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BENJAMIN ARRISON HOME



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Suitability / Feasibility Study

June 1992

suitability/feasibility study

june 1992

BENJAMIN HARRISON HOME • INDIANA

**UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE
DENVER SERVICE CENTER**

SUMMARY

Located in Indianapolis, Indiana, the Benjamin Harrison Home, owned by the Arthur Jordan Foundation and operated by the President Benjamin Harrison Foundation, offers historical and educational benefits to visitors. Since operating this home for public benefit has brought an increasing financial burden on the Arthur Jordan Foundation, the trustees of this group sought aid from United States Representative Andrew Jacobs, Jr. and United States Senator Richard G. Lugar for a National Park Service study of the property. Consequently, the National Park Service initiated a suitability/feasibility study in February 1991. The national significance of the home was previously established by its national historic landmark status. This study determined that this national historic landmark is suitable and feasible for inclusion in the national park system.

This final *Suitability/Feasibility Study* presents four alternatives for ownership, management, funding, development, and interpretation of the property. The site boundary for each alternative is the 2.1 acres owned by the Arthur Jordan Foundation/President Benjamin Harrison Foundation.

Alternative A: National Park Service Owned and Operated. Under this alternative the National Park Service would acquire and manage the Benjamin Harrison Home, its contents, and the 2.1 acres on which it is sited. The land would be split into two zones—one, historically occupied by the Harrison home and grounds, would be restored to its

1895-1901 appearance; the other would be developed with a visitor/administrative center and parking.

Alternative B: Joint Venture. Under this alternative the National Park Service would acquire the Harrison home and the 2.1-acre grounds. The President Benjamin Harrison Foundation would manage the site and retain ownership of the artwork, furnishings, and library/archival material. As in alternative A, two land zones would be used, but administrative functions would be located in the home's basement. Development in the zone not historically owned by Benjamin Harrison would include a visitor center and parking.

Alternative C: Financial/Technical Assistance. In this alternative, ownership and management of the home and grounds would be retained by the Arthur Jordan Foundation/President Benjamin Harrison Foundation, and there would be little development on the property. The National Park Service would provide financial and technical assistance under a cooperative agreement.

Alternative D: No Action. Under this alternative the status quo, or continuation of existing conditions, would be retained. There would be no NPS involvement.

A brief analysis of impacts is also included following the alternatives section to aid decision makers in evaluating the study alternatives.

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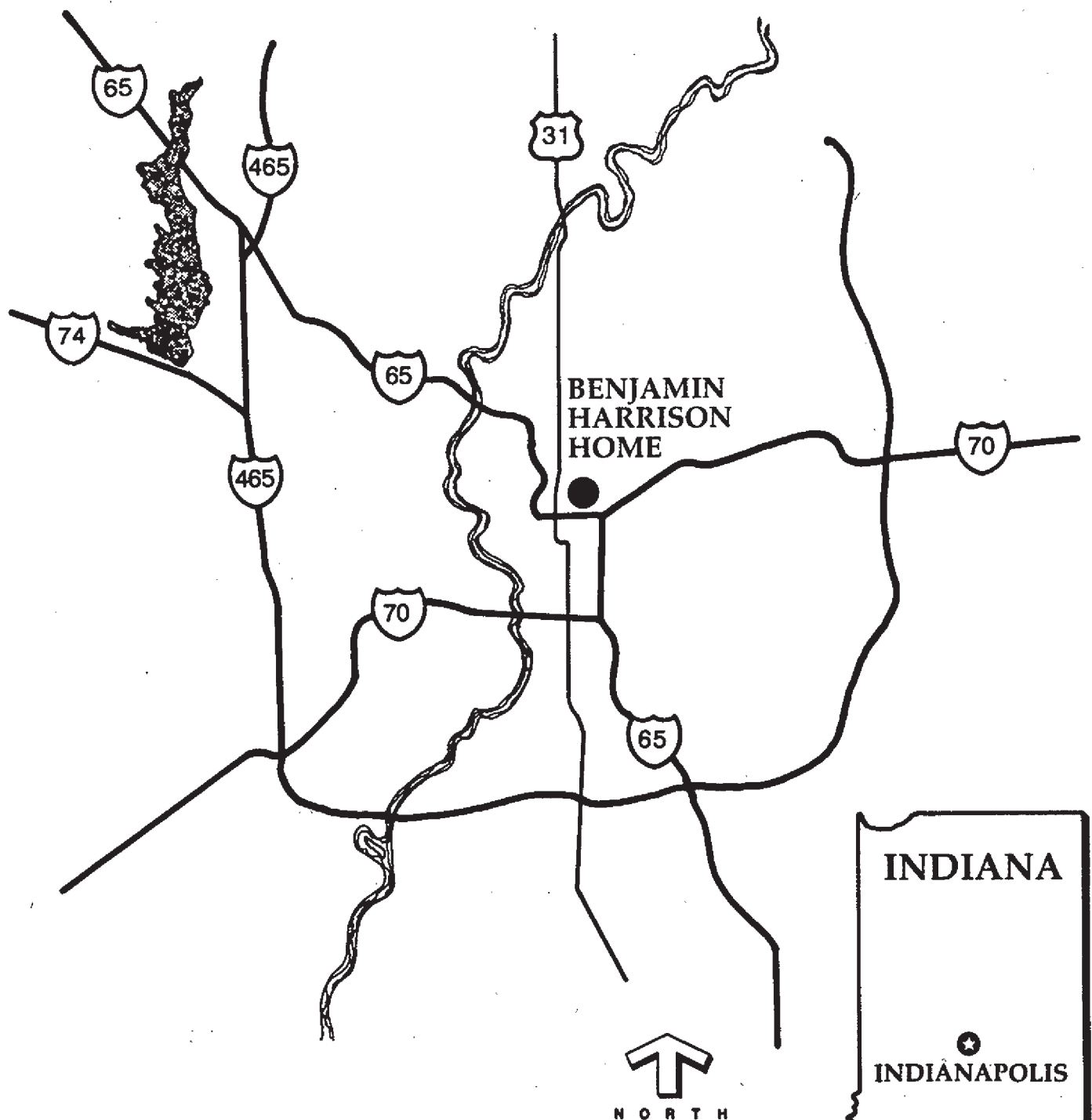
INTRODUCTION

Benjamin Harrison resided in Indianapolis, Indiana, for most of his life. It was there that he married, raised his family, conducted a successful career as a lawyer, pursued a political career, was elected to the presidency, and is buried. For much of his life Harrison made his home at 1230 North Delaware Street. In 1937 the Arthur Jordan Foundation purchased the property to serve as a girls' dormitory for the Jordan Music Conservatory. The house now functions as a museum where many of the Harrison furnishings are displayed. The home also provides historical and educational benefits to visitors.

Operating the Harrison home for public benefit has placed a financial burden on the Arthur Jordan Foundation. To alleviate this, the trustees of the Arthur Jordan Foundation approached U.S. Representative Andrew Jacobs, Jr. and U.S. Senator Richard G. Lugar, requesting that a study be done to determine the

suitability and feasibility of NPS involvement with the property. The trustees had never intended to operate a presidential home. That situation evolved from their ownership and use of the Harrison home. The foundation's purpose is to support community projects, especially those related to music. The trustees hoped the NPS study would result in a means to operate the home and relieve them of continued financial hardship. To continue the status quo will not relieve the financial burden of the home on the Arthur Jordan Foundation and could threaten the house with diminished maintenance, closure to public visitation, or sale to a private party. This study will determine the suitability and feasibility of making this property a part of the national park system, and suggest ways in which the major home of President Benjamin Harrison can be preserved for public enjoyment in a manner befitting its significance.

INDIANAPOLIS



LOCATION

Benjamin Harrison Home
Suitability/Feasibility Study
Indianapolis, Indiana

United States Department of the Interior
National Park Service
DSC • BEHA • 40,000 • JUNE 1991

ON MICROFILM

SUITABILITY/FEASIBILITY

To qualify for addition to the national park system, an area must first be nationally significant, and then meet criteria for suitability and feasibility. By its status as a national historic landmark, Benjamin Harrison Home has been determined to be nationally significant.

To be suitable for inclusion in the system, an area must represent a natural or cultural theme or type of recreational resource that is not already adequately represented in the national park system or is not comparably represented and protected for public enjoyment by another land-managing entity. Adequacy of representation is determined on a case-by-case basis by comparing the proposed area to other units in the national park system for differences or similarities in the character, quality, quantity, or combination of resources, and opportunity for public enjoyment.

To be feasible as a new unit of the national park system, an area's natural systems and/or historic settings must be of sufficient size and appropriate configuration to ensure long-term protection of the resources and to accommodate public use. It must have potential for efficient administration at a reasonable cost. Important feasibility factors include landownership, acquisition costs, access, threats to the resource, and staff or development requirements.

SUITABILITY

Aside from the White House, only two dwellings related to Benjamin Harrison remain. The home at 1230 North Delaware in Indianapolis served as the residence of the 23rd president from 1875 to his death on March 13, 1901. This period included both of Harrison's marriages and the holding of his

important public offices. A second building, a hunting and fishing retreat, was constructed on property located on Second Lake near the town of Old Forge, New York, in the Adirondack Mountains. President Harrison occupied this structure for only brief periods in the summers between 1896 and 1900. This property is currently in private ownership. Harrison and his first wife occupied two other residences in Indianapolis, but these houses have since been razed.

The Benjamin Harrison Home at 1230 North Delaware is the only site remaining that is both available for public use and suitable for the interpretation of this ex-president. Benjamin Harrison is not represented anywhere else in the national park system, and the site is threatened by limited financial support. This could result in the closure of the facility, curtailment of its interpretive activities, or deterioration of the resources. The Harrison Home, therefore, meets the suitability criteria for inclusion in the national park system.

FEASIBILITY

Situated on 2.1 acres of ground, the Benjamin Harrison property is located at the southwest edge of, and included within, the Old Northside Historic District. This 8½ by 3 block district (about 150-160 acres) is regulated by a historic area preservation plan under the administration of The Indianapolis Historic Preservation Commission. As a result, the neighborhood is assured of long-term protection. The Harrison home has been preserved in an excellent condition by the Arthur Jordan Foundation so that maintenance costs after acquisition would be minimal. The staff at the home is unaware of any hazardous materials on the premises, but

a detailed inspection will be necessary prior to acquisition to determine their presence. The result of that inspection may affect the feasibility of acquiring this property. Some development costs could accrue with the construction of a visitor center. Access to the home is facilitated by the fact that it is located approximately 1½ blocks from Interstate 65 (I-65) in the heart of Indianapolis. The Benjamin Harrison Home meets the feasibility criteria as demonstrated by its current status as a museum open to the public. The test of efficient administration at a reasonable cost will depend on which management alternative is followed; there are large monetary differences between the alternatives that will directly affect any assessment of "reasonable cost."

