National Park Service
U.S. Department of the Interior

SAGAMORE HILL
National Historic Site

FINAL GENERAL MANAGEMENT PLAN
FINAL ENVIRONMENTAL IMPACT STATEMENT
2007

SAGAMORE HILL NATIONAL HISTORIC SITE

Final General Management Plan
Final Environmental Impact Statement

"A nation's greatness lies in its possibility of achievement in the present, and nothing helps it more than the consciousness of achievements in the past."

-- Theodore Roosevelt

Department of the Interior
National Park Service
Northeast Region
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EXECUTIVE SUMMARY

Purpose of the Plan

The main function of a general management plan is to provide a clear definition of the park's purpose and management direction that will guide and coordinate all subsequent planning and management. The general management plan takes the long view: 15 to 20 years into the future. The National Park Service seeks to have all parks operate under approved general management plans. This ensures that park managers carry out, as effectively and efficiently as possible, the mission of the National Park Service.

Making Decisions

In April 2004, the National Park Service planning team began to gather ideas from the public about the future of Sagamore Hill National Historic Site. The team held public meetings and published newsletters to share information about the planning process and invite feedback on various plan components. Based on an extensive analysis of resources and public input received, the team shaped three management alternatives, which are summarized in the following pages. One, Alternative 3 – Past Meets Present, has been selected as the Preferred Alternative and has also been identified as the environmentally- preferred alternative.

The three alternatives were presented in a draft general management plan/ environmental impact statement, which was released for public review and comment in January 2007. The final general management plan responds to both public and agency comments received during the formal public comment period, which ended in May 2007. Written public comments and the agency's response are published in Appendix I of the final plan.

Park Mission

The park's purpose and significance statements, which are based on the park's authorizing legislation and its legislative history, form the foundation of the general management plan. The purpose statement explains why the park was established as a unit of the National Park System, while the significance statement defines the park's place within a broader national context.

Park Purpose

Sagamore Hill preserves in public ownership and interprets the structures, landscape, collections, and other cultural resources associated with Theodore Roosevelt's home in Oyster Bay, New York to ensure that future generations understand and appreciate the life and legacy of Theodore

Roosevelt, his family, and the significant events associated with him at Sagamore Hill.

Park Significance

Theodore Roosevelt bought land in Oyster Bay in 1880, where he built his family home and lived until his death in 1919. Throughout his life, Roosevelt attracted national and international figures from every walk of life to this home. Sagamore Hill was the summer White House between 1902 and 1908.

Park Goals

Goals articulate the ideal conditions that park managers strive to attain in perpetuity. In brief, the goals for Sagamore Hill National Historic Site assert that the site be protected, that the park audiences be informed and satisfied, and that the park work with others to foster stewardship. Following are specific goals for Sagamore Hill National Historic Site (not listed in priority order):

Resource Management

- Park resources are preserved and maintained in good condition, and in a manner that supports a balanced approach to cultural and natural resource management.

Visitor Services/ Visitor Experience

- Visitors traveling to Sagamore Hill experience well- marked routes with good directional signage, multiple transportation options, and a clear sense of arrival upon entering this National Park site.

- At Sagamore Hill, pathways and circulation within the park are well-marked and easy to navigate.

- Visitors receive orientation to Sagamore Hill that helps them understand the opportunities available at the park and provides an overview of the park's significance, the relevance of Theodore Roosevelt today, and the park's place in the National Park System.

- All people have opportunities to experience authentic, tangible resources that help them understand, draw inspiration from, and examine the larger meanings, concepts, themes, and stories about Sagamore Hill National Historic Site, Theodore Roosevelt, and his legacy.

- A wide range of interpretive offerings, educational materials, and outreach programs are available to meet the learning needs and styles of individuals, families, and organized groups.

- The park uses established and emerging technologies to provide new opportunities to enhance the visitor experience both on- site and virtually and to attract new audiences.

Research

- The park encourages and disseminates scholarship that contributes to the continuing dialog about and understanding of Theodore Roosevelt, his contributions and accomplishments in the context of U.S. and world history, and his legacy.

- Students and scholars have access to opportunities for research in an environment that offers accessible, appropriate, and dedicated space.

Partnership

- The park strengthens its network of partners and works cooperatively to preserve and interpret Sagamore Hill NHS within the context of U.S. history, and in relationship to the network of Theodore Roosevelt-related sites and organizations.

- The greater park community is engaged on a broad variety of issues affecting the park in an effort to generate effective public participation and better- informed decisions.

- The park continues and expands upon its positive working relationships with the Oyster Bay community.

- The park and its primary park partners – the Theodore Roosevelt Association, the Friends of Sagamore Hill, and the Sagamore Hill Volunteers – actively contribute to their collective success.

Operations

- The park and its partners actively pursue park goals in a flexible and cost- effective manner, recognizing any budget constraints that may be evident during the life of this plan.

- The park provides a safe and healthy environment for both employees and visitors.

- The park capitalizes on existing and emerging technology to increase efficiency and enhance overall park operations.

Interpretive Themes

Sagamore Hill as Family Home: A Private Place for a Public Man
Sagamore Hill was Theodore Roosevelt's home—his primary residence and the place where he lived his married life and reared his children. The property was his personal center, a place for renewal, and reflects his way of life and great love for family and home.

The Presidency in a Changing World—Sagamore Hill as the Summer White House
During the presidency of Theodore Roosevelt (1901- 1909), the world, the United States, and the community of Oyster Bay all changed rapidly. Life at Sagamore Hill, as the Roosevelt residence outside Washington, D.C., reflects how change affected society and how Roosevelt harnessed change to redefine the office of President.

Theodore Roosevelt's Legacy and Relevance—Sagamore Hill as Catalyst
Theodore Roosevelt's leadership had far- reaching impact on many facets of national and international life, including government, diplomacy, conservation, and literature. Sagamore Hill offers opportunities to focus on his career and his legacies, examining the meaning and relevance of his contributions over time.

Key Park Partners

The Theodore Roosevelt Association (TRA) was founded in 1919 and chartered by Congress in 1920 to preserve the memory and ideals of the 26th President of the United States. The national Association includes a number of local chapters, including the Friends of Sagamore Hill. The TRA purchased Sagamore Hill in 1950 and opened it to the public in 1953. In 1963, the TRA donated Sagamore Hill, along with the Theodore Roosevelt Birthplace, to the American people, also creating a $500,000 endowment for the sites. The TRA continues to play a role in the administration of the endowment.

Management Alternatives

The planning team carefully analyzed public input, the park's legislation, the conditions of park resources, NPS asset management strategies, the park purpose and significance, the park's goals, and the planning issues. The team determined that there were two central questions to be addressed: what should Sagamore Hill's visitors be able to see and do, and how does that influence the treatment and development of the site? The

planning team used these questions to develop three alternative approaches to park management at Sagamore Hill.

Implementation of the final plan will depend on the availability of funds. Proposed construction projects must compete for funds through the National Park Service's normal priority- setting processes for funding. Substantial financial contributions from the park's primary partners and other non- federal sources may accelerate the implementation of the final plan.

Alternative 1: Status Quo

Sagamore Hill would continue to be managed in accordance with existing plans and in compliance with legal and NPS policy mandates. This approach would allow for limited incremental actions to enhance park management but would not result in any major change to the park's current management practices. The status quo alternative serves as the baseline for evaluating and comparing the other alternatives.

Alternative 2: Building Capacity.

This alternative is geared toward building the park's capacity to address its basic visitor services and operational needs. A visitor orientation facility would be established within the historic core. The New Barn would be modestly expanded and used to accommodate basic orientation and visitor services, with the exterior rehabilitated to its appearance during the Roosevelt family's residence. The existing visitor contact station would be improved and would continue to house the bookstore and upgraded restrooms. In support of specific interpretive objectives, selected features of Sagamore Hill's cultural landscape and much of its historic architecture would be rehabilitated to reflect the period of the Roosevelt family's residence. A new collection storage facility would be constructed in combination with the new maintenance facility proposed under "Common to All." The new collection storage facility would also include dedicated research space as well as NPS staff offices. The garage at Old Orchard would be converted from its current use as maintenance facility and rehabilitated for use as program space.

Alternative 3: Past meets Present.

Under this alternative, visitors to Sagamore Hill would be offered an experience that combines the opportunity to explore the site's contemporary relevance in the same context in which one explores its history. However, under this alternative, greater emphasis is placed on rehabilitation of the cultural landscape and historic structures. As in Alternative 2, people would begin their tour at a visitor orientation facility located in the historic core – in this case, the New Barn would be expanded

and rehabilitated to provide visitor services. The existing visitor contact station – a structure from the mid- 20th century– would be removed to make way for the rehabilitation of a portion of the historic farmyard. A newly constructed addition to Old Orchard would provide appropriate climate-controlled storage for the park's collections as well as a large education and program space. The Old Orchard garage (current maintenance facility) would be rehabilitated for use as staff housing.

Common to All

Regardless of which alternative is ultimately chosen and implemented, numerous objectives for management will be applicable to the park as a whole. For example, the park would continue to consult and work closely with the Theodore Roosevelt Association in park programming and other management initiatives. The Theodore Roosevelt Home would be preserved as a furnished historic home viewed by guided tour. The park would continue to pursue the development of a new maintenance facility on park property and remove the maintenance function from the Old Orchard garage. Further, the park would work with state and local officials to improve directional signage, both from the major highways and along secondary roads. The park also would expand its capacity to manage the natural resources on the property.

Potential Environmental Impacts

An analysis of the potential environmental impact of each alternative is included in the draft environmental impact statement. Potential impacts on cultural resources, natural resources, visitor use and experience, park operations, and the socioeconomic environment were considered in the environmental analysis. Potential cumulative and unavoidable adverse effects were also evaluated. Overall, Alternative 3 provided the greatest number of beneficial impacts in comparison to other alternatives. While the number of adverse impacts associated with Alternative 3 was comparable to the other alternatives, most were negligible or minor. Alternative 3 has been identified as the environmentally preferred alternative.

Next Steps

The final general management plan/environmental impact statement will be available for public review during a final 30- day No Action period. If, at that time, there are no substantial objections to the proposal, the plan will become final. A Record of Decision will be prepared and will be made available to the public through publication in the Federal Register and other media, as appropriate.

PART ONE: FOUNDATION FOR PLANNING

Introduction

Sagamore Hill National Historic Site, the home of President Theodore Roosevelt, is located in Oyster Bay, New York, on the north shore of Long Island in Nassau County. The property is set in a terrain dominated by the coves and necks of Long Island Sound. The Roosevelt home is a large Queen Anne- style house, once surrounded by a working farm that included a garden, pasture, and agricultural fields providing fruits and vegetables for the family, and hay and feed for the livestock. As a national historic site, Sagamore Hill today continues to embody Theodore Roosevelt's ideals of home, country, family, and love of nature. It also reflects Roosevelt's efforts to blend his political and personal life, the result of which was a more portable Presidency that increasingly used emerging communication technologies.

In 1962 Congress passed Public Law 87- 547 establishing both Theodore Roosevelt Birthplace National Historic Site in New York City and Sagamore Hill National Historic Site in Oyster Bay, New York. The legislation authorized the National Park Service to accept the donation of the properties from the Theodore Roosevelt Association (TRA) along with a $500,000 endowment to support the management and operation of the properties. The Theodore Roosevelt Association continues to play an advisory role in the management of the endowment and is among the park's primary partners.

Purpose & Need for the General Management Plan

A comprehensive management plan is needed for Sagamore Hill, because no such complete and formally approved plan exists. Since the park's establishment as a unit of the National Park System in 1962, the types of visitors and the way in which they experience the site have changed. A great deal more is now known about how Theodore Roosevelt and his family lived, worked, and played at Sagamore Hill. The same is true of how this place was shaped by and reflected Roosevelt's personal philosophy on the American Ideal - - much of which is not yet adequately represented at the park.

The main function of a general management plan is to provide a clear definition of the park's purpose and management direction that will guide and coordinate all subsequent planning and management. The general management plan takes the long view: 15 to 20 years into the future. In

accordance with federal law, all parks within the National Park System must operate under an approved general management plan. This ensures that park managers carry out, as effectively and efficiently as possible, the mission of the National Park Service, which states:

> *The National Park Service preserves unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. The service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.*

The GMP describes and explains the resource conditions that should exist and the visitor experiences that should be available at Sagamore Hill National Historic Site. The plan is a policy- level document that provides guidance for park managers. It is not detailed, specific, or highly technical in nature. The GMP provides a consistent framework for coordinating and integrating all subsequent planning and management decisions concerning the park. All other park plans tier off of the GMP.

After the GMP is adopted, the park's five- year strategic plan will be updated to lay out near- term goals and management actions consistent with the GMP. When funds become available to begin the design of facilities or to undertake other specific actions that are consistent with the GMP, then site- specific planning, research, and technical environmental analysis will be performed. The more specific undertakings will be subject to federal and state consultation requirements, and the public will be involved throughout the process.

The four basic elements required of National Park Service GMPs (by Public Law 95- 625) are:

- Measures for **preservation** of the area's natural and cultural resources.
- Types and general intensities of **development** associated with public enjoyment and use of the area, including general locations, timing of implementation, and costs.
- Identification and implementation commitments for visitor **carrying capacities**.
- Potential **boundary** modifications and the reasons for them.

Planning Issues

Consultation among the public, the planning team, and park staff identified the following list of substantial planning issues that must be addressed in the GMP.

Resource Management

Throughout most of its history as a National Park Service unit, Sagamore Hill NHS has been treated primarily as a cultural resource, with limited consideration given to its natural resource values. The GMP will develop strategies to enhance natural resource management.

Since Sagamore Hill opened to the public in the 1950s, its character has changed from its original configuration as a working farm and woodland to a more park- like commemorative setting. Its agricultural roots are no longer evident, making it difficult for park visitors to grasp this distinctive aspect of its history on Long Island's North Shore. The GMP will suggest physical and operational changes to recapture the historic agricultural character of the landscape.

The park's museum collection, a nationally significant collection with direct associations to the park's other cultural and natural resources, is not adequately stored or protected. Furthermore, collections management efforts are hindered by cramped quarters, inadequate space for future growth, inefficient equipment configuration, and environmental problems. The current main storage room is located in the basement of the Theodore Roosevelt Home. Curatorial offices had to be relocated to Old Orchard in fall 2003 due to mold growth. Neither the basement office nor the Old Orchard curatorial space provides sufficient space for existing staff or necessary and adequately climate- controlled work space for management of the collections. Space for researchers is also lacking. Also, stored collections are dispersed across a number of locations on the property. The GMP will identify options for improving collection storage and workspace.

Visitor Use & Experience

Sagamore Hill NHS was established to interpret the spirit and image of Theodore Roosevelt, his family, and significant events associated with him during his years at Sagamore Hill. However, current park facilities limit the interpretive potential of the site by focusing mostly on the home, rather than the property as a whole. In concert with the Long- Range Interpretive Plan (LRIP), the GMP will revisit and offer recommendations regarding the visitor experience and interpretive emphasis.

In 1993, the typical visitor experience at the park changed. Tours of the Roosevelt Home, which had previously been self- guided, became ranger- or docent- led, with strict limitations placed on the number of participants per tour (14). Now visitors often have to wait an extended period of time to tour the home, or sometimes are unable to tour the home at all. Few well-developed programs or facility- based alternatives exist for visitors. Some may leave without having had the opportunity to appreciate the significance of the site and, as a result, may leave uninformed and dissatisfied with their experience. There are also space and program limitations for organized groups, especially school groups. The park does not have adequate space for curriculum- based programs, which need to be age- appropriate, interactive, and learner- based. As noted above, the GMP will revisit and offer recommendations regarding the visitor experience and interpretive emphasis.

