

**SAGAMORE HILL**  
*and*  
**The Theodore Roosevelt Birthplace**



*"Sagamore Hill"*

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
Region Five

SAGAMORE HILL  
AND  
THE THEODORE ROOSEVELT BIRTHPLACE  
NEW YORK

Area Investigation Report  
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## INTRODUCTION

This report on the Theodore Roosevelt Home, Oyster Bay, Long Island, New York, and the Roosevelt Birthplace and Boyhood Home, New York City, New York, has been prepared at the request of Director Conrad L. Wirth, following initial discussions held between him and Mr. Oscar S. Straus, President of the Board of Trustees of the Theodore Roosevelt Association, concerning the possible establishment of these areas as national historic sites. It is designed to provide a summary of the historical significance of the two areas, and to serve as a guide to their future planning, development and operation.

In gathering material for this study the National Park Service has been materially assisted by Mrs. Reginald P. Rose, Chairman of the Sagamore Hill Committee, and by Committee members. In making the field study on July 5-7, 1961, the authors were assisted by Miss Helen MacLachlan, Curator of the Theodore Roosevelt House; Mrs. Harold Kraft, Curator of Sagamore Hill, and by Dr. Thomas M. Pitkin, Supervisory Park Historian, Federal Hall National Memorial, New York City, New York.

Their cooperation is gratefully acknowledged.

On the following pages appear a complete list of the Board of Trustees and the Sagamore Hill Committee of the Theodore Roosevelt Association.

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## SAGAMORE HILL

### THE THEODORE ROOSEVELT HOME, OYSTER BAY, NEW YORK

#### Significance

Sagamore Hill was built by Theodore Roosevelt in 1884-85, and remained his permanent home until his death on January 6, 1919. From 1901 through 1909 Sagamore Hill was the Summer White House, and throughout Roosevelt's eventful life the house was a mecca for national and international figures from every walk of life. The house stands today little changed from the time a half-century ago when it was the home of a distinguished American and his devoted family.

#### Early History of Sagamore Hill

Theodore Roosevelt knew the Oyster Bay countryside from boyhood. In 1874, when he was fifteen, his father established the family's summer residence there.<sup>1</sup> The boy spent long summer vacations exploring the fields and woodlands on Cove Neck, the peninsula just east of Oyster Bay, where he would one day build his home.<sup>2</sup>

In 1880, on his twenty-second birthday, and four months after his graduation from Harvard, Roosevelt married Alice Lee. Two months later he acquired from Thomas Youngs the first of three deeds to a total of 155 acres

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<sup>1</sup>Carleton Putnam, Theodore Roosevelt, Vol. I, The Formative Years (New York, 1958), 116-117; hereafter cited as Putnam, Roosevelt.

<sup>2</sup>Hermann Hagedorn, The Roosevelt Family of Sagamore Hill (New York, 1954), 6; hereafter cited as Hagedorn, Sagamore Hill.

on Cove Neck, including the hill where he planned to build his home. The hill was then barren of trees and a barn was its only building. For the property young Roosevelt paid \$10,000 in cash and assumed a twenty year mortgage for \$20,000. Later, he sold 28 acres to his older sister, Anna, and 32 acres to an aunt, keeping the balance of 95 acres.<sup>3</sup>

Roosevelt did not immediately build a home on his newly-acquired estate. For the next several years he read for the law, published his first historical work, The Naval War of 1812, and entered the political arena as Republican State Assemblyman of the 21st district. At twenty-three he was the youngest member of that body.

By autumn of 1883, Roosevelt was ready to begin the construction of the home at Cove Neck. The architectural firm of Lamb and Rich, of New York City, had drawn up the plans, and the first of the buildings, a lodge and a stable, were to be completed by February 1, 1884, at a cost of \$5,160.<sup>4</sup> But, before the final agreement for the construction of the main house was signed tragedy struck. On the afternoon of February 14, 1884, Theodore's wife died, only hours after the birth of their first child, a daughter. Earlier that same day, and in the same house, Roosevelt's mother had died.

Determined that his child, Alice, should have a suitable home Roosevelt,

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<sup>3</sup>Hagedorn, Sagamore Hill, 6.

<sup>4</sup>Photostat of contract in files of Theodore Roosevelt Association.

on March 1, 1884, signed a contract with John A. Wood & Son, Lawrence, Long Island, for construction of the main house at Cove Neck, to cost \$16, 975.<sup>5</sup> While the house was under construction, its young owner was spending most of his time in the Badlands of the Little Missouri, working the cattle ranch he had established there. Roosevelt had first visited the region in the course of a hunting trip in 1883. Inspired by the challenge of this last frontier he had invested a large part of his inheritance in the ranching enterprise. Now, in the summer of 1884, with Alice dead and his daughter in the care of sister Anna, Roosevelt returned to the Badlands.

When the young stockman came back East to support the Republican cause in the election of 1884 the house at Cove Neck was not finished. After Cleveland's Democratic victory at the polls in November, Theodore was glad enough to get away to his frontier home, although by Christmas he was back in New York for a hectic round of politics and some intensive writing before he headed West again in April. By summer he was back in New York and this time he returned to a new home of his own. In late June, 1885, Roosevelt moved into the Cove Neck house for the first time.

The house was a solidly-built Victorian structure of frame and brick, the wood siding on the upper floors a mustard color, the bricks red

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<sup>5</sup>Photostat of contract in files of Theodore Roosevelt Association.



"Sagamore Hill"  
Home of Theodore Roosevelt

and the trim green.<sup>6</sup> Foundations were 20" wide and the rest of the construction was as sturdy in proportion. There was room for a large family here, with ten bedrooms on the second floor and two more, in addition to the maids' rooms, on the third. If the house was not a beautiful one, it was roomy, comfortable, and well built. Of his new house, Roosevelt, many years later, wrote that he did not know enough to be sure of what he wanted in the way of exterior design, but, of his plans for the interior, he commented:

I had perfectly definite views what I wished in inside matters, what I desired to live in and with; I arranged all this, so as to get what I desired in so far as my money permitted; and then Rich put on the outside cover with but little help from me. I wished a big piazza...where we could sit in rockingchairs and look at the sunset; a library with a shallow bay window looking south, the parlor or drawingroom occupying all the western end of the lower floor...big fireplaces for logs....I had to live inside and not outside the house; and while I should have liked to 'express myself' in both, as I had to choose, I chose the former.<sup>7</sup>

The task of establishing his new home did not take up all of young Roosevelt's time during his few weeks in the East. He visited friends and, on July 23, marched in U. S. Grant's funeral parade in New York City. In late August, with sister Anna and little Alice comfortably settled at Cove Neck, Roosevelt went back to the Badlands for less than a month. He was soon back in New York where he volunteered his services in the gubernatorial contest then getting under way. His political activities did not prevent him from enjoying to the fullest his first autumn in the

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<sup>6</sup>Putnam, Roosevelt, 532. This is the color scheme now used on the house.

<sup>7</sup>Hagedorn, Sagamore Hill, 7.

new home at Cove Neck. Polo and hunting to hounds gave him the action his restless body demanded, and he counted a broken arm a small price for the pleasure he took in "Frank," his jumper. It was in this first autumn on Cove Neck that the young squire began to refer to his estate as "Sagamore Hill." As he explained in his autobiography, "Sagamore Hill" takes its name from the old Sagamore Mohannis, who, as Chief of his little tribe, signed away his rights to the land... ."8 Originally Roosevelt had planned to call the property "Leeholm" for his first wife,<sup>9</sup> but two years had passed and, from time to time in this fall of 1885, he was seeing Edith Kermit Carow, whom he had known from his childhood. In November they were secretly engaged but set no definite marriage date. With Edith preparing for a voyage to Europe and Roosevelt's departure for the Badlands in the spring of 1886 they were not to meet again for many months.

Roosevelt spent the spring and summer in the Badlands and returned East in October. As he returned East from this trip an era in his life was ending. His western days were over save for occasional hunting visits to the frontier home where he had acquired so much of the outlook and character which would become increasingly evident in the years of his maturity.

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<sup>8</sup>Quoted in Albert Bushnell Hart and Herbert Ronald Ferleger, eds., Theodore Roosevelt Cyclopedia (New York, 1941), 549; hereafter cited as Hart and Ferleger, Cyclopedia.