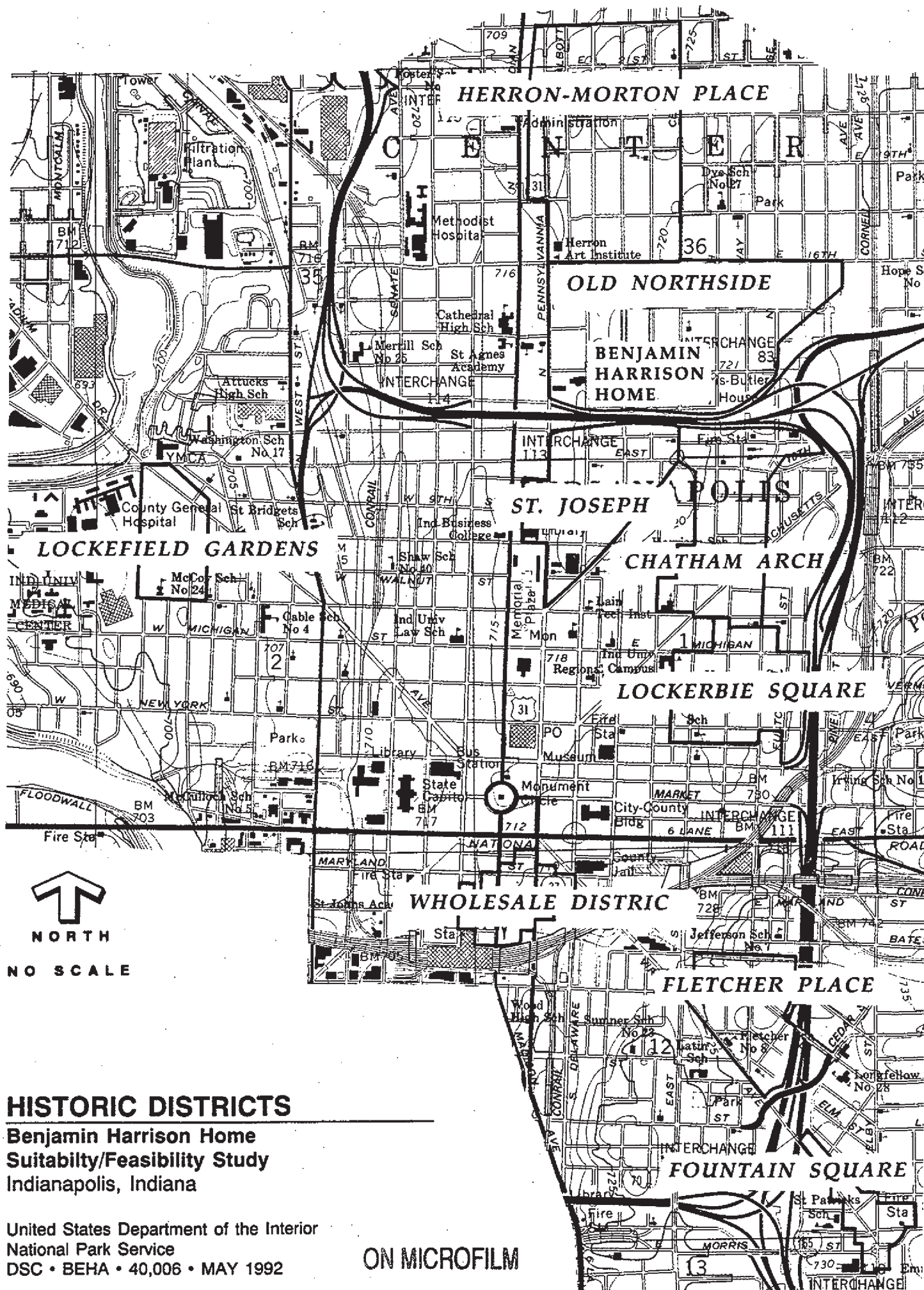
COMPLIANCE

This study includes an assessment of impacts on the environment and cultural resources. If further involvement is authorized by Congress, more detailed compliance documentation for the

National Environmental Policy Act and section 106 of the National Historic Preservation Act (as amended) will be prepared during the planning process.

BOUNDARY

The Arthur Jordan/President Benjamin Harrison foundations own six lots comprising 2.1 acres on which the Harrison home is situated. As a result, the proposed historic site boundary in each of the alternatives presented in this study will encompass those 2.1 acres. This tract of land is sufficient to protect the immediate home environment, while the surrounding neighborhood is protected by a historic area preservation plan. Historically, however, the Harrison property included only two of the six lots. A lot on the north of the Harrison home was the site of the Darlington house. The remaining three lots to the south of the Harrison property were occupied by the Emery-Ayers house and grounds.



HISTORIC DISTRICTS

Benjamin Harrison Home
Suitability/Feasibility Study
Indianapolis, Indiana

United States Department of the Interior
National Park Service
DSC • BEHA • 40,006 • MAY 1992

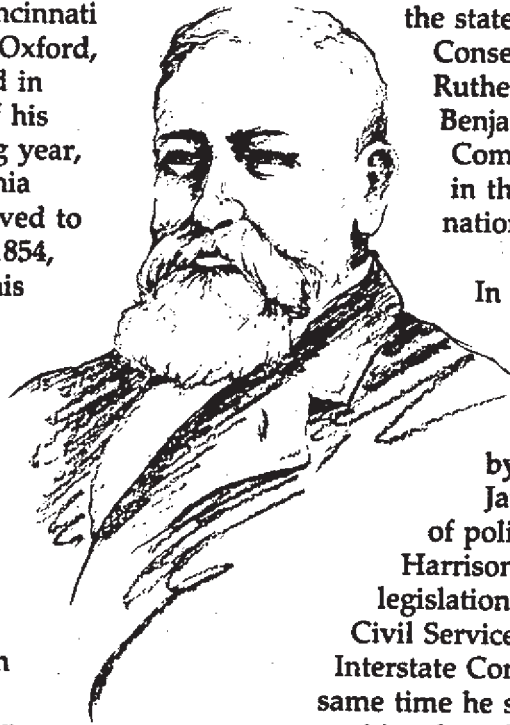
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OVERVIEW/HISTORY

BENJAMIN HARRISON

Benjamin Harrison was born in North Bend, Ohio, on August 20, 1833, the son of John Harrison (a U.S. Representative) and the grandson of William Henry Harrison (the 9th president of the United States). He was named for his great-grandfather Benjamin Harrison V, a signer of the Declaration of Independence. His education took him from a log cabin schoolhouse on the family farm to Farmer's College in Cincinnati and Miami University in Oxford, Ohio, where he graduated in 1852. Upon completion of his legal studies the following year, he married Caroline Lavinia Scott. The newlyweds moved to Indianapolis, Indiana, in 1854, where Benjamin entered his law career. The activities of the Harrison family revolved around the First Presbyterian Church and Benjamin's law practice. He also joined the newly created Republican Party. Before the Civil War he served as city attorney, secretary of the Republican State Committee, and Supreme Court reporter for Indiana.

After the start of the Civil War, Harrison joined the Union Army as a second lieutenant. Within a month he became a colonel and the commander of the Seventieth Indiana Regiment. He acquired a reputation for his ability to command and for bravery while fighting under Gen. William T. Sherman in Georgia. This esteem led to his promotion to brevet brigadier general in February 1865.



Following the war, Harrison returned to Indianapolis and his law practice. His oratorical ability brought invitations to speak at political gatherings and thus his stature in the Indiana Republican Party grew. By the early 1870s, many Republicans in Indiana wanted Harrison to run for governor. He declined this honor until 1876 when he consented to replace a nominee whose reputation had become tarnished. Although Harrison lost the election, he gained control of the state party the following year. Consequently, President Rutherford B. Hayes appointed Benjamin to the Mississippi River Commission in June 1879. It was in this position that he gained national visibility.

In 1880 Harrison ran for the United States Senate, and, without significant opposition, he was elected to that position by the Indiana Legislature on January 18, 1881. In a climate of political corruption, Senator Harrison supported reform legislation such as the Pendleton Civil Service Act of 1883 and the Interstate Commerce Act of 1887. At the same time he supported his party's position for a high tariff to protect American industry combined with the use of reciprocity as a means to extend foreign trade. The loss of a second senate term in 1887 did not diminish Harrison's political standing. With the aid of dedicated friends, he received the Republican nomination for president in 1888. In planning his campaign, he recognized that his home in Indianapolis was so accessible to the nation that it would be easy to bring crowds to him. Harrison gave 94 speeches in his front porch campaign, and numerous parades

passed his Delaware Street home. In his speeches, Harrison supported a protective tariff, and, for the first time in U.S. history, that issue dominated the campaign. Harrison also supported expanded pension benefits for Civil War veterans and their families and gained a reputation as a supporter of an enlarged merit system for the Civil Service.

Although his Democratic opponent received 95,713 more popular votes, Harrison won the election with more electoral votes. During his one-term presidency, Harrison exhibited high moral principles, a devotion to duty, and hard work. Although not a member of his party's reform element, his presidency was noted for its reform legislation. Among the measures passed was the Sherman Antitrust Act (1890), which struck a blow against business trusts and monopolies. Also, the Land Revision Act was enacted permitting the establishment of National Forest Reserves (1891). Harrison used this legislation to set aside forest land on the public domain, and thus for the first time in the nation's history, reversed a three-century-long policy of land privatization on the frontier. President Harrison removed Casa Grande ruin in Arizona from the public domain and established it as a preserve in 1892, marking the first time in American history that land was set aside to protect and commemorate the nation's cultural heritage. He continued the preservation of the nation's spectacular natural areas with the establishment of Sequoia, Yosemite, and Kings Canyon national parks (1890).

Although Harrison labored hard in an effort to protect African-American voters in the South against state measures to deprive them of the vote, he failed to protect these rights. Following the Harrison administration's failure to sustain black rights, labors for civil rights

legislation lay dormant for 40 years. Southern states adopted repressive legislation known as Jim Crow laws. Harrison was also unable to fulfill his desire to use federal aid for public schools as a means to combat illiteracy. This cause was partly tied to the fight for black civil rights as Southern political leaders increasingly justified discriminatory laws against black voting by pointing to the high illiteracy rates among rural southern blacks.

In foreign affairs President Harrison supported his secretary of state in the meeting of the First International American Conference. All Latin-American nations attended except the Dominican Republic. The United States failed in its goal of a customs union, but the establishment of the International Bureau of American Republics (later called the Pan-American Union) paved the way for the policy of reciprocal tariffs as authorized by the McKinley Tariff Act. Harrison's desire to expand foreign trade led to his advocacy of a greatly enlarged merchant marine and navy. Although not an imperialist, he was the first president in the post-Civil War era to attempt to coordinate the strategic, diplomatic, and economic factors of American foreign policy.

Harrison fared quite well in obtaining new legislation during his first two years as president, and he had few misgivings about expanding executive power. Faced with a Democratic House of Representatives in his last two years, Harrison fared poorly. He suffered in his ability to manage Congress especially when they were members of the opposite political party.

THE BENJAMIN HARRISON HOME

As Benjamin Harrison's legal career prospered, he occupied larger houses.

Before moving to the residence at 1230 North Delaware Street in 1875, the Harrisons lived at two other (now demolished) Indianapolis locations. In 1867 Harrison purchased a double lot at auction on the west side of North Delaware Street in the Martindale subdivision. He initiated construction of his home on that lot in 1874 under the supervision of H. T. Brandt. When completed in the following year, the Italianate style house contained 16 rooms. Its cost, including the carriage house, brick drive, and landscaping, was \$24,818.67.

After he returned to Indianapolis at the end of his presidency in 1893, Harrison made several changes to his home. In 1893 he added a two-story brick section on the north side at the rear of the house. The two-room addition housed a butler's pantry on the first floor and a bathroom on the second level. In 1895, a new English-Regency style front porch was built under the direction of architect Louis H. Gibson. It replaced a small porch located on the left front of the house.