In January 2004, Old Orchard reopened to the public after an extended period of rehabilitation. New interpretive exhibits focusing on Theodore Roosevelt's life and legacy are available for visitors. However, the relatively remote location of the facility in relation to the rest of the current visitor experience presents additional challenges to operations and circulation. The GMP will consider strategies to better integrate Old Orchard into the overall visitor program and park operations.

Sagamore Hill is located in the metropolitan New York area, which is home to a very large, ethnically and economically diverse population. However, Sagamore Hill does not seem to attract a diverse audience. The GMP will consider strategies to broaden the park's audience.

Park Operations & Facilities

Facilities for visitor services and park operations present a variety of issues. Visitor service facilities are dispersed across multiple locations, making them inefficient to staff and confusing for the visitor. Likewise, administrative space exists in numerous locations, also leading to operational inefficiencies. Finally, a number of park operations activities (e.g., interpretive offices, collection storage, and kitchenette) continue to be located in the Roosevelt Home, even though they are not considered appropriate uses for that structure. The GMP process will include an evaluation of facility needs and will result in recommendations to improve operational efficiency, ensure resource protection, and enhance the visitor experience. **Any GMP facilities recommendations will be subject to NPS budgetary constraints and asset management strategies. Recommendations may also include the phasing of any proposed development scheme.**

The current maintenance facility, located in a historic six- bay garage, is functionally inadequate and does not comply with federal workplace health and safety standards. An appropriate facility is needed to meet the established operational and resource management needs of the park. The GMP will consider the development of a new maintenance facility for the park.

External Factors

Across the country, there are numerous institutions, historic sites, and monuments associated with Theodore Roosevelt. Desired relationships between Sagamore Hill and these sites have not been clearly defined and may present interesting opportunities. The GMP will consider ways to maximize the potential benefits from working in partnership with other Theodore Roosevelt- related sites.

There are now a number of regional heritage tourism and alternative transportation initiatives under development in the vicinity of the park. Because Sagamore Hill is a major attraction in the area, the park has been approached to participate. The GMP will offer guidance for Sagamore Hill's potential participation in these new initiatives.

Purpose and Significance

The park's purpose and significance statements, which are based on the park's authorizing legislation and its legislative history, form the foundation of the general management plan. The purpose statement explains why the park was established as a unit of the National Park System, while the significance statement defines the park's place within its broader context.

Park Purpose

Sagamore Hill preserves in public ownership and interprets the structures, landscape, collections, and other cultural resources associated with Theodore Roosevelt's home in Oyster Bay, New York to ensure that future generations understand and appreciate the life and legacy of Theodore Roosevelt, his family, and the significant events associated with him at Sagamore Hill.

Park Significance

Theodore Roosevelt bought land in Oyster Bay in 1880, where he built his family home and lived until his death in 1919. Throughout his life, Roosevelt attracted national and international figures from every walk of life to this home. Sagamore Hill was the summer White House between 1902 and 1908.

Interpretive Themes

Interpretive themes express the key concepts that characterize the park resources and are based on the park's significance statement. The themes are conceptual—connecting to larger ideas, meanings, and beliefs- - rather than a simple listing of important topics or a chronology of events.

Sagamore Hill as Family Home: A Private Place for a Public Man

Sagamore Hill was Theodore Roosevelt's home—his primary residence and the place where he lived his married life and reared his children. The property was his personal center, and a place for renewal, and reflects his way of life and great love for family and home.

This theme interprets the constants in Roosevelt's life and the ideals that he tried to nurture and preserve as the world evolved around him. It discusses the tension between public and private facets of life at Sagamore Hill, and explores the ways in which public figures and their families adjust to official responsibilities while providing for their need for private time.

Sagamore Hill was first and foremost a home for Roosevelt's family and staff, nestled among the homes of his relatives, in a community comfortable with friends. In Roosevelt's own words, it was the house "on the top of the hill, separated by fields and belts of woodland from all other houses" looking "out over the bay and the Sound." Filled with tangible expressions of his interests—his collections and mementos—it is a reflection of his robust, enthusiastic, and adventurous life and this nation's exuberant confidence as they entered the 20th century together.

While the presidential years are significant in the exploration of this theme, "A Private Place for a Public Man" also interprets the many years when the Roosevelts lived at Sagamore Hill without official obligations. Sagamore Hill remained an influence on the Roosevelts' lives from its inception to their deaths, and Roosevelt himself used Sagamore Hill as a sanctuary from which to write many of his books.

As Roosevelt himself suggests, Sagamore Hill is much more than a single building and its contents. It is a property with gardens, fields and woods, beachfront and bay, wild and domestic animals, sunsets and thunderstorms. It is the progression of seasons—"the snows and bare woods of winter; the rush of growing things and the blossom- spray of spring; the yellow grain, the ripening fruits and tasseled corn…and the sharp fall winds that tear the brilliant banners with which the trees greet the dying year.[1]" For Roosevelt and his family, Sagamore Hill represents

[1] *The Works of Theodore Roosevelt.* Memorial Edition. 359-360. New York. Charles Scribner's Sons. 1923-26.

the "strenuous life," the activities that drew the family outside and entertained them inside.

Life at Sagamore Hill reflected Roosevelt's character, rekindled his mind, re- centered his spirit and, in his own words, occupied his heart. "I wonder," he asked his wife the afternoon before he died, "if you will ever know how I love Sagamore Hill."

The Presidency in a Changing World—Sagamore Hill as the Summer White House

During the presidency of Theodore Roosevelt (1901- 1909), the world, the United States, and the community of Oyster Bay all changed rapidly. Life at Sagamore Hill, as the Roosevelt residence outside Washington, D.C., reflects how change affected society and how Roosevelt harnessed change to redefine the office of President.

This theme focuses on society and the presidency, and how both changed during Roosevelt's time as president. Sagamore Hill becomes a lens through which change can be illustrated, studied, and given context.

It also provides an introduction to stories of Roosevelt's activist approach to the presidency and leadership. On an international level, it highlights events that accompanied the emergence of the United States as a world power. On a local level, it traces the impact of a modern presidency superimposed on a small community. It explores the technologies that made a portable presidency possible, complete with increased news coverage and media attention.

Theodore Roosevelt's Legacy and Relevance—Sagamore Hill as Catalyst

Theodore Roosevelt's leadership had far- reaching impact on many facets of national and international life, including government, diplomacy, conservation, and literature. Sagamore Hill offers opportunities to focus on his career and his legacies, examining the meaning and relevance of his contributions over time.

This theme focuses on Roosevelt's achievements and legacies. It dissects the myths that have emerged and offers a more balanced view of his leadership. It examines the ways in which he redefined the presidency, raised the stature of the United States, and influenced national and international history. It traces the evolution of public policies that he embraced (conservation, for example) as well as those that he did not

champion (among which were racial equality). It examines his concept of citizenship and participation in the responsibility of civic duty.

To adequately interpret this theme, programming must encourage use of the park as a forum on civic responsibility and as a catalyst for dialogue as well as a symbol of Roosevelt's public leadership. Public attention and dialogue should be invited on- and off- site.

Visitor Experience Vision Statement

In considering what the sum of the visitor experience at Sagamore Hill should be, the planning team reviewed the purpose and significance of the site, gathered input from our partners and the public, and arrived at the following vision statement. This vision for the visitor experience at Sagamore Hill should be considered common to all alternatives but would be addressed in different ways and to varying degrees under each alternative.

> People visiting Sagamore Hill both virtually and in person experience a place that reflects the ideas and actions of Theodore Roosevelt, 26th President of the United States. They understand its national significance not only as a President's home and the summer White House but also as a unit of the National Park System. Through well-developed orientation media, they are offered the information they need to explore the site.
>
> In all of its programming (on- site, outreach, web- based), the park invites its audiences to discover the many dimensions of Theodore Roosevelt and his life and times. Using a variety of techniques that allow the park to reach a wide range of audiences, Sagamore Hill encourages people to think critically as they learn about the site and apply what they learn within the context of their own life and times. Ideally, people who experience this place will continue their personal quest for knowledge and broaden their participation in civic life. At the end of their experience, people are invited to reflect on their visit.

Park Goals

Goals articulate the ideal conditions that park managers strive to attain in perpetuity. In brief, the goals for Sagamore Hill National Historic Site assert that the site be protected, that the park audiences be informed and satisfied, and that the park work with others to foster stewardship. Following are specific goals for Sagamore Hill National Historic Site (not listed in priority order):

Resource Management

- Park resources are preserved and maintained in good condition, and in a manner that supports a balanced approach to cultural and natural resource management.

Visitor Services/ Visitor Experience

- Visitors traveling to Sagamore Hill experience well- marked routes with good directional signage, multiple transportation options, and a clear sense of arrival upon entering this National Park site.

- At Sagamore Hill, pathways and circulation within the park are well-marked and easy to navigate.

- Visitors receive orientation to Sagamore Hill that helps them understand the opportunities available at the park and provides an overview of the park's significance, the relevance of Theodore Roosevelt today, and the park's place in the National Park System.

- All people have opportunities to experience authentic, tangible resources that help them understand, draw inspiration from, and examine the larger meanings, concepts, themes, and stories about Sagamore Hill National Historic Site, Theodore Roosevelt, and his legacy.

- A wide range of interpretive offerings, educational materials, and outreach programs are available to meet the learning needs and styles of individuals, families, and organized groups.

- The park uses established and emerging technologies to provide new opportunities to enhance the visitor experience (both on- site and virtually) and to attract new audiences.

Research

- The park encourages and disseminates scholarship that contributes to the continuing dialogue about and understanding of Theodore Roosevelt, his contributions and accomplishments in the context of U.S. and world history, and his legacy.

- Students and scholars have access to opportunities for research in an environment that offers accessible, appropriate, and dedicated space.

Partnership

- The park strengthens its network of partners and works cooperatively to preserve and interpret Sagamore Hill NHS within the context of U.S. history, and in relationship to the network of Theodore Roosevelt-related sites and organizations.

- The greater park community is engaged on a broad variety of issues affecting the park in an effort to generate effective public participation and better–informed decisions.

- The park continues and expands upon its positive working relationships with the Oyster Bay community.

- The park and its primary park partners – the Theodore Roosevelt Association, the Friends of Sagamore Hill, and the Sagamore Hill Volunteers – actively contribute to their collective success.

Operations

- The park and its partners actively pursue park goals in a flexible and cost- effective manner, recognizing any budget constraints that may be evident during the life of this plan.

- The park provides a safe and healthy environment for both employees and visitors to the park.

- The park capitalizes on existing and emerging technology to increase efficiency and enhance overall park operations.

Park Partners

Theodore Roosevelt Association

The Theodore Roosevelt Association (TRA) was founded in 1919 and chartered by Congress in 1920 to preserve the memory and ideals of the 26th President of the United States. The TRA is a national, member- based organization having nearly 2,000 members representing all 50 states and

several foreign countries. The national Association also includes a number of local chapters, including the Friends of Sagamore Hill.

The purpose of the Theodore Roosevelt Association of Oyster Bay, New York, is:

- to perpetuate the memory and ideals of Theodore Roosevelt, the 26th President of the United States, for the benefit of the people of the United States of America and the world;
- to instill in all who may be interested an appreciation for and understanding of the values, policies, cares, concerns, interests, and ideals that Theodore Roosevelt held;
- to preserve, protect, and defend the places, monuments, sites, artifacts, papers, and other important physical objects associated with Theodore Roosevelt's life, work, presidency, historical legacy, and current interpretations of his varied beliefs or actions; and, in general,
- to do all things appropriate and necessary to insure that detailed and accurate information regarding Theodore Roosevelt's great and historic contributions is made available to all persons.

The TRA purchased Sagamore Hill in 1950 and opened it to the public in 1953. In 1963, the TRA donated Sagamore Hill and the Theodore Roosevelt Birthplace to the American people and created a $500,000 endowment for the sites. The TRA continues to play a role in the administration of the endowment. In addition to its involvement with Sagamore Hill, the TRA has been instrumental in the development or protection of a number of related commemorative and historic sites, including Theodore Roosevelt Island National Monument in Arlington, Virginia; Theodore Roosevelt Inaugural National Historic Site in Buffalo, New York; Bulloch Hall in Roswell, Georgia, the family home of Martha "Mittie" Bulloch Roosevelt, Theodore's mother; and Pine Knot, the Roosevelts' rural retreat outside of Charlottesville, Virginia. The TRA was instrumental in the accumulation of two major Roosevelt- related archival collections: the Theodore Roosevelt Collection at Harvard University, and the Theodore Roosevelt Association Film Collection at the Library of Congress.

Additionally, the Theodore Roosevelt Association holds annual meetings, offers lectures and symposia on many facets of the life and times of Theodore Roosevelt, and presents several public service awards that reflect the public spirit of the man.

The Friends of Sagamore Hill

A chapter of the Theodore Roosevelt Association, the Friends of Sagamore Hill is dedicated to preserving and protecting the only presidential site on Long Island. Its mission revolves around four major activities: fund-raising, advocacy, volunteer recruitment, and staging special events in support of Sagamore Hill National Historic Site. The organization currently has about 170 dues- paying members.

Sagamore Hill Volunteers

The park has benefited from the work of a long- standing and dedicated corps of volunteers who support many aspects of park operations. While the total number of volunteers varies, the park typically has between 40 and 60 active volunteers each year. Most come from the local community, but some travel long distances to support the park's efforts. The majority of volunteer hours are devoted to visitor services and interpretive programming, followed by collections management. Volunteers have also participated in administrative support, maintenance, and resource management.

At Sagamore Hill, the volunteers are represented by a Volunteer Advisory Board that meets bimonthly. Communication between volunteers and park staff is enhanced by the production of a monthly newsletter, *The Rough Writer*. The park provides formal training to its volunteers as needed.

Eastern National

Eastern National is a cooperating association that operates sales outlets in more than 130 national parks and other public trusts. Cooperating associations are federally recognized not- for- profit associations whose purpose is to help educate park visitors about the National Park System through the sale of educational products and to support park programs and projects not readily achievable using federal funds and personnel. Eastern National has been serving Sagamore Hill since 1996.

Regional Context

Sagamore Hill is located in the incorporated village of Cove Neck in the town of Oyster Bay (Nassau County), approximately 30 miles east of New York City, on the north shore of Long Island. The area is suburban in character and is home to numerous private estates. The site is bordered on all landward sides by large- lot residential and estate development. To its east, the site ends at a sandy beach at Cold Spring Harbor on Long Island Sound. The nearest urban centers are the hamlet of Hicksville (pop. 41,260), 10 miles south, and the hamlet of Huntington (pop. 18,403) in Suffolk County, seven miles to the east. The site is primarily accessible by

private vehicle, although cab service from nearby train stations and marinas is available.

The Oyster Bay area is served by a number of transportation routes including the Long Island Expressway (I- 495), the Northern State Parkway, and state routes 25, 106, and scenic 25a. The area is further served by the Long Island Railroad, providing commuter rail service to New York City. The closest railroad stops are located in the hamlet of Oyster Bay (a spur line) and in the hamlet of Syosset. The hamlet of Oyster Bay boasts two sizeable marinas with a combined total of more than 100 slips and 200 moorings. The marinas and the Oyster Bay train station are located within three miles of Sagamore Hill NHS.

