possible, I would like to be informed of what happens next. Thank you for your consideration.

Sincerely yours,

Robert D. Paulus

Robert D. Paulus

RESPONSES

[redacted]

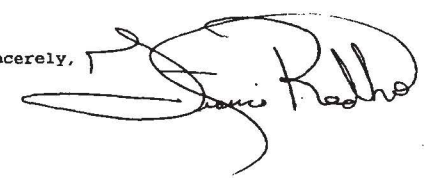
July 8, 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
United States Department of the Interior
National Park Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

Please accept this letter in support of Alternative 4 for the full restoration and relocation of Hamilton Grange to St. Nicholas Park. Hamilton Grange is an important landmark of Harlem and our nation and deserves no less than the full commitment of our energies and resources to establish Hamilton Grange as a national memorial on par with those in other areas of our country.

Sincerely,



c: Hon. Charles B. Rangel

COMMENTS

RESPONSES

Ronald F. Wagner
Timothy Van Dam
[redacted]

3 July 1993

Ms. Georgette Nelms
Superintendent of Manhattan Sites
National Park Service
26 Wall Street
New York, New York

Dear Ms. Nelms:

As eight year residents of Hamilton Heights and former co-secretaries of the Hamilton Heights Homeowners Association, we do fully endorse the proposal under consideration to move Hamilton Grange to the park below City College. This plan would allow this historic building to be restored most fully because the surroundings would provide the space to re-orient the entrance to its previous placement, and restore the missing two porches. Also, these surroundings would more closely resenble those in which the Grange once stood.

Sincerely yours,

Ronald F. Wagner
Timothy Van Dam

W A L O S K I

[redacted]

July 17, 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
U.S. Dept of Interior
National Park Service
26 Wall Street
New York, N.Y. 10005

Dear Ms Nelms:

Please accept this letter in support of Alternative 4 for full park restoration and relocation of Hamilton Grange to Saint Nicholas Park. Hamilton Grange is an important landmark of Harlem and our nation and deserves no less than our full commitment to establish it as a national memorial.

Sincerely
Caroline Waloski Weinman

C. Hon. Charles B. Rangel

COMMENTS

O.J. WELLINGTON M.D
[redacted]

July 8, 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
United States Department of the Interior
National Park Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

Please accept this letter in support of Alternative 4 for the full restoration and relocation of Hamilton Grange to St. Nicholas Park. Hamilton Grange is an important landmark of Harlem and our nation and deserves no less than the full commitment of our energies and resources to establish Hamilton Grange as a national memorial on par with those in other areas of our country.

Sincerely,

c: Hon. Charles B. Rangel

RESPONSES

COMMENTS

Colette C. Whitlock
[redacted]

June 14, 1993

Ms. Carolyn Denerstein
Landmarks Harlem, Inc.
201-A West 138th Street
New York, NY 10030

Re: Hamilton Grange National Memorial
U.S. Dept. of Interior/National Parks Service
Proposed Management Plan

Dear Carolyn,

I am, at last, returning the Draft/General Management Plan/Environmental Impact Statement for Hamilton Grange National Memorial developed by the U.S. Department of Interior. Thank you very much for lending the publication to me.

At the meeting held May 26, 1993, I told you that my initial reaction was in disagreement with your position that the group should recommend the alternative that calls for extensive renovations to the building but leaves it at its present site. As you suggested, I have read the draft and am writing to explain my feelings.

My position is unchanged. I believe that the fourth and most drastic alternative is the only plan worth proceeding with. Should the fourth alternative not prevail then I would prefer to see alternative 1, the no action plan, adopted. The remaining two alternatives do nothing to either restore the building or enhance the public's knowledge of the Grange and how Hamilton and his family lived. Plan 1 provides minimal stabilization to the structure without inflicting the indignity of creating a deceptive and historically incorrect four storey facade. Alternatives 2 and 3 are renovations of a historical structure the equivalent of the all to common practice in Harlem and Upper Manhattan of the penitentiary style gutted rehabs.

1 You had expressed concern that the new site for Hamilton Grange would necessitate the elimination of a much used children's playground. The house itself would not be placed at the playground. It would occupy a trail used as a shortcut between City University and the IND subway. If no accommodations for bus parking were made, the existing playground would remain intact. The Plan also states that should a bus parking area be created and the playground altered, it would be replaced at another site within the park.

continued on page 2

RESPONSES

1. Bus parking and dropoff areas have been eliminated from alternative 4 in the final plan (see description of alternative 4). Valuable park land and the children's playground would not be eliminated or displaced by the Grange relocation or associated parking. The Park Service would work with the Friends of Hamilton Grange group and City College to identify parking opportunities nearby.

COMMENTS

Letter to Carolyn Denerstein
Date: June 14, 1993
Page 2

I was told that St. Luke's opposition to moving the building is based on their congregation having maintained the building at a time when no one else cared about it. They believe that St. Luke's has a proprietary claim as to its location. Indeed St. Luke's has played the role of caretaker, but the congregation cannot take delight in the Grange's situation. For years its front and rear doors have been invisible, its porches truncated as it stands sandwiched between a church, remarkable in its own right, and an apartment building.

It is the only home ever owned by the man responsible for the financial structure of this country. After having been moved and sheared over the past 190 years to accommodate other people and other structures, it merits being appropriately presented to the nation and to the world as a national landmark. If funds have been appropriated, they should be spent to historically restore the building architecturally. The only way to appreciate the architecture of the building is to reinstate the doors and replace the two tiered porches that originally surrounded the building. Although it's not possible to return Hamilton Grange to its original 300 acre estate, it is possible to move the Grange so that all four sides of the structure are visible. It is possible to furnish the public rooms in period furniture and it is possible to give the public a sense of how Hamilton and his family lived at the Grange.

As a group dedicated to the preservation of Harlem's architectural treasures, I think Landmarks Harlem has to ask itself two questions: Why should Harlem accept another renovation? Why shouldn't Harlem be the beneficiary of the tourism attracted by a fully restored national landmark.

Sincerely,

Colette C. Whitlock

Colette C. Whitlock

cc: Thom Bess

RESPONSES

JIM WILLIAMS

[redacted]

15 July 1993

Ms. Georgette Nelms
Superintendent, Manhattan Sites
United States Department of the Interior
National Parks Service
26 Wall Street
New York, NY 10005

Dear Ms. Nelms:

Please accept this letter in support of Alternative 4 for the full restoration and relocation of Hamilton Grange to St. Nicholas Park.

Hamilton Grange is an important landmark of Harlem and of our nation and deserves no less than the full commitment of our energies and resources to establish Hamilton Grange as a national memorial on par with those in other areas of our country.

The only possible reason for not relocating this historic building would be that it was on its original site -- which it is not. It should have the grace of a site fitting its beauty and its history.

Sincerely,

Jim Williams

cc: Hon. Charles B. Rangel

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Appendixes and Bibliography Hamilton Grange

8. Hamilton Grange National Memorial Project

Establishment authorized.....Joint Resolution of April 27, 1962 — Page 382

Joint Resolution Providing for the establishing of the former dwelling house of Alexander Hamilton as a national memorial, approved April 27, 1962 (76 Stat. 57)

Alexander Hamilton national memorial. Establishment.