Caroline, Harrison's first wife, died in 1892. In 1896 Harrison married his wife's niece, Mary Lord. She redecorated the home to her taste. After Harrison's death in 1901, Mary and her daughter continued to live in the home until 1913, when they moved to New York City. In this period, the balustrade was removed from the 1895 porch and replaced with brick. From 1913 to 1937 the house was rented to various families, eventually becoming a rooming house. In March 1937 the Arthur Jordan Foundation purchased the house and remaining furniture and shortly thereafter had the carriage house demolished. The Harrison home was primarily a girls' dormitory for the Arthur Jordan Music Conservatory, but the purchase agreement included a

provision that it also be a shrine to Benjamin Harrison, displaying the Harrison furnishings in the parlor and library to the public. When it bought the Harrison property, the Arthur Jordan Foundation also acquired five lots to the south of that property, which included the Emery-Ayers house (1204 North Delaware) and the Fletcher-Wasson house (1116 North Delaware). The foundation later acquired the Darlington house and lot (1240 North Delaware) north of the Harrison home.

In 1951 the Arthur Jordan Music Conservatory (renamed the Jordan College of Music in 1949) moved to Butler University, vacating its Delaware Street houses. The foundation retained its buildings, and the trustees opened the Harrison house to the public as a museum under the administration of the Jordan College of Music. Operation and maintenance expenses were borne by the Arthur Jordan Foundation. With this decision, the second floor of the home was restored and opened to the public in 1952. Butler University occupied the other foundation buildings on North Delaware Avenue. In 1963, Butler University vacated the North Delaware Avenue houses, and the I-65 right-of-way (ROW) was slated to pass through the southern end of the Arthur Jordan Foundation property. The two southernmost lots were sold for the construction of I-65, and the Fletcher-Wasson house was demolished. To reduce maintenance costs, the Emery-Ayers house was also razed. In the early 1970s the Darlington house was removed, and the Harrison home took on the appearance of an urban estate, surrounded by open space.

In 1966 the Jordan College of Music severed its relationship with the Harrison house, and the Arthur Jordan Foundation created the President Benjamin Harrison Foundation to operate the home. The



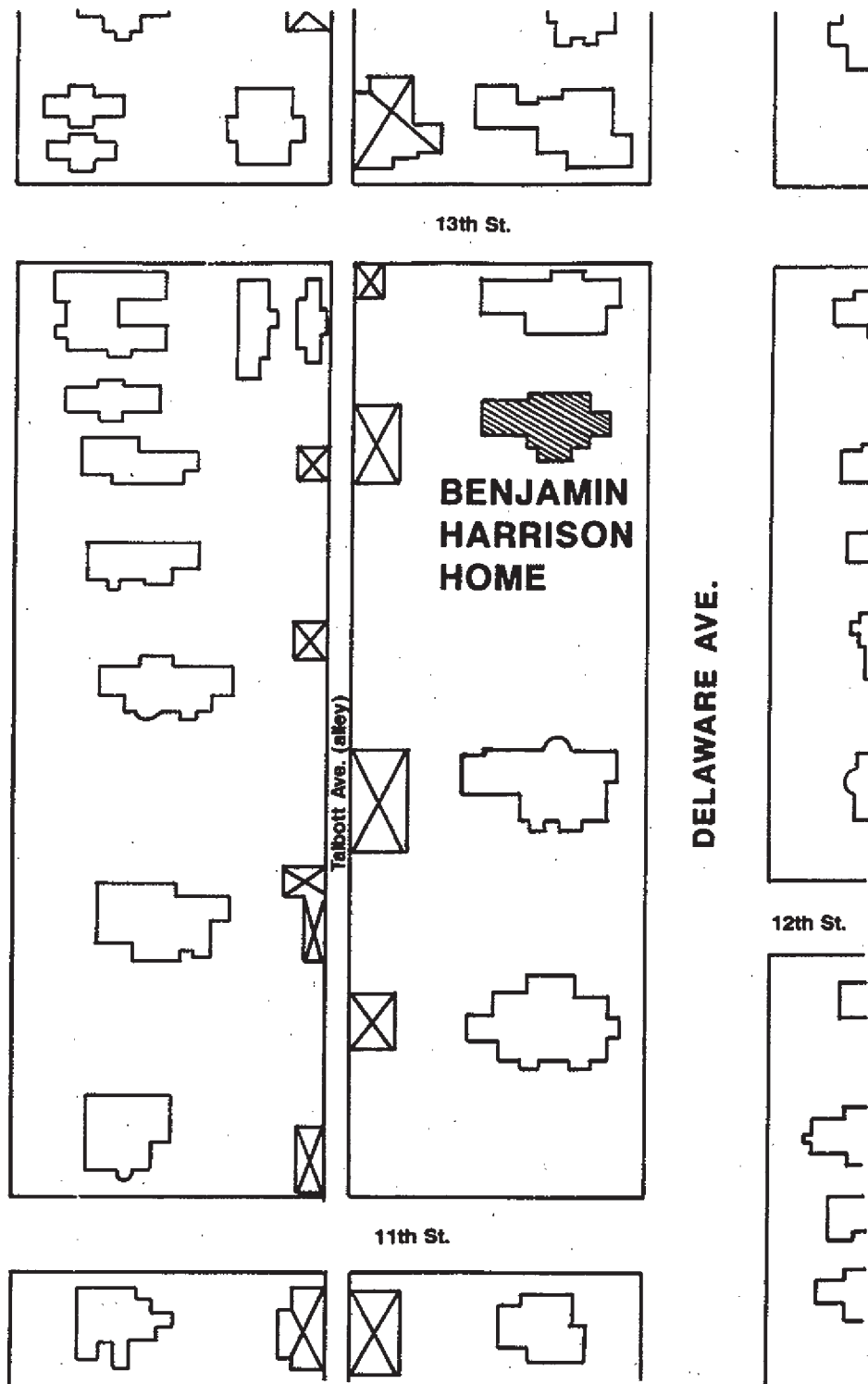
THE HARRISON HOME IN THE 1880s
Reproduced from the Collections of the Library of Congress



THE HARRISON HOME WITH ITS EARLY 20TH CENTURY PORCH
Reproduced from the Collections of the Library of Congress

Arthur Jordan Foundation still supplied the sustaining portion of the operation and maintenance funds. In 1973-74, the home was refurbished and renovated, including the installation of offices,

classrooms, and storage areas in the basement. The front porch was removed and replaced with a reproduction of the 1895 porch.



HARRISON NEIGHBORHOOD – 1900

Benjamin Harrison Home
Suitability/Feasibility Study
Indianapolis, Indiana

ON MICROFILM

United States Department of the Interior
National Park Service
DSC • BEHA • 40,001 • JUNE 1991

CURRENT CONDITIONS

SETTING

Located at 1230 N. Delaware Street in the Old Northside Historic District of Indianapolis, Indiana, the Harrison home and grounds occupy lots 23, 24, 25, 26, 27, and nearly all of lot 28 (except for a small triangular tract which is part of the I-65 right-of-way) in block 4 of the Martindale addition. The site is nearly rectangular, measuring roughly 205 by 450 feet, and totals about 2.1 acres. Lots 24 and 25 were owned by President Harrison and comprise the "historic zone" referred to in this study. The remaining lots make up the "development zone." The home is one of only two structures on the site and is the only historic building. The other structure is a garage located on lot 23 in the northwest corner of the property.

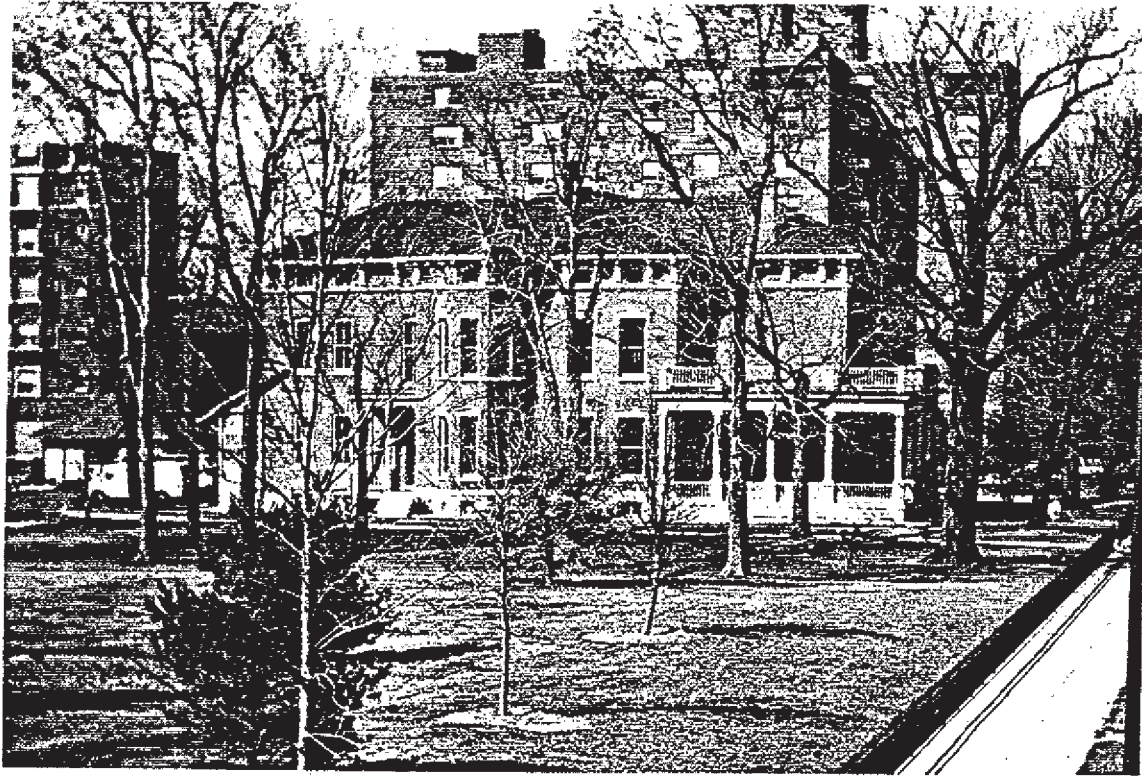
The property is bounded by Delaware Street on the east, 13th Street on the north, Talbot Street (actually an alley) on the west, and I-65 on the south. The house and property front on Delaware Street, whose 90-foot-wide street ROW houses a four-lane, one-way, asphalt street carrying traffic north. On the north, 13th Street has a 50-foot ROW containing two narrow, asphalt traffic lanes bordered by stand-up concrete curbs. Talbot Street, an alley whose 23-foot ROW is completely covered by brick paving, forms the western site boundary. Talbot Street has no curbs and has been patched in spots with asphalt and concrete. I-65 forms the southern boundary of the property and is elevated 20 feet above the surrounding properties at this point. An exit ramp immediately south of the historic site descends from I-65 west to Pennsylvania Street.

The land uses abutting the historic site on the east, west, and north are identified on

the Comprehensive Plan Map for Center Township as residential: medium density, which is further defined as up to 15 dwelling units per acre. The land use to the south is the I-65 transportation corridor.

Adjacent development is also within the medium density land use category and includes a church, several single-family residences, and a small apartment building on the east; two large apartment buildings on the north; and two apartment buildings, one vacant office building, and two parking lots on the west. A city-owned parking lot is contained within the I-65 ROW directly south of the historic site. I-65 and Delaware Street are heavily traveled routes, and the noise generated by their traffic is loud enough to have an impact on outdoor interpretive activities. The noise levels are not normally so high that they interrupt activities held inside, but this noise intrusion should be considered in the design of any future facilities.