<sup>9</sup>Putnam, Roosevelt, 385.

Following his unsuccessful campaign for the mayoralty of New York in the fall of 1886, Roosevelt went to England. In London, on December 2, 1886, he married Edith Carow. In the spring of 1887 the couple arrived at Sagamore Hill. Here, except for absences imposed by his public career, the Roosevelts spent the rest of their lives. For two years after his return to Sagamore Hill Roosevelt busied himself in writing and in playing host to the scores of visitors from every walk of life who were attracted to the young squire of Sagamore Hill.

The life of a country gentleman did not last long, for in 1889 Roosevelt was named a member of the United States Civil Service Commission, the first major step in a life of distinguished public service. Throughout his career--as President of the Police Commission of the City of New York, as Assistant Secretary of the Navy, as Lieutenant Colonel of the famed Rough Riders, as Governor of New York, as Vice President, and as Chief Executive, Sagamore Hill was the home to which TR always returned. It was on the wide piazza of Sagamore Hill that Roosevelt was formally notified of his nominations as Governor of New York in 1898, as Vice President in 1900, and as President in 1904. Of Sagamore Hill, Roosevelt, in 1906, wrote to his daughter Ethel:

After all, fond as I am of the White House and much though I have appreciated these years in it, there isn't any place in the world like home--like Sagamore Hill, where things are our own, with our own associations, and where it is real country.<sup>10</sup>

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<sup>10</sup>Hart and Ferleger, Cyclopedia, 550.

At Sagamore Hill were born three Roosevelt children of his second marriage; Theodore, Jr., Kermit, and Ethel. The younger sons, Archibald and Quentin, were born in Washington.

It was as the Summer White House that Sagamore Hill became best known to the American people. The doings of the Roosevelts and their kin, and the comings and goings of national and international figures filled reams of copy filed by the correspondents who maintained a summer vigil at Sagamore Hill. The President himself could frequently be seen joining the children in their games or taking the boys for a hike or a swim, chopping wood, riding horseback, or striding across the fields and through the woods he loved. Occasionally there would be a mournful procession of children, led by the President and Mrs. Roosevelt, to the small animal cemetery to lay away a family pet.

Not only was Sagamore Hill the center of the day-by-day administration of the country's affairs during the summer, but it had more than its share of dramatic events of national and international importance. One was on the August day in 1905 when Roosevelt met separately the envoys of warring Russia and Japan in the library at Sagamore Hill, and then brought them face-to-face to inaugurate the conference that ended in the Treaty of Portsmouth, New Hampshire, on September 5, 1905.

With Roosevelt's retirement from office, and when his campaigning days were over, Sagamore Hill became more than ever the sanctuary of the devoted family. Even out of office Colonel Roosevelt held a high place

in the hearts and councils of his countrymen. From Sagamore Hill, in the twilight of his life, he pressed for American preparedness in the world conflict that had broken out in the summer of 1914. When America did go in, Roosevelt saw his four sons go to the front while he himself went to Washington to rouse the nation for the task ahead.

The war brought Roosevelt his greatest personal tragedy when his young son Quentin, an airman, crashed to his death behind German lines. The blow of Quentin's death, added to infirm health brought on by a near brush with death in his expedition to Brazil in the winter of 1913-14, was taking a heavy toll of the once-robust Teddy. Even then he was considered by many to be the certain Republican candidate, and inevitable victor, in the 1920 election. Death decreed otherwise. On January 6, 1919, Roosevelt died peacefully in his sleep at the age of sixty.

Mrs. Roosevelt continued to live at Sagamore Hill until her death in 1948, at the age of 87. In 1950, the house, its contents, and eighty-three acres of land were purchased by The Roosevelt Memorial Association, now The Theodore Roosevelt Association.

#### SAGAMORE HILL TODAY<sup>11</sup>

Sagamore Hill is a rambling frame and brick structure, reflecting the

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<sup>11</sup>The description which follows is based on Hermann Hagedorn, A Guide to Sagamore Hill: The Place, The People, The Life, The Meaning (New York, 1953), 48-74. This charming guide book, published by The Theodore Roosevelt Association, reflects its author's intimate knowledge of Sagamore Hill and the family which lived there.

period from 1901 to 1909 when it was the Summer White House. Following its acquisition by The Theodore Roosevelt Association, the house was thoroughly renovated, although no damage was done to its historical integrity. The house was given a fire-proof roof, the exterior repainted, the interior redecorated in appropriate fashion, and a modern heating and electrical system installed. A modern fire protection system also was added.

The house consists of twenty-three rooms. On the first floor are a large center hall, the library which served as TR's private office, the dining room, Mrs. Roosevelt's drawing room, the kitchen, and the spacious North or Trophy Room added in 1904. This room was designed by Roosevelt's friend C. Grant La Farge, son of the painter John La Farge. The room 30' x 40' in size, is built of Philippine and American wood--mahogany, black walnut, swamp cypress and hazel. It is in this room, crammed with trophies, books, paintings, flags, and furniture, that the spirit of TR is most vividly felt. To enter it is to step back into the time of The Big Stick, The Great White Fleet, the Panama Canal, the era of Muckrakers and Trust Busters, and the struggle to conserve public lands.

On the second floor are the family bedrooms, the nursery, guest rooms, and the room containing the great porcelain bathtub. On the top floor is the Gun Room, which housed TR's large collection of hunting arms. Here too he sometimes went to write or entertain his friends, away from the

bustle of the household. Other rooms, once servants' quarters, contain memorabilia relating to the President, his wife, and his children.

Few changes have been made in the house since Roosevelt's death in 1919. After the property was acquired by The Theodore Roosevelt Association in 1950, minor changes were made to meet the needs of public use. These included the addition of a new stairway from the second to the third floor, which reduced the size of the "schoolroom" and Theodore, Jr.'s bedroom on the third floor; the widening of the rear stairway from the first to the second floor, and the enclosing of the small back porch off the main kitchen, to make a kitchen for the staff.<sup>12</sup>

Furnishings throughout the house are original Roosevelt pieces. In every room are items used and loved by the family. On every hand are bookshelves, the contents of which reveal the wide range of interests pursued by Roosevelt. Many of the books, indeed, are of his own authorship.

On the south and west side of the house is the spacious piazza from which Colonel Roosevelt looked out over Oyster Bay and the Sound. Of that view he once wrote:

We see the sun go down beyond long reached of land and of water.  
Many birds dwell in the trees around the house or in the pastures and the woods nearby, and, of course, in winter gulls, loons, and wild fowl frequent the waters of the bay and the

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<sup>12</sup> Mrs. Harold Kraft, Curator, Sagamore Hill, to Region Five Office National Park Service, Letter of August 4, 1961.

Sound. We love all the seasons; the snows and bare woods of winter, the rush of growing things and the blossom-spray of spring, the yellow grain, and the ripening fruits and tasseled corn, and the deep, leafy shades that are heralded by the 'green dance of summer'; and the sharp fall winds that tear the brilliant banners with which the trees greet the dying year.<sup>13</sup>

On the grounds of Sagamore Hill are landscaped gardens, parking area, a concession-canteen building with adjacent open air luncheon area, and a barn converted to caretaker's quarters. Several buildings which existed during the Summer White House period have disappeared, but their locations and appearance are known. The present parking area covers part of the original vegetable and cut flower garden.

Sagamore Hill is administered by The Sagamore Hill Committee, a group of residents of Oyster Bay, working under the Board of Trustees of the Theodore Roosevelt Association. The house and grounds are open to visitors daily except Tuesday from 10:00 am to 5:00 pm. From the time the house was opened to the public on June 16, 1953, through 1960, 443,829 persons have visited Sagamore Hill.

#### OLD ORCHARD

Adjacent to the Sagamore Hill property is Old Orchard, estate of the late Theodore Roosevelt, Jr. This four-acre tract was once part of the Sagamore Hill property, and was covered by an apple orchard. On the grounds of Old Orchard is a handsome Georgian home built by Theodore Roosevelt, Jr., in 1937-38. He occupied the house only a short time .