Resolved by the Senate and House of Representatives of the United States of America in Congress assembled, That the Secretary of the Interior is authorized and directed to take such action as may be necessary to provide for the establishment of the former dwelling house of Alexander Hamilton (commonly known as The Grange), situated in New York, New York, as a national memorial. However, the Secretary shall not establish the national memorial until he has satisfied himself that the lands which have been donated are sufficient to assure the relocation of The Grange and administration and interpretation of the national memorial.

Designation as Hamilton Grange National Memorial.

SEC. 2. (a) The national memorial established by the Secretary of the Interior pursuant to this joint resolution shall be designated as the Hamilton Grange National Memorial and shall be set aside as a public national memorial to commemorate the historic role played by Alexander Hamilton in the establishment of this Nation.

(b) The National Park Service, under the direction of the Secretary of the Interior, shall administer, protect, and develop such memorial, subject to the provisions of the Act entitled "An Act to establish a National Park Service, and for other purposes", approved August 25, 1916, as amended and supplemented, and the Act entitled "An Act to provide for the preservation of historic American sites, buildings, objects, and antiquities of national significance, and for other purposes", approved August 21, 1935, as amended.

39 Stat. 535. 16 U.S.C. 1–4.

49 Stat. 666. 16 U.S.C. 461–467.

Appropriation.

SEC. 3. There are hereby authorized to be appropriated such sums, but not more than $460,000, as may be necessary to carry out the provisions of section 1 of this joint resolution.

Public Law 100-701
100th Congress

An Act

Nov. 19, 1988
[H.R. 4212]

To amend the Joint resolution of April 27, 1962, to permit the Secretary of the Interior to establish the former home of Alexander Hamilton as a national memorial at its present location in New York, New York.

Historic preservation.
Conservation.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the Joint resolution of April 27, 1962 (76 Stat. 57), is amended by striking all after the resolving clause and inserting the following:

"SECTION 1. HAMILTON GRANGE NATIONAL MEMORIAL.

16 USC 431 note.

"(a) ESTABLISHMENT.—In order to provide for the benefit, inspiration, and education of the American people, there is hereby established the Hamilton Grange National Memorial (hereinafter in this Act referred to as the 'memorial') in the State of New York.

"(b) MAP.—The memorial shall consist of the lands and interests in lands and improvements as generally depicted on the map entitled 'Hamilton Grange National Memorial Boundary Map' numbered 416/80,002 and dated June 1988.

"SEC. 2. ACQUISITION OF PROPERTY.

"The Secretary of the Interior (hereinafter in this Act referred to as the 'Secretary') is authorized to acquire lands, interests in lands, and improvements thereon within the boundaries of the memorial by donation. The Secretary is authorized to reimburse the owner not more than $15,000 for administrative costs directly related to the transfer of ownership of this property. The Secretary may also acquire by the donation, purchase with donated or appropriated funds or by exchange, personal property associated with and appropriate for interpretation of the memorial.

"SEC. 3. ADMINISTRATION OF MEMORIAL.

"The Secretary shall administer the memorial in accordance with the provisions of law generally applicable to units of the National Park System, including the Act of August 21, 1916 (39 Stat. 535; 16 U.S.C. 1, 2-4) and the Act of August 21, 1935 (49 Stat. 666; 16 U.S.C. 461). In administering the memorial, the Secretary shall—

"(1) provide for the interpretation of the life of Alexander Hamilton;

"(2) preserve and interpret the history of The Grange, home of Alexander Hamilton; and

"(3) present the history of the United States as a young Nation.

"SEC. 4. GENERAL MANAGEMENT PLAN.

"Within 3 complete fiscal years after the enactment of this section, the Secretary shall submit to the Committee on Interior and Insular Affairs of the United States House of Representatives and the Committee on Energy and Natural Resources of the United States Senate a general management plan for the memorial. The

plan shall be prepared in accordance with section 12(b) of the Act of August 18, 1970 (84 Stat. 825; 16 U.S.C. la-1—la-7). Such plan shall identify appropriate facilities for proper interpretation of the site for visitors.

"SEC. 5. AUTHORIZATION OF APPROPRIATIONS.

"There are authorized to be appropriated such sums as may be necessary to carry out this Act, but not to exceed $2,500,000 for development.".

Public lands. Patents and trademarks. Utah. 16 USC 431 note.

SEC. 2. Notwithstanding any other provision of law or any order of land classification based thereon, the Secretary of the Interior is authorized to consider an application for desert land entry covering approximately 280 acres of public lands, 105 of which constitute a part of a scenic easement area of the Dinosaur National Monument, Utah, as identified on a map entitled "Desert Land Entry—Dinosaur National Monument—October 1, 1987". If the applicant meets the requirements of section 3 of this Act, the Secretary shall issue a patent to the applicant in accordance with the Desert Land Entry Act (43 U.S.C. 321 et seq.). Such patent shall reserve to the United States a right-of-way 200 feet in width for the Dinosaur National Monument entrance road.

SEC. 3. The Secretary shall not issue a patent to the lands described in section 2 until the applicant has: (a) complied with the requirements of the Desert Land Entry Act; and (b) conveyed to the United States, at no cost, title to scenic easements for purposes of Dinosaur National Monument on lands identified by the National Park Service as tracts 07-114, south half; 07-115, the complete tract.

Patents and trademarks.

SEC. 4. The scenic easements acquired by the Secretary and any patents issued by him under this Act shall be subject to the restrictions set forth in the scenic easement deed dated March 16, 1967, and filed in the records of Moffat County, Colorado, at pages 2 and 3 of book 341 of the deed of records of the county.

Approved November 19, 1988.

LEGISLATIVE HISTORY—H.R. 4212:

HOUSE REPORTS: No. 100-699 (Comm. on Interior and Insular Affairs).
SENATE REPORTS: No. 100-536 (Comm. on Energy and Natural Resources).
CONGRESSIONAL RECORD, Vol. 134 (1988):
June 20, considered and passed House.
Oct. 21, considered and passed Senate, amended. House concurred in Senate amendments.