The viewshed of the historic site is limited to the interstate highway and the facades of the buildings surrounding the site. It extends outward from the historic property for distances of from 25 feet on the west to a maximum of 150 feet on the east. The buildings on the north are the tallest (six and nine stories tall) and face the historic site, presenting their best appearance. The buildings on the west are two and three stories tall, but are very close to the historic site and completely obscure views to the west. The rear portions of these buildings face the historic site, presenting their worst sides to the historic property and showing all the utility, trash, and building service facilities.



THE HARRISON HOME IN THE 1980s
Reproduced from the Collections of the Benjamin Harrison Home

The view to the south is restricted by the elevated I-65 highway. Portions of the larger buildings of the Indianapolis downtown are visible beyond and above the interstate, but there are no views at-grade to the south. The homes across Delaware Street to the east generally existed during the historic period. These present an excellent streetscape view, which aids in the visualization of the historic period. The other properties to the east that are not contemporary to, or reminiscent of, the historic period, are still in scale with the original residences. Thus, the sense of proportion of the streetscape is preserved as it was in the historic period. The views to the east are confined to the street ROW and the front yards of the residences along Delaware, but are the longest and most pleasant views from the historic site.

FURNISHINGS

The President Benjamin Harrison Home staff estimates that 75% of the home's furnishings collection was either actually owned and used by the former president, or directly associated with him. The remaining 25% of the furnishings are period pieces indicative of the lifestyle of the historic period (1895-1901). This study does not attempt to inventory and authenticate the household furnishings. Such documentation would be accomplished through additional studies prior to acquisition. Depending on the alternative selected, additional furnishings may be needed. Under alternatives A and B, the existing apartment (which provides a physical presence on site for after-hours security) would be vacated and the rooms restored for interpretation. Under alternatives C and D, the apartment

would remain as is, and no additional furnishings would be required.

DESCRIPTION OF THE BENJAMIN HARRISON HOME

The President Benjamin Harrison home is a 2½-story brick building in the Italianate style. The foundation of the house is coursed ashlar limestone construction. Windows on the first and second floors are one light over one light double hung with decorative stone hoods and sills. The walls are topped by a highly decorative wood cornice with carved wood brackets. The cornice frieze contains a number of exposed brick panels and third floor attic windows. A low pitched, hipped, slate roof covers the structure. One of the most notable features of the house is the broad front porch that was added in 1895 after Harrison's return from the presidency.

The house is an elegant, spacious structure containing 16 rooms and a full basement. The formal entrance faces Delaware Street. One enters through a pair of beautiful, etched-glass panel doors into a wide front hall. Opening off this hall on the south side is the parlor, which served as the Harrison family's formal sitting room where they were likely to receive guests. The woodwork in this room and throughout the first floor is butternut (except for the library). Another sitting room, located just west of the parlor, was used for more private and family entertaining. It was in this room that Harrison accepted the Republican nomination for the presidency in 1888. The two parlors share some common characteristics that remain from the original construction. Both rooms have inlaid wood borders in the perimeter of the hardwood floor, identical cut-glass prism chandeliers, and similar engraved walnut fireplace mantels.

A library is also located on the first floor. Its very large walnut bookcase, built specifically for the room, contains numerous volumes, some of which were autographed by the president. Strategy for the presidential campaign of 1888 was planned here. Across the hallway is the dining room where Harrison's silver service with its pitcher and goblets are exhibited. This room also has a china closet in which are displayed numerous dishes that were painted or designed by Caroline Harrison, the president's first wife. She was also known for her watercolors, and many fine examples hang throughout the house. Book and gift sales are located in the butler's pantry. The original kitchen has been recently refurnished, but it does not reflect the room's original appearance. An enclosed, but uninsulated, back porch is now infrequently used for a video-taped interpretive program and as a small office.

A number of bedrooms are located on the second floor. The master bedroom features the massive hand-carved bed, in which the president died, as well as his exercise equipment. A sitting room, connected to the master bedroom, was used as a "ladies parlor" where the mistress of the house could entertain her closest friends. The guest bedroom at the front of the house has a half-tester bed. A small adjacent room, currently furnished as a nursery, contains the cradle used by the six children of John Scott Harrison and the crib in which the president slept as an infant. This room was most likely designed as a dressing or sitting room to the adjacent bedroom. It was later used as an office by an aide to Harrison. A small bedroom next to the main stair is now furnished as Harrison's law office. This office was never located in the house but in a downtown building that has since been demolished. The rear section of the second floor contains an apartment with a living room/dining room, a kitchen, a

bedroom, and a bathroom for an on-site caretaker.

The large open third floor of the house is said to have been a ballroom, but there is also a possibility that this room contained a 300-gallon water storage tank to supply the plumbing fixtures. It currently houses exhibits that are not appropriate to display among the furnished rooms of the house, such as campaign memorabilia, the Civil War, other Harrison residences and properties, and accomplishments as president. Two offices, a research library, a darkroom, and curatorial storage space are also located on this floor.

The basement of the house has been rehabilitated (1974) for administrative and educational use. This level contains two offices, men's and women's restrooms, a meeting room (in which educational classes are given), a large kitchen (which also serves as a lounge), and electrical and mechanical rooms. A new entrance was created on the north side of the house, accessed by an outdoor stairway.

There are two staircases in the house. The most elegant one is in the hall adjacent to the back parlor and incorporates a continuous, spiral, butternut balustrade from the first floor to the third floor (attic). The second stairwell, in the rear of the house, is narrower and more modest in design. There is a break at the first floor level from the basement where the stair is separated by a doorway. Its balustrade is also continuous from the first to the third floors.

Much of the original architectural fabric remains in the interpreted rooms of the house. All the rooms have their original fireplaces. A number of these fireplaces have natural finish wooden mantels, while others are of cast iron and marble with their original faux finishes. The rooms retain their decorative plaster work

(including arched openings, cornices, and ceiling medallions) and their original woodwork (including doors and windows with their butternut shutters and trim moldings), although a number of doors have been removed from the museum rooms and reused in the basement. Few of the original gas light fixtures survive. Most of the light fixtures and all of the wallpapers, rugs, and window treatments were part of the 1974 rehabilitation. More study must be done to determine how closely the present finishes and furnishings represent the Benjamin Harrison story.

EVALUATION OF THE HOME'S CONDITION

A cursory inspection of the building was made during the February 4, 1991, site visit by the study team and again on a follow-up trip the week of March 18, 1991. No major or consequential problems were noted. The building appears to be well cared for and maintained. Records of recent maintenance work were available for inspection. Landmark status section 8 reports were reviewed. Some record of expenditures for earlier times are available in the Arthur Jordan Foundation journals, but they do not give any detail as these are journal entries only. There are also records on file of the 1974 restoration and a collection of bills and receipts for the original 1874-75 construction of the house.

All plaster cracks and moisture damage noted on the north wall of the home in previous annual landmark status reports have recently been repaired. The repairs included roofing and flashing repair near the chimney. The former director (Sue Small) did not seem totally convinced that the cause of the damage had been alleviated. To date the repaired plaster is holding up well with no signs of reappearing damage. Additional areas of

plaster on the north wall of the second floor (toward the east side) have had moisture problems in the past.

Plaster cracks were also noted on the ceilings of the first floor rooms and hallway. None of these cracks are that noticeable at present. Most likely the ceilings are plaster on sawn wood lath. There could be several reasons for such cracking, including expansion and contraction from temperature and humidity conditions, or stresses imposed by heavy loading of the floors.

It was noted on the exterior side of the north wall that an area of about 12 square feet needed repointing. Another area (approximately 9 square feet) appeared to be retaining excess moisture because the bricks were darker in color. A couple of adjacent areas looked like the brick had sustained some excessive weathering in the past. The joints of these areas were much wider but are currently well repointed. (It was noted in photographs taken in the early 1970s by the Historic American Buildings Survey that ivy covered the north and south walls of the home.) All evidence of present and past damage seemed to be related to the north side chimney that is on the interior side of this wall.

Cracks can be seen on the front stairway. One is between the baseboard and the wall, and the other is in the curved stair stringer. They are being monitored and do not appear to be creating a serious problem, but the exact cause has not been determined.

The house has a mechanical system that can add moisture to the air. Periodic monitoring of the amount of relative humidity in the rooms is done manually with a sling psychrometer. There is no boiler in the house. Steam is supplied from a centralized city system. Two

transfer coils were installed in 1974, but only one is needed for operation. One coil recently failed, which necessitated the use of the spare one.

There is currently a security system in place and a hard-wired smoke/fire detection system. Since these systems were installed in 1974, some updating of the equipment (detectors and sensors) may be necessary, but they generally appear to be in satisfactory condition and provide adequate coverage to protect the house.

Although a thorough code evaluation was not done for this report, the house most likely will fail in regard to height of the building, means of egress, and handicap access for a public assembly occupancy. According to the Uniform Building Code, only one floor for this classification and occupancy type is allowed. Even though it has two means of egress from all floors, both stairs from the first to third floors are open. Stair configurations (both are partially spiral) also do not conform to code because they are very steep with no landings between floors.

To meet accessibility requirements, a concrete ramp was installed into the front porch in 1974. Although the ramp is well integrated with the construction of the porch, it rises nearly 3 feet in less than 12 feet and there are no handrails. Consequently, the ramp is much too steep to meet present-day government access standards. Another approximately 6-inch, temporary ramp was installed at the front door from the level of the porch to the first floor level.

The present ramp system allows handicap access to the entire first floor of the home. A restroom has been retrofitted on this floor for use of the mobility impaired. The basement, which houses the offices, an all-purpose

(interpretation/orientation) room, main public restrooms, and a kitchen, and the second floor rooms and third floor museum exhibit area are not handicap accessible.

The house was entirely rehabilitated in 1974. The President Benjamin Harrison Foundation spent a total of \$400,000 on this work, which included the installation of a new heating system, slate roof, and copper gutters, addition of air conditioning, total replacement of the electrical system, refurbishment of the basement, replacement of railings on the upper and lower porches, and landscaping. At that time all interpreted rooms were "restored," but it is not clear if this restoration was accomplished by consulting historic information. A historic structure report was not written. The work appears not to reflect either of the two historic periods during the time Benjamin Harrison lived there. The first interval is from 1875 (when the house was built) to about 1893 when Harrison returned from Washington after serving as president. The interior furnishings of this period were purchased during the time of his first wife. Following his return from Washington, the two-story addition, and the new front porch were added. A year later (1896) Harrison remarried and redecorated the house to a different appearance. This second period runs from approximately 1896 to 1901, when Harrison died.

About 57% of the site visitors are with school/scout programs or school tours. Some of these groups are large and must be split into two groups, with one group going to a program in the all-purpose room in the basement while the other takes a tour. Even after being split, a group could contain up to 70 people. The tour includes several of the rooms and could cause overstressing of some structural members. Ceiling cracks may

be due to the heavy loading and use of the building.

HAZARDOUS MATERIALS

The presence of any toxic or hazardous materials including asbestos, radon, or lead at this site are unknown. The Benjamin Harrison Home staff knows of no hazardous materials on the premises. The home was inspected in August 1991 by a team from the Institute of Museum Sciences. This team included a historical architect who went through the building in detail. No notation or mention of hazardous substances was made to the staff.