LaGuardia and John F. Kennedy Airports in Queens and MacArthur International Airport in Islip are the nearest airports.

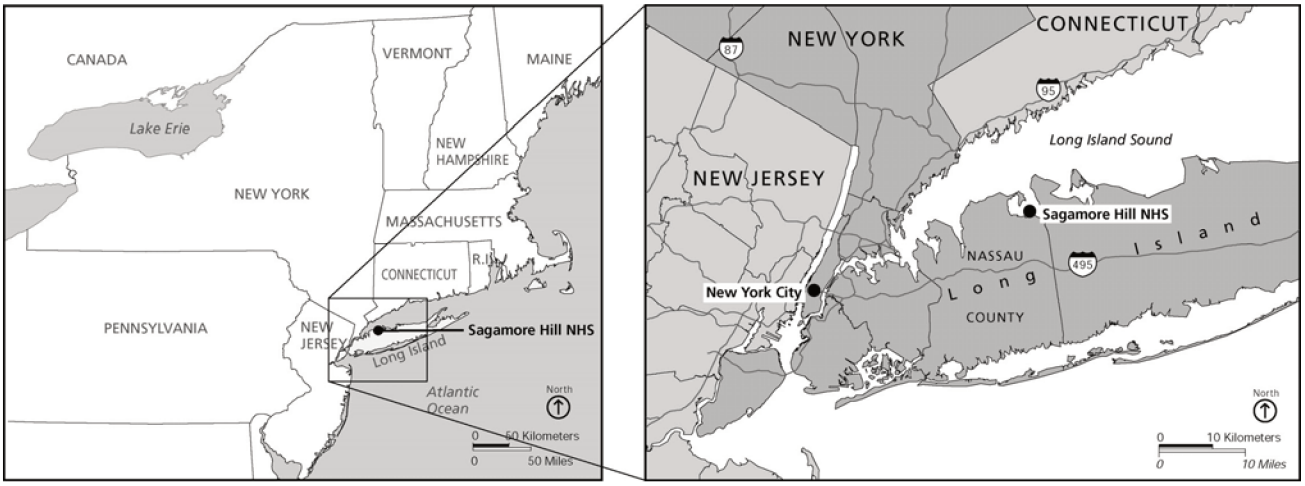

Figure 1-1: Locus Map

Historical Overview

Sagamore Hill National Historic Site is significant for its association with Theodore Roosevelt, 26th President of the United States, and the Roosevelt family; for its embodiment of the Queen Anne and Colonial Revival architectural styles; and as a notable property associated with America's country estate movement. The site's period of significance, 1884- 1948, reflects the tenure of President Roosevelt and First Lady Edith Carow Roosevelt, who together shaped and managed the public, domestic, agricultural, recreational, and natural landscapes that comprise Sagamore Hill. The period also encompasses the construction of Old Orchard, a second home erected on the property by Theodore Roosevelt, Jr. and his family.

Sagamore Hill, as the home of the Roosevelt family, embodied the 'strenuous life' Theodore Roosevelt valued in both private life and public policy. Sagamore Hill nurtured and advanced Roosevelt's interest in natural history and the environment. His choices concerning his property– the uses of the land, the activities embraced, the management of the landscape, and implementation of technologies — reflect the personal conservation ethic that inspired the conservation policies Roosevelt would promote and implement throughout his public life.

As Roosevelt's main residence from the age of 28 until his death at 60, Sagamore Hill was his home during important periods, including his position as a member of the U.S. Civil Service Commission (1889- 1895), President of the Board of Police Commissioners in New York City (1895- 1897), Assistant Secretary of the Navy (1897- 1898), Governor of New York (1898- 1900), and Vice President (1901) and President of the United States (1901- 1909). A notable event in diplomatic history occurred during the summer of 1905 at Oyster Bay, when Roosevelt hosted envoys from Russia and Japan for negotiations to end the Russo- Japanese War. This resulted in the Treaty of Portsmouth on September 5, 1905 for which he won the Nobel Peace Prize. During the presidential years of 1902- 1908, Sagamore Hill served as the summer White House and as a family retreat from Washington life during the rest of the year.

A more detailed historic context statement appears in Appendix B of the plan.

Associated Sites Outside Project Boundaries

A number of related sites associated with Theodore Roosevelt's life and legacy are located within the immediate vicinity of Sagamore Hill National Historic Site as well as across the country.

Among the local resources are Youngs Cemetery, where Theodore Roosevelt and his wife Edith are buried; Christ Church, where the family worshipped; the Moore Building, which provided administrative office space for aides in the Roosevelt White House during summers in Oyster Bay; and the Oyster Bay Railroad Station, from which Theodore Roosevelt would often commute to New York City.

Farther afield, Sagamore Hill maintains a relationship with related national park units in New York State, including the Theodore Roosevelt Birthplace National Historic Site in New York City and the Theodore Roosevelt Inaugural National Historic Site in Buffalo. Other sites commemorating Theodore Roosevelt within the National Park System include Theodore Roosevelt National Park in Medora, North Dakota;

Mount Rushmore in Keystone, South Dakota; Theodore Roosevelt Island in Arlington, Virginia; the Roosevelt Arch at Yellowstone National Park; and the White House. Theodore Roosevelt also created a number of significant NPS units through the Antiquities Act.

Fundamental Resources and Values

With so many resources and with the constraints of limited staff and funding, managers at Sagamore Hill must frequently prioritize resource protection activities, deciding which resources receive treatment, and how much staff and funding can be allocated for such purposes. As a part of developing its resource management strategy, each park is required to identify the resources that directly relate to its park purpose and contribute to its national significance.

The following fundamental resource values table was developed during the planning process and reflects the input of the planning team and other NPS resource management professionals.

Table 1- 1: Sagamore Hill National Historic Site Fundamental Resource Values

Fundamental Resource	Analysis and Guiding Principles
Sagamore Hill – Theodore Roosevelt's home and working estate	**Importance:** Sagamore Hill was the home of Theodore Roosevelt, 26th President of the United States, and his family. The site served as the summer White House from 1902 to 1908. Though Roosevelt died in 1919, his widow and other members of the Roosevelt family remained in residence until 1948. The 83- acre historic site includes the Theodore Roosevelt Home and associated cultural landscape, historic farm buildings, and archeological resources. Also located within Sagamore Hill are Theodore Roosevelt Jr.'s home, Old Orchard, as well as a 34-acre natural area including woodland, salt marsh, tidal creek, and beach on Cold Spring Harbor.
	Current State and Related Trends: Based on the National Park Service's Facility Condition Index, the Theodore Roosevelt Home is considered to be in good condition. Work to update the mechanical systems in the Theodore Roosevelt Home has been programmed in the NPS Line Item Construction Program. The Theodore Roosevelt Home is furnished to the Roosevelt family period and is open for guided tours year- round. Though some changes were made to accommodate visitors in the early 1950s, the Theodore Roosevelt Home remains largely intact. Facets of Sagamore Hill's cultural landscape are rated as being mostly in fair condition, though the main garden path is considered to be in poor condition. The park has opened up some of the landscape that had become overgrown and now manages these areas as meadow or open field. Despite these efforts, the site's historic agricultural character is not readily evident. The park's adjoining neighbors have raised concerns about the prospect of extensive landscape clearing, objecting to the possible opening of views to and from their properties. The outbuildings associated with the Theodore Roosevelt Home are also largely considered to be in fair condition, though the Gardener's Shed and the New Barn are considered to be in poor condition. All of these structures are managed as cultural resources by the park. The New Barn and Gray Cottage are used for staff housing. The remaining outbuildings are used for storage. As the historic core of the park, the landscape surrounding the Theodore Roosevelt Home and its associated outbuildings possesses the highest archeological potential. The sites of two former structures—the Stable and Lodge and the Old Barn—are also considered important archeological sites.

Fundamental Resource	Analysis and Guiding Principles
	Potential Future Threats: The heating and ventilation systems in the Theodore Roosevelt Home have had a negative effect on the historic fabric of the building. Likewise, the electrical system is outdated and unable to support basic maintenance functions (e.g. vacuuming) and visitor amenities (e.g. improved lighting). Some of the electrical system dates back to the Roosevelt period raising concerns about the threat of fire. A number of features introduced after the Roosevelt period have intruded on the cultural landscape, including the introduction of specimen trees and other plantings, the parking area, and commemorative features. In some areas of the park, non- native invasive plant species have encroached upon the cultural landscape. The potential for future landscape rehabilitation is somewhat limited by local desire to maintain a substantial vegetative screen along the park's boundary. Some of the site's historic outbuildings have been altered or expanded to accommodate changing needs. In particular, the New Barn was altered in the late 1940's to accommodate a residence and garage. The historic outbuildings are an important facet of the agricultural character of the site. The Stable and Lodge was the first building constructed on the site in 1885. The building was destroyed in a 1944 fire. The location of the building is well-documented and should be marked and interpreted so that visitors can better appreciate the historic configuration of Sagamore Hill. The Old Barn, the only building on the property at the time of Roosevelt's purchase, collapsed circa 1905 and was replaced with the New Barn a few years later. The Old Barn site also offers interpretive values that are not now represented.
	Stakeholder Interests: The Theodore Roosevelt Association (TRA) was chartered by Congress in 1920 to preserve the memory and ideals of Theodore Roosevelt. The TRA purchased Sagamore Hill in 1950 and opened it to the public in 1953. In 1963, the TRA donated Sagamore Hill and the Theodore Roosevelt Birthplace to the American people and created a $500,000 endowment for these sites. The TRA continues to play a role in the administration of the endowment. Historically, the TRA has represented the interests of the Roosevelt family at Sagamore Hill. Sagamore Hill is located in the middle of a residential neighborhood with some development immediately adjacent to the park. Both Sagamore Hill and adjacent neighbors have an interest in maintaining some vegetative screening to limit views into and out of the park.
	Laws and Policy Guidance: Sagamore Hill is located within the village of Cove Neck, which provides fire and police protection to the park. Sagamore Hill is also located within New York State's designated coastal zone management area. All proposed activities for Sagamore Hill must be consistent with the state's coastal zone management program policies.
	GMP Issues: Better integrating the house and landscape into visitor experience; rehabilitating historic structures and landscape to improve the visitor experience; minimizing impacts to historic fabric; improving natural resource management in the park; improving operational efficiency.
Museum and Archival Collections	**Importance:** Sagamore Hill National Historic Site is one of many sites, museums, and libraries that maintain significant collections of material related to Theodore Roosevelt. Acknowledging the significance of the museum collection, Congress specifically acted to preserve the site "together with the furnishings and other contents of the structures" in order "to preserve in public ownership historically significant properties associated with the life of Theodore Roosevelt." The park's collection includes over 93,000 items. Most of the museum collection consists of the original furnishings purchased and used by the Roosevelt family during Theodore Roosevelt's life. Because of this direct association, the collections convey a powerful story about Theodore Roosevelt and his values and provide a unique way of understanding the Roosevelts' family life at Sagamore Hill through material culture. The archival collection includes historic photographs, family letters, household records, photo albums, and scrapbooks.
	Current State & Related Trends: The park's museum and archival collections are located in a number of locations within the park. A large portion of the collection had been stored and cared for in the basement of the Theodore

Fundamental Resource	Analysis and Guiding Principles
	Roosevelt Home until a persistent problem with mold forced the park to relocate it. Now a portion of the museum and archival collection are stored on the second story of Old Orchard. While environmental conditions at Old Orchard are considerably better, they are not ideal for collections management. Appropriate space to use and care for the collection is not available.
	Potential Future Threats: Under existing circumstances, the park's museum collection is not adequately protected. To ensure the long- term protection of the collection, appropriate climate- controlled space sufficient to accommodate museum and archival storage, curatorial work space, and secure space for researchers is needed.
	Stakeholder Interests: As part of the larger Sagamore Hill estate, the park's museum and archival collections have the same stakeholder interests described above. In addition, the collections are also of interest to Theodore Roosevelt scholars and other researchers. Annually, there are hundreds of requests from writers, scholars, and the general public for historic photographs, documents, and general information that can be found only in the park's archives.
	Laws and Policy Guidance: Pertinent federal laws and National Park Service policy guidance are described in NPS Management Policies, NPS Cultural Resource Management Guidelines, and the NPS Museum Handbook.
	GMP Issues: Ensuring appropriate long- term storage and protection of the park's collections; expanding use of park's collection in interpretive and educational programming.
Old Orchard	**Importance:** Old Orchard was the home of Theodore Roosevelt, Jr. (1887- 1944) and his wife Eleanor, who lived on the property until her death in 1960. Old Orchard was constructed in the late 1930s and is an example of an early to mid-20th century estate on Long Island. Theodore Roosevelt Jr. was a Brigadier General in the US Army, served in both World Wars, and received the Congressional Medal of Honor for his service during WWII. Old Orchard sits on about four acres within the boundary of the Sagamore Hill property. It consists of a main house, a foreman's cottage, a six- bay garage, and a cold cellar. Old Orchard is considered to be a contributing historic feature at Sagamore Hill based on most recent determination for the National Register of Historic Places.
	Current State and Related Trends: Based on the National Park Service's Facility Condition Index, the main house at Old Orchard – also referred to as the Old Orchard Museum – is in good condition. The building houses the park's administrative offices and a multi- room interpretive exhibit. A substantial proportion of the park's museum collection has recently been relocated from the basement of the Theodore Roosevelt Home to the second floor of Old Orchard. The first floor of the building is handicapped- accessible via the rear of the building and also offers accessible public restrooms. The Foreman's Cottage is considered to be in fair condition. The cottage is presently used for staff housing. The garage is considered to be in good condition and currently houses the park's maintenance function and a small apartment.
	Potential Future Threats: Efforts to preserve the historic interior layout of Old Orchard have made it difficult to accommodate some functions. For example, though Old Orchard offers an improved environment for collections storage, compared with the basement of the Roosevelt Home, it is not ideal. An appropriate, climate- controlled space cannot be created within Old Orchard without affecting its historic interior. Likewise, the building cannot accommodate a large program space without an addition. The Old Orchard garage is not considered an appropriate location for the maintenance function, and the garage is not large enough to accommodate many facets of that operation. It does not comply with OSHA guidelines pertinent to ventilation, work space, and other safety issues. The maintenance operation also poses a hazard to the historic building in that it elevates the risk of fire or other damage.
	Stakeholder Interests: As part of the larger Sagamore Hill estate, Old Orchard has the same stakeholder interests described above.
	Laws and Policy Guidance: As part of the larger Sagamore Hill estate, Old Orchard has the same laws and policy guidance described above.