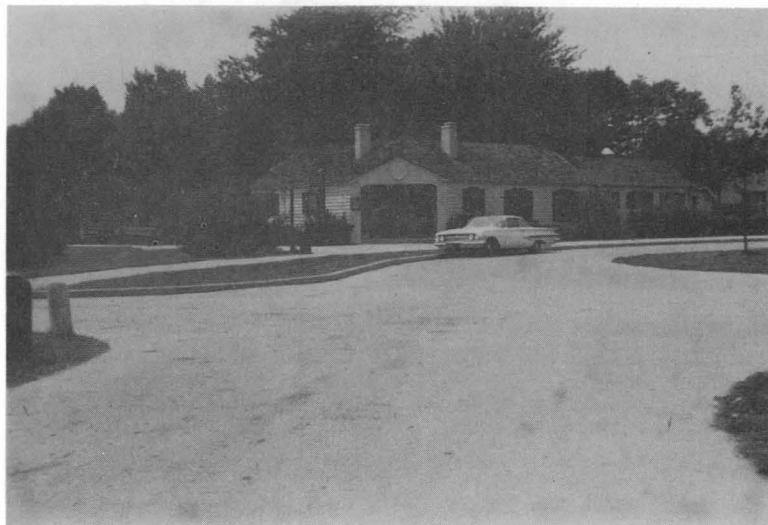
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<sup>13</sup>Hart and Ferleger, Cyclopedia, 549-550.

before returning to active duty with the Army in 1941. In 1944, Brigadier General Roosevelt died in France shortly after the invasion of Europe. The Old Orchard home, now owned by the Estate of Eleanor B. Roosevelt (Mrs. Theodore Roosevelt, Jr.), has been unoccupied since autumn of 1960.



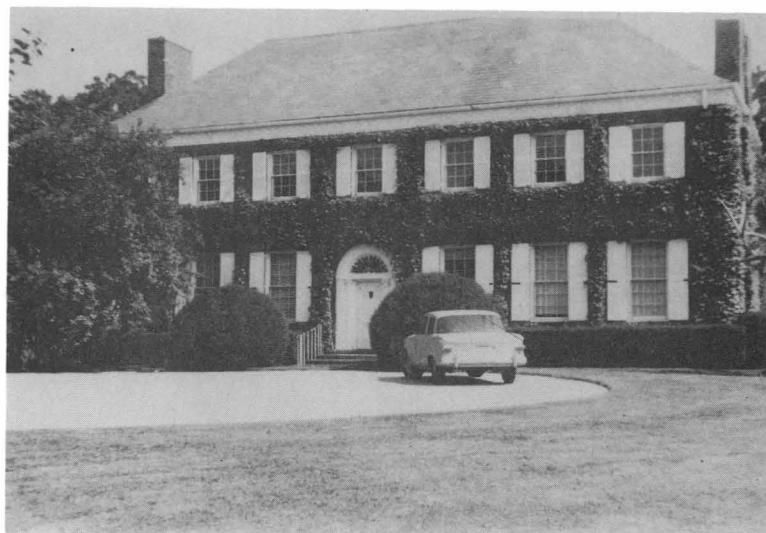
Approach walk from parking area to T. Roosevelt House--Sagamore Hill



Canteen and Souvenir Shop--Sagamore Hill



Parking Area at Sagamore Hill



"Old Orchard"--adjacent to Sagamore Hill.  
Home of Theodore Roosevelt, Jr.



Theodore Roosevelt's Grave at Oyster Bay Cove.  
About one and one-half miles from Sagamore Hill.



## SAGAMORE HILL

### THE THEODORE ROOSEVELT HOME, OYSTER BAY, N.Y.

#### PLANNING

##### Location

Sagamore Hill, the home of President Theodore Roosevelt from 1885 to his death in 1919 is located in beautiful estate-type country on Cove Neck, Long Island, in the incorporated village of Cove Neck, Oyster Bay, Nassau County, New York. Situated 30 miles from Manhattan the site is easily accessible over the Long Island Parkway and Expressway system.

Several other sites in the vicinity of Sagamore Hill have an intimate association with the memory of Theodore Roosevelt. The grave of T. Roosevelt is located in a very attractive cemetery at Oyster Bay Cove, about  $1\frac{1}{2}$  miles from Sagamore Hill. The T. Roosevelt Memorial Park, a bayside recreation area in Oyster Bay, was donated to the town by the Theodore Roosevelt Association. The Audubon Bird Sanctuary and nature preserve is located on Cove Road adjacent to the cemetery in which T. Roosevelt's grave is situated.

The location of these areas as well as Sagamore Hill and their relationship to the region are shown on the Regional Map.

##### The Site

The Sagamore Hill site comprises an 84-acre area of varied open spaces and surrounding belts of irregular woodland. The property

is basically L-shaped and has 890 feet of frontage on Cold Spring Harbor on the east side of Cove Neck. While the site occupies the highest elevation on Cove Neck, tree growth over the years has shut off what were once good views of Oyster Bay Harbor from ground level. However, views of this harbor can still be seen from the 3rd floor of the house.

Existing facilities on the site include the house and immediate landscaped grounds, gardens, a barn that has been converted into a caretaker's residence, cottage residence east of the house, carriage shed, several tool sheds, canteen and souvenir shop, visitor's parking area and various walks and service drives for pedestrian and operational use.

The principal entrance drive (Sagamore Hill Road) is about 1/2 mile distance from Cove Neck Road and terminates at the visitor parking area. The relationship of the entrance drive and parking area to the house and area as a whole appears to provide excellent visitor and administrative control.

The Layout Plan shows the approximate locations and relation of various facilities and features of the site.

#### Access and Parking

The most convenient means of access to the site is by automobile. However, railroad service is available to Oyster Bay via the Long Island Railroad where taxis meet all trains. Boat access is also a possibility to Oyster Bay and other nearby points along Long

### Boundaries, Land Ownership and Assessed Values

The existing boundary of Sagamore Hill Property owned by the Theodore Roosevelt Association is shown by the labeled heavy black line on the Property Map. Ownership of various adjacent properties are indicated for information. The County Department of Assessments has the Sagamore property divided into four lots as indicated on the map. For convenience the Department of Assessments lot numbers are shown on the Sagamore Hill and adjacent properties.

Present conditions indicate that arrangements may be worked out whereby the property of "Old Orchard" Lot #36, (Estate of Eleanor B. Roosevelt) will become a part of the transfer of Sagamore Hill to the Federal Government. This area is 4 acres in size and forms a 480-foot rectangular indentation into an otherwise continuous strip of Sagamore property. This would appear to be a desirable addition to Sagamore Hill from a land planning standpoint and for operational reasons as outlined in the section on recommendations.

It would be desirable to annex at a future time the small piece of land between the end of the entrance drive and the private road leading to "Old Orchard". The tract is a part of the extreme southwest corner of Lot #516 and is about 1/3 acre in size. The acquisition would provide a logical continuity to the Sagamore property and desirable protection and operational control around the entrance drive and parking area. Likewise the addition of Lot #702, just north of the above, would round out the boundary and provide a suitable area for future use of the south portion of Lot #514 should the north portion of this

|               | LOT NO.            | AREA<br>IN ACRES | ASSESSED VALUE<br>LAND ONLY | ASSESSED VALUE<br>LAND & BUILDING |
|---------------|--------------------|------------------|-----------------------------|-----------------------------------|
| Sagamore Hill | 511, 512, 513, 514 | 83.7             | \$114,366.                  | \$140,950.                        |

PROPOSED FOR ACQUISITION

|             |    |              |         |          |
|-------------|----|--------------|---------|----------|
| Old Orchard | 25 | 4.0(approx.) | \$7,704 | \$69,200 |
|-------------|----|--------------|---------|----------|

SUITABLE FOR ACQUISITION

|               |                |              |    |    |
|---------------|----------------|--------------|----|----|
| Nassau County | 522, 525       | nominal      | -- | -- |
|               | Portion of 516 | 0.3(approx.) | -- | -- |
|               | Portion of 514 | 0.7(approx.) | -- | -- |
|               | 702            | 0.4(approx.) | -- | -- |

Land Planning Consideration

In terms of site development, Sagamore Hill presents no immediate problems. The location of the parking area and walk circulation provide direct access to the house as well as convenient circulation and control throughout the immediate grounds. The lawns and plant materials appear in good condition and well maintained.