Prior to any government action to acquire this property or participate in its operation, the property must be thoroughly inspected for hazardous substances. To determine the kinds of hazards present and the costs to abate them will require the services of an EPA-certified management planner and inspector. A plan will be prepared that includes an inspection report, a management plan with recommendations for mitigation, and laboratory test results. An estimated cost for investigating this property is included in the "Development and Operating Costs" section. Costs for hazardous material mitigation cannot be prepared until the investigation of the property is complete and the type(s) and extent of hazardous materials are known.

SITE DEVELOPMENT

The property is bounded by fences. Along Delaware Street and half of the 13th Street property frontage, the fence is made of wrought iron and is about 4 feet high. This fence was installed during the renovation of the property in 1976 and is not historically correct for the 1895-1901 period. During this period, there was no fence along the front of the property. The

remainder of the 13th Street frontage plus a portion along the alley, Talbot Street, is bounded by a 4-foot-high brick wall capped with cut limestone. At about the original Harrison property line, this 4-foot wall becomes a 7-foot wall, constructed of the same brick and limestone materials. This taller brick wall extends south along the west property line for the length of lots 24 and 25. At the south end of lot 25 the wall ends and a 6-foot high chain link fence begins, running to the bus parking lot at the south end of the site. A 6-foot-high chain-link fence is also located along the south property line, at the I-65 ROW line.

Concrete public sidewalks are located on the east and north sides of the property. Along Delaware Street, the sidewalk is 8 feet wide and located next to the fence at the west ROW line, about 8 to 10 feet west of the curb. The 8- to 10-foot strip between the sidewalk and the curb is planted with grass and ornamental trees; in the historic period this use was the same as today except that the trees were large shade trees. Curbs along the 1200 block of Delaware Street are made of cut limestone, as they were during the period of Harrison's occupation of the property. Along 13th Street, the 4-foot-wide sidewalk is located at the concrete curb, 10 to 12 feet north of the south ROW line. The 10- to 12-foot strip between the fence and the sidewalk along 13th Street is planted with grass.

Bordering the historic site are the overhead telephone and electric distribution systems, which are carried on 40-foot wooden poles along the Talbot Street and 13th Street sides of the property. Utilities are buried on the south and east sides of the property.

Pavement on the site includes the driveway at the home, the parking lot behind the home, and the bus drive and

bus parking at the south end of the property. The driveway from Delaware Street to the back of the property, along the south side of the home, is about 8 feet wide, paved with brick in running bond pattern, and lined on both sides by cut limestone curbs. It extends from the street to about 20 feet past the west end of the home and exists today as it did in the historic period. At the west end of the driveway the parking lot begins. This lot is asphalt bordered by concrete curbs. It has space for about 20 automobiles and extends along the west end of lots 23 and 24, the back side of the property. This lot was built in the mid-1970s. At the south end of the property, parallel to I-65, is an asphalt bus parking lot. This lot was installed in 1979 and has one-way traffic extending from Delaware Street west to Talbot Street. The bus lot and drive is 20 feet wide at its widest point and has parallel parking space for four buses.

LANDSCAPING

The landscape of the neighborhood and the property were fairly formal along the street, and less formal in the more private areas of the yards. Delaware Street was lined on both sides by double rows of closely spaced shade trees, typically oaks and elms. On each side of the street a row of these shade trees would be planted parallel to the street between the curb and the sidewalk, and another parallel row would be planted between the sidewalk and the porches of the homes. These rows of trees were planted in strict lines at set distances from the street for several blocks. Similarly, the porches were typically outlined by hedges, giving the entire front of most homes a rather predictable and formal appearance. The formality seemed to decrease in importance as one moved farther into the property and away from the street. Plantings became less strict in their layout, and informal features, such

as the Harrison's herb garden at the rear of the site, and the heart-shaped arbor in the south side yard (where the youngest Harrison daughter posed for several childhood pictures) became the norm. Play areas were found in the back and side yards, and carriage houses at the extreme back side of properties. Aside from the layout of the Harrison home and its grounds, little remains today in a form that is typical of the historic period of Harrison's occupation. All of the buildings contemporary to the Harrison home in the historic period have been removed from the block, leaving only the Harrison home and its surrounding grounds. This situation presents the illusion that Harrison lived on an urban estate.

Nearly all plantings within the fenced property have been replaced since the historic period. Two trees on the property may date to the historic period. One, a 42-inch-diameter cottonwood located 30 feet south of the driveway, has sustained severe damage from wind and ice storms. The cottonwood has several broken limbs

that have destroyed the shape characteristic of its species, and it has an 8-inch hole through the entire diameter of its trunk, about 20 feet above the ground. This tree must be removed for safety reasons. The other tree is a 40-inch diameter oak at the northeast corner of the home. It has also suffered weather damage over the years, but it appears to be healthy at this time and still retains much of its natural character and shape. Documents exist that list, at least in part, what materials were planted, but no planting plan from the historic period has been found.

The plantings at the site are native to the area and generally consistent with the historic period. Major inconsistencies in the historic zone include the rose garden on the north side of the building, the planters flanking the entrance walk to the home, several statues and memorial plaques throughout the site, and the herb garden walks and plantings. Plant species present on the site today are listed in appendix A.

Interstate 65

I-65 Exit Ramp

City Parking Lot

Bus Drive

2' Limestone Wall

Flagpole

N. Talbott Ave.

Parking: 40-44 Cars

Bar-Bee Apartments

3 Stories

F.B.I. Building (Vacant)

2 Stories

Van Dyke Apartments

3 Stories

Parking: 70-72 Cars

Trash

Raleigh Apartments

6 Stories

Herb Garden

Visitor and Staff Parking

Garage

BENJAMIN
HARRISON
HOME

Rose Garden

Basement Entrance

Yard Light

13th St. One Way

Delaware Ave.

One Way

NORTH

0 30 60
(SCALE IN FEET)

EXISTING CONDITIONS

Benjamin Harrison Home
Suitability/Feasibility Study
Indianapolis, Indiana

United States Department of the Interior
National Park Service
DSC • BEHA • 40,002 • JUNE 1991

ON MICROFILM

SOCIOECONOMIC ENVIRONMENT

POPULATION AND ECONOMICS

President Benjamin Harrison's home is about a dozen city blocks north of the central business district. The city of Indianapolis has all the facilities and amenities of a major metropolitan area.

The city of Indianapolis and Marion County have had a consolidated government since 1970. The 1990 population of Indianapolis was 797,159, an increase of 4.2 percent since 1980. The eight-county Indianapolis Standard Metropolitan Statistical Area has a 1990 population of 1,213,822, and is the 12th largest city in the U.S.

Indianapolis is a center for business, industry, health services, and social and cultural activities in Indiana. The city was rated as the 23rd "most liveable" Metropolitan Statistical Area (MSA) out of 333 MSAs in 1989 by *Places Rated Almanac*. The economy is healthy as indicated by the fact that 37% more households moved into the area than moved out of it in the first six months of 1990. Housing is relatively affordable, and the local cost of living index for the second quarter of 1990 was 98.9 (national average = 100). A 1990 University of Louisville study indicated that the Indianapolis economy was growing faster than most in the Midwest region, ranking second among 15 cities in the region and 11th among the top 75 U.S. cities.

The local economy is diverse and includes manufacturing, retail, government, transportation, and health care. Finance, insurance, goods and services distribution, and telecommunications are also significant parts of the regional economy. Major employers include the city of Indianapolis, state of Indiana, federal

government, Indiana University-Purdue University at Indianapolis, Eli Lilly and Co., Allison Gas Turbine (General Motors), Allison Transmission (General Motors), Methodist Hospital of Indiana, Inc., St. Vincent Hospital, Community Hospitals of Indianapolis, Indiana Bell Telephone Co., U.S. Postal Service, Truck and Bus Operation (General Motors), Marsh Supermarkets Inc., Ford Motor Company, and The Kroger Company. The city is home to 14 major corporate, divisional, or regional headquarters. Six major new business employers have moved into the city since 1988. In August 1990, the labor force within the MSA numbered 674,770, and the unemployment rate was 5.3 percent.

Indianapolis has 33 high schools, five technical schools, and six colleges and universities. It supports a symphony orchestra, a zoo, a repertory theater, an art museum, and the world's largest children's museum (the Indianapolis area has a total of 19 museums). The city is home to several professional sports teams including the National Football League Indianapolis Colts and the National Basketball Association Indiana Pacers. The Indianapolis 500 is held each Memorial Day at the renowned Indianapolis Motor Speedway. The city is also known as an amateur sports center. It has numerous public and private sports facilities. In 1987 the city hosted the Pan American Games.

ACCESS AND TRANSPORTATION

Indianapolis is intersected by four major segments of the interstate highway system: I-65, I-69, I-70 and I-74. I-465 provides access to these routes within Marion County. Over one-half of the nation's population lives within a day's drive (600-700 miles) of Indianapolis.

Within the city, the Indianapolis Public Transportation Corporation provides bus service on 53 routes throughout Marion County. Indianapolis International Airport, 12 minutes from downtown, provides nonstop service to 48 destinations with over 200 scheduled daily departures by 17 airlines. Approximately 5.8 million passengers were enplaned in 1990. Cargo service is available from Federal Express and the U.S. Postal Service express mail. Indianapolis is the largest city in the U.S. not located on a navigable waterway.

The Benjamin Harrison home is easily accessible by automobile. I-65 runs within 1½ blocks of the site, and exits are located a few blocks away.

RECREATION, VISITOR USE, AND VISITOR SERVICES

Indianapolis is an attractive location for outside visitors. The city/county has dozens of museums, as well as numerous other cultural, historic, recreational, and sporting attractions. The city offers all the necessary visitor services of a metropolitan area of comparable size. There are 15,521 rooms in 100 hotels. Over 3,500 of these rooms are in the downtown area.

The Indianapolis Convention and Visitor Commission estimates that nearly 12 million people came to Indianapolis in 1990, of which 587,010 people attended conventions. Convention business has increased nearly 385% since 1984, and continued growth is expected.

In the past 10 years, visitation to the Benjamin Harrison Home has ranged from a low of 32,712 in 1990 to a high of 39,543 in 1987 (see table 1). The city was host to the Pan American Games in 1987,

TABLE 1: VISITATION, 1981-1990

Year	Visitor Admissions
1990	32,712
1989	32,720
1988	35,535
1987	39,543
1986	33,548
1985	33,888
1984	36,267
1983	35,657
1982	33,095
1981	34,916

Source: President Benjamin Harrison Foundation

which perhaps contributed to the record visitation for that year.

PROJECTIONS OF POTENTIAL USE

Based on past visitation, projections of future visitation are presented in table 2 as a range of values—low, medium, and high. Visitation within the medium to high portion of the range is in line with the foundation's philosophy of achieving modest and manageable growth.

Forecasting was achieved using the "double exponential smoothing" method for trend data. Using this method not only tracks the level of the data but also changes in the level as well. The average forecast error was 1,894. The high and low projections represent the approximate 90% forecast interval—e.g., there is a 0.90 probability that the actual values of the forecast variable will fall between the high and low projections.