Fundamental Resource	Analysis and Guiding Principles
	GMP Issues: Improve the integration of Old Orchard into the overall visitor experience; consider opportunities to use Old Orchard to support more efficient park operations; ensure the long- term protection of the park's museum and archival collections, identify opportunities for appropriate, on- site education and program space.
Woodland/Marsh/ Beach	**Importance**: Approximately 34 of the total 83 acres are comprised of an oak-tulip woodland and beach/salt marsh/tidal creek complex. A ½ mile loop trail leads to a boardwalk across the salt marsh to a beach on Cold Spring Harbor. The rugged quality of this woodland area is emblematic of Roosevelt's love of nature and the outdoors – an important facet of the 'strenuous life' embraced by the Roosevelt family. At one time the Roosevelt family maintained boat and bath houses near this location. At one time, this area of the park was designated a National Environmental Study Area (NESA) by the National Park Service.
	Current State and Related Trends: The woodland consists of oak- tulip tree forest that is threatened by invasive species, such as the Norway maple (*Acer platanoides*) - - though to a lesser degree than other woodland areas at Sagamore Hill. Within these tracts, such non- native species are mostly associated with forest edges adjacent to developed areas or with man- made trails. Though threatened, these forests could probably be restored to their original healthy condition through appropriate management. Based on the National Park Service's Facility Condition Index, the nature trail is considered to be in fair condition, and the boardwalk is considered to be in good condition. Park rangers can provide handicapped access to the beach by transporting visitors via the park's electric carts.
	Potential Future Threats: Views along the northern portion of the woodland trail have been compromised by adjacent development that is visible through the existing vegetation. The introduction and spread of non- native invasive species could also compromise the natural and cultural values in this area of the park. Waterfront development on adjoining properties may be having an effect on Sagamore Hill's beach front and tidal creek areas.
	Stakeholder Interests: As part of the larger Sagamore Hill estate, the woodland, marsh, and beach have stakeholder interests similar to those described above. The abutting Oyster Bay NWR has overlapping jurisdiction up to the mean high-water line.
	Laws and Policy Guidance: As part of the larger Sagamore Hill estate, the woodland, marsh, and beach have the same laws and policy guidance described above.
	GMP Issues: Improve the integration of the woodland and beach/salt marsh/ tidal creek complex into the visitor experience; ensure long- term protection of the park's natural resources.

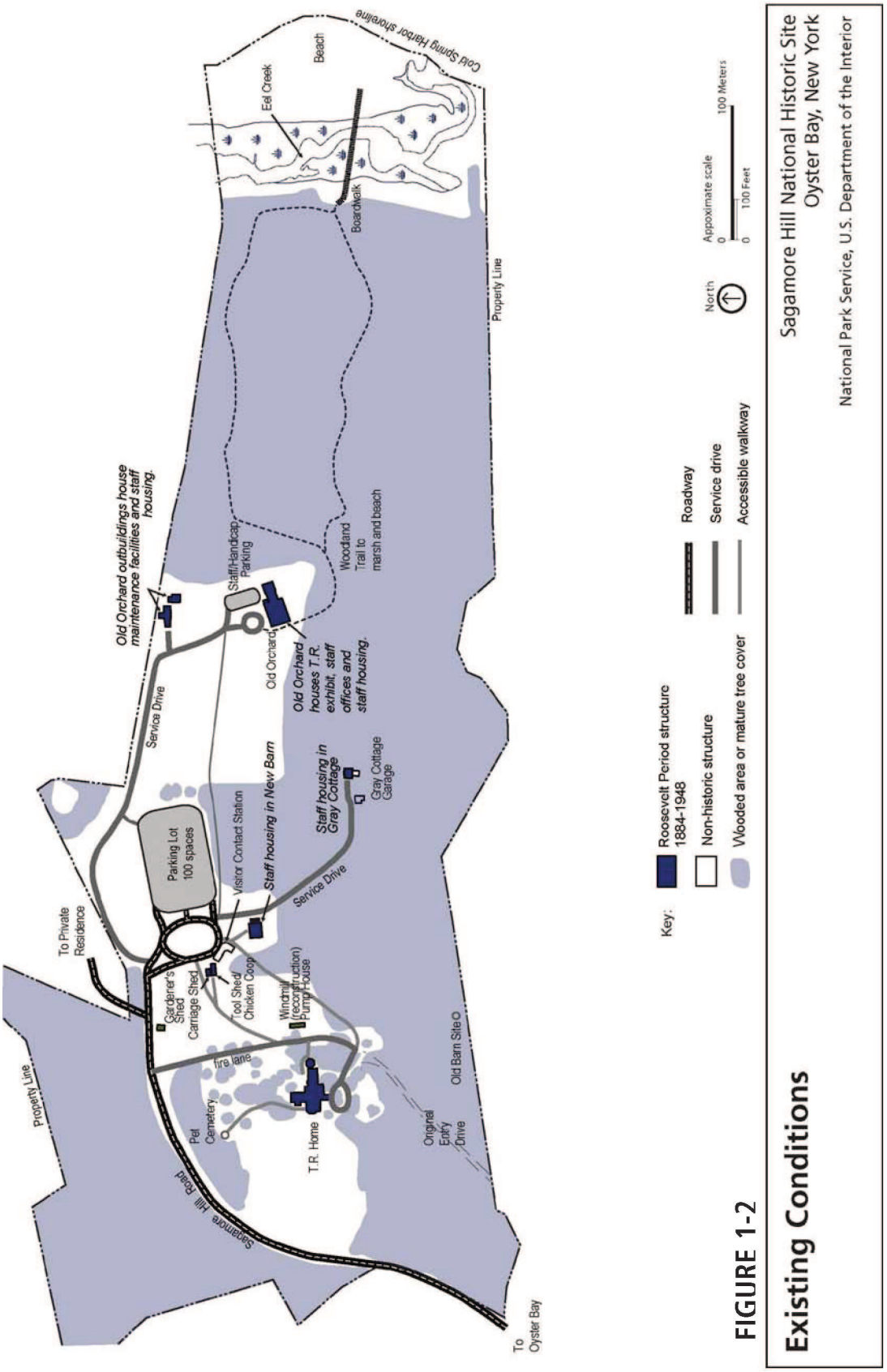

FIGURE 1-2

Existing Conditions

Sagamore Hill National Historic Site
Oyster Bay, New York

National Park Service, U.S. Department of the Interior

Related Plans and Programs

The following planning efforts and community initiatives are taking place within the vicinity of Sagamore Hill, concurrent with the National Park Service's preparation of Sagamore Hill's GMP.

Long Island North Shore State Heritage Area (LINSHA): LINSHA was created by state legislation in 1998 to preserve, protect, and enhance the cultural, historical, and natural resources that define the North Shore of Long Island. The heritage area includes all of the area on Long Island from Interstate 495 (the Long Island Expressway) or State Route 25—whichever is farther south—north to the Connecticut state line in Long Island Sound. Included are all or part of seven towns (Brookhaven, Huntington, North Hempstead, Oyster Bay, Riverhead, Smithtown and Southold) and the City of Glen Cove in Nassau and Suffolk Counties.

In April 2005, the State Heritage Area Planning Commission issued a final plan. Pending final approval by the 65 municipalities within its boundary, LINSHA will become one of 16 state heritage areas in New York State. The long- term goals identified for the heritage area include:

- identify, conserve, and promote natural, cultural, and historic resources;
- foster public understanding, appreciation, and use of these diverse resources;
- maintain and improve recreational opportunities for residents and visitors;
- focus economic development efforts on tourism and adaptive reuse of historic structures; and
- enhance community character and quality of life for residents and visitors.

The plan outlines specific objectives for advancing these long- term goals and suggests strategies and policies to guide their implementation.

US Fish & Wildlife Service (USFWS), Oyster Bay National Wildlife Refuge (NWR): The Oyster Bay NWR on the north shore of Long Island consists of high- quality marine habitats that support a variety of aquatic-dependent wildlife. The refuge's waters and marshes surround Sagamore Hill NHS. Subtidal (underwater up to mean high- tide line) habitats abound with marine invertebrates, shellfish, and fish. Oyster Bay NWR and Sagamore Hill NHS intersect at the mean high- tide line. The Oyster Bay NWR does not encompass any land- based resources or facilities. USFWS has completed a draft comprehensive conservation plan for Oyster Bay NWR and other refuges on Long Island. The aggregate of USFWS units on Long Island is referred to as the Long Island Complex and the

primary purpose of each refuge in the Complex is to protect and benefit wildlife.

Passport to Historic Oyster Bay: A consortium of some 13 community groups organized "Passport to Historic Oyster Bay" summer weekends, centered on events taking place in and around the hamlet of Oyster Bay. A Theodore Roosevelt- themed guided walking tour of the hamlet was made available, and an expanded audio tour including all aspects of the community's history was introduced in September 2004. The Passport program supported a limited trolley service that traveled a six- mile loop from Sagamore Hill to Planting Fields State Historic Site, with additional stops at the Theodore Roosevelt Sanctuary and Audubon Center, The Waterfront Center, historic downtown Oyster Bay, and the Long Island Railroad Station. The trolley service operated on five weekends during the summer season. In 2005, the group reduced its level of programming to joint marketing and promotion. The trolleys were not included in the 2005 summer program due to limited ridership the previous season.

Oyster Bay Main Street Association: The Oyster Bay Main Street Association originated as part of the Main Street National Trust network, a professional membership program for organizations involved in commercial district revitalization and historic preservation. The association is actively engaged in planning and advocating for historic preservation, economic restructuring, urban revitalization, and job creation. Its mission is to create and promote a healthy economy and an attractive hamlet, while maintaining its historic character and integrity. The Oyster Bay Main Street Association is one of the key local institutions spearheading the Passport to Historic Oyster Bay program.

Oyster Bay Hamlet Plan: Adopted by the Oyster Bay Town Board in May 2002, the comprehensive master plan for Oyster Bay Hamlet calls for enhancing the physical appearance and economic climate of the downtown; protecting the water quality of Oyster Bay Harbor; maintaining shell fishing and maritime industries; promoting the hamlet's historical significance; establishing traffic and parking strategies; and providing community services, activities and events.

Island Properties, LLC: Island Properties LLC is a real estate/community development firm with significant holdings, including some 70 properties, in the hamlet of Oyster Bay. In June 2002, Island Properties released a document outlining its vision for redeveloping the hamlet. Their development proposal would be guided by the following principles: improved parking in downtown area; a more family- friendly downtown;

thriving business community; improved "walkability" and public transportation; protected natural resources and historic character; and enforcement of parking, zoning, and public safety regulations.

Theodore Roosevelt Sanctuary: Established in October 1923 by Emlen and Christine Roosevelt to honor their cousin, the Theodore Roosevelt Sanctuary is the National Audubon Society's oldest songbird sanctuary. Surrounding Theodore Roosevelt's gravesite, its 12 wooded acres protect a wide range of wildlife, including 125 species of birds. The Sanctuary is also home to numerous conservation projects such as census projects relating to breeding birds, winter birds, and waterfowl and work with endangered species such as harriers and terns. The sanctuary also offers a trailside museum and nature center and a well- developed, curriculum- based slate of programs for school children.

PART TWO: THE ALTERNATIVES AND THEIR COMMON ELEMENTS

Introduction

This chapter describes proposed policies and actions for Sagamore Hill National Historic Site that are analyzed in greater detail in later parts of the document. First, the chapter proposes a management zoning scheme for the park. In general management plans, the concept of management zoning is used to delineate how various portions of the park will be managed to meet desired future conditions. Second, the chapter identifies desired future conditions at the park, which are called management prescriptions or objectives. Third, the chapter describes three different approaches for achieving proposed management prescriptions; these approaches are called management alternatives. One of the three alternatives for Sagamore Hill is termed "status quo" and describes the park's existing management practices.

In this plan, the proposed management zoning scheme is common to all three alternatives, as are many of the management prescriptions. However, suggestions for achievement of goals proposed could vary in method and degree under each alternative. **All construction and staffing proposals under the various alternatives are subject to NPS funding limitations and priorities and are anticipated to be staged over the life of the general management plan.**

Management Zoning

National Park Service policies guiding park planning require the identification of management zones that provide guidance to park managers on how each part of the park should be managed to meet future desired conditions or "*management prescriptions*." Management zoning, which informs the location and character of development and other management activities within the park, is used in combination with other policies governing proposed changes to parklands.

Under this general management plan, the management zoning is the same for all alternatives. As the following map indicates, the planning team identified four management zones for Sagamore Hill National Historic Site: Historic Core, Park Support, Natural Area, and Non- Development.

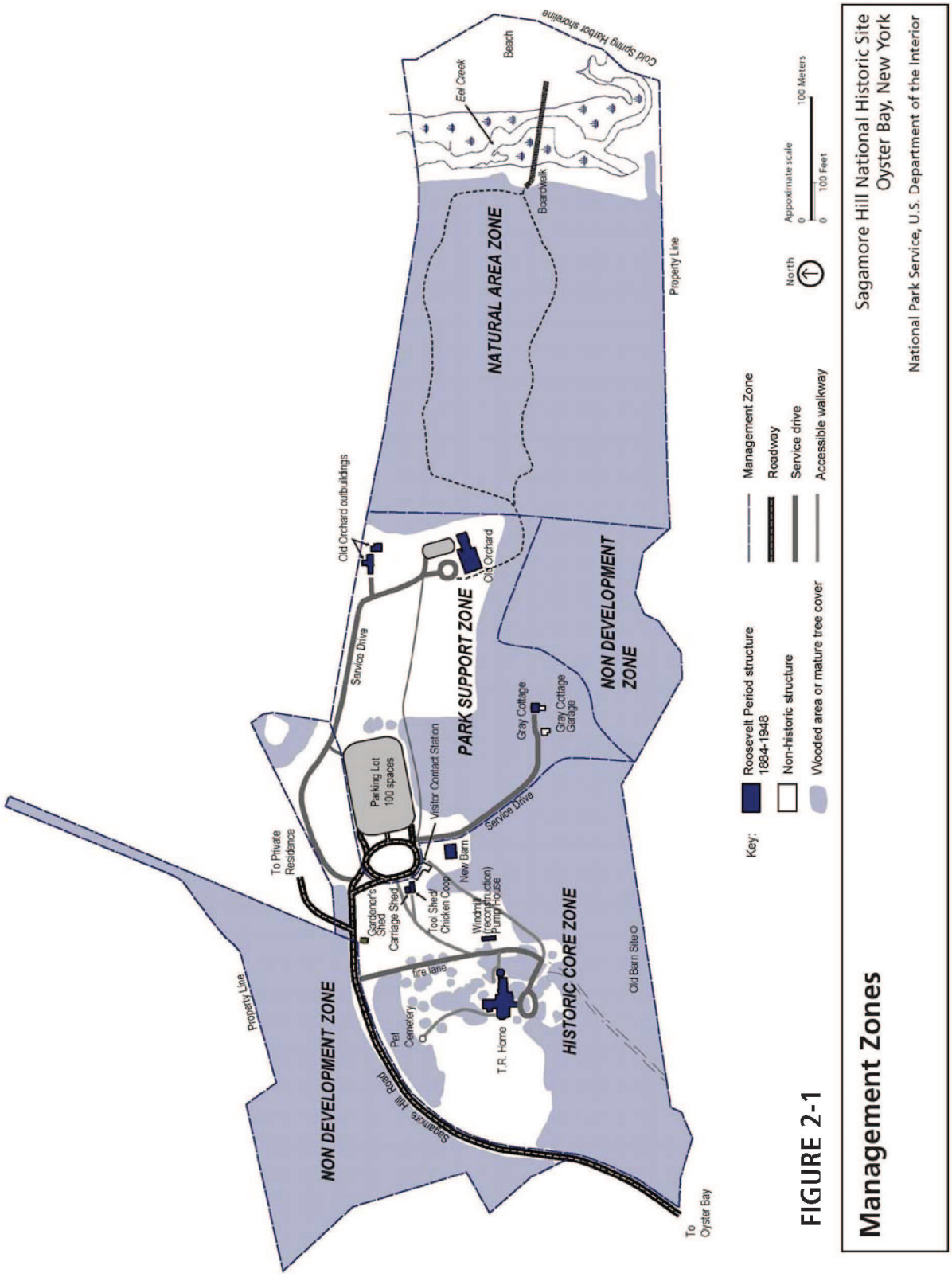

FIGURE 2-1

Management Zones

Sagamore Hill National Historic Site
Oyster Bay, New York

National Park Service, U.S. Department of the Interior

The zones possess different characteristics and require varying management approaches for resource management, visitor experience, and use. The configuration of the management zones is based on the resources they encompass and may need to be adjusted if new information changes the current understanding of the historic development and use of the property.