The portion of Sagamore Hill that reaches east from the house to Cold Spring Harbor, a distance of approximately 0.4 of a mile was a favorite nature area of the Roosevelt family but has not been generally accessible to the public in recent years. The construction of a trail system through this area with appropriate interpretation and access to the harbor should be an early development consideration.

A feasibility study should be made to determine if a vista can be developed by selective cutting to the west toward Oyster Bay Harbor as indicated on the Layout Plan. It is understood that there once existed a commanding view of Oyster Bay Harbor from the front porch of the house; in fact, this was one of the reasons for building the house on the present site. However, the growth of trees has closed off this view during spring and summer months when the leaves are out. To develop a view to Oyster Bay from ground level would require the negotiation and purchase of scenic easements, inasmuch as most of the area within a vista area is privately owned.

A number of accessory buildings to Sagamore Hill such as stables, barns, sheds, gardens and associated landscapes have disappeared or have been altered over the years. A detailed historic layout of the grounds as they existed during T. Roosevelt's time is beyond the scope of this report. However, a site survey of the historic atmosphere and development of the site, including vegetative cover, should be an objective as a basis for future development considerations and informational use.

#### Conclusions and Recommendations

Sagamore Hill is eminently worthy of preservation as a unit of the National Park System. The buildings and grounds are in good condition and well managed. There do not appear to be many development and operational problems for the immediate future. The following recommendations for future development are suggested:

(1) Old Orchard:

The 4 acre Old Orchard would make a useful and desirable addition to the Sagamore Hill property, to preserve the continuity of the area and restore a portion of the grounds to the historic setting insofar as is practical. The house is well suited, and can readily be adapted to provide administrative offices, museum, and residential quarters. The existing caretakers residence and small maintenance area can be retained for employee quarters and maintenance use.

Appropriate visitor access should be developed from the main parking area to Old Orchard.

(2) Historic Layout Study:

A study should be made as soon as possible to establish the historic layout of the ground and buildings for reference and study purposes, and as a basis for future development.

(3) Natural Area:

An immediate development consideration should be the construction of a trail through the natural area from the house to Cold Spring Harbor with appropriate interpretive treatment.

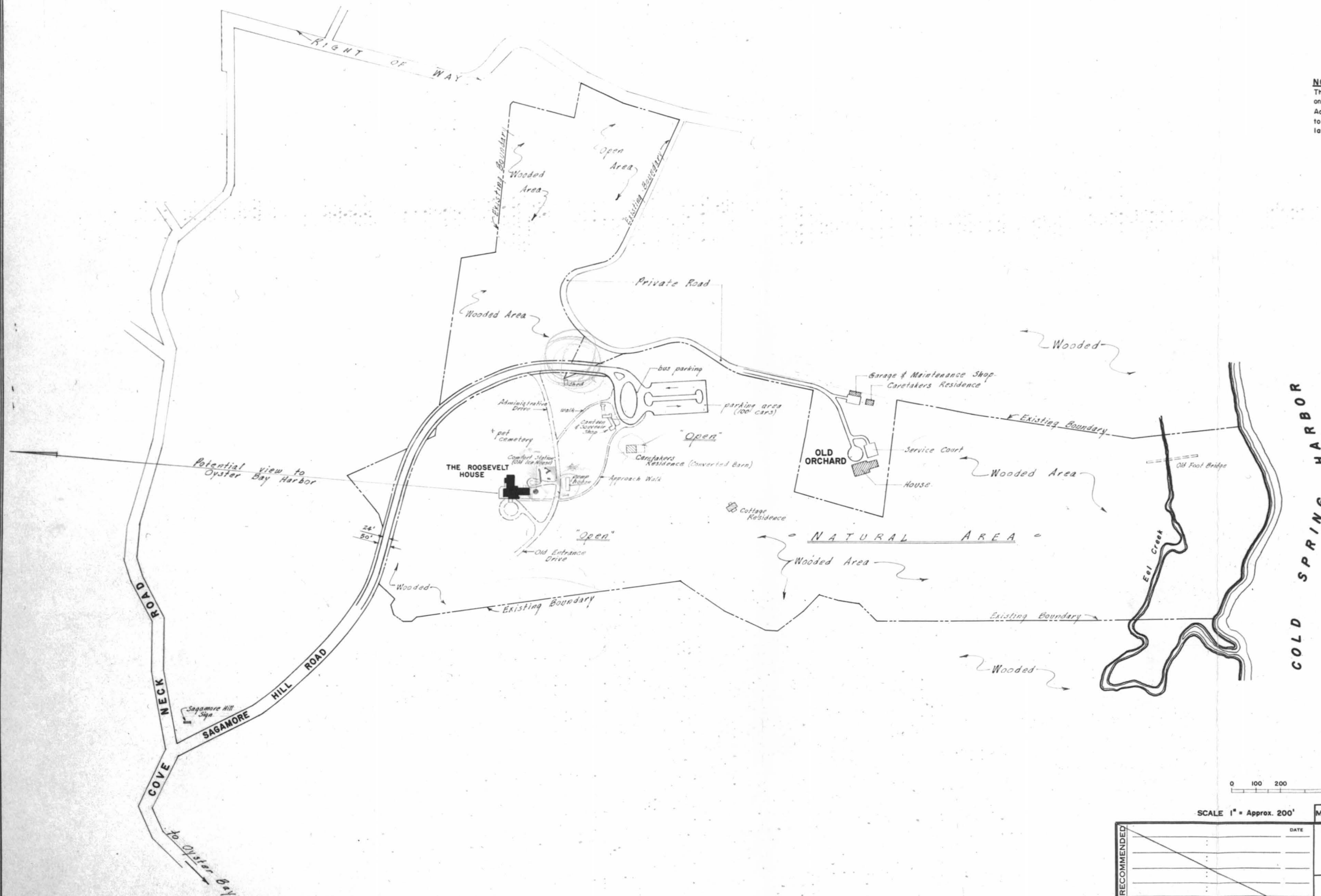
(4) Vista Study:

A feasibility study to determine the desirability of creating a vista to the west from the porch of

the house to Oyster Bay Harbor.

- (5) Acquisition of various small parcels as noted on the Property Map would establish better continuity to the property in these locations and would provide buffer zones to protect not only the Sagamore Hill area but the adjacent properties from visitor interference.
- (6) Request Theodore Roosevelt Association to retain at least that portion of Lot #514 noted on the Property Map for transfer to the government for buffer area and as a site that could be used for the location of future administrative facilities such as additional parking, housing, etc. as may be required.

1 Flown Bee



**NOTE**

The location and form of the various elements on this plan are by in large diagrammatic. Additional survey and study is necessary to establish an accurate and to-scale site layout.

COLD SPRING HARBOR

0 100 200 400 600

SCALE 1" = Approx. 200'

|             |      |      |
|-------------|------|------|
| RECOMMENDED | DATE | MARK |
|             |      |      |
| APPROVED    | DATE | MARK |
|             |      |      |

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
RECREATION RESOURCE PLANNING DIVISION  
PREPARED BY  
REGION: FIVE  
OFFICE  
TITLE OF DRAWING  
LAYOUT PLAN  
LOCATION WITHIN PARK  
SAGAMORE HILL  
NAME OF PARK



ORIENTATION

PREPARED

DESIGNED  
FAIOL  
DRAWN

CHECKED

DATE

INITIAL

REVISED

REGION

5

PCP NO.