TABLE 2: POTENTIAL DEMAND – RECREATION VISITS, 1991-2000

Year	Projected Recreation Visits		
	Low	Medium	High
2000	no data	33,452	no data
1999	30,167	33,541	36,915
1998	30,714	33,629	36,544
1997	31,225	33,718	36,211
1996	28,798	33,807	38,815
1995	29,278	33,895	38,512
1994	30,362	33,984	37,606
1993	30,376	34,072	37,769
1992	30,083	34,161	38,239
1991	30,412	34,250	38,087

Source: National Park Service, Denver Service Center, Central Team, Branch of Planning

INTERPRETIVE THEMES

A number of themes can be developed to interpret the life of Benjamin Harrison in whole or in part, in addition to the museum display of the house furnishings. Some of these themes are introduced in the display area on the third floor of the house; however, sufficient space is not available in the house to present more than rudimentary themes of the 23rd president.

LAW

During the home tour, Harrison's legal career is mentioned when visitors are shown his law office furnishings, which are displayed in a second floor room. Since Harrison's law office was historically not on the premises, the display of these furnishings in the home can confuse visitors. There is little additional space in that room to provide displays on Harrison's career as an attorney.

POLITICAL LIFE

Harrison's political life spanned nearly 40 years from his first position as secretary of the Republican State Committee in the 1850s to the presidency. Some displays covering his political career could be placed in the home, and the guide could present a brief summary of that profession, but to cover adequately this span of years would require more space than is available in the house.

MILITARY CAREER

Except for a small battlefield display on the third floor of the house and a uniform exhibit, little of Harrison's military life is presented to the visitor. As an officer of the Seventieth Indiana Regiment, he took his work seriously. His efforts spent in long hours of studying

military tactics, which he applied to the drills and maneuvers of his command, paid handsome rewards as he and his men won renown for their courage and bravery in battle.

REFORMER

Harrison's ideas and actions in regard to conservation, preservation, and justice could be combined with his political career since his position on these matters was advanced through his political activities. Little space on the home's third floor is given to the interpretation of Harrison as a reformer and even then he is not presented as a reformer. Only a small part of his conservation image is developed. In an age when few men espoused such liberal positions as setting aside our natural and cultural heritage for the enjoyment of future generations, Harrison acted on such matters. In addition, he practiced conservation through designating forest reserves. He aided the economic health of the nation by legislation to curtail trusts and monopolies. Harrison's concept of justice and morality led him to champion civil rights for African-Americans and put forth a plan of federal aid to education in a time when few supported such actions. The theme of Harrison as a reformer, a man in the forefront of the times, should receive a great deal more attention in an interpretive program.

THE HARRISON FAMILY

Beyond a family tree and brief mention of Benjamin Harrison's illustrious ancestors, little is presented of the Harrison family on the third floor of the home. An opportunity affords itself of presenting in displays or film more of our nation's history and the role of the Harrison family in shaping our destiny.

HISTORY OF THE HARRISON HOME

This topic is currently not interpreted. The theme could include not only a history of the home from its construction to the present, but also the story of the evolution of the North Delaware Street neighborhood, including the demolished houses located on adjacent lots now

forming part of the Harrison home property. This interpretation could be included in displays or a film in a visitor center or presented on wayside exhibits that are placed in front of the sites once occupied by the Emery-Ayers and Darlington houses.

ALTERNATIVES/MANAGEMENT

EXISTING MANAGEMENT

Benjamin Harrison Home is owned by the Arthur Jordan Foundation and operated by the President Benjamin Harrison Foundation. Development and interpretive activities are controlled by these two foundations. Funding for both of these foundations is from private sources, including endowments, donations, and sales (see appendix B). The following four alternatives address ownership/management/funding source, development, and interpretation. They also offer specific development suggestions for the home and grounds. A summary table of the alternatives is provided at the end of this section.

ALTERNATIVE A: NATIONAL PARK SERVICE OWNED AND OPERATED

Ownership/Management/Funding

Under this alternative the National Park Service would acquire and manage the Benjamin Harrison home, its contents, and its acreage. Congress would designate the site a national historic site and appropriate monies as required. Funding for operation, maintenance, and capital outlay would come from NPS annual appropriations and fees. The Benjamin Harrison Home staff would be NPS personnel, augmented by volunteers (see table 3). To estimate staff, the facility was assumed to be open eight hours each day, seven days each week, requiring staff and salaries as described in table 3.

TABLE 3: ESTIMATED STAFF REQUIREMENTS

Position Description	FTE	Annual Salary
Superintendent	1	\$54,000
Chief, Interpretation & Visitor Services	1	40,000
Curator, Chief of Resource Management	1	40,000
Ranger	1	32,000
Museum Technician	1	32,000
Administrative Assistant	1	32,000
Clerk Typist	1	20,000
Seasonal Ranger*	2	50,000
Building Maintenance Worker	1	27,000
Gardener	1	27,000
Totals	11	\$354,000

*The seasonal ranger position would be equivalent to two full-time equivalent (FTE) positions, but would be filled by four to six part-time employees. The total of 11 FTEs would be comprised of 15 to 17 individuals.

Other expenses include many of those described in the proposed 1991 budget of the Benjamin Harrison Foundation. Those items that are not normally the responsibility of the federal government (dues, membership expenses, rent, school program expense, and the cost of goods sold) or that the federal government funds internally (insurance, legal/audit) are excluded. Based on the foundation's proposed 1991 budget, expenses other than salary would total about \$112,000, making the estimated operating cost for alternative A approximately \$466,000.

Development

For development purposes, the 2.1 acres (or six lots) of ground on which the Harrison home sits would be divided into two zones: a historic zone composed of the two lots actually owned by Harrison and containing the home and grounds, and a development zone covering the other four lots. In the historic zone, the home interior and grounds would be restored to their appearance during the period and nonhistoric functions would be removed. The herb garden would be restored to its historical appearance and the fence replaced between the Harrison and Darlington properties. The access ramp for the mobility impaired would be removed from the home's front porch and replaced with a hydraulic lift.

The interior of the Harrison home would be restored to the 1895-1901 period including room use and appearance. This would necessitate renovating the basement to its pre-1974 condition, including removing its exterior entrance, eliminating attic partitions, and removing the live-in apartment. (Removing the live-in security personnel accommodations would require the National Park Service to provide alternate security such as night patrols.) The attic could remain an open area, which would present the concept of

the original expanse. The basement could be used for storage and/or curatorial space. An elevator would be located in the rear part of the home to provide handicap access to all floors and to the basement, if necessary.

A visitor/administrative center and parking area would be placed to the south in the development zone, which comprises the former Ayers property. By locating the visitor center and parking on this tract, the current image of the Harrison home occupying an urban estate could be altered to convey the historical dimension of a large house and grounds in an upper middle class neighborhood. The visitor/administrative center would house administration rooms, a meeting room, a library and curatorial area, an information desk, display space, a sales room, a theater, and restrooms. Visitor circulation would follow a route from the visitor center to Delaware Street. Passing north along Delaware Street, the visitor would approach the home from the front. After touring the home, the visitor would exit from the home's rear and proceed either through or by the herb garden to the visitor center/parking area. Staff parking could be located on the rear of the former Darlington lot just north of the carriage house. Staff cars would be partly screened from the historic zone by the reconstructed fence. Exterior influences, such as noise from I-65 and the street as well as nonhistoric neighboring appearances, would be mitigated by landscaping.

Interpretation

Interpretation could encompass a range of themes because additional space would be available in both the house and visitor center. In the home the public could be presented with the Harrison lifestyle and era, while additional information could be

presented in the visitor center by the use of displays and film.

ALTERNATIVE B: JOINT VENTURE (See Appendix C)

Ownership/Management/Funding

In this alternative the National Park Service would acquire the Harrison home and the 2.1-acre grounds. The site would be designated by Congress as a national historic site and monies appropriated as required. Funding sources for operations, development, maintenance, capital outlay, and security would be obtained from NPS annual appropriations.

As requested by the President Benjamin Harrison Foundation, that organization would retain ownership of the artwork, furnishings, and the Harrison library/archival material. Such an arrangement would require a clear, detailed, and specific agreement about curatorial standards and interpretation of the President Benjamin Harrison Foundation owned collections including liability, mutual responsibilities, and access to the collections. It would also include a provision covering any potential foundation relocation, rearrangement, or de-accession of collection objects. No NPS personnel would be necessary to operate the facility under this alternative. The President Benjamin Harrison Foundation, under contract to the National Park Service, would manage the national historic site in a manner consistent with standards established by the National Park Service for historic structures, object collections, and grounds.

The National Park Service and the Benjamin Harrison Foundation would share the funding and management responsibilities for the Benjamin Harrison Home. The National Park Service would assume those expenses directly

attributable to land and structure ownership. The President Benjamin Harrison Foundation would retain the rights to all admission fees, donations, and gift shop sales, which would then be used in support of the operation of the Benjamin Harrison Home. Any difference between revenues and total expenses would be assumed by the National Park Service.

Development

Development under this alternative would be less extensive than in alternative A. The two-zone concept again would be used to divide the 2.1-acre site into the historic Harrison home and grounds zone and a development zone comprising the remaining four lots. All nonhistoric functions would be removed from the grounds of the Harrison property zone, such as the parking lot behind the house, the decorative work of the herb garden, the existing wrought iron fence, the rear brick wall, and the rose garden located partly within this zone on the north side of the house. The grounds would be returned to their historical appearance (1895-1901), including restoration of the herb garden and replacement of the fence between the Harrison and Darlington properties. The site of the carriage house would be delineated on the ground and an interpretive wayside erected there. The access ramp for the mobility impaired would be removed from the side of the home's front porch and replaced by a hydraulic lift.

The Harrison home interior would have the first and second floors restored and the live-in apartment removed. (Removing the live-in security personnel accommodations would require the National Park Service to provide alternate security such as night patrols.) The basement, however, would not be

restored and would continue to house administrative offices, a conference room, a library, staff break and change area, and restrooms. Its exterior entrance would be retained. The third floor would not be open to the public. Instead, it could be used for additional storage. An elevator would be located in the rear portion of the home to provide handicap access from the first to second floors, and to the basement, if necessary.

A smaller visitor center than what is envisioned in alternative A would be situated to the south in the development zone. By locating the visitor center and parking on this tract, the current image of the Harrison home occupying an urban estate could be altered to convey the historical dimension of a house and grounds in an upper middle class neighborhood. This smaller visitor center would contain an information desk, a display area, a theater, a sales room, and restrooms. Visitor circulation would follow a route from the visitor center to Delaware Street. Passing north along Delaware Street, the visitor would approach the home from the front. After touring the home, the visitor would exit from the home's rear and proceed either through or by the carriage house and herb garden to the visitor center/parking area. Staff parking could be located on the rear of the former Darlington lot just north of the carriage house. Staff cars would be partly screened from the historic zone by the reconstructed fence. Exterior influences, such as noise from I-65 and the street, and neighboring nonhistorical appearances, would be mitigated by landscaping.

Interpretation

Interpretation could encompass a range of themes. Under alternative B more space would be available in the house and visitor center for public use than what is

available today. In the home the public could be presented with the Harrison lifestyle and era, while additional information could be presented in the visitor center by the use of displays and film.