APPENDIX B: ADMINISTRATIVE HISTORY

Manhattan Sites is comprised of six National Park Service properties in New York City and Westchester County that are under the jurisdiction of one superintendent. Castle Clinton National Monument is on the southern tip of Manhattan, within 1 mile south of the first United States Capitol, Federal Hall; both are in the 17th Congressional District. On East 20th Street in the 18th Congressional District is the birthplace and boyhood home of Theodore Roosevelt. General Grant is memorialized in a tomb in the 8th Congressional District of Upper Manhattan, on a bluff overlooking the Hudson River, within Riverside Park. Approximately 2½ miles northeast from Grant's Tomb, in the 16th Congressional District, is Hamilton Grange, the only home that Alexander Hamilton, forefather to the United States' financial system, owned. St. Paul's Church National Historic Site is in Westchester County, within the 20th Congressional District. Authorization dates are as follows:

- Castle Clinton National Monument — authorized 8/12/46
- Federal Hall National Memorial — designated as Federal Hall Memorial National Historic Site 5/26/39; approved and changed to Federal Hall National Memorial 8/11/55
- General Grant National Memorial — dedicated 4/27/1897; legislature in 1956 approved transfer by Grant Monument Association and the city of New York to federal ownership; accepted by Congress 8/14/58; placed under National Park Service 5/1/59
- Hamilton Grange National Memorial — authorized 4/27/62
- Saint Paul's Church National Historic Site — designated 7/5/43, authorized 11/10/78
- Theodore Roosevelt Birthplace National Historic Site — authorized 7/25/62

The Manhattan Sites were formerly part of the New York Group, which was formed in the 1960s and included Statue of Liberty National Monument and Ellis Island, Fire Island National Seashore, Sagamore Hill National Historic Site, as well as the five properties (prior to St. Paul's authorization as an NPS unit) of Manhattan Sites. Each of these properties had a site supervisor and a curatorial employee. The headquarters of this group was in various locations, as dictated by spacial needs and the preference of the superintendent.

During 1969-1972 the New York Group evolved into the New York Park District by the addition of more sites — Edison National Historic Site, Morristown National Historical Park, and Gateway National Recreation Area in New Jersey and Fort Stanwix National Monument in New York. This new assembly was operated as a small district or "region" until 1974, when the NPS Northeast Regional Office was created. During this time, in response to site needs, staff at each of the sites increased. For instance, curatorial staff was added to those sites where collections management was needed. Law enforcement officers for each site were also added for security. (Later, NPS law enforcement at the sites would be eradicated in favor of the New York City Police Department.)

At this time, the New York Park District dismantled (Fire Island, Fort Stanwix, Morristown, and Edison were removed) and returned to the original properties that formed the New York Group. In 1974 a study was conducted on managing grouped properties, examining the good and the bad aspects as well as the financial benefits (for example, saving overhead by having group offices). One of the motives for dissolving the concept of a group office was that individual units of these sizes would be ideal training ground for new superintendents. At that time, Gateway became its own park (1973-74), managed by its own superintendent; the Statue of Liberty and Ellis Island also became one unit, as did Sagamore Hill (1974-75). In 1978 Saint Paul's was authorized as a park unit and included within the Manhattan Sites, thus completing the group as it exists today. Manhattan Sites is currently administered by one superintendent, with site managers at each of the sites, except for the combined management of General Grant and Hamilton Grange national memorials.

APPENDIX C: DRAFT MANAGEMENT OBJECTIVES

Preservation and Protection of Cultural Resources

To preserve the site's cultural resources in compliance with legislative and executive mandates and NPS policies and historic preservation guidelines.

To provide adequate collections storage and maximum security for the site's curatorial collections.

To lead, by example, in efforts to preserve cultural resources and to make NPS expertise available.

Interpretation and Visitor Use

To use all available historical information as well as materials and artifacts for interpreting the Manhattan Sites in a manner consistent with NPS policy.

To ensure appropriate consideration for visitors with special needs in the planning, development, and management of the site.

To develop and implement an educational curriculum for site interpretation that is consistent with state standards.

To develop and implement a comprehensive visitor and resource protection program to ensure the preservation of resources and that visitors have a safe, secure, and educational visit.

Administration

To increase the site's allotted operational budget and number of full-time equivalent employees to adequately preserve site resources and provide for visitation.

To increase the professionalism of the site staff through various strategies, including increased training, details, and other work assignments.

To promote effective public relations, cooperation, and partnerships with local, state, and federal agencies, nonprofit organizations, and private groups and individuals.

APPENDIX D: SUMMARY OF FEASIBILITY STUDY

The following is an excerpt from the 1992 *Evaluation and Cost Analysis for the Restoration of Hamilton Grange National Memorial* by Grieves, Worrall, Wright & O'Hatnick Inc.

Hamilton Grange National Memorial has been an important structure in the United States since it was built in 1802. This significant structure was originally built and owned by Alexander Hamilton. Serving as Washington's Secretary of the Treasury, among other roles, Hamilton was instrumental to the development and early growth of this great nation. The Grange is also significant in that it is one of the last remaining residences designed by John McComb Jr. Although Mr. McComb was best known for his work on churches and public buildings, including the New York City Hall, his residential designs represent the beginnings of a very influential career in architecture. The structure of the Grange itself is also important as it is one of the last remaining examples of the Federal Style Villas built in New York. Aside from the historical issues, Hamilton Grange plays an important role in the surrounding community, providing both focus and identity.

Hamilton Grange has been recognized for its historical significance since the early 1900s when it was purchased by the American Scenic and Historic Preservation Society. The Grange has undergone several renovations, both prior to, and subsequent to its purchase by the American Scenic and Historic Society, including a move to its present site in 1889. The structure was purchased by the National Park Service in 1962.

In 1980 the firm of Meadows/Woll Architects prepared a feasibility study and cost estimate based on a scenario which involved moving the Grange to a new site. The 1980 study was never implemented, and the current study prepared by Grieves Worrall Wright & O'Hatnick was commissioned to update the Meadows/Woll study as well as look at three additional options for restoration of the Grange.

The four options for restoration of Hamilton Grange are as follows:

OPTION I Stabilize the existing structure in its present location, and partial interior restoration.

OPTION II Stabilize and restore the existing structure, add an elevator and stair on the exterior of the building.

OPTION III Reorient the main entrance to the east side of the house, lower the sub-basement floor, stabilize and restore the existing structure add an elevator and stair on the interior of the building, reestablish the historical entryway and stair, and landscape around the main entry.

OPTION IV Stabilize and restore the existing structure and move it across 141st Street to the foot of Hamilton Terrace where it can be restored to its original 1802 configuration.

In addition to the above options, the project team was to make recommendations for temporary shoring of the existing structure and provide a cost estimate as well as a final recommendation concerning the four options. To fully analyze these options, they were looked at with regard to structural as well as architectural and historical issues.

Structural Issues

There are several problems with the existing structure of Hamilton Grange which directly affect the safety of the staff and visitors to the National Memorial. Several of the existing structural members are in the process of failing and should be immediately shored to prevent system failure and possible life threatening injury. As soon as temporary shoring is in place, permanent repairs should be undertaken immediately to restore the structural integrity of the Grange.

It should be noted that, even if the existing structural members are completely restored, the floor loading capacities are inadequate in terms of modern museum requirements. There are two possible solutions to this problem. Either the number of visitors allowed in various areas must be restricted, or the capacities of the floors increased to meet current standards. Either of these options is acceptable; however, upgrading the structure is probably more desirable in the long run and will ultimately provide more freedom for the public. Other than the issues noted above, none of the options pose any significant structural difficulties.