The resource conditions and appropriate activities for each of the proposed management zones are described below.

Historic Core

The historic core includes the Theodore Roosevelt Home, domestic and agricultural outbuildings, and surrounding grounds. The key park resources within this zone include historic structures and the cultural landscape. The historic core also harbors the most sensitive archeological areas. Visitor facilities located in both historic and contemporary structures are found in the historic core.

Visitor orientation and education would take place in the historic core, as would guided tours of the house and grounds, self- guiding tours of the grounds, and special programming related to historic activities on the property. This zone is likely to experience moderate to high visitor density, especially during house tours and special events.

In order to protect the integrity of the Theodore Roosevelt Home, protect the collections, and provide a high- quality visitor experience, current house tours are limited to 14 visitors per tour. Large crowds—often in the range of 100 to 500 participants—visit the park for a limited schedule of outdoor special events. On the July 4th holiday, the number of participants can swell to more than 1,500.

Development is permitted in this zone but must be limited to what is necessary to provide fundamental visitor services. Such development may include a visitor orientation facility, educational facility, visitor pathways, and interpretive media. All development must be undertaken in a manner that meets *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and is sensitive to the character and setting of the historic core.

Park Support Zone

The park support zone encompasses the area associated with Old Orchard, Gray Cottage, and the park's parking area. The key resources in this zone include facilities supporting visitor services and park operations, for which several historic structures are being adaptively reused in addition to

contemporary structures. The zone includes historic structures, the cultural landscape, and archeological resources.

While much of this zone would be physically and visually accessible to the public, portions of it would not. Under all alternatives, visitors to Old Orchard would be able to view interpretive exhibits. Public restrooms would also be available. Under Alternatives 2 and 3 (below), in addition to viewing exhibits, visitors would also be able to participate in educational programming and/or attend a special event (e.g., a lecture or film). In the vicinity of the park's parking area and Old Orchard there would be moderate visitor density on most days, and encounters with other visitors would be common. At Old Orchard visitors may come into contact with some park administrative activity (e.g., offices and park housing).

The park's collection management function would also be located in this zone. Public access to collections would be permitted with adherence to NPS policies and guidelines.

Under all alternatives, there would be minimal public access in the vicinity of Gray Cottage, where maintenance facilities and activities could be located. Under current conditions, public access would be limited in the vicinity of the present maintenance yard at Old Orchard.

The most intensive new development would be undertaken in this zone and would include park operations, visitor facilities, roads, and parking. However, all development must be undertaken in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and be sensitive to the character and setting of the park support zone.

Natural Area Zone

This zone comprises the approximately 34 acres of wooded and coastal land on the eastern half of the Sagamore Hill property that retains its historic character as woodland with rugged trails, a boardwalk crossing Eel Creek, and a marsh ending at a sand beach on Cold Spring Harbor. Though this portion of the property was designated a National Environmental Study Area (NESA) during the 1970s, the NESA program no longer exists. The tidal lands in and the waters adjacent to the park are within the Oyster Bay National Wildlife Refuge and are subject to the jurisdiction of US Fish & Wildlife Service.

In this zone visitors encounter appropriate interpretive media, and there may be fewer educational and interpretive programs than in other areas of the park. The experience is primarily self- guiding and contemplative.

Periodically, organized walks and environmental education activities would take place along the woodland trail and the beach. Active recreational activities such as swimming and boating are prohibited. This zone would experience low to moderate visitor density, with relatively few encounters with other visitors.

In this zone, natural processes are left to proceed largely unimpeded. Efforts would be undertaken to control the advance of invasive, non-native plant species. The walking trail and boardwalk would be maintained to limit erosion, impacts on the marsh, and other forms of resource degradation.

NON- DEVELOPMENT ZONE

This largely wooded zone encompasses lands north of Sagamore Hill Road as well as land located south of Old Orchard and may also include archeological resources. Though there would be no formal walkways or trails permitting access in this area, visitors could experience this area during guided walks and through observation from adjoining areas. A minimal level of visitor use would be expected.

The management emphasis in this area would be resource protection and management. The area would be managed to limit the expansion of invasive plant species. Clearing in this area would be limited to maintaining safety and accessibility on abutting roads and walkways.

There would be no new development proposed for this area. This area would be managed to screen views to and from neighboring properties.

Management Prescriptions

"Management Prescriptions," in National Park Service terminology, are statements of desired future conditions that describe how the park's goals will be achieved. During much of the planning process these management prescriptions have been referred to as "objectives," for the purposes of this process, the terms can be used interchangeably. These statements describe the resource conditions and visitor experiences that are to be achieved and maintained over time, and the kinds and levels of management activities, visitor use, and development that are appropriate. Some of the management prescriptions help to achieve multiple goals. They are grouped in broad categories for ease of reference.

Following each management prescription (in **boldface**) is a description of its intent and/or a series of actions that might be taken over the next 20 years to meet the stated goals. Actions that may be taken in association

with management prescriptions common to all alternatives may differ from alternative to alternative and will be represented accordingly. These actions explain how progress would be made and are intended to be representative of the methods that would be used by NPS and its partners. The management prescriptions are not presented in priority order.

It is important to note that, as with all units of the National Park System, the management of Sagamore Hill National Historic Site is guided by the 1916 Organic Act (which created the National Park Service); the General Authorities Act of 1970, the act of March 27, 1978, relating to the management of the National Park System; and other applicable federal laws and regulations, such as the Endangered Species Act and the National Historic Preservation Act. All proposals for the treatment of cultural resources will be undertaken in a manner that is consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. A summary of these federal laws and regulations may be found in "Part 5: Consultation & Coordination." Actions are also guided by the National Park Service Management Policies and the park's legislation (see appendix A). Sagamore Hill National Historic Site will be managed in accordance with these laws and policies, regardless of which alternative is ultimately implemented.

Elements Common to All Alternatives

This section of the plan outlines objectives or "management prescriptions" common to all alternatives. Park managers would strive to achieve the objectives outlined below regardless of which alternative is ultimately implemented. The common objectives highlight the resource conditions, visitor experiences, and cooperative efforts that are of overall importance to the management of Sagamore Hill NHS. Many of the proposed actions associated with these objectives were under development as the planning process began and describe efforts that should be considered continuations of the park's current management practices. Some of these projects have been entered into the National Park Service's Project Management Information System (PMIS) and have received the necessary approvals for implementation once funding becomes available.

Resource Management

In general

Resource management decisions are based on full consideration of the best available cultural and natural resource information, are in compliance with NPS management policies, and are made by professional staff supplied with requisite technical support.

Good stewardship of park resources requires adequate research, planning, and funding. The National Park Service would use its procedures and policies to try to make the best resource decisions possible within its budgetary constraints. The tools it would use include professional assessments, research, inventories, monitoring, planning, and compliance with the National Environmental Protection Act (NEPA) and section 106 of the National Historic Preservation Act of 1966, as amended.

Sagamore Hill is engaged in the continuing study and assessment of park resources, including the cultural landscape, museum collections, historic architecture, archeology, and natural resources.

In order to meet the rigorous requirements of decision- making using the best available natural and cultural resource information, the National Park Service must be proactive and consistent in its approach to park- related research.

Under all alternatives, NPS would undertake the preparation of cultural and natural resource management plans, as needed, to define appropriate courses of action for resource management. Additionally, NPS would undertake periodic studies to inventory and map invasive, non- native species and suggest management priorities to address changing conditions.

NPS would also implement a long- term inventory and monitoring program for cultural and natural resources that sets criteria for levels of acceptable change and monitors resource conditions to determine whether these levels have been met or exceeded. Examples of resources that may be monitored include: known archeological sites, to detect resource damage or degradation; environmental conditions, such as relative humidity fluctuations in historic structures; and resource and social conditions defined as indicators for carrying capacity standards.

In addition, NPS would undertake a survey to formally mark the boundary of Sagamore Hill National Historic Site. This would enable the park to better protect federally- owned resources from encroachment.

Public activities are systematically evaluated for appropriateness before they are permitted. Visitor traffic is managed to protect critical park resources and visitor experiences. Public activities at the park are reflective of the park's mission.

Visitors and the local community use the park for many different types of events and recreational activities, including bird watching, photography, walking, and bicycling. Though current uses are compatible with resource protection and do not require extensive commitments of staff time or

funding, park managers cannot anticipate what type of recreational uses will be popular in the future. Certain types of activities have the potential to cause resource damage.

To help achieve this management prescription, park managers would evaluate any proposed new recreational activity and facility against established criteria to determine whether they are appropriate to the park's mission and not a threat to park resources. Events and activities would be permitted if they: do not degrade resources; provide educational opportunities; offer a high degree of visitor safety; have low potential for visitor use conflicts; and are cost- effective in terms of park personnel and funding resources. Paths and trails should provide educational opportunities or access to historic areas that reflect the park's purpose and significance. No new paths or trails would be developed, unless impacts can be avoided or mitigated satisfactorily, and there are sufficient resources in place to ensure their upkeep. Existing trails would be similarly evaluated.

Cultural Resources

Cultural Landscape

Though modified under the stewardship of the Theodore Roosevelt Association and National Park Service, Sagamore Hill's historic field patterns, historic woodlands, ponds, and sand beach retain their appearance from the time of the family's occupancy. The most notable change is that the property no longer functions as a working farm. This change in land use from agriculture to museum/park has resulted in successional vegetation encroaching on the open fields, creating an increased sense of enclosure.

Under all alternatives, the park would preserve the existing historic landscape characteristics and features.

Historic Structures

The Theodore Roosevelt Home will be preserved and will continue to serve as a historic furnished house museum viewed by guided tour.

The Theodore Roosevelt Home has been, and would continue to be, at the core of Sagamore Hill's visitor experience. Constructed in 1885 as a home and not a museum, the building has been updated in many ways since the 1950s to accommodate visitor use and to better protect the collections displayed therein.

However, the Roosevelt Home's current heating system (a combination of hot water and forced hot air) is approaching the end of its useful life. Its maintenance is increasingly difficult, expensive, and time- consuming, and the system does not provide balanced service throughout the home. Although the building is not air- conditioned, and temperatures and humidity levels fluctuate widely in the summer, the structure cannot support a heating, ventilation, and air conditioning (HVAC) system. Though a humidification system was installed in the early 1980s to reduce seasonal fluctuations, the shell of the building cannot be sufficiently sealed making the system ineffective.

Sections of the electrical wiring currently in use date to 1918, when the Roosevelts first had the service installed. A few new electrical lines were installed in the 1950s and 1970s in staff areas, but the service to the historical rooms is inadequate, making basic maintenance very difficult (e.g. many outlets cannot support the use of a vacuum cleaner without tripping the breaker). The current lighting system in the historic rooms and public hallways is inadequate but cannot be upgraded because of the limited electrical service.

The Roosevelt Home is constructed primarily of combustible wood and contains materials that would permit the rapid and devastating spread of fire. Expansion of the fire suppression system and upgrade of the existing detection systems are needed to protect the Roosevelt Home from the daily threat of damage and loss.

Under all alternatives, the park would expand the existing fire suppression system and upgrade mechanical systems at the Theodore Roosevelt Home including heating, ventilation, and the electrical system. This initiative represents an important aspect of the park's on going management program. The proposal for the upgrade of mechanical systems at the Theodore Roosevelt Home has been submitted and approved for funding within the National Park Service's Project Management Information System. Project level NEPA and Section 106 compliance would be conducted when the project is funded.

Museum Collections

Museum collections are preserved and maintained in secure, dedicated, climate- controlled space and are available to the public.

Sagamore Hill's museum and archival collections are currently stored in a number of locations across the park, including the Theodore Roosevelt Home, Old Orchard, the New Barn, the Tool Shed, the Ice House, the Gray

Cottage garage, and the Gardener's Shed. After the discovery of mold in the basement of the Theodore Roosevelt Home, some of the collections were relocated to Old Orchard.

The park's 2004 collection management plan identified the need for dedicated, climate- controlled storage for Sagamore Hill's collections. The park, with the concurrence of the Northeast Region, considered and rejected the possibility of relocating the collections to an off- site centralized storage facility. The collection is an essential part of the park's programming and contributes to visitor enjoyment, understanding, and appreciation, as noted below. The vast majority of the park's collection is original to the site, and the opportunity for researchers to view the collections on- site is considered valuable. Further, the park's principal partner, the Theodore Roosevelt Association, indicated that it would not support such a move. The Theodore Roosevelt Association also maintains a related collection at its nearby offices in Muttontown, New York. Although this management prescription is common to all alternatives, suggestions for its achievement vary among the alternatives.

Museum collections are a vital part of the park's interpretive program.

Museum collections are an important park resource that contributes to its national significance. Most of Sagamore Hill's museum collection consists of original furnishings purchased and used by the Roosevelt family during Theodore Roosevelt's life. Because of this direct association, the collections convey a powerful story about Theodore Roosevelt and his values and provide a unique way of understanding the Roosevelt family's life at Sagamore Hill through material culture.

Whether museum collections appear on exhibit in a furnished room or in an exhibit case, they offer the opportunity to make a powerful and effective connection with park audiences. Today, educators are eager to use primary documents and other original materials to support document-based questioning and literary standards. The use of such materials can offer the opportunity for an exploration of related issues or ideas. Cultural objects, natural history specimens, documents, and photographs provide links to everyday life as well as abstract ideas. An obvious example at Sagamore Hill would be the substantial collection of mounted animal trophies and how they relate to the time in which Theodore Roosevelt lived and the emerging conservation movement in which he played a role.

Under all alternatives, development of interpretive and educational programming would capitalize upon the content of the park's collections.

This could manifest itself in a number of ways, including on- line exhibits, the organization and content of house tours, gallery talks, development of curriculum- based programs, and the creation of educational traveling exhibits and other teaching aids.

The park would take the appropriate steps to ensure that the collection is well- documented and includes finding aids that make it easy for the park's interpretive staff to access and use the collection for interpretive and educational purposes.

Students and scholars have access to opportunities for research in an environment that offers accessible, appropriate, and dedicated space.

Approximately 5–10 non- NPS researchers per year make on- site visits to study museum collection items. This number would likely increase if improved facilities were made available. Over the last five years, the staff handled an average of 200 internal NPS research and historic photograph requests and nearly 500 external requests annually. These requests arrived by telephone, fax, electronic mail, and formal correspondence.[1] The conference room at the Old Orchard serves as the temporary research room. A significant portion of the park's museum collection storage and the majority of archival collections are stored in the conference room and in the adjacent archives storage room at Old Orchard.

Under all alternatives, the park would develop and implement an access policy for the museum collections and include adequate space for researchers. The dedicated research space would provide appropriate security and environmental controls to protect the collection and sufficient work space for the number of researchers expected to use the collection. The research area should be in a location that is convenient to staff offices, collection storage space, researcher waiting area, and curatorial work area, and should be universally accessible.