SHEET OF

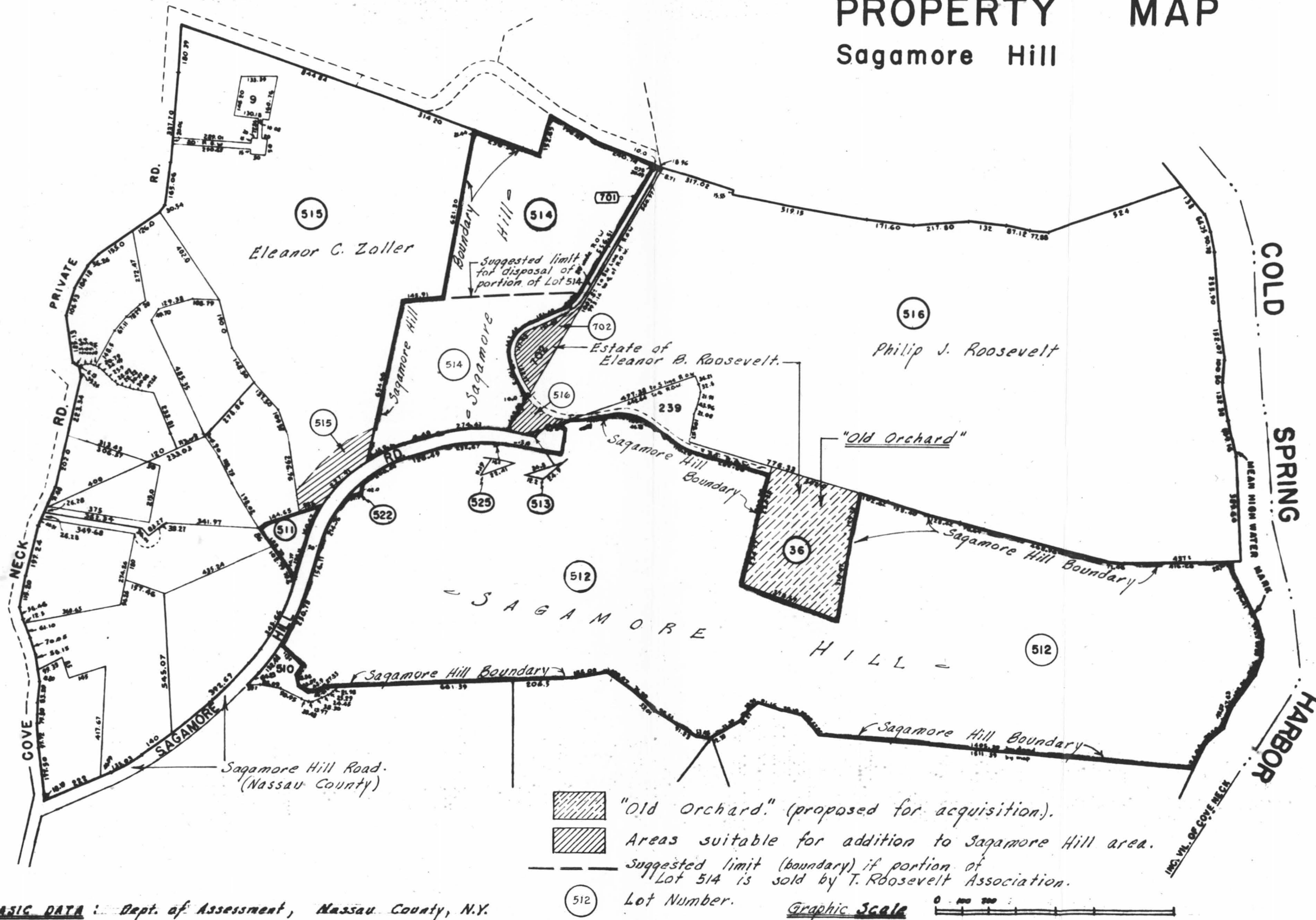
DRAWING NO.

DATE

AUG. 1961

# PROPERTY MAP

## Sagamore Hill



BASIC DATA : Dept. of Assessment, Nassau County, N.Y.

August 1961 W.R.F.

THE THEODORE ROOSEVELT BIRTHPLACE

AND BOYHOOD HOME

NEW YORK CITY, NEW YORK

[On October 27, 1858, Theodore Roosevelt was born in a four-story brownstone house at No. 33 East 20th Street, just off Broadway in New York City. (In 1867 the building was renumbered 28, the address it now bears). Theodore's father--also named Theodore--had brought his young southern bride to the house early in 1854. The house had been built by or for the elder Theodore's brother James, in 1848. When the elder Theodore and his bride came to New York in 1854 it apparently was a family decision that they be given the house on East 20th Street. The adjacent house, to the west, was the home of Robert Barnwell Roosevelt--"Uncle Robert," brother of the elder Theodore.<sup>1</sup>

The dwelling was not a large or luxurious one by the standards of the day, but it proved adequate for the young couple. For the next twenty years it was to be the family home. The couples' first child, Anna, was born there in 1855, followed by Theodore in 1858, Elliot in 1860, and Corinne in 1861.

The family made their home on East 20th Street until 1873 although young Theodore last lived there in the fall of 1872, prior to the family's

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<sup>1</sup>Carleton Putnam, Theodore Roosevelt, Vol. I, The Formative Years (New York, 1958), 20, describes the family's move to the house on East 20th Street. Hereafter cited as Putnam, Roosevelt.

departure for a second trip to Europe. He was then fourteen years old. The elder Theodore left his family abroad and returned to New York. When his wife and children rejoined him on November 5, 1873, they probably went directly to their new home at 6 West 57th Street.<sup>2</sup>

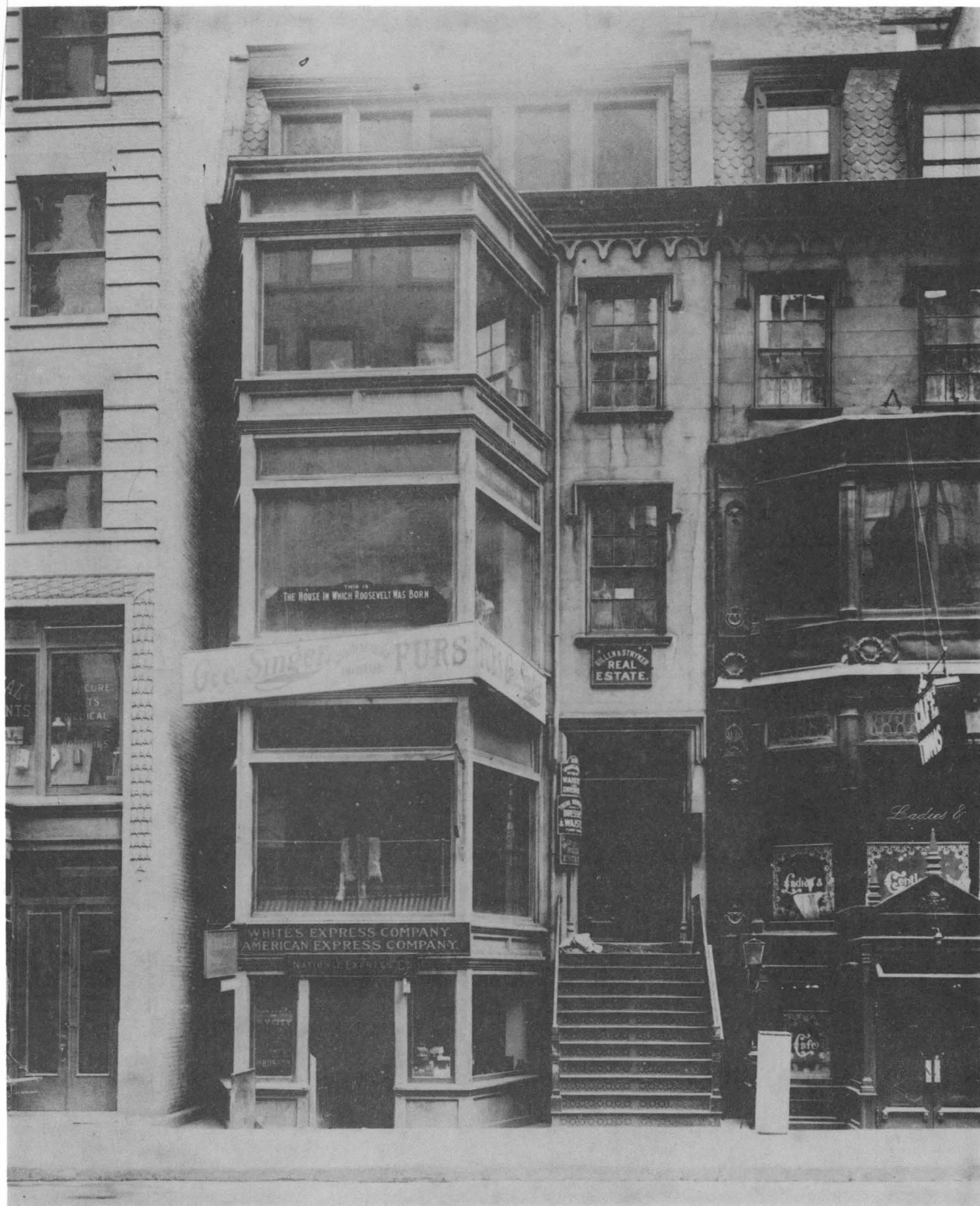
With the passing of the years that saw Theodore rising to high public office, the birthplace house fell on evil days. It suffered a series of alterations for commercial purposes, degenerating finally into a two-story brick structure (see photos in this section). This was the condition of the site when, a few days after Roosevelt's death on January 6, 1919, a group of New York women organized the Woman's Roosevelt Memorial Association. The primary objective of the Association was the purchase of the birthplace site and reconstruction of the home as the Roosevelts had known it. Still standing next door to the birthplace site was the brownstone house of Theodore's Uncle Robert Roosevelt. This property also was acquired by the Woman's Association.<sup>3</sup>