Architectural Issues

In purely architectural terms, there is no doubt that the Grange should be moved to a new site. In order to experience the spatial qualities and orientation of the building it is important that it be situated and constructed as it was in 1802. Since Hamilton Grange is one of the only remaining examples of the federal style villas extant in New York, it should reflect the design values of that period. For this to be fully realized the entry configuration and piazzas should be restored, as they are distinctive elements of this style of architecture. Given the four options, it is very apparent that the only way to fully restore the Grange is to move the structure to a new site as outlined in option IV.

Historical Issues

The historical impact of the four options is not as straightforward as the architectural issues. In order to avoid a lengthy discussion of "period" history versus "living" history, let it suffice to say that any of the four options could be accomplished in a historically acceptable manner. The historical analysis focused on the overall advantages and disadvantages of each option as well as the real historical value of Hamilton Grange. The entire 200 year history of the Grange can be considered significant. Its real significance is as a memorial to Alexander Hamilton and that can only be realized by restoring the architectural integrity which expresses the lifestyle and tastes of a very influential person in our history. Although each of the options address these issues to some degree, the most desirable option would be to move and restore the Grange.

Conclusion

The final recommendation is predicated on the feeling that moving the Grange would not detract from the historical significance of the structure as stated above. The only real drawback to this scenario is the fact that it has been a focal point of the community for several years. However, with the building moving less than one block, this should not be a major concern. In fact, with Hamilton Grange fully restored to its original splendor it should become even more of a focus and identifying element within the same neighborhood as well as adjoining areas.

The restoration of the Hamilton Grange National Memorial is a very important project and should be pursued as soon as possible. As previously noted, all of the options for restoration of the

Grange are both feasible and acceptable in terms of historic guidelines. However, when all of the variables such as architectural significance, and the impact on the users and surrounding community are considered, the most desirable solution is to relocate the Grange. By doing so, Hamilton Grange can be understood and appreciated in much the same way that it was in 1802 by Alexander Hamilton and his contemporaries, as well as continue to function as a focal point in the community.

SPECIAL POPULATIONS PROGRAMMATIC ACCESSIBILITY GUIDELINES FOR INTERPRETIVE MEDIA

All new interpretive media will conform with the September 1991 *Special Populations: Programmatic Accessibility Guidelines for Interpretive Media*, which is as follows:

Special Populations: Programmatic Accessibility Guidelines for Interpretive Media

National Park Service
Harpers Ferry Center

September 1991
[Version 2.1]

Prepared by
Harpers Ferry Center Accessibility Task Force

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Statement of Purpose

This document is a guide for promoting full access to interpretive media to ensure that people with physical and mental disabilities have access to the same information necessary for safe and meaningful visits to national parks. Just as the needs and abilities of individuals cannot be reduced to simple statements, it is

impossible to construct guidelines for interpretive media that can apply to every situation in the national park system.

These guidelines define a high level of programmatic access which can be met in most situations. They articulate key areas of concern and note generally accepted solutions. Due to the diversity of park resources and the variety of interpretive situations, flexibility and versatility are important.

Each interpretive medium contributes to the total park program. All media have inherent strengths and weaknesses, and it is our intent to capitalize on their strengths and provide alternatives where they are deficient. It should also be understood that any interpretive medium is just one component of the overall park experience. In some instances, especially with regard to learning disabilities, personal services, that is one-on-one interaction, may be the most appropriate and versatile interpretive approach.

In the final analysis, interpretive design is subjective, and dependent on both aesthetic considerations as well as the particular characteristics and resources available for a specific program. Success or failure should be evaluated by examining all interpretive offerings of a park. Due to the unique characteristics of each situation, parks should be evaluated on a case by case basis. Nonetheless, the goal is to fully comply with NPS policy:

> **"...To provide the highest level of accessibility possible and feasible for persons with visual, hearing, mobility, and mental impairments, consistent with the obligation to conserve park resources and preserve the quality of the park experience for everyone."**
>
> NPS Special Directive 83-3, Accessibility for Disabled Persons

Audiovisual Programs

Audiovisual programs include motion pictures, sound/slide programs, video programs, and oral history programs. As a matter of policy, all audiovisual programs produced by the Harpers Ferry Center will include some method of captioning. The approach used will vary according to the conditions of the installation area and the media format used, and will be selected in consultation with the parks and regions.

The captioning method will be identified as early as possible in the planning process and will be presented in an integrated setting where possible. To the extent possible, visitors will be offered a choice in viewing captioned or uncaptioned versions, but in situations where a choice is not possible or feasible, a captioned version of all programs will be made available. Park management will decide on the most appropriate operational approach for the particular site.

Guidelines Affecting Mobility Impaired Visitors

1. The theater, auditorium, or viewing area should be accessible and free of architectural barriers, or alternative accommodations will be provided. UFAS 4.1.

2. Wheelchair locations will be provided according to ratios outlined in UFAS 4.1.2(18a).

3. Viewing heights and angles will be favorable for those in designated wheelchair locations.

4. In designing video or interactive components, control mechanisms will be placed in an accessible location, usually between 9" and 48" from the ground and no more than 24" deep.

Guidelines Affecting Visually Impaired Visitors

1. Simultaneous audio description will be considered for installations where the equipment can be properly installed and maintained.

Guidelines Affecting Hearing Impaired Visitors

1. All audiovisual programs will be produced with appropriate captions.

2. Copies of scripts will be provided to the parks as a standard procedure.

3. Audio amplification and listening systems will be provided in accordance with UFAS 4.1.2(18b).

Guidelines Affecting Learning Impaired Visitors

1. Unnecessarily complex and confusing concepts will be avoided.

2. Graphic elements will be chosen to communicate without reliance on the verbal component.

3. Narration will be concise and free of unnecessary jargon and technical information.

Exhibits

Numerous factors affect the design of exhibits, reflecting the unique circumstances of the specific space and the nature of the materials to be interpreted. It is clear that thoughtful, sensitive design can go a long way in producing exhibits that can be enjoyed by a broad range of people. Yet, due to the diversity of situations encountered, it is impossible to articulate guidelines that can be applied universally.

In some situations, the exhibit designer has little or no control over the space. Often exhibits are placed in areas ill-suited for that purpose, they may incorporate large or unyielding specimens, may incorporate sensitive artifacts which require special environmental controls, and room decor or architectural features may dictate certain solutions. All in all, exhibit design is an art which defies simple description. However, one central concern is

to communicate the message to the largest audience possible. Every reasonable effort will be made to eliminate any factors limiting communication through physical modification or by providing an alternate means of communication.

Guidelines Affecting Mobility Impaired Visitors

1. Exhibit space will be free of physical barriers or a method of alternate accommodation shall be provided.

2. All pathways, aisles, and clearances will meet standards set forth in UFAS 4.3. Generally a minimum width of 36" will be provided.

3. Ramps will be as gradual as possible and will not exceed a slope of 1" rise in 20" run, and otherwise conform with UFAS 4.8.

4. Important artifacts, labels, and graphics, will be placed at a comfortable viewing level relative to their size. Important text will be viewable to all visitors. Display cases will allow short or seated people to view the contents and the labels. Video monitors associated with exhibits will be positioned to be comfortably viewed by all visitors.