Natural Resources

Resource management and protection emphasis is placed on those areas of the park that are relatively undisturbed and possess the highest natural resource values. Factors relating to human disturbance are minimized, including the encroachment of invasive, non- native species.

[1] The information presented includes the years 2000, 2001, and 2004. While the Old Orchard Museum was under renovations (2002-2003), the staff could not obtain access to much of the archives and therefore forwarded many of the requests for photographs to Harvard's Theodore Roosevelt Collection.

Recent inventories have revealed a number of important resources associated with Sagamore Hill. The inventory team noted resources of national, regional, state, and local significance. One species was identified as being of national significance – the rare comet darner dragonfly (*Anax longipes*). Resources of regional significance included a rare, intact stand of oak- tulip tree forest; migratory bird habitat for at least 10 Partners in Flight (PIF) species of conservation concern; and forest breeding habitat for conservation priority bird species such as the wood thrush (*Hylocichla mustelina*). As noted previously, further research and management planning is required to determine best management practices for ensuring the long- term protection of these resource values.

As a historic site, primary management emphasis will continue to be placed on the protection and interpretation of the park's cultural resources (e.g. Theodore Roosevelt Home, cultural landscape). Cultural resource management actions would be undertaken in a manner that minimizes impacts to the park's natural resources to the greatest degree possible.

Natural resource management actions conserve, enhance, or restore the park's natural resource values.

As the National Park Service learns more about its plant and animal communities, management actions at the park would be undertaken in a manner that preserves those values wherever practical. One of Sagamore Hill's greatest natural resource values may lie in the high number of varied habitat types in close proximity to each other. For example, many of the amphibian and reptile species in the park exhibit complex life- cycles that require specific combinations of habitats for reproduction and over-wintering (Cook 2004, preliminary report).

The variety of habitats found at Sagamore Hill includes open areas (maintained as fields dominated by grass and sedge, favored by turtles for nesting) and woodland areas (favored by breeding birds). Retaining this combination of field and woodland would need to be considered in implementing certain elements of the plan, particularly rehabilitation of the cultural landscape. Additionally, the use of the fields to accommodate special events activities or overflow parking must be evaluated relative to the presence of protected species under federal or state law.

Under all alternatives, the park would develop a natural resource management strategy that identifies management issues and offers an array of targeted approaches to address them. Key natural resource management principles to be addressed include: maintenance of varied

habitat; maintenance of the marsh/creek/beach system integrity; limited expansion of invasive species; and protection of rare species.

The unique beach/marsh/tidal creek complex would be protected from encroachment by invasive species and anthropogenic (human- caused) impacts to the greatest degree possible, allowing the continuity of natural processes.

The park's cultural landscape is managed in a manner that opportunistically encourages native species and natural diversity where possible.

Because Sagamore Hill is part of a fragmented, suburban landscape and has experienced regular disturbance over the years, certain invasive species have significantly altered the state of some natural communities (Dutton 1998). A total of 93 species of non- native plants have been identified within the park, representing 40% of the total flora. Many of these species are invasive, seriously degrading park cultural landscapes and threatening natural systems.

In addition to maintained fields, the park's parking areas, paved roads, and manmade structures occupy a significant area in the north and west of the park. Moderate, sustained disturbance has resulted in the establishment of several native and non- native invasive species both within and adjacent to these areas. Cultivated species in the gardens and other areas surrounding buildings also have the potential of establishing themselves in adjacent natural areas (Edinger et al. 2002; Feldmann, preliminary report 2004).

Under all alternatives, the park would integrate efforts to control non-native invasive species with the implementation of the cultural landscape treatment plan. These efforts would be concentrated in areas of the park where there is a reasonable expectation of success and sustainability. Selective rehabilitation of the cultural landscape would be undertaken in a manner that allows for the maintenance of mixed habitat complex including forest, field, and fresh water.

Natural resource management capacity is developed within the park staff.

Under all alternatives, the National Park Service would employ a natural resource management specialist at Sagamore Hill, as funding permits. The specialist would be responsible for overseeing natural resources research as well as inventory and monitoring activities; developing a natural

resources management plan; and undertaking efforts to control the growth of invasive species.

Visitor Use and Interpretation

PARKING & SITE CIRCULATION

Visitors traveling to Sagamore Hill experience well- marked routes with good directional signage.

Early in the planning process, NPS held public meetings to solicit ideas and concerns from local park constituents. Many expressed concern that the existing signage directing visitors along local roads was inadequate and confusing. Most people did not necessarily associate the words "Sagamore Hill" with the home of Theodore Roosevelt, and there was nothing on the signage indicating that Sagamore Hill was a National Park site. Furthermore, Oyster Bay hamlet merchants expressed an interest in routing visitors along Route 106 through the hamlet rather than along Route 25A, which avoids the hamlet's commercial district.

Consequently, under all alternatives, the park would work with state and local agencies to locate and install improved highway signage directing visitors to Sagamore Hill. This effort would include consideration of new graphic and written content for the signs as well as their placement along local routes. Directional signage would offer visitors arriving by car the option of traveling through the hamlet of Oyster Bay.

The park promotes and participates in multiple transportation options.

Currently the vast majority of the park's general visitors (approximately 98%) arrive at the park by private automobile. A small percentage (approx. 2%) arrive in the hamlet of Oyster Bay (or neighboring communities like Huntington or Syosset) by private boat or the Long Island Railroad, and either take a taxi or walk to the park. The steep 3- mile walk to the park and the lack of reliable taxi service has made access to the park for those without private vehicles very difficult. There is no regularly available public transportation in Oyster Bay.

The Long Island Railroad promotes weekend excursions to Long Island from New York City. However, the success of such programs requires reliable transportation from the railroad station to area attractions. A coalition of Oyster Bay organizations, including the Chamber of Commerce and the Main Street Association, have created the "Passport to

Historic Oyster Bay" program, which occasionally offers a trolley service that coincides with special events in the hamlet (e.g., Independence Day).

Under all alternatives, the park would support efforts to encourage the development of reliable transportation from the Oyster Bay and Syosset railroad stations to Sagamore Hill and other attractions in the area. The park would also continue to participate in intermodal transportation efforts like the "Passport to Historic Oyster Bay" program.

Visitors have a clear sense of arrival upon entering and a clear sense of departure upon leaving Sagamore Hill National Historic Site.

Currently visitors drive through a significant portion of the park and glimpse the Theodore Roosevelt Home on the hill before they are made wholly aware that they have arrived at Sagamore Hill National Historic Site.

Under all alternatives, the park would locate signage along Sagamore Hill Road to welcome the visitor to the park and to provide better direction to the parking area. Proposed signage would be modestly scaled and would be similar in design to the park's directional signage.

As visitors leave the park, signage thanking them for their visit and/or supporting their "re- entry" into the modern world would complete their experience. For instance, signage could encourage departing visitors to reflect on Roosevelt's influence on our contemporary world.

Structures, grounds, and facilities at Sagamore Hill are made universally accessible to the greatest degree possible. In the event that creating universal access is infeasible, other means (e.g., use of interpretive media) would be used to accommodate visitors with disabilities.

In accordance with federal laws and NPS Management Policies, all reasonable efforts would be made to make facilities, programs, and services at Sagamore Hill accessible to and usable by all people, including those with disabilities. Special, separate, or alternative facilities, programs, or services will be provided only when existing ones cannot reasonably be made accessible. For instance, visitors who are unable to participate in a tour of the Theodore Roosevelt Home due to accessibility or scheduling issues would be offered alternatives such as a scale model or a virtual tour of the home.

Sagamore Hill would consult with disabled persons or their representatives to determine what facilities and services are inaccessible and what might be done to make them accessible.

Measures to improve access to historic structures would be pursued only when they would not require the removal of historic fabric and would not adversely affect the significant qualities of the historic landscape. Using the findings of the cultural landscape report and in consultation with historical landscape architects and other resource management professionals, managers at Sagamore Hill would improve access to the grounds.

Methods to address accessibility to park facilities, grounds, and programming would also be explored in greater detail through the development of the park's Long- Range Interpretive Plan.

An internal system of informational media guides visitors through the park.

In order for visitors to Sagamore Hill to wholly appreciate and understand the site – in particular, the landscape—for its relationship and relevance to Theodore Roosevelt and his family, they must have access to more information than they get from simply viewing the resource itself. Although this management prescription is common to all alternatives, suggestions for its application may vary by alternative. There are numerous ways to accomplish this task, including the creation and use of brochures and other publications, the installation of interpretive waysides or signage, audio tours, etc. Upon completion of the general management plan, a long- range interpretive plan would be completed to address content and identify the most appropriate media.

Informational and interpretive media and park furnishings are upgraded in a manner that ensures a uniform look and character that are sensitive to the historic and scenic values of the park.

Outdoor park furnishings typically include items like benches, lighting, trash receptacles, water fountains, etc. At Sagamore Hill, the existing park furnishings and interpretive waysides were installed at different times in the park's history; they are inconsistent in style and appearance, and in some cases are insensitive to the park's historic character and setting. Under all alternatives, the park would take steps to ensure that informational media and park furnishings are consistent throughout the park and do not detract from the park's historic character and setting.

VISITOR ORIENTATION

The park offers up- to- date park orientation information to the public via the Internet and other media.

Based on the findings of Sagamore Hill's 2003 Visitor Use Survey, approximately 21 percent of respondents sought information in advance of their visit from the NPS website or via telephone contact with the park. This agrees with the findings of a national, system- wide survey undertaken by the National Park Service, which found that approximately 20 percent of visitors sought advance information from these sources. Although both surveys indicated that friends and relatives were the first source of information for visitors, the Internet, telephone, and personal communication were also important.

Under all alternatives, Sagamore Hill would ensure that basic park orientation information (including hours of operation, ticketing, park facilities, and current programming) is available in a number of formats including the park's website, its automated phone system, as well as through personal communication with visitor services staff and volunteers.

Orientation information is also widely available throughout the hamlet of Oyster Bay and nearby communities like East Norwich and Cold Spring Harbor – e.g., at hotels, restaurants, shops, etc.

Many visitors to Sagamore Hill travel through the hamlet of Oyster Bay or the villages of East Norwich or Cold Spring Harbor, all of which offer shops, restaurants, and/or lodging. These areas offer the opportunity to provide visitors with information and orientation to the resources and programming offered at Sagamore Hill. Publications like park brochures or rack cards could be made available for this purpose.

The historic links between the hamlet of Oyster Bay and Sagamore Hill create opportunities to help visitors place Sagamore Hill and the Roosevelt family within a larger community context. The park would continue to work with organizations like the Chamber of Commerce and the Oyster Bay Main Street Association to offer information that highlights Sagamore Hill and the Roosevelt- related resources in the hamlet (e.g., the Moore Building, Christ Church, etc.) and makes visitors aware of the facilities and programming.

VISITOR EXPERIENCE

In addition to conveying the central themes associated with Sagamore Hill, Theodore Roosevelt, and his legacy, the park offers information about the family and workers who lived and labored there.

Theodore Roosevelt did not live at Sagamore Hill alone, nor did he maintain his property without help. Learning about the personalities who populated Sagamore Hill – particularly Roosevelt's family – lends insight and dimension to the stories of Theodore Roosevelt and his accomplishments. The staff who maintained the property and cared for the family composed a modest crew in comparison to other Long Island estates, yet the details of their lives and work on the property offer further insights into the Roosevelts' way of life.

Under all alternatives, visitor programming and interpretive media at the park would integrate these aspects of life at Sagamore Hill as appropriate. These interpretive media would be addressed in greater detail in the long-range interpretive plan that will be completed at the end of the general management planning process.

Visitors are offered the opportunity and freedom to explore the park and undertake a variety of self- guided/ self- directed experiences.

Visitors should be invited and encouraged to explore all of Sagamore Hill in order to wholly appreciate and understand the site as representative of Roosevelt's ideals. Under all alternatives, visitors would be encouraged to tour the fields, meadows, woodlands, and marsh that compose the property. Interpretive media would be available to convey the stories with which the landscape is imbued. Although this management prescription is common to all alternatives, suggestions for its application vary by alternative.

Under all alternatives, public access to the woodland trail and beach would be maintained. Appropriate interpretive media would be introduced to highlight the natural resource values of the woodland and beach, and to highlight their significance to the Roosevelt family. The woodland trail and boardwalk would be rehabilitated, and views from the woodland to adjacent properties would be screened as feasible.

Missing structures that stood during the Theodore Roosevelt period are interpreted using a variety of media.

During its years as a working farm, Sagamore Hill's landscapes were dotted with many agricultural structures that are no longer standing. The most

prominent of these was the Stable and Lodge, which was destroyed by fire in 1944. Other less dominant structures—including fences, stiles, corn cribs, and animal pens—have also been removed. Through the use of media such as interpretive waysides,[2] brochures, and audio tours, park visitors would have the opportunity to better understand how Sagamore Hill appeared and worked as an agricultural landscape during the Roosevelt family tenure.

Although this management prescription is common to all alternatives, suggestions for its application vary among the alternatives.

The results of park- related research are directly applied to interpretation of park resources.

The body of scholarship related to Theodore Roosevelt is voluminous and continues to grow. A historiography prepared by the late Dr. John A. Gable[3] illustrates how scholarly perspectives on Theodore Roosevelt change over time. Interpretation of Theodore Roosevelt at Sagamore Hill should acknowledge diverse opinions of the man and his legacy, while recognizing that the body of scholarship continues to grow. In addition to academic scholarship, the National Park Service continues to generate in-depth studies of the park and its resources, including a recently prepared Historic Resource Study, inventories of its flora and fauna, and reports on its historic structures and cultural landscape. This information would also be used to refresh current and to develop future interpretive material.

The content of interpretive activities and programs reflects the park's purpose and significance.

In order to maintain the high quality of visitor programming, and to ensure that visitors leave with a clear understanding of the purpose and significance of Sagamore Hill National Historic Site, it is essential that all interpretive activities and programs support the park's purpose and primary themes. Under all alternatives, current and proposed interpretive activities and programs would be evaluated to determine whether they support the park's purpose and primary themes. The park would phase out those activities and programs that fail to meet this requirement.

[2] Interpretive waysides are outdoor panels that can be freestanding or attached to an existing structure such as a kiosk. They include descriptive information about park resources such as historic structures, historic landscapes, and natural features.
[3] Gable, John Allen, "The Man in the Arena of History: The Historiography of Theodore Roosevelt" in *Theodore Roosevelt: Many-Sided American.* Edited by Natalie A. Naylor, Douglas Brinkley, and John Allen Gable. Interlaken, NY. Heart of the Lakes Publishing. 1992.

The park works within the context of local technological conditions to develop the best means by which to deliver interpretive information to diverse audiences.

Under all alternatives, the park would research and develop technology for programs and services through collaboration with other parks, partners, the Northeast Regional Office, other regions, the Washington office, and others in order to enhance staff and visitor experiences. This might be achieved through evaluating the relative effectiveness of all interpretive delivery systems, prioritizing actions based on findings, reallocating existing resources and identifying new ones, developing technology- based services, and piloting new programs and evaluating their effectiveness. For example, the park would explore options for using wireless technology in the delivery of interpretive information to visitors.

The park's website is used effectively to augment the visitor experience and reach out to new audiences.

Sagamore Hill's website is a valuable vehicle for conveying in- depth information about the life and times of Theodore Roosevelt, his family, and the site itself. Under all alternatives, the park would enhance and expand the offerings on its website. Although this management prescription is common to all alternatives, suggestions for its application may vary by alternative.