ALTERNATIVE C: FINANCIAL/TECHNICAL ASSISTANCE

Ownership/Management/Funding

Under this alternative ownership and management of the home, contents, and grounds would remain as at present with the Arthur Jordan Foundation in ownership and the President Benjamin Harrison Foundation as manager. The site would not be designated a national historic site, but Congress would appropriate monies as required. Under a cooperative agreement, up to two-thirds of the funding for operation, maintenance, and capital outlay would be provided by the National Park Service. The President Benjamin Harrison Foundation would supply up to one-third of the funding, which would be derived from fees, sales, donations, and grants. The National Park Service would also furnish technical assistance for building preservation, and curatorial and interpretive programs. As a result, the President Benjamin Harrison Foundation would manage the historic site in a manner consistent with standards established by the National Park Service for historic structures, object collections, and grounds. No NPS personnel would be assigned to the Benjamin Harrison Home, and the National Park Service would not own any of the facilities or properties.

Development

Little development would occur under this alternative. There would be no landscape changes as well as no visitor center or fence. The access ramp for the

mobility impaired would be removed from the side of the home's front porch and replaced by a hydraulic lift.

Minor changes would be made to the home interior to bring it into conformance with NPS policies and guidelines, and the live-in apartment would be removed. Otherwise, the home interior would remain as at present. An elevator would be located in the rear part of the home to provide handicap access to all floors and the basement.

Interpretation

Under alternative C there would be a limited interpretive program. All

interpretation would take place within the home, as is currently done. Such interpretive presentations would conform to NPS standards.

ALTERNATIVE D: NO ACTION

Under this alternative the status quo would be retained with the Arthur Jordan Foundation in ownership and the President Benjamin Harrison Foundation as manager. There would be no NPS involvement. The site would not be designated a national historic site, and Congress would not appropriate any monies.

TABLE 4: ALTERNATIVES SUMMARY

Item	Alternative A	Alternative B	Alternative C	Alternative D
Ownership: lands, building	NPS	NPS	PBHF	PBHF
Ownership: contents, furnishings	NPS	PBHF	PBHF	PBHF
Management	NPS	PBHF	PBHF	PBHF
Funding source(s)	NPS	NPS & PBHF	NPS & PBHF	PBHF
Development	Major development by NPS	Major development by NPS	Minor development by PBHF	PBHF
Interpretation	NPS	Interpretive program by PBHF—to NPS standards	Limited interpretive program by PBHF—to NPS standards	PBHF
Location: visitor use, administrative functions	All in visitor center	Some in visitor center and some in home	All in home	All in home
Restoration	Total restoration to the 1895-1901 period	First and second floors restored to the 1895-1901 period	Home would remain as it is now	Home would remain as it is now
National Historic Site	Yes	Yes	No	No

NPS = National Park Service

PBHF = President Benjamin Harrison Foundation

IMPACTS

GENERAL IMPACTS

Threatened and Endangered Species

There are no known federally listed threatened or endangered species that use the Harrison property. Peregrine falcons have been released in the city of Indianapolis and may fly over the property. None of the actions under any of the alternatives would affect this species.

Executive Orders 11988 and 11990

Executive Order (EO) 11988 (Floodplain Management) is not applicable to the Harrison property because it is not located in a floodplain. The nearest river or stream is Fall Creek, about 1.25 miles west of the property. The floodway for this stream coincides with the stream channel. EO 11990 (Protection of Wetlands) is not applicable because there are no wetlands on the Harrison property.

Prime and Unique Farmlands

The provisions of the Farmland Protection Policy Act do not apply to the Harrison property because it is in an urban area.

Local Zoning

Construction of the visitor center in alternatives A and B would require either a change in city zoning (the area is currently zoned residential) or a zoning variance.

SOCIOECONOMIC IMPACTS

Alternative A: National Park Service Owned and Operated

The funding support burden now borne by the Arthur Jordan Foundation would be assumed by the National Park Service, and the foundation would be free to direct its resources to other community projects. This would have beneficial consequences for the foundation. By relieving its financial burden, the foundation would be able to support other community functions.

The National Park Service would be committed to substantial short-term acquisition and development costs. It would also be making a long-term commitment to pay annual operating costs. Annual escalations for inflation and increasing costs would be necessary to protect the resource and maintain visitor services.

Operation of the Harrison home would be transferred to the National Park Service. This could result in the loss of some of the jobs now held by foundation employees and their replacement by NPS personnel. If foundation employees have the required credentials and expertise, they could potentially be hired by the National Park Service. Personnel changes should not affect any of the volunteer groups.

With NPS ownership and operation, continued funding would be virtually guaranteed for operation, maintenance, and capital outlay. This would ensure the preservation of the resource within the overall framework of the NPS mission nationally. A larger budget would ensure that the building was maintained and repaired and that the grounds were kept

in an attractive condition. In this aging neighborhood, the Harrison property would continue to serve as an example to other neighborhood property owners. Restored and maintained structures, such as the Harrison home and the Morris-Butler house, become "anchors" that stabilize property values and invite further restoration and investment in the neighborhood.

Development of a visitor center and removal of the live-in apartment from the home would expand usable space for administration, interpretation, curation, and storage. Removal of operational functions would reduce wear and tear on the primary historic resource.

The improvement and modifications envisioned under this alternative would inject over \$3.6 million into the local economy through labor and materials costs associated with construction. The impact of this expenditure on the local economy would be of short duration and minor impact when viewed in the context of the entire Indianapolis economy.

The addition of the elevator in the home would improve accessibility for all visitors. Similarly, the provision of on-site parking facilities would not only enhance accessibility, but also improve visitor safety by removing vehicles from the arterial streets surrounding the home and providing safe ingress and egress to the site.

NPS technical expertise would provide historical accuracy to the home and grounds and improve the interpretive program. This would raise the overall quality of the visitor experience and bring it into the national context of the National Park Service.

With the loss of the live-in security, another security system would be needed

during the night, such as a contractual arrangement for patrols.

The allocation of funding to the Harrison home in the national park system could decrease the amount of funding available for projects elsewhere.

New development would not affect natural resources on this small, already developed site.

Alternative B: Joint Venture

The effects of this alternative would be essentially the same as in alternative A, except that there would be continuity in the operation of the home with the President Benjamin Harrison Foundation managing the national historic site.

The developments and improvements under alternative B would result in short-term benefits of over \$2.7 million to the local economy.

The National Park Service would be committed to substantial short-term acquisition and development costs and to long-term payment of annual operating costs. Annual escalations for inflation and increasing costs would be necessary to protect the resource and maintain visitor services.

There would be no loss of Arthur Jordan Foundation jobs.

The presence of two entities involved with the home would increase the difficulty in modifying the facility and conducting an interpretive program.

Alternative C: Financial/Technical Assistance

The impacts under this alternative would be the same as under alternative B except that, without the visitor center, there

would not be an expansion in usable space and thus no enlargement of the interpretive program. Also, operational functions would remain in the historic structure, causing the greatest impact on the resource.

The long-term preservation of the resources is less certain under this alternative.

The National Park Service would be committed to up to two-thirds of the costs of operation, maintenance, and capital outlay. These would be annual costs and entail a long-term commitment by the National Park Service. As the funds of the Arthur Jordan Foundation are increasingly stretched, a point may come when the Harrison home is too much of a financial burden, and the foundation may withdraw its financial support. If that happens, the National Park Service may become responsible for the total financial requirements of the Benjamin Harrison Home.

As proposed, this alternative would not provide enough money to completely restore the home, but would provide for improved accessibility.

The proposed operations funding would not be adequate to cover all the operational expenses, which include salaries, overhead, and maintenance.

Alternative D: No Action

Under this alternative there would be no federal ownership or management of the site, which means no funding assistance and no technical assistance. As a result, there is a potential for loss of financial support as the increasing fiscal demands of the home and grounds outstrip the Arthur Jordan Foundation's ability to provide such aid. Loss or decreased financial support could result in a

reduction of staff jobs, a diminished interpretive program, decreased maintenance, no capital improvements, and, ultimately, closure to the public, resulting in the loss of this cultural facility. There would be no beneficial impacts on the neighborhood, as outlined in alternatives A and B. There could be a decline in the quality of neighborhood life with decreasing property values and structural decay.

ENVIRONMENTAL IMPACTS

Background

The Benjamin Harrison house is in an area that has been intensively developed for residential use for over 100 years. The construction of buildings, roads, freeways, fences, and parking lots, development of utility systems, planting of vegetation, noise and pollution generated by traffic, and the presence of people have substantially altered the natural environment. Little, if any, "natural" vegetation and wildlife remains on the Harrison property.

Table 5 shows the general environmental effects of the four alternatives for the Harrison property. None of the alternatives would have a major biological effect on the area.

Alternatives A and B

Under alternatives A and B, a visitor center and parking area would be built, part of the existing parking area and rose garden would be removed, and the herb garden would be restored. At most, approximately 1.5 acres of the 2.1-acre property would be altered under these alternatives. Some trees and shrubs probably would have to be removed for the visitor center and parking area, but additional trees and shrubs would be planted to screen the developments and

TABLE 5: ENVIRONMENTAL EFFECTS

Environmental Considerations	Alternatives			
	A	B	C	D
Vegetation	+	+	●	●
Wildlife	+	+	●	●
Threatened and endangered species	●	●	●	●
Water quality	●	●	●	●
Air quality	+	+	-	-
Noise	+	+	-	-
Floodplain	n/a	n/a	n/a	n/a
Wetlands	n/a	n/a	n/a	n/a
Prime and unique farmlands	n/a	n/a	n/a	n/a
Visual intrusions	+	+	●	●
+ = beneficial effect - = negative effect ● = no effect n/a = not applicable				

the surrounding exterior developments. Construction of the parking lots, driveways, sidewalks, and visitor center would permanently cover approximately 10,000 square feet (11% of the site) in alternative A and 8,200 square feet (9% of the site) in alternative B. More impervious surfaces would increase surface runoff and prevent storm water from soaking into the earth. However, the effect of this would be negligible compared to the runoff from the developments surrounding the Harrison property. Both alternatives also would have a negligible effect on water quality. Neither of these alternatives would adversely affect the urban wildlife that probably occurs in the area (e.g., house sparrows, rock doves, American robins, dogs, cats, rodents, squirrels). Indeed, both alternatives could increase the numbers and diversity of wildlife using the area, depending on the

vegetation that is planted on the property. Planting additional vegetation would also have a beneficial aesthetic consequence, screening visual intrusions of adjacent nonhistoric buildings and roads.

The two alternatives would have a slight beneficial effect on noise and air quality. Planting additional trees and shrubs on the property would help mitigate noise and air pollution from traffic outside the area. Based on past visitation, a maximum of about 36,900 visitors are projected to visit the property by 1999—an increase of 4,200 visitors (see table 2). Although more cars would probably be driven to the site under alternatives A and B, the effect on noise and air quality would be negligible compared to the much higher flow of traffic on the adjacent I-65 freeway and arterial streets.

As required by law and policy, compliance with NPS preservation mandates would result in greater protection of the cultural resources.

Alternatives C and D

Under alternatives C and D, no landscape changes or new developments would occur. Except for a negligible adverse impact on air quality and noise due to increased visitation, these alternatives

would have no effect on the biological or physical environment.

Under alternative C, compliance with federal preservation law and NPS policy would be mandatory and provide greater protection of the cultural resources. Such law and policy would not apply to alternative D, and, therefore, adverse impacts on resources could result.

DEVELOPMENT AND OPERATING COSTS

Construction costs shown are gross figures and include construction supervision, administrative services, and contingencies.