5. Lighting will be designed to reduce glare or reflections, especially when viewed from a wheelchair.

6. Ground and floor surfaces near the exhibit area will be stable, level, firm, and slip-resistant. (UFAS 4.5).

7. Operating controls or objects to be handled by visitors will be located in an area between 9" and 48" from the ground and no more than 24" deep. (UFAS 4.3)

8. Horizontal exhibits (e.g. terrain model) will be located at a comfortable viewing height.

9. Information desks and sales counters will be designed for use by visitors and employees using wheelchairs, and will include a section with a desk height no greater than 32 to 34 inches, with at least a 30-inch clearance underneath. The width should be a minimum of 32 inches vertical, with additional space provided for cash registers or other equipment, as applicable.

10. Accessibility information about the specific park should be available at the information desk and the International Symbol of Access will be displayed where access information is disseminated.

11. Railings and barriers will be positioned in such a way as to provide unobstructed viewing by persons in wheelchairs.

Guidelines Affecting Visually Impaired Visitors

1. Exhibit typography will be selected with readability and legibility in mind.

2. Characters and symbols shall contrast with their backgrounds, either light characters on a dark background or dark characters on a light background. (UFAS 4.30.3)

3. Tactile and participatory elements will be included where possible.

4. Audio description will be provided where applicable.

5. Signage will be provided to indicate accessible restrooms, telephones, and elevators. (UFAS 4.30)

Guidelines Affecting Hearing Impaired Visitors

1. Information presented via audio formats will be duplicated in a visual medium, either in the exhibit copy or by printed material.

2. Amplification systems and volume controls will be incorporated to make programs accessible to the hard of hearing.

3. Written text of all audio narrations will be provided.

4. All narrated AV programs will be captioned.

5. Allowance for Telecommunication Devices for the Deaf (TDD) will be included in information desk designs.

Guidelines Affecting Learning Impaired Visitors

1. Exhibits will avoid unnecessarily complex and confusing topics.

2. Graphic elements will be developed to communicate nonverbally.

3. Unfamiliar expressions and technical terms will be avoided and pronunciation aids will be provided where appropriate.

4. To the extent possible, information will be provided in a manner suitable to a diversity of abilities and interests.

5. Where possible, exhibits will be multisensory. Techniques to maximize the number of senses utilized in an exhibit will be encouraged.

6. Exhibit design will be cognizant of directional handicaps and will utilize color and other creative approaches to facilitate comprehension of maps.

Historic Furnishings

Historically refurnished rooms offer the public a unique interpretive experience by placing visitors within historic spaces. Surrounded by historic artifacts, visitors can feel the spaces "come

alive" and relate more directly to the historic events or personalities commemorated by the park.

Accessibility is problematical in many National Park Service furnished sites because of the very nature of historic architecture. Buildings were erected with a functional point of view that is many times at odds with our modern views of accessibility.

The approach used to convey the experience of historically furnished spaces will vary from site to site. The goals, however, will remain the same, to give the public as rich an interpretive experience as possible given the nature of the structure.

Guidelines Affecting Mobility Impaired Visitors

1. The exhibit space should be free of architectural barriers or a method of alternate accommodation should be provided, such as slide programs, videotaped tours, visual aids, dioramas, etc.

2. All pathways, aisles, and clearances shall (when possible) meet standards set forth in UFAS 4.3 to provide adequate clearance for wheelchair routes.

3. Ramps shall be as gradual as possible and not exceed a 1" rise in 20" run, and conform with UFAS 4.8.

4. Railings and room barriers will be constructed in such a way as to provide unobstructed viewing by persons in wheelchairs.

5. In the planning and design process, furnishing inaccessible areas, such as upper floors of historic buildings, will be discouraged unless essential for interpretation.

6. Lighting will be designed to reduce glare or reflections when viewed from a wheelchair.

7. Alternative methods of interpretation, such as audiovisual programs, audio description, photo albums, and personal services will be used in areas which present difficulty for the physically impaired.

Guidelines Affecting Visually Impaired Visitors

1. Exhibit typefaces will be selected for readability and legibility, and conform with good industry practice.

2. Audio description will be used to describe furnished rooms, where appropriate.

3. Windows will be treated with film to provide balanced light levels and minimize glare.

4. Where appropriate, visitor-controlled rheostat-type lighting will be provided to augment general room lighting.

5. Where appropriate and when proper clearance has been approved, surplus artifacts or reproductions will be utilized as "hands-on" tactile interpretive devices.

Guidelines Affecting Hearing Impaired Visitors

1. Information about room interiors will be presented in a visual medium such as exhibit copy, text, pamphlets, etc.

2. Captions will be provided for all AV programs relating to historic furnishings.

Guidelines Affecting the Learning Impaired

1. Where appropriate, hands-on participatory elements geared to the level of visitor capabilities will be used.

2. Living history activities and demonstrations which utilize the physical space as a method of providing multisensory experiences will be encouraged.

Publications

A variety of publications are offered to visitors, ranging from park folders which provide an overview and orientation to a park to more comprehensive handbooks. Each park folder should give a brief description of services available to the disabled, list significant barriers, and note the existence of TDD phone numbers, if available.

In addition, informal site bulletins are often produced to provide more specialized information about a specific site or topic. It is recommended that each park produce an easily updatable "Accessibility Site Bulletin" which could include detailed information about the specific programs, services, and opportunities available for the disabled and to describe barriers which are present in the park. These bulletins should be in reasonably large type, 18 points or larger.

Guidelines Affecting Mobility Impaired Visitors

1. Park folders, site bulletins, and sales literature will be distributed from accessible locations and heights.

2. Park folders and Accessibility Site Bulletins should endeavor to carry information on the accessibility of buildings, trails, and programs by the disabled.

Guidelines Affecting Visually Impaired Visitors

1. Publications will be designed with the largest type size appropriate for the format.

2. Special publications designed for use by the visually impaired should be printed in 18-point type.

3. The information contained in the park folder should also be available on audio cassette. Handbooks, accessibility guides, and other publications should be similarly recorded where possible.

Guidelines Affecting Hearing Impaired Visitors

1. Park site bulletins will note the availability of such special services as sign language interpretation and captioned programs.

Guidelines Affecting Learning Impaired Visitors

1. The park site bulletin should list any special services available to this group.

Wayside Exhibits

Wayside exhibits, which include outdoor interpretive exhibits and signs, orientation shelter exhibits, trailhead exhibits, and bulletin boards, offer special advantages to disabled visitors. The liberal use of photographs, artwork, diagrams, and maps, combined with highly readable type, make wayside exhibits an excellent medium for visitors with hearing and learning impairments. For visitors with sight impairments, waysides offer large type and high legibility.

Although a limited number of NPS wayside exhibits will always be inaccessible to visitors with mobility impairments, the great majority are placed at accessible pullouts, viewpoints, parking areas, and trailheads.