Cooperative Efforts and Partnerships

Park managers work collaboratively with the Oyster Bay National Wildlife Refuge (NWR) to ensure that resource management goals and activities are compatible.

The Oyster Bay NWR is located on the north shore of Long Island. The refuge's waters and marshes surround Sagamore Hill National Historic Site (underwater up to mean high tide line); this habitat abounds with fish, shellfish, and marine invertebrates. Oyster Bay NWR and Sagamore Hill NHS intersect at this point. The Oyster Bay NWR does not encompass any land- based resources or facilities.

Under all alternatives, Sagamore Hill NHS would consult with the Oyster Bay NWR to ensure that the park's management and use policies complement rather than contradict management efforts undertaken by the wildlife refuge. The park would also work with the NWR to explore opportunities for cooperative resource management activities and interpretive programming.

Partnerships with Theodore Roosevelt Sanctuary and other agencies and organizations are expanded to further enhance natural resource management and interpretation at Sagamore Hill. Furthermore, relationships with appropriate preservation, cultural, and educational institutions are enhanced to share resources and advance other mutual goals.

Many local and regional organizations share our long- term interests in preserving and interpreting natural and cultural resources. Under all alternatives the park would engage in cooperative programming efforts with schools, universities, and other educational organizations such as the Theodore Roosevelt Sanctuary affiliated with New York Audubon, co-sponsoring activities such as lectures, natural history walks, and inventory and monitoring activities.

Other efforts could involve work with the Oyster Bay Main Street Association to offer interpretive information and guided walks exploring ties between Sagamore Hill and the hamlet of Oyster Bay.

Develop a formal cooperative network with other sites, collections, and organizations related to Theodore Roosevelt.

Within the National Park System alone, there are seven sites (including Sagamore Hill) dedicated to commemorating aspects of the life of Theodore Roosevelt. Numerous other sites within the National Park System were created during Roosevelt's term in office, including five national parks and 18 national monuments. Many of these sites have features, structures, or facilities named in Roosevelt's honor. In addition to sites with a direct Roosevelt connection, there are other resources both inside and outside the National Park System that have major thematic ties.

For instance, there are numerous sites nationwide associated with other American presidents (e.g. George Washington's Mount Vernon in Virginia or the Home of Franklin Delano Roosevelt in New York). The history of the American Conservation Movement is represented at Marsh- Billings-Rockefeller National Historical Park, or at the home of Gifford Pinchot – Grey Towers National Historic Landmark.

Under all alternatives, the park would offer its audiences opportunities to learn more about related sites (e.g., other Theodore Roosevelt- related sites, presidential sites, and conservation- related sites) through its programming and other media.

Build upon the strengths of existing partnerships to support daily park operations as well as special events.

The National Park Service works regularly with three primary partners in operating Sagamore Hill National Historic Site—the Theodore Roosevelt Association (TRA); The Friends of Sagamore Hill, a local chapter of the TRA; and Eastern National. The TRA was instrumental in preserving Sagamore Hill, opening it to the public, and eventually making it part of the National Park System. It continues to play a significant role in support of the park's endowment, augmenting educational programming and otherwise supporting the park. There is a general agreement in place between NPS and the TRA formalizing this working relationship. There is also an agreement between the park and the Friends of Sagamore Hill, who have engaged in fund- raising and provide local advocacy for the park. Sagamore Hill is also supported by a remarkable corps of dedicated volunteers who support tours, care of collections, and park maintenance.

In addition, Eastern National is a cooperating association that operates the bookstore in the visitor contact station. All of the products, programs, and publications offered to visitors have a strong educational value and support the educational programs of the park. A percentage of the proceeds from store sales is donated to the park to further support these programs.

Under all alternatives, the National Park Service would continue to cultivate a positive working relationship with these operational partners and seek to formalize their roles and responsibilities at the park. Working collaboratively, the National Park Service and its partners at Sagamore Hill would identify opportunities to improve communications among organizations, enhance accountability, and provide for improved visitor services.

The park actively collaborates with new and existing partners to seek opportunities to advance park goals and objectives through leveraging resources (financial, human, technical, etc.).

Sagamore Hill currently works in partnership with other units of the National Park System, the Theodore Roosevelt Association, its volunteer corps, and other organizations that help to operate the park and undertake special programs and initiatives including the Boy Scouts of America and the Oyster Bay Main Street Association. This has enabled the park to stretch its resources to better meet operational needs and provide visitor services. These partnerships have also offered benefits in terms of unique program opportunities and other activities for our partners.

Under all alternatives, Sagamore Hill would continue to maintain and enhance these existing relationships as well as seek new opportunities to advance the implementation of the general management plan.

Civic Engagement

The greater park community is engaged on a broad variety of issues affecting the park in an effort to generate effective public participation and better- informed decisions.

Civic engagement is a continuous, dynamic, multi- level conversation with the public that reinforces public commitment to the preservation of heritage resources, both cultural and natural. It also strengthens public understanding of the full meaning and contemporary relevance of these resources. The foundation of civic engagement is a commitment to building and sustaining relationships with neighbors and communities of interest.

Engaging the public is not a new activity for the National Park Service. However, the NPS Civic Engagement initiative raises that activity to a new level of commitment, formally establishing it as the essential foundation and framework for developing plans and programs for our parks. Knowing the park community and identifying the best and most appropriate means of communication are fundamental to meeting this commitment.

Under all alternatives, the park would maintain current mailing lists of local residents and other park constituents. The park would use annual correspondence to update the community on park activities and accomplishments, as well as informing it of key upcoming events in the year to come. Through local media and participation in community meetings, the park would share information on current park activities and would be aware of local initiatives that may affect the park or provide opportunities for cooperation.

Fostering Stewardship

The Sagamore Hill staff works with park neighbors to expand their knowledge and understanding of the park's purpose and the significance of its resources, and to foster greater stewardship of the park.

As noted above, civic engagement reinforces public commitment to the preservation of heritage resources, both cultural and natural, and strengthens public understanding of the full meaning and contemporary

relevance of these resources. It is particularly important that the park's value and relevance to the larger community be clear.

Under all alternatives, the park may make its facilities available to the community for appropriate use. This may include meetings, lectures or other public events. The park would also work cooperatively with businesses and landowners in the hamlet of Oyster Bay to interpret its historic ties to Theodore Roosevelt, and would continue its participation in community- based heritage tourism programs (e.g., Passport to Historic Oyster Bay).

In addition, the park would work proactively with adjoining property owners to address items such as opportunities to screen views from the park to adjacent development, issues associated with inappropriate removal of vegetation, and diversion of streams or otherwise altering the natural hydrography.

Park Operations

Staff Housing

Sagamore Hill would continue to offer staff housing.

Currently Sagamore Hill provides six units of staff housing on the property that is offered to employees at a comparable market rate for the northeastern United States as determined by the Department of the Interior. Currently housing is available in Gray Cottage, the Foreman's Cottage at Old Orchard, the Old Orchard service wing (two apartments), and one apartment each above the current maintenance facility and in the New Barn.

According to the U.S. Department of Housing and Urban Development's (HUD) regional housing market report (spring, 2003), the average rent for a one- bedroom apartment in Nassau/ Suffolk County is $1,700. The average for a 2- bedroom apartment in the same market area is $2,500. HUD further notes that due to the scarcity and cost of developable land and very strong demand, affordable housing is a key issue in this market area.

Due to the high cost of housing within the immediate area (within an hour's drive of the park), being able to offer housing to park staff is an important factor in recruiting and retaining employees at Sagamore Hill. Further, on- site housing also provides added security for the park, allowing for a more immediate response in case of emergency.

Under all alternatives, Sagamore Hill would continue to offer staff housing on- site to the greatest degree feasible and consistent with NPS housing policies.

Staff Offices

Park staff and Volunteers in the Park (VIPs) have adequate workspace that supports individual and overall operational efficiency.

Under all alternatives, the park would create a dedicated volunteer workspace that includes a computer and file space. All park staff would have access to dedicated workspace with a computer.

Maintenance Facility

Maintenance facilities are appropriately located with minimum impact to the historic scene and configured to maximize visitor and employee safety and operational efficiency.

Under all alternatives, the park would continue to pursue the development of a new maintenance facility that would be constructed on park property. This effort responds to the park's need to address OSHA deficiencies in its existing facility and is an important aspect of the park's on- going management program. A proposal for the new facility has been submitted and approved for funding within the National Park Service's Project Management Information System. Project–level NEPA and Section 106 compliance would be conducted when the project is funded.

The new facility would contain approximately 6,000 gross square feet and would provide dedicated work areas; storage for supplies and materials; an office with computer systems and records storage; break room; restrooms; lockers; fully equipped carpentry shop with storage for lumber, tools, and equipment; a paint booth; and ventilation system. A second shop would house welding and storage of plumbing, gas, and electrical supplies and equipment. A garage would provide an indoor maintenance area and storage for small vehicles, auto supplies, and gardening tools and materials. It would have fire suppression, proper ventilation, and appropriate safety features (e.g., an eyewash station).

The new facility would be sited and designed in a manner that minimizes its impact on park resources and adjacent properties.

The Alternatives

Introduction

This section of the document outlines three alternatives for managing Sagamore Hill National Historic Site. Each alternative fulfills the park's purpose as outlined in its enabling legislation; each provides for resource preservation, appropriate development, and visitor use; and each interprets the park's primary themes. Yet each alternative offers a different approach to meeting park goals and common management prescriptions.

The National Environmental Policy Act (NEPA) of 1969 requires that alternative management schemes be developed in a draft general management plan to set forth a reasonable range of ideas for managing the park. All alternatives, though diverse, should be feasible. If park management favors one of the alternatives, regulations require that the draft plan identify the preferred alternative for the benefit of the public. Regulations also require that a no- action alternative be presented, meaning a direction that would retain the existing status, with no major change in park management philosophy. In this draft plan, Alternative 1: Status Quo serves as the no- action alternative required by NEPA. Alternative 1 includes no new major changes in management direction or philosophy; however, its management prescriptions (or objectives) include some improvements in continuation of existing policies.

As noted previously, the alternatives described are general in nature—not detailed, specific, or highly technical. As funds become available to construct facilities, to undertake landscape rehabilitation, or to implement other specific actions that are consistent with the general management plan (once it is adopted), then park- specific research, planning, design, compliance, and technical environmental analysis will be completed. For example, the cultural landscape actions outlined in the alternatives below would be implemented based on recommendations of a cultural landscape treatment plan that draws upon the long- range interpretive plan and archeological research. The specific undertakings would also be subject to federal and state consultation and compliance requirements.

The planning team developed the following alternatives in response to public input, the park's legislation, the conditions of park resources, NPS asset management strategies, the park purpose and significance, the park's goals, and the planning issues. After examining all of this information, the team identified two central questions: what should Sagamore Hill's visitors be able to see and do, and how does that influence the treatment and development of the site? The planning team used these questions as the basis for developing alternative approaches to park management.

Implementation of the final plan will depend on the availability of funds. Proposed construction projects would have to compete for funds through the National Park Service's normal priority- setting processes for funding. Substantial financial contributions from the park's primary partners and other non- federal sources may accelerate the implementation of the final plan.

This section presents the alternatives in two ways. First, each alternative is described in the form of a narrative containing a statement of the overriding concept or vision, the management prescriptions particular to each alternative (in **bold** text), and finally a range of possible actions to implement the alternative. Highlights of the alternatives also appear graphically in a map- like format. As noted earlier, the term "management prescription" is synonymous with "objective", a term used during much of the planning process. Second, for ease of comparison, the alternatives are also being presented in the form of a matrix highlighting the differences among them. The potential impacts associated with the actions described in this section are considered in "Part Four: Environmental Consequences of the Alternatives." As mentioned previously, any actions described in this document would be subject to additional research, planning, consultation, and compliance. "Alternative 3: Past Meets Present" is considered the National Park Service's preferred alternative.

Alternative 1: Status Quo

Concept

This approach represents a continuation of current management practices. It allows for incremental action toward existing goals with minimal change to the park's current management practices. Sagamore Hill would continue to be managed in accordance with existing plans and in compliance with legal and NPS policy mandates. This approach would entail no significant expansion of the park's participation in regional initiatives over what is described in the "Management Prescriptions Common to All Alternatives" section. The status quo alternative serves as the baseline for evaluating and comparing the other alternatives.

Under Alternative 1, interpretive emphasis would continue to be placed on understanding the life and work of Theodore Roosevelt.

The visitor experience would remain largely unchanged. Visitors would continue to begin their experience at the existing Visitor Contact Station in the former concessions building near the current parking area. This modest facility offers little room for orientation exhibits or for staging groups of visitors in preparation for tours. Visitors would continue to rely on existing park brochures and the park's visitor services staff and volunteers to learn about the park and its programs and activities. Regardless of the weather, staging for group tours would continue to take place outdoors. Park- sponsored workshops, lectures, and other special programs would continue to take place in space located off- site, as available.

Tours of the Theodore Roosevelt Home, grounds walks, and nature walks would continue to be offered at current levels. The Theodore Roosevelt museum exhibit would continue to be housed at Old Orchard. A portion of the park collections previously stored in the basement of the Roosevelt home would continue to be located to the Old Orchard conference room, resulting in the loss of that meeting space.

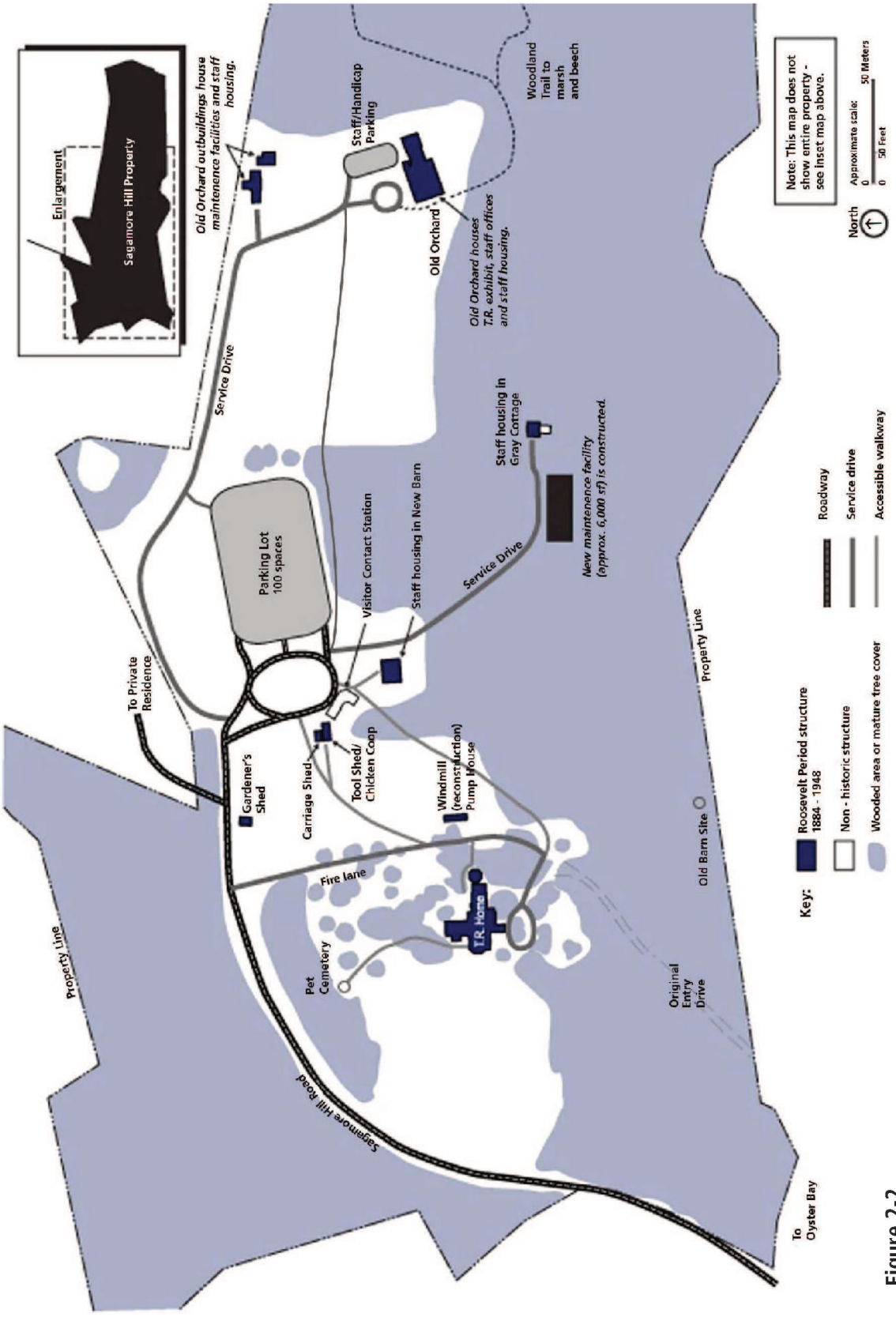

Figure 2-2

ALTERNATIVE 1:
Status Quo

Sagamore Hill National Historic Site
Oyster Bay, New York
National Park Service, U.S. Department of the Interior

Resource Management

CULTURAL RESOURCES

Cultural Landscape

Sagamore Hill's cultural landscape is preserved and managed to protect its existing historic character and to support interpretive objectives.