A local group at first, the Woman's Association soon had committees operating in more than half of the states and in several foreign countries,

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<sup>2</sup>Putnam, Roosevelt, 115

<sup>3</sup>Woman's Roosevelt Memorial Bulletin, Vol. I, No. 1 (December, 1919), 1; hereafter cited as Memorial Bulletin. Cost of the two properties was \$86,177.53; Memorial Bulletin, Vol. 1, No. 2 (February, 1920), 4. Deed from the Robert B. Roosevelt property, dated May 8, 1919, from Estate of Robert B. Roosevelt to Woman's Roosevelt Memorial Association, is recorded in Liber 3088, page 229, County of New York Deed Records; deed for birthplace property, dated May 26, 1919, from Gustavus L. Lawrence to Woman's Roosevelt Memorial Association, recorded in Liber 3077, page 452, County of New York Deed Records; original deeds in files of Theodore Roosevelt Association.



The birthplace house, around the turn of the century, still had its original form except for the bay windows installed for commercial purposes.

From print in collection of Theodore Roosevelt Association



The brick building in the center occupied the Theodore Roosevelt Birthplace site when the property was acquired by the Woman's Theodore Roosevelt Memorial Association in 1919. The "shadow" of the original house shows on the wall of the building on the left. To the right of the Birthplace site is the former Robert B. Roosevelt house.

From print in collection of Theodore Roosevelt Association

raising funds for the birthplace reconstruction. Architect for the project was Theodate Pope (Mrs. John Wallace Riddle), American Institute of Architects.<sup>4</sup> Miss Pope based her plans for the birthplace reconstruction on the design of Robert Roosevelt's house, next door. The years had been somewhat kinder to Robert Roosevelt's former home, and much of its original fabric remained. In her plan for the memorial Miss Pope used wing walls on either side of the building to separate it from commercial structures in the neighborhood. That part of the memorial covering the Robert Roosevelt home was subordinated "to enhance the definite character of the birthplace."<sup>5</sup>

A fund-raising campaign met with such success that on January 6, 1921, the cornerstone for the reconstructed birthplace was laid by Roosevelt's long-time friend and former commanding officer, Major General Leonard Wood. The actual construction of the house was undertaken late in the spring of 1921,<sup>6</sup> and on October 27, 1923, the house was dedicated. The adjacent home of Robert Roosevelt, incorporated into the memorial, was extensively altered to serve as museum and office space. Upon completion

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<sup>4</sup>Memorial Bulletin, Vol. 1, No. 2 (February, 1920), 1.

<sup>5</sup>Memorial Bulletin, Vol. 1, No. 3 (April, 1920), 2.

<sup>6</sup>Construction of the memorial had been held up owing to difficulty in arranging for the removal of a tenant holding a lease on space in the commercial building which was to be razed on the birthplace site. Memorial Bulletin, Vol. 1, No. 6 (February, 1921), 3.

of the memorial, the total equity of the Woman's Association in the house was \$439,940.40.<sup>7</sup>

#### Integrity of the Reconstruction

Apparently, the original foundations and some of the wall brick of Roosevelt's boyhood home had survived in the modernized commercial structure on the site. This material could not be salvaged,<sup>8</sup> except for a few bricks which were incorporated into the cornerstone.<sup>9</sup> On June 30, 1920 the contract for the construction of the Roosevelt House was awarded to the Tide-Water Building Company of New York City. It was estimated that about four months would be necessary for delivery of the stone and steel for the new building. The Woman's Association pointed out that some changes from the construction of the original house would be necessary to conform to various building laws. For example, retaining walls were thicker and iron stairways would be used rather than wooden ones as in the original house.<sup>10</sup>

The Association made no secret of the fact that the completed house would be a reproduction. On May 2, 1923, an article in the New York Times entitled "Roosevelt Relics Sold for Firewood," noted that "the birthplace of Theodore Roosevelt, now undergoing restoration, will not contain any

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<sup>7</sup>Memorial Bulletin, Vol. 2, No. 3 (Spring Issue, 1924), 7.

<sup>8</sup>Hermann Hagedorn, Theodore Roosevelt House: What It Was, What It Is, What It May Become (Unpublished manuscript in files of Theodore Roosevelt Association), 5.

<sup>9</sup>Memorial Bulletin, Vol. 1, No. 6 (February, 1921), 4.

<sup>10</sup>Memorial Bulletin, Vol. 1, No. 5 (Birthday Anniversary Number, 1921), 6.

of the original material upon completion." Commenting on the article, Hermann Hagedorn, Director of the Roosevelt Memorial Association wrote:

The fact is that the Woman's Roosevelt Memorial Association undertook to build, on the site of Roosevelt's birthplace, a fireproof building, half of which was to be replica of the original Roosevelt house and the other half a museum and library. When it is completed, in October, the house will more nearly resemble what it was when Roosevelt was born there than it has at any time for possibly fifty years. With endless patience and care the directors of the Woman's Association have followed every clue that promised to bring them either authentic information concerning the appearance of the original house or actual pieces of furniture which were in it. In one obscure place one of the old mantels has been located; in another, a bureau, a chair, a set of the original hangings. The old ceilings have been painstakingly copied in their queer, old-fashioned designs; the old, quaint wallpapers are being reproduced. An astounding amount of research is going into the re-creation of this house.

Hagedorn went on to explain that the house would not be "a dead structure of bricks (whether new or old)." He pointed out the inspirational value of the reconstruction as a place which would disseminate those high principles of citizenship for which Roosevelt stood. In his closing comment on the New York Times' assertion that the new house would retain nothing of the old, Hagedorn wrote "if the reference is to bricks and mortar, the statement is probably to a certain extent correct; but, as I pointed out above, bricks and mortar are the least important of the materials that have gone into the creation of ROOSEVELT HOUSE."<sup>11</sup>

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<sup>11</sup> Memorial Bulletin, Vol. 2, No. 1 (Summer Issue, 1923), 4.

The cost of the reconstruction was substantially aided by the contribution of \$165,000 from The Theodore Roosevelt Association.<sup>12</sup> This organization had been founded by a group of distinguished citizens three days after Roosevelt's death in 1919, for the purpose of securing a fitting memorial to the late president. At the invitation of the Woman's Association, the Roosevelt Memorial Association placed its extensive collection of books, manuscripts, photographs, and other Roosevelt memorabilia in the birthplace house. In 1956, the two Associations merged under the name of The Theodore Roosevelt Association.

The reconstructed birthplace house and the adjacent building on the Robert Roosevelt house site are, for all practical purposes, one structure.<sup>13</sup> The basement of the combined buildings contains a museum room, custodian quarters, a reception office, and rest rooms. The eastern half of the first floor contains the historical reconstruction of the Roosevelt parlor, library, and dining room, while the western half is occupied by a museum room. The second floor contains the reconstructed front bedroom in which Theodore Roosevelt was born, the nursery, and the children's

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<sup>12</sup>The Roosevelt Memorial Association Incorporated (Annual Report, 1923), 8. In return for its contribution, The Association received a 999 year lease to the half of the house which stood on the former Robert Roosevelt property. In his report, the Director of The Roosevelt Memorial Association noted that relations between the two Associations in the first year of cooperation were "completely harmonious."

<sup>13</sup>Memorial Bulletin, Vol. 1, No. 3 (April, 1920), 2-5, has architect's floor plans for the memorial; Vol. 2, No. 3 (Spring Issue, 1924), 1-3, has description and illustrations of the interior as it appeared upon completion.

porch or piazza where young "Teedie" exercised his body to overcome the frailty which had handicapped him from birth. Opposite these features are a library and study rooms. The third floor is occupied by office facilities, and the fourth floor consists principally of an auditorium, projection booth, and dressing rooms. Motion pictures and other programs are offered here to visitor groups, and the room serves as a place for meetings and observances.