The NPS accessibility guidelines for wayside exhibits help ensure a standard of quality that will be appreciated by all visitors. Nearly everyone benefits from high quality graphics, readable type, comfortable base designs, accessible locations, hard-surfaced exhibit pads, and well-designed exhibit sites.

While waysides are valuable on-site "interpreters," it should be remembered that the park resources themselves are the primary things visitors come to experience. Good waysides focus attention on the features they interpret, and not on themselves. A wayside exhibit is only one of the many interpretive tools which visitors can use to enhance their appreciation of a park.

Guidelines Affecting Mobility Impaired Visitors

1. Wayside exhibits will be installed at accessible locations whenever possible.

2. Wayside exhibits will be installed at heights and angles favorable for viewing by most visitors including those in wheelchairs. For standard NPS low-profile units the recommended height is 34 inches from the bottom edge of the exhibit panel to the finished grade; for vertical exhibits the height of 24-28 inches, depending on panel size.

3. Trailhead exhibits will include an accessibility advisory.

4. Wayside exhibits sites will have level, hard surfaced exhibit pads.

5. Exhibit sites will offer clear, unrestricted views of park features described in exhibits.

Guidelines Affecting Visually Impaired Visitors

1. Exhibit type will be as legible and readable as possible.

2. Panel colors will be selected to reduce eye strain and glare, and to provide excellent readability under field conditions. White should not be used as a background color.

3. Selected wayside exhibits may incorporate audiostations or tactile elements such as models, texture blocks, and relief maps.

4. For all major features interpreted by graphic wayside exhibits, the park should offer nonvisual interpretation covering the same subject matter. Examples include cassette tape tours, radio messages, and ranger talks.

5. Appropriate tactile cues should be provided to help visually impaired visitors locate exhibits.

Guidelines Affecting Hearing Impaired Visitors

1. Wayside exhibits will communicate visually, and will rely heavily on graphics to interpret park resources.

2. Essential information included in audiostation messages will be duplicated in written form, either as part of the exhibit text or with printed material.

Guidelines Affecting Learning Impaired Visitors

1. Topics for wayside exhibits will be specific and of general interest. Unnecessary complexity will be avoided.

2. Whenever possible, easy to understand graphics will be used to convey ideas, rather than text alone.

3. Unfamiliar expressions, technical terms, and jargon will be avoided. Pronunciation aids and definitions will be provided where needed.

4. Text will be concise and free of long paragraphs and wordy language.

APPENDIX F: FUTURE PLANS AND STUDIES

The following is a discussion of standard NPS plans and studies that would be done under any of the alternatives.

For Cultural Resource Management

This section addresses the studies and plans that would be required for protecting, preserving, and managing the cultural resources at Hamilton Grange. These studies and plans assist managers in making even better decisions about managing these resources in the future. The information contained in these reports and studies would be an adequate data base for the preservation and maintenance of the cultural resources within historic districts, landscapes, and settings. Some of these studies and plans listed in the *Resource Management Plan* (NPS 1989a) for Hamilton Grange, which is currently in draft form.

Administrative history for Manhattan Sites
Archeological inventory
Collection condition survey
Collection management plan *
Collection storage plan *
Cultural landscape assessment
Updated cultural resources management plan
Exhibit plan
Updated historic furnishing report
Revised national register nomination and historic landmark information for the Grange
Revised national register nomination for Hamilton Heights Historic District
Updated historic structure report
Scope of collection statement
Special history study on Alexander Hamilton and the Grange

* May be done as part of a document that includes all Manhattan Sites

The site is listed on the National Register of Historic Places; documentation forms will need to be revised and finalized to better document the significance of the cultural resources. Should the Grange be moved (as in alternative 4), the forms would be updated to reflect that move.

Collections and archives would be managed under standards and guidelines for protecting the resources and historic data. The collection would be exhibited or stored in appropriately controlled environments with adequate protection against theft, atmospheric elements, pest infestations, and vandalism. Furthermore, consistent monitoring would be applied to ensure preservation and protection.

Additional research must be undertaken to further document provenance and status of the collections, both NPS and non-NPS collections, that might become available for the National Park Service to display.

For Natural Resource Management

The limited natural resources at Hamilton Grange are an integral part of the historic scene. Any resources around the Grange would be managed to support interpretation of themes and historic structures. Overall, natural resource management at the site supports cultural resource management objectives. These objectives would be determined in more detail in the proposed cultural landscape report.

According to the NPS *Natural Resource Management Guidelines* (NPS-77), the development of an up-to-date inventory of natural resources in each park is important, including historical sites. Only when a manager has an accurate picture of the type and condition of the natural resources at a site can effective management decisions be made. Natural resources are constantly changing; thus, a program of long-term monitoring is also essential. Monitoring can help detect changes in resource conditions before unacceptable changes occur.

Studies and/or actions that would assist in the management of the site include the following:

- integrated pest management program (this is more of a cultural resource need)
- natural resource inventory
- landscaping and site maintenance plan
- maintain current information on air quality from state, local, and federal monitoring stations and document effects on building
- photodocumentation program that would establish photographic records of viewsheds and adjacent land use patterns for future reference.

APPENDIX G: COST ESTIMATES

TABLE G-1. CONSTRUCTION / DEVELOPMENT COSTS

	Gross Construction Costs	Construction Planning	Total Construction Costs
Alternative 1	$869,452	$217,363	$1,086,815
Alternative 2	$1,531,539	$382,885	$1,914,424
Alternative 3	$3,085,298	$771,324	$3,856,622
Alternative 4 Relocation Site	$6,325,898	$1,581,474	$7,907,372
Alternative 4 Convent Avenue Site	$769,232	$192,308	$961,540

TABLE G-1. INTERPRETIVE / REFURNISHING COSTS

	Gross Production Cost	Media Planning and Design	Total Interpretive Cost
Alternative 1	$535,000	$107,000	$624,000
Alternative 2	$1,418,750	$283,750	$1,702,500
Alternative 3	$1,863,750	$372,750	$2,236,500
Alternative 4	$1,757,500	$351,500	$2,109,000

APPENDIX H: IMPLEMENTATION OF ALTERNATIVE 4

To implement alternative 4, an interest acceptable to the National Park Service must be acquired in the designated portion of St. Nicholas Park. The type of interest, whether it be fee simple or less-than-fee simple, will be determined in discussions with the city and the state. If the discussions lead to a plan that involves a fee simple land transfer, the city must secure approval through the Uniform Land Use Review Process (ULURP), a complex public review process that requires about nine months. At the conclusion of the ULURP review, legislation on the state and city level is needed for the transfer of park land to the National Park Service.

If a less-than-fee-simple transfer is found to be acceptable to the National Park Service and the city, a less lengthy and complicated public review by the city is possible.

On a parallel track, the National Park Service would initiate discussions with Congress seeking boundary adjustment legislation that would permit expansion of the boundary to include the St. Nicholas park site.

Funding for the actual design and restoration of the house in St. Nicholas Park and the new facility on the Convent Avenue site would follow the passage of the legislative authorities.