Alternative A

Acquisition	
Hazardous materials inspection	\$ 15,000
House	*
Land	*
Contents	*
Restoration	
Planning and design	123,000
House (interior and exterior)	524,000
Site	118,000
Development	
Planning and design	526,000
Sitework (parking and landscape)	458,000
Visitor center	2,293,000
Total	\$4,057,000
Annual operating cost**	466,000

Alternative B

Acquisition	
Hazardous materials inspection	\$ 15,000
House	*
Land	*
Restoration	
Planning and design	98,000
House (interior and exterior)	393,000
Site	118,000
Development	
Planning and design	376,000
Sitework (parking and landscape)	333,000
Visitor center	1,638,000
Total	\$2,956,000
Annual operating cost**	257,000

Alternative C

Restoration	
Planning and design	\$ 50,000
House (interior and exterior)	262,000
Total	\$ 312,000
Annual operating cost**	157,000

*Acquisition costs could range anywhere from zero (for an outright donation) to fair market value (for a fee simple purchase).

**Operating expense estimates are based in part upon President Benjamin Harrison Foundation, Inc. estimated and proposed budgets for 1990 and 1991 (see appendix B).

ALTERNATIVES CONSIDERED AND REJECTED

Acquisition of an offsite area for visitor facilities and/or parking was explored. The only potential sites in close proximity to the Harrison home were located to the west along Pennsylvania Street. These sites consisted of the apartment complex parking at 1233-41 Pennsylvania and the vacant former Federal Bureau of Investigation structure at 1221 Pennsylvania. At issue would be the loss of parking for the apartment dwellers and the resulting congestion from street parking. This situation would not be beneficial to the Harrison home environment. Additionally, the former FBI building is in poor condition, is much larger than needed, and requires considerable money for repairs.

Problems were also encountered with visitor access to these Pennsylvania Street locations and the approach to the home from these sites. One-way traffic patterns in the neighborhood could confuse potential motorized home visitors because they would have to drive north on Delaware Street past the Benjamin Harrison house. Going beyond the home, these visitors would have to make a left turn onto 13th Street, and in two blocks make another left onto southbound Pennsylvania Street to reach the offsite parking and/or visitor center. Having reached these locations, visitors would be placed in a position where they would have to approach the Harrison home on foot from the rear. Such access to the home would be less desirable than arriving toward the front.

OTHER OWNERSHIP/MANAGEMENT CONSIDERATIONS

Realizing that other potential owner/manager options exist than the National Park Service and the Arthur Jordan Foundation/President Benjamin Harrison Foundation, the study team contacted three other groups in the Indianapolis area:

Indiana State Museum and Historical Memorials. This state agency has the capability to either own or manage the Harrison home. It declined to become involved because of financial considerations.

Indianapolis Department of Parks and Recreation. This city department's main focus is to operate recreational parks, not historic sites. While some historic

structures are found in its recreational holdings, they are incidental to the main mission. Consequently, this department has neither the finances and expertise nor the interest to own or operate the Harrison home.

Historic Landmarks Foundation of Indiana. The objective of this private foundation is to acquire older Indiana buildings, restore them, and sell them with the proviso that the owner maintain the structure in its historical appearance. Although this organization owns and manages two historic homes that serve as museums where historic furnishings are displayed, it has no interest in acquiring or managing historic sites.

APPENDIX A: EXISTING PLANT SPECIES

Plant Type	Plant Name	Number in Historic Zone	Number in Development Zone	Total
Trees	Beech	0	1	1
	Cottonwood	1	0	1
	Dogwood	2	0	2
	Elm	4	0	4
	Green ash	1	1	2
	Hackberry	4	2	6
	Hawthorn	0	1	1
	Maple, hard	0	8	8
	Maple, silver	0	7	7
	Mulberry	0	3	3
	Oak	3	3	6
	Scotch pine	0	3	3
	Spruce	0	5	5
	Sycamore	0	1	1
	White pine	0	6	6
Shrubs	Burning Bush	1	0	1
	Cotoneaster	3	0	3
	Forsythia	2	0	2
	Hollyhock	3	3	6
	Mockorange	5	4	9
	Rhododendron	3	0	3
	Roses (tea roses)	6	0	6
	Rose beds	0	160 sq. ft.	160 sq. ft.
	Spirea	4	0	4
	Viburnum	0	2	2
	Yew	36	0	36
	Yew (hedge)	65 ft.	90 ft.	155 ft.
	Yucca	9	3	12
Ground Covers	English ivy	1,550 sq. ft.	0	1,550 sq. ft.
	Periwinkle	25 sq. ft.	0	25 sq. ft.

**APPENDIX B: PRESIDENT BENJAMIN HARRISON FOUNDATION, INC.
PROPOSED BUDGET - 1991**

	Proposed 1991	Estimated 1990
Support and Revenue		
Contributions - AJF	145,000.00	145,000.00
Contributions - General	<u>12,000.00</u>	<u>14,000.00</u>
Total Contributions	157,000.00	159,000.00
Interest Earned	22,500.00	22,300.00
Less Agency Expenses	850.00	831.00
Total Interest Earned	21,650.00	21,469.00
Capital Gains (Losses)	.00	-2,557.00
Admissions	18,000.00	17,250.00
Admissions - Scheduled Programs	10,000.00	9,250.00
Sale of Souvenirs	13,000.00	12,000.00
Meeting Room Rental	2,000.00	1,700.00
Memberships	9,000.00	8,000.00
Public Programs	4,000.00	3,500.00
Sundry Income	500.00	500.00
Total Revenue	<u>56,500.00</u>	<u>52,200.00</u>
Total Support and Revenue	235,150.00	230,112.00
Expenses		
Alarm System	3,450.00	3,400.00
Conservation	1,050.00	600.00
Displays	900.00	750.00
Dues and Subscriptions	700.00	350.00
Insurance	13,500.00	13,000.00
Legal and Audit	2,500.00	2,350.00
Maintenance	20,000.00	19,000.00
Membership Expense	800.00	350.00
Office Expenses	2,300.00	1,800.00
Public Relations	5,645.00	3,307.00
Public Programs	2,900.00	2,000.00
Publication	900.00	850.00
Research Library	200.00	500.00
Rent	500.00	481.00
Salaries	127,000.00	116,193.00
Annuity Expenses	3,750.00	3,231.00
Deferred Compensation	2,500.00	2,545.00
Employee Benefits	9,000.00	8,113.00
Employer's FICA	9,715.00	8,889.00
Work-Study	1,700.00	1,600.00
School Programs	3,700.00	2,800.00
Taxes and Fees	90.00	82.00
Travel	600.00	500.00

	Proposed 1991	Estimated 1990
Expenses (Cont.)		
Utilities	12,000.00	11,100.00
Volunteer Expenses	950.00	1,000.00
Sundry	1,000.00	700.00
Cost of Goods Sold	7,800.00	7,061.00
Total Expenses	<u>235,150.00</u>	<u>212,552.00</u>
Excess of Income over Expenses	<u>.00</u>	<u>17,560.00</u>

Notes:

Noncash Depreciation	20,794.00	20,794.00
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Source: President Benjamin Harrison Foundation, Inc.

APPENDIX C: REQUESTS BY THE PRESIDENT BENJAMIN HARRISON FOUNDATION, INC.

The following letter requesting modifications to the alternatives was received from the President Benjamin Harrison Foundation, Inc. trustees in August 1991. The study team did

not consider the requests appropriate for the text but included the letter in this appendix for the reviewer's information and comment.



President Benjamin Harrison Memorial Home

1230 North Delaware • Indianapolis, Indiana 46202 • (317) 631-1898

August 16, 1991

Mr. Berle Clemensen
Denver Service Center
National Park Service
12795 Alameda Parkway
PO Box 25287
Denver, Colorado 80225-0287

Dear Berle,

The Board of the President Benjamin Harrison Foundation, Inc. has reviewed the National Park Service first draft of the Benjamin Harrison Home Suitability/Feasibility Study. Thank you for providing us with such an informative and "friendly" report. We also appreciate the cooperative, supporting attitudes of all of the National Park Service personnel. Your sensitivity to our needs and suggestions has been most helpful. It is a pleasure working with you.

The board is in agreement that Alternative B is the preferred choice of direction for the Harrison Home. However, there are some additions, changes and comments that we would like to see included in the study. They are:

1. All budget figures used on p. 51 are estimates used for study purposes only. Actual figures may vary by an unknown percentage.
2. The Harrison Home Foundation retains the rights to administer the educational and docent programs of the home.
3. The Harrison Home will retain the rights to all admission fees, donations, and gift shop sales.

4. The Harrison Home Foundation retains the right to decide at a later date on the allocation of office, collections, library, educational and staff spaces within the Harrison home, the visitor's center and the carriage house.

5. Annual budget appropriations for the Harrison Home (beginning with the suggested \$200,000 appropriations request) will increase in keeping with the Consumer Price Index and/or inflation rate.

6. As long as the Arthur Jordan Foundation works in behalf of the Benjamin Harrison Foundation, the AJ office can be maintained on the Harrison Home grounds.

7. Anticipating a need for enhanced security, the National Park System would contract and pay for this service.

8. Costs of operating and maintaining the visitor's center, carriage house and Harrison Home and grounds will be borne by the NPS.

9. The Harrison Foundation retains the right to actively participate in the conceptual planning for the operations and management of the Harrison property.

10. The Harrison Foundation retains the right to choose either the larger visitor center of alternative A or the smaller one of alternative B, depending on the perceived overall needs.

11. The Harrison Foundation retains the right to reconfigure the utility and staff parking area as needs become more clear.

12. The NPS will purchase the Harrison property at a mutually agreed upon purchase price. The money derived therefrom will be deposited in the Benjamin Harrison Foundation Agency Account at INB National Bank.

13. If funds are not provided by the NPS, for any reason, the BHF shall not be required to finance the maintenance and operation of the site beyond the limits to which, at the time, it has raised separate operating support from the admissions, fees, and /or gift shop sales.

Berle, we would also like to have noted in the study that the Harrison

Foundation spent a total of \$400,000 in 1974 for restoration of the home. Included in that renovation were a new heating system, the addition of air conditioning, total replacement of the electrical system, a new slate roof, new copper gutters, basement refurbishment, railings on the upper and lower porches and landscaping.

The directors of the Harrison Foundation are responding to this document with the knowledge that the NPS has in the past worked out a similar agreement with the James A. Garfield National Historic Site. The spirit of intent of the Harrison Foundation mirrors that of the Garfield plan.

Thank you very much for your help in including our additions and concerns.

In light of the fact that there have been some deviations from the original time table, could you please send us a written schedule of the disbursing plan for the feasibility study as you now perceive it. Thanks so much.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard B. DeMars". The signature is fluid and cursive, with a large initial "R" and "B".

Richard B. DeMars

President

President Benjamin Harrison Foundation, Inc.

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Papers relating to Benjamin Harrison are located in several repositories. These sources include the Library of Congress in Washington, D.C., the Indiana State Library in Indianapolis, and a small collection maintained at the home. The Harrison material held by the Indiana State Library includes construction and maintenance records for the home as well as written matter pertaining to furnishing purchases. The state library, Library of Congress, and Harrison home also have map and photograph collections of the home, grounds, and neighborhood. The recorder's office, in the City and County Building in Indianapolis, has deed records for town lots as well as will records. Consequently, materials are available for research of the site's historic landscape values, as well as archeological and historic resources.

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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.

Publication services were provided by Joan Huff, visual information technician; Linda Russo, writer-editor; and Philip Thys, visual information specialist, of the Branch of Publications and Graphic Design, Denver Service Center. NPS D-1A June 1992