The furnishings in the reconstructed historic portion of the house include many Roosevelt items. The museum collection also includes literally thousands of objects, pictures, and documents relating to Roosevelt's public and private life. The house, visited by approximately 16,000 persons annually, is open to the public every weekday except Monday from 10:00 am to 5:00 pm.



THEODORE ROOSEVELT BIRTHPLACE  
28 East 20th Street  
New York, N. Y.



## THE THEODORE ROOSEVELT BIRTHPLACE

### NEW YORK CITY, NEW YORK

#### PLANNING -

##### Location

The Theodore Roosevelt Birthplace and boyhood home is located on the south side of 20th Street between Broadway and Fourth Avenue (Park Avenue) in Manhattan.

What was once a fashionable residential area of New York City during the eighteen hundreds has gradually changed until today the area is a typical urban wholesale-commercial and light manufacturing district. During the day the street is crowded with delivery trucks and parking of private vehicles is prohibited.

##### The Site

The site dimensions are 50 feet by 92 feet and comprises two adjoining and integrated buildings - the Birthplace (28 E. 20th Street) and the Robert Roosevelt House (26 E. 20th Street). The buildings give 100 percent site coverage. The two houses have an attractive set-back arrangement which places them about 12 feet back from the adjacent buildings and helps to set them apart somewhat from the commercial character of the neighborhood.

##### Access and Parking

The absence of on-street parking space for private vehicles during the day and the inconvenience to public parking lots makes accessibility to the Birthplace difficult by private auto.

The east and west end of the block, along 4th Avenue and Broadway respectively, are zoned as C6-General Commercial District, which consists of retail stores and personal service establishments.



The Theodore Roosevelt Birthplace is situated in a busy light industrial and commercial district of E. 20th Street. Birthplace is marked by flag on right.



Properties immediately across street from birthplace. Possible expansion for parking and open space development.

## ARCHITECTURAL ANALYSIS

### SAGAMORE HILL OYSTER BAY, LONG ISLAND, NEW YORK

#### I. THE SITE

It seems to us that the most appropriate setting would be to keep the grounds and surroundings as much as possible the way they were during Theodore Roosevelt's life. Photographs are available as well as numerous publications that will provide sufficient documentary evidence to replace the missing elements.

Possibly the most significant change would be the relocation of the present parking lot and Canteen and Souvenir Shop. The area presently covered by the parking lot was originally a garden.

Adjacent to the Sagamore Hill estate is "Old Orchard" which is proposed to be part of the over-all National Historic Site. "Old Orchard" is a fine example of Georgian Architecture and appears to be in excellent condition. Any development necessary for the full interpretation of both sites could be accomplished on the property of "Old Orchard."

On this property are adequate facilities for a utility area and quarters for at least two employees immediately available. Approximately north of the present Canteen and Souvenir Shop and road was the original coach house and lodge which burned some years ago. To fully appreciate the site and its associations with Theodore Roosevelt, this structure should be reconstructed.

The old ice house at the rear of the main house has been converted to comfort stations. These should be removed and the ice house restored.

## II. STRUCTURE - MAIN HOUSE

The structure was designed by Lamb and Rich, Architects. John A. Wood and Son, carpenter, was the builder. Mr. Wood entered into a contract on 1 March, 1884 with Mr. Roosevelt to build the house and have it completed by 1 October, 1884 for the sum of \$16,975.

This fine Victorian structure commands a view of Oyster Bay and Long Island Sound that has become screened since Mr. Roosevelt's death.

General structural and physical condition of the house is excellent.

Foundations are stone and brick with a minimum of settlement discernible by cursory inspection. The main house is brick to the first floor ceiling line. Several points of brick deterioration were noted. These were minor in character, but should be checked frequently. Above the brick, the walls are frame with cut wood shingles. Very few areas of minor wood deterioration were noted. Housekeeping and routine maintenance are excellent.

Structural changes to the original fabric includes the addition of the Trophy Room by Theodore Roosevelt in 1904 and stairway installed on the second floor by the present owners in 1952. Installation of the stair in 1952 was necessary for the proper interpretation and operation of the home and is not objectionable since it was placed in two closets with a small portion of the soffit appearing in the adjacent room. No changes in the stair are recommended.

Water is supplied from a well on the property. East of the main house is a 100,000 gallon water storage tank installed in approximately 1951. This service provides adequate fire suppression equipment. All <sup>r</sup>fire mains are 6" except one 4" main serving the interior of the main house. The basement and service portion of the first floor are covered by automatic sprinkler system. In addition to an automatic fire alarm system, the above and judicious placement of eleven (11) fire extinguishers was noted.

Sewage disposal for the area includes two septic tanks and tile fields. Further information was not available, but it is safe to assume that the disposal is adequate. Garbage disposal is contracted locally for \$30.00 per month.

Electrical energy is purchased from commercial sources. Interior wiring appears to be in good to excellent condition.

Heat is supplied by three (3) oil fired boilers in the basement. Unit No. 1 is an oil fired hot air furnace of 105,000 B.T.U. located under the Trophy Room. Unit No. 2 is an oil fired hot air furnace of 209,000 B.T.U. located under Mrs. Roosevelt's Living Room. Unit No. 3 is an oil fired hot air furnace of 236,000 B.T.U. located under the dining room. These units are serviced from a 2000 gallon fuel oil tank located south of the kitchen. Units 1 and 3 are equipped with reheaters of 105,000 B.T.U. and 139,000 B.T.U., respectively.

Automatic fire detection is a rate of rise system connected to the Oyster Bay Fire Department and to the Caretaker's Quarters located in the "old barn." The area also has a very fine fire protection program posted conspicuously for employee guidance.

Current maintenance costs are estimated as follows:

|                                |                        |
|--------------------------------|------------------------|
| Fire Alarm . . . . .           | \$ 350 per year        |
| Telephone . . . . .            | 330 per year           |
| Electricity. . . . .           | 3,300 per year         |
| General Building Maintenance . | 7,000 per year         |
| Grounds Maintenance . . . . .  | 3,000 per year         |
| Salaries M&R . . . . .         | <u>28,000</u> per year |
| Total . . . . .                | \$41,980               |

## ARCHITECTURAL ANALYSIS

### THEODORE ROOSEVELT BIRTHPLACE AND ADJACENT STRUCTURES

#### I. THE SITE

The present surroundings are not an appropriate setting for an historic house museum or National Memorial. In general the area is almost completely commercialized with shabby undesirable structures.

Various planning problems relating to future expansion were discussed in very general terms. Should the site be added to the National Park Service System, several things should be considered.

(1) Several smaller structures immediately to the north, across the street, should be considered for acquisition and demolition to provide parking or garden area.

(2) Attempts should be made to interest the City to include the area in an early urban renewal program to raise the quality of the area to Service standards, similar to Society Hill in Philadelphia.

(3) In any event owners of abutting properties should be contacted in an attempt to stimulate local pride, which appears to be sadly lacking.

## II. EVALUATION OF THE STRUCTURES

The two structures situated on two lots approximately 50 feet wide by 92 feet deep were rebuilt on the sites of the original birth-place of Theodore Roosevelt and the residence formerly owned by Theodore's uncle.

Early photographs indicate that the present reconstructions of 1920-1921 are reasonable replicas of the original dwellings which were built in 1847-1848. Various changes, alterations, new construction, etc., to buildings on the site preclude the possibility of uncovering much of the original fabric of the earlier residences.

Theodate Pope was the Architect employed by the Women's Roosevelt Memorial Association in 1920 to prepare plans for the reconstruction. It was during this work that the two structures were joined together and furnished as a memorial to Theodore Roosevelt.

Over-all structural condition of the structures is excellent. The general physical condition of the structures indicate that proper care and maintenance has been provided. Rear stairs are steel and should be cleaned and painted. A quarry tile roof garden covering the major portion of the two structures will require immediate attention.