OFFICE OF PARKS, RECREATION, HISTORIC PRESERVATION
NEW YORK STATE
Orin Lehman
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189 518-237-8643

July 1, 1993

Marie Rust
Regional Director
U.S. Department of the Interior
National Park Service
North Atlantic Region
15 State Street
Boston, Mass. 02109-3572

Dear Ms. Rust,

Re: DOI
Hamilton Grange National Memorial
Manhattan, New York Co.
92PR2184

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966 and the relevant implementing regulations.

Staff from this office have recently visited this historic property. Therefore, after reading the report submitted by your office, it is the opinion of the SHPO that, while any of the four alternatives would be an acceptable treatment of this property, we concur with your findings that proposal #4 (moving the structure to a new site) is the preferred alternative. This would allow the original orientation of the house to be restored, provide a much more appropriate setting for the house as well as offer more opportunities for public programming. As for the Hamilton Heights Historic District, it appears that the move would have No Adverse Effect despite the Grange being considered a contributing buiding. These comments are given with the proviso that the proper procedures for review of the move of a National Register listed property will be followed.

Please use our project review identification number if additional correspondance is necessary. If you have any questions, please call Jim Warren of our Project Review Unit at (518) 237-8643, Ext. 280.

Sincerely yours,

Julia S. Stokes
Deputy Commissioner for
Historic Preservation

JSS/JPW:tr

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New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189 518-237-8643

Joan K. Davidson
Commissioner

September 21, 1994

Ms. Marie Rust
Regional Director
National Park Service
North Atlantic Regional Office
15 State Street
Boston, MA 02109-3572

Re: St. Nicholas Park,
New York Co., NY

Dear Ms. Rust:

Thank you for requesting the comments of the State Historic Preservation Officer (SHPO) on the National Register eligibility of St. Nicholas Park in New York City. Based on the materials provided to us by your office and a site visit by staff, it is our opinion that the park does not possess integrity and therefore is not eligible for listing on the National Register of Historic Places.

St. Nicholas Park, designed by Samuel Parsons, Jr., at the turn of the twentieth century, was a landscape that exhibited Parson's design philosophy and architectural expertise. Subsequent developments along the edges of the park, as well as the loss of some of the features within the park has caused the overall denigration of the park. Few major elements and features of the original design remain intact and the integrity of the original design intent of Parsons is questionable because of the numerous additions to the park. Therefore we conclude that the overall integrity of the park is so marginal that the property is not eligible for National Register listing.

While the park may not be eligible for listing, it is nonetheless an important amenity to the Harlem community, and we would encourage careful attention be paid to the remaining important features of the park in planning the move of the Hamilton Grange.

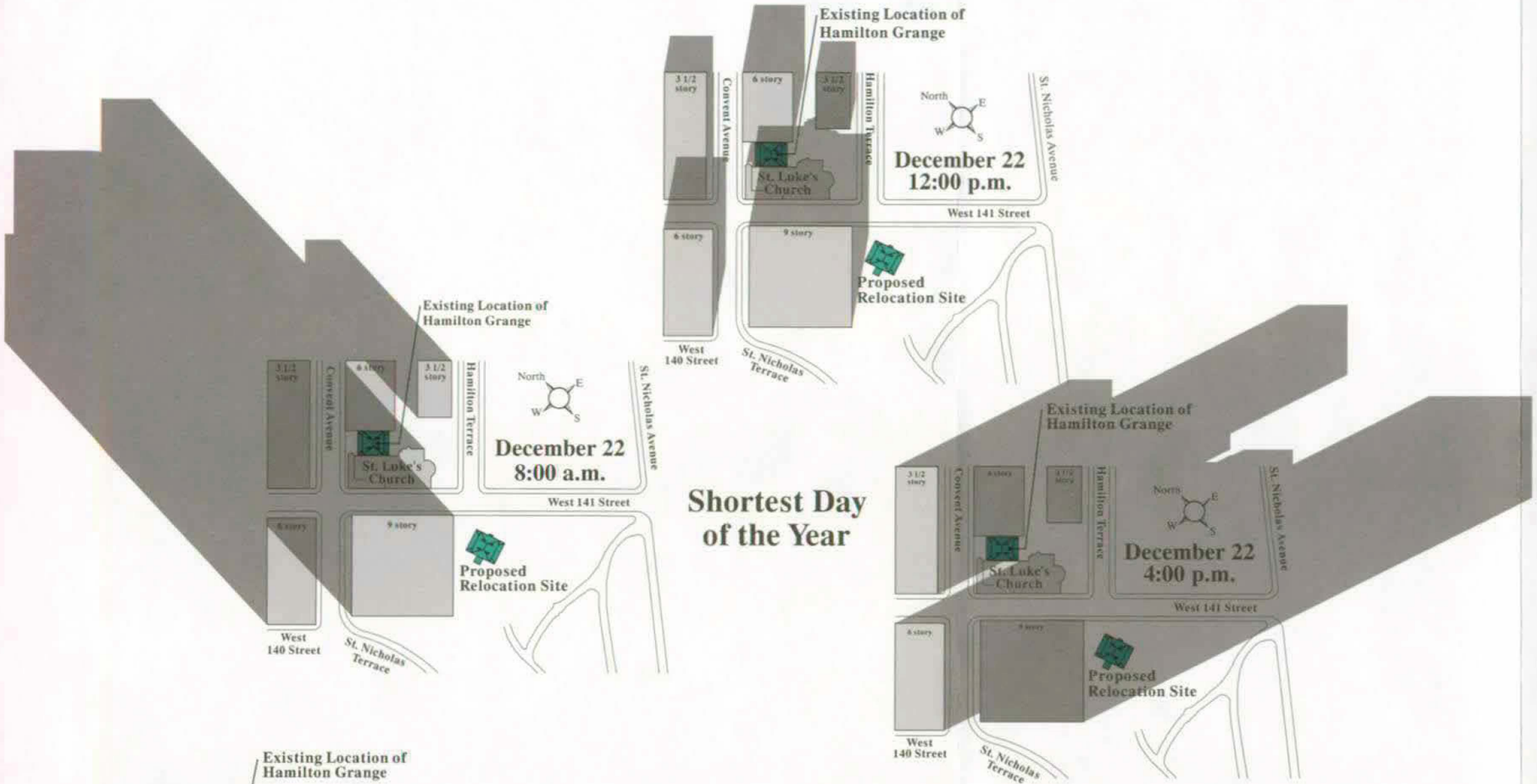
Sincerely,

David S. Gillespie
Director
Field Services Bureau

cc: P. Weinbaum

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Shadow Study

Shortest Day and Longest Day of the Year

United States Department of the Interior / National Park Service
DSC / May 1994 / 416 / 20029

APPENDIX K: LETTER FROM U.S. FISH AND WILDLIFE SERVICE

United States Department of the Interior

FISH AND WILDLIFE SERVICE
3817 Luker Road
Cortland, New York 13045

JUN 2 9 1992

mark: MASI
Pkg. # 101 P.T. 02A
Area
Subject

June 24, 1992

Manager copies
Management Assistant copies
Assistant Manager filed
Planning Janes/Wells/Welch
Design
Contracting
Park Roads
Park Roads &
EAF
EAA
WPP
NRSO

Mr. Robert J. Shelley, Manager, Eastern Team
National Park Service
Denver Service Center
12795 Alameda Parkway
P.O. Box 25287
Denver, CO 80225-0287

Dear Mr. Shelley:

This responds to your letter of June 4, 1992, requesting information on the presence of Federally listed or proposed endangered or threatened species in the vicinity of the following sites:

1. Castle Clinton National Monument located in Battery Park in lower Manhattan, New York City.

2. Federal Hall National Memorial at 26 Wall Street in lower Manhattan, New York City.

3. Theodore Roosevelt Birthplace National Historic Site at 28 East 20th Street in mid-town Manhattan, New York City.

4. General Grant National Memorial in Riverside Park near West 122nd Street and Riverside Drive in Harlem, New York City.