Under this alternative, the configuration of Sagamore Hill's landscape would remain largely unchanged. In order to enhance the public's understanding of the historic agricultural land use practices at Sagamore Hill, certain management regimens would continue. For instance, the park's landscape would continue to be managed to allow for areas of hayfield and meadow to reflect Sagamore Hill's agricultural past.

Commemorative park furnishings such as the flagpole and Quentin Roosevelt's memorial would be preserved and maintained. Under this alternative, outdoor furnishings such as benches, light fixtures, and water fountains would be retained, as would interpretive waysides and plaques. However, as outdoor furnishings age and must be replaced, the park would select furnishings that are more appropriate to the landscape's historic character and setting.

Historic Structures

Sagamore Hill's historic structures are preserved and managed to protect their historic character and to support interpretive objectives. Some historic structures are used to support park operations.

Under this alternative, Sagamore Hill's historic structures would be preserved and maintained. No major physical work would be undertaken.

The Theodore Roosevelt Home would continue to house furnished exhibits, an interpretive office, and volunteer break room. The New Barn would be preserved and continue to be used for staff housing and storage. Other historic farm buildings such as the Carriage Shed, Tool Shed/Chicken Coop, Ice House, and Gardener's Shed would be preserved and continue to be used for storage.

Old Orchard would continue to house park administration and the Theodore Roosevelt exhibit. The park's maintenance function would be relocated from the Old Orchard garage to a new facility to be constructed on park property.

Museum Collections

Under the Status Quo alternative, a large proportion of the park's museum collection storage would continue to be located on the second floor of Old Orchard. Climate- controlled cabinets would be installed there to meet specific storage needs. Curatorial staff also would continue to be located at Old Orchard. The conference room would continue to function as a research area for visiting scholars and others who have formally requested access to the collection.

Visitor Use and Interpretation

PARKING & SITE CIRCULATION

Under this alternative existing park pathways would be maintained and upgraded if necessary to meet universal accessibility standards.

The existing parking area would remain, and overflow parking would continue to be located on- site using existing fields, except as constrained by natural resource conditions (e.g., nesting turtles).

VISITOR ORIENTATION

The existing Visitor Contact Station would continue to be the primary visitor contact facility and would offer a fee collection station, bookstore, and restrooms. Beverage and snack vending machines would continue to be located in the Carriage Shed. Most visitors to Sagamore Hill would begin their visit here at the information/fee collection desk and perhaps end their visit at the bookstore.

INFORMATIONAL AND INTERPRETIVE MEDIA

The park's Long- Range Interpretive Plan would guide the appropriate replacement of interpretive media such as waysides and plaques. In addition to character and uniformity of appearance, the interpretive content of such media would be updated.

VISITOR PROGRAMMING

As under all alternatives, the park would continue to offer regular tours of the Theodore Roosevelt Home, with tours of the grounds offered as staffing permits. Old Orchard would continue to house interpretive exhibits, an audio- visual viewing area and public restrooms. The park would continue to offer weekly nature walks during the visitor season and for special programs or events year- round.

Under this alternative the park would continue to operate without program space on- site. Sagamore Hill NHS would continue to work cooperatively with local institutions (e.g. Oyster Bay Public Library,

Doubleday Babcock Senior Center, etc.) to provide space for lectures and other public programs sponsored by the park.

Park Operations

Staffing

Sagamore Hill would continue to operate at current levels with a total equivalent of 20 full- time employees (FTE) including part- time, seasonal and intermittent workers. Visitor Services is the largest division in terms of both full- time and seasonal employees.

Staff Housing

Under this alternative, the staff housing scenario would remain unchanged. The six units of staff housing would continue to be located in the Old Orchard service wing, garage, and Foreman's Cottage, the New Barn, and Gray Cottage.

Staff Offices

Administrative, visitor services, curatorial offices, and some curatorial storage would remain in Old Orchard. Limited visitor services and volunteer office space would remain in the Theodore Roosevelt Home and the visitor contact station.

Costs

Development Costs

This cost estimate incorporates the development proposals common to all alternatives as well as those proposed under this alternative. These figures are for planning and comparison purposes only and represent gross costs based on 2006 estimates. Actual costs will be determined through the design development process. Development of the proposed facilities and infrastructure is dependent on the availability of funding and would be phased over the life of the plan.

The development costs for Alternative 1 – Status Quo are projected to range from $4.6 to 5.6 million. Development costs are associated with the rehabilitation of the mechanical systems in the Theodore Roosevelt Home and the construction of a new maintenance facility.

Under this alternative, additional planning would cost approximately $45,000 and would include a natural resource management plan and an update of the cultural landscape treatment plan. Research costs would be approximately $150,000 and would include historic structures reports for the historic farm buildings, Gray Cottage, and Old Orchard, as well as a formal boundary survey.

Life Cycle costs

Life cycle costs are used to make design and construction decisions, that reflect aggregated one- time construction costs and any recurring costs into the future. Life cycle costing considers all significant costs over a specified period of time, expressed in equivalent dollars. The National Park Service uses a time period of 25 years to project life cycle costs in general management plans, basically spanning the useful life of the plan.

The present worth method is used to convert present and future expenditures into an equivalent expenditure today. This method is based upon the time value of money, or the principle that a dollar spent today is worth more in the future, because if it were invested it would yield a return. A discount rate, an assumed rate of return, is used to calculate the present worth of future annual and recurring (replacement) expenditures. The National Park Service uses a discount rate of 7 per cent.

For Alternative 1 – Status Quo, the total life cycle costs over the life of the plan are calculated to range from approximately $22.1 to 23.1 million..

Staff and Operations Costs

In Fiscal Year 2005, the park's ONPS operating budget was $1,431,000 with a staff of approximately 20 full- time equivalent (FTE) employees. Under this alternative, no additions to the park staff and no major increases in the park's budget are proposed. These figures are held constant solely for the purposes of comparison with other alternatives and are not meant to imply that there could be no future growth in the park staff should this alternative be selected.

Alternative 2: Building Capacity

Concept

This alternative emphasizes building the park's capacity to address its basic visitor services and operational needs. In this alternative, Sagamore Hill's visitor experience expands to allow for a more holistic understanding and appreciation of the place. The property would be rehabilitated. The historic character of the site's landscape and structures would be retained and preserved. Where necessary to support interpretive objectives, missing historic features would be replaced. Visits would begin at the visitor orientation complex located within Sagamore Hill's historic core consisting of the rehabilitated New Barn and existing Visitor Contact Station. At the New Barn, visitors would learn more about Sagamore Hill and Theodore Roosevelt through introductory exhibits and an audio-visual presentation and would be presented with a menu of activities and programming from which to choose. The admission fee for the Theodore Roosevelt Home and other programs also would be collected here.

The bookstore and restrooms would continue to be located in the existing Visitor Contact Station. A small vending area would remain in the Carriage Shed. The addition of new program space in the Old Orchard Garage would enable the park to offer to the visiting public and organized groups regular programs that explore many aspects of the Roosevelt family at Sagamore Hill. Interpretive exhibits would continue to be available at Old Orchard.

Interpretive emphasis would be placed on using the site in its entirety to make connections from historic themes to contemporary topics and issues. Visitors to the park would understand Theodore Roosevelt's policies and actions through experiencing the place that expresses his personality and values.

After leaving the New Barn, visitors would set out across the property to participate in the day's programming and activities. They would experience a Sagamore Hill that includes selected areas preserved to reflect the historic character of the place during the Roosevelts' tenure. Greater emphasis would be placed on the larger cultural landscape, allowing visitors to experience the whole of Sagamore Hill. Visitors would be encouraged to explore the park and to participate in outdoor activities and programs.

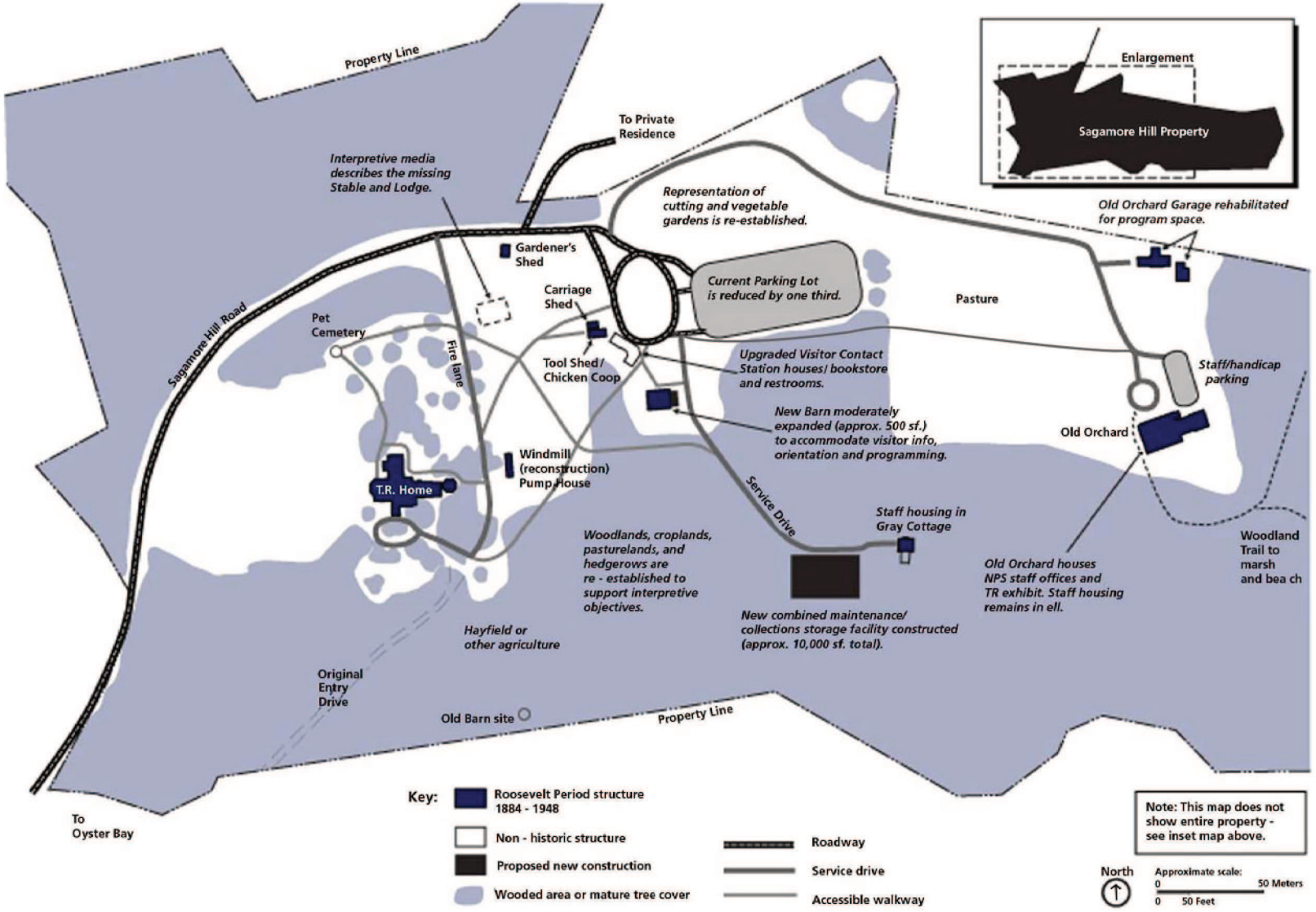

Figure 2-3

ALTERNATIVE 2:
Building Capacity

Sagamore Hill National Historic Site
Oyster Bay, New York
National Park Service, U.S. Department of the Interior

All construction and staffing proposals in this alternative are contingent on NPS funding limitations and priorities, and will be implemented over the life of the general management plan.

Resource Management

CULTURAL RESOURCES

Cultural Landscape

Sagamore Hill's cultural landscape in the historic core is rehabilitated to support interpretive objectives.

The historic character of the landscape will be retained and preserved. Where necessary to support interpretive objectives, missing historic features would be replaced, such as portions of the historic cutting and vegetable garden. Other missing historic landscape features may be marked and interpreted. Specific areas of the landscape would be managed to suggest the agricultural appearance of the property during the family's occupancy. Some non- historic landscape features would be removed or relocated. The park would retain a vegetative buffer area and would work with adjoining property owners to ensure that views into and from neighboring developed properties are sufficiently screened to protect privacy and enhance the visitor experience.

Woodlands and croplands would be managed to enhance their natural resource values and to contribute to federal or New York State conservation goals, as appropriate.

Historic site engineering elements such as culverts, retaining walls, and drainage gutters would be preserved. Historic circulation paths on the site would be preserved, including the original carriage road and the 1911 macadam road.

The existing parking area would remain in its current location but would be reduced in size to allow for the restoration of portions of the historic landscape (e.g., fields, orchard). The parking area and other selected roads and pathways would be resurfaced to be more compatible with the historic setting.

Memorial or commemorative park furnishings would be selectively removed and/or relocated to more appropriate locations.

The park would establish design standards for the selection and placement of outdoor furnishings (e.g., trash receptacles, benches, light fixtures, and water fountains) in a manner that is sensitive to historic and scenic values

of the park. The design guidelines would be informed by the park's Cultural Landscape Report (CLR) and would be developed in consultation with staff from the Park Service's technical centers. Existing outdoor furnishings that do not meet the guidelines would be removed and replaced with more appropriate pieces.

Non- historic ornamental trees and shrubs would be selectively removed to minimize the existing "park- like" setting and enhance the landscape's historic character.

Historic Structures

Sagamore Hill's historic structures are preserved and