Interior treatment has been tastefully done and has been well maintained. The structural frame of the building is fireproof steel and reinforced concrete. Interior partitions are structural tile with plaster finish or wood paneling. Materials used throughout are fine resistant except for wood floors, trim and paneling. All wood floors are laid on concrete. Foundations are concrete and brick and show no signs of settlement.

Utilities serving the site appear to be in excellent condition. Electric service throughout is in conduit. Heating is supplied by an oil fired furnace. Sewer, electric and water are purchased commercially. Toilet facilities are adequate for visitor use.

Present employees' quarters are not adequate for National Park Service use. However, the full tile kitchen is adequate for a museum work room and the two other rooms could serve as office space or storage. Storage is preferred.

Present office space on the third floor is sufficient for National Park Service to properly administer the area. These offices could be converted to a very comfortable apartment should first floor office and work space prove adequate.

There are no requirements for grounds maintenance. Buildings, utilities, and museum maintenance will be required.

In the second floor office used by Mrs. McLachlan, Curator, is a direct (Holmes) call to the local police station. Fire protection is covered by Automatic Fire Alarm (AERO) System Central Station.

Annual maintenance costs are as follows:

|                                                     |              |
|-----------------------------------------------------|--------------|
| Automatic Fire Alarm Service . . . .                | \$ 476       |
| Holmes Electric Service . . . .                     | 579          |
| Otis Elevator Service . . . .                       | 378          |
| Window Cleaning Service . . . .                     | 180          |
| General Building and<br>Utility Maintenance . . . . | <u>7,500</u> |
|                                                     | \$9,113      |

SAGAMORE HILL

| Position & Grade                      | MY  | 1st YR. | 2nd YR.  | 3rd YR.  | 4th YR.  | 5th YR.  |
|---------------------------------------|-----|---------|----------|----------|----------|----------|
| <u>MANAGEMENT and PROTECTION</u>      |     |         |          |          |          |          |
| Superintendent, GS-11                 | 1   | 7560    | 1 7560   | 1 7820   | 1 7820   | 1 8080   |
| Administrative Ass't., GS-7           |     |         | 1 5520   | 1 5685   | 1 5850   | 1 6015   |
| Clerk Stenographer, GS-4              | 1   | 4040    | 1 4145   | 1 4250   | 1 4355   | 1 4460   |
| Historian, GS-9                       | 1   | 6435    | 1 6600   | 1 6765   | 1 6930   | 1 7095   |
| Ranger, GS-7                          | 1   | 5355    | 1 5520   | 1 5685   | 1 5850   | 1 6015   |
| Park Guides, GS-4                     | 1   | 4040    | 2 8185   | 2 8395   | 2 8605   | 2 8815   |
| Seasonal Rangers, GS-4                | 1   | 4040    | 1 4040   | 2 8080   | 2 8080   | 2 8080   |
| Lapse                                 |     | -1997   | -        | -        | -        | -        |
| Total Personal Services               | 6   | 29,473  | 8 41,570 | 9 46,680 | 9 47,490 | 9 48,560 |
| Other Direct Expenses                 |     | 2,665   | 2,800    | 3,100    | 3,300    | 3,500    |
|                                       |     | 32,138  | 44,370   | 49,780   | 50,790   | 52,060   |
| <u>MAINTENANCE and REHABILITATION</u> |     |         |          |          |          |          |
| Foreman III (Maintenance)             | 1   | 6240    | 1 6240   | 1 6240   | 1 6240   | 1 6240   |
| Maintenanceman                        | 1   | 5200    | 1 5200   | 1 5200   | 1 5200   | 1 5200   |
| Laborers                              | 2   | 8000    | 2 8000   | 3 12,000 | 4 16,000 | 4 16,000 |
| Museum Curator GS-5                   | 1   | 4345    | 1 4510   | 1 4675   | 1 4840   | 1 5005   |
| Seasonal Laborers                     | 1.5 | 6000    | 1 6000   | 1 6000   | 1 6000   | 1 6000   |
| Lapse                                 |     | -1890   | -        | -        | -        | -        |
| Total Personal Services               | 6.5 | 27,895  | 6 29,950 | 7 34,115 | 8 38,280 | 8 38,445 |
| Other Direct Expenses                 |     | 10,000  | 12,000   | 14,000   | 16,000   | 18,000   |
|                                       |     | 37,895  | 41,950   | 48,115   | 54,280   | 56,445   |
| <u>TOTAL</u>                          |     |         |          |          |          |          |
|                                       |     | 70,033  | 86,320   | 97,895   | 105,070  | 108,505  |

THEODORE ROOSEVELT BIRTHPLACE

| Position & Grade                                                     | MY | 1st YR.  | 2nd YR.   | 3rd. YR.  | 4th YR.   | 5th YR.   |
|----------------------------------------------------------------------|----|----------|-----------|-----------|-----------|-----------|
| <u>MANAGEMENT and PROTECTION</u>                                     |    |          |           |           |           |           |
| Museum Curator, GS-9                                                 | 1  | 6435     | 1 6600    | 1 6765    | 1 6930    | 1 7095    |
| Clerk Stenographer, GS-3                                             | 1  | 3760     | 1 3865    | 1 3970    | 1 4075    | 1 4180    |
| Park Guide, GS-4                                                     | 1  | 4040     | 1 4145    | 1 4250    | 1 4355    | 1 4460    |
| Lapse                                                                |    | -1468    | -         | -         | -         | -         |
| Total Personal Services                                              |    | 12,767   | 3 14,610  | 3 14,985  | 3 15,360  | 3 15,735  |
| Other Direct Expenses                                                | 3  | 1,800    | 1,900     | 2,000     | 2,200     | 2,300     |
|                                                                      |    | 14,567   | 16,510    | 16,985    | 17,560    | 18,035    |
| <u>MAINTENANCE and REHABILITATION</u>                                |    |          |           |           |           |           |
| Janitor, Ungraded                                                    | 1  | 4200     | 1 4200    | 1 4200    | 1 4200    | 1 4200    |
| Laborer, Ungraded                                                    | 1  | 4600     | 2 9200    | 2 9200    | 2 9200    | 3 13,800  |
| Total Personal Services                                              |    | 8,800    | 3 13,400  | 3 13,400  | 3 13,400  | 4 18,000  |
| Other Direct Expenses                                                | 2  | 1,600    | 2,200     | 2,800     | 3,200     | 3,800     |
|                                                                      |    | 10,400   | 15,600    | 16,200    | 16,600    | 21,800    |
|                                                                      |    | 24,967   | 32,110    | 33,185    | 34,160    | 39,835    |
| TOTAL                                                                |    |          |           |           |           |           |
|                                                                      |    | 24,967   | 32,110    | 33,185    | 34,160    | 39,835    |
| <u>GRAND TOTAL (Sagamore Hill and Theodore Roosevelt Birthplace)</u> |    |          |           |           |           |           |
|                                                                      |    | \$95,000 | \$118,430 | \$131,080 | \$139,230 | \$248,340 |

DEVELOPMENT SCHEDULE

SAGAMORE HILL

|                                                              | <u>First Year</u> | <u>Second Year</u> | <u>Third Year</u> | <u>Fourth Year</u> | <u>Fifth Year</u> |
|--------------------------------------------------------------|-------------------|--------------------|-------------------|--------------------|-------------------|
| <u>Roads &amp; Trails</u>                                    |                   |                    |                   |                    |                   |
| Service Road and Harbor Trail                                | 5,000             |                    |                   | 15,000             | 20,000            |
| Parking Area & Walks                                         |                   | 35,000             |                   |                    | 35,000            |
| <u>Buildings &amp; Utilities</u>                             |                   |                    |                   |                    |                   |
| Administration Building and Museum in "Old Orchard" exhibits | 40,000            |                    |                   |                    | 40,000            |
| Rehabilitation of Estate Buildings and Grounds               | 25,000            |                    | 15,000            |                    | 40,000            |
| Grounds Development                                          |                   | 25,000             |                   |                    | 25,000            |
| Reconstruction of Coach House and Lodge                      |                   |                    |                   |                    | 50,000            |
| Relocation of Canteen and Souvenir Shop                      |                   |                    | 40,000            |                    | 40,000            |
|                                                              | <u>\$70,000</u>   | <u>60,000</u>      | <u>55,000</u>     | <u>15,000</u>      | <u>50,000</u>     |
|                                                              |                   |                    |                   |                    | <u>\$250,000</u>  |