5. Hamilton Grange National Memorial at Convent Avenue and 141st Street in Harlem, New York City.

6. St. Paul's Church National Historic Site at 897 South Columbus Avenue in Mount Vernon, New York.

The following applies to Sites 3, 5, and 6 only. Except for occasional transient individuals, no Federally listed or proposed endangered or threatened species under our jurisdiction are known to exist in the project areas. Therefore, no Biological Assessment or further Section 7 consultation under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) is required with the U.S. Fish and Wildlife Service (Service). Should project plans change, or if additional information on listed or proposed species becomes available, this determination may be reconsidered. A compilation of Federally listed and proposed endangered and threatened species in New York is enclosed for your information.

However, the peregrine falcon (*Falco peregrinus*) is a Federally listed endangered species known to breed in close proximity to Sites 1, 2, and 4 and may be found in the surrounding area. The general management plan for these sites should, therefore, include an evaluation of the potential direct, indirect, and cumulative effects of specific

project related activities on this species. When specific plans are identified, the plans and the results of the evaluation should be provided to this office to determine the need for further consultation pursuant to Section 7 of the Endangered Species Act of 1973 (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.).

Except for the peregrine falcon and occasional transient individuals, no other Federally listed or proposed endangered or threatened species under our jurisdiction are known to exist at Sites 1, 2, and 4. Should project plans change, or if additional information on listed or proposed species becomes available, this determination may be reconsidered.

The above comments pertaining to endangered species under our jurisdiction are provided pursuant to the Endangered Species Act. This response does not preclude additional Service comments under the Fish and Wildlife Coordination Act or other legislation.

For additional information on fish and wildlife resources or State-listed species, we suggest you contact:

New York State Department
of Environmental Conservation
Region 2
47-40 21st Street
Long Island City, NY 11101
(718) 482-4900

New York State Department
of Environmental Conservation
Significant Habitat Unit
Information Services
700 Troy-Schenectady Road
Latham, NY 12110-2400
(518) 783-3932

If you have any questions regarding this letter, contact Tom McCartney at (607) 753-9334.

Sincerely,

Leonard P. Corin
Field Supervisor

Enclosure

cc: NYSDEC, Albany & Long Island City, NY (Regulatory Affairs)
NYSDEC, Latham, NY

FEDERALLY LISTED AND PROPOSED ENDANGERED AND THREATENED SPECIES IN NEW YORK

Common Name	Scientific Name	Status	Distribution
FISHES			
Sturgeon, shortnose*	*Acipenser brevirostrum*	E	Hudson River & other Atlantic coastal rivers
REPTILES			
Turtle, green*	*Chelonia mydas*	T	Oceanic summer visitor coastal waters
Turtle, hawksbill*	*Eretmochelys imbricata*	E	Oceanic summer visitor coastal waters
Turtle, leatherback*	*Dermochelys coriacea*	E	Oceanic summer resident coastal waters
Turtle, loggerhead*	*Caretta caretta*	T	Oceanic summer resident coastal waters
Turtle, Atlantic ridley*	*Lepidochelys kempii*	E	Oceanic summer resident coastal waters
BIRDS			
Eagle, bald	*Haliaeetus leucocephalus*	E	Entire state
Falcon, peregrine	*Falco peregrinus*	E	Entire state - re-establishment to former breeding range in progress
Plover, piping	*Charadrius melodus*	E T	Great Lakes Watershed Remainder of coastal New York
Tern, roseate	*Sterna dougallii dougallii*	E	Southeastern coastal portions of state
MAMMALS			
Bat, Indiana	*Myotis sodalis*	E	Entire state
Cougar, eastern	*Felis concolor cougar*	E	Entire state - probably extinct
Whale, blue*	*Balaenoptera musculus*	E	Oceanic
Whale, finback*	*Balaenoptera physalus*	E	Oceanic
Whale, humpback*	*Megaptera novaeangliae*	E	Oceanic
Whale, right*	*Eubalaena glacialis*	E	Oceanic
Whale, sei*	*Balaenoptera borealis*	E	Oceanic
Whale, sperm*	*Physeter catodon*	E	Oceanic
MOLLUSKS			
Snail, Chittenango ovate amber	*Succinea chittenangoensis*	T	Madison County
Mussel, dwarf wedge	*Alasmidonta heterodon*	E	Orange County - lower Neversink River

* Except for sea turtle nesting habitat, principal responsibility for these species is vested with the National Marine Fisheries Service.

Region 5 - 06/16/92 - 2 pp.

FEDERALLY LISTED AND PROPOSED ENDANGERED AND THREATENED SPECIES IN NEW YORK (Cont'd)

Common Name	Scientific Name	Status	Distribution
BUTTERFLIES			
Butterfly, Karner blue	*Lycaeides melissa samuelis*	PE	Albany, Saratoga, Warren, and Schenectady Counties
PLANTS			
Monkshood, northern wild	*Aconitum noveboracense*	T	Ulster County
Pogonia, small whorled	*Isotria medeoloides*	E	Entire state
Swamp pink	*Helonias bullata*	T	Staten Island - presumed extirpated
Gerardia, sandplain	*Agalinis acuta*	E	Nassau and Suffolk Counties
Fern, American hart's-tongue	*Phyllitis scolopendrium* var. *americana*	T	Onondaga and Madison Counties
Orchid, eastern prairie fringed	*Platanthera leucophea*	T	Not relocated in New York
Bulrush, northeastern	*Scirpus ancistrochaetus*	E	Not relocated in New York
Roseroot, Leedy's	*Sedum integrifolium* ssp. *Leedyi*	PT	West shore of Seneca Lake
Amaranth, seabeach	*Amaranthus pumilus*	PT	Atlantic coastal plain beaches

E=endangered T=threatened P=proposed

Region 5 - 06/16/92 - 2 pp.

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As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural and cultural resources. This includes fostering wise use of our land and water resources, protecting our fish and wildlife, preserving the environmental and cultural values of our national parks and historical places, and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people. The department also promotes the goals of the Take Pride in America campaign by encouraging stewardship and citizen responsibility for the public lands and promoting citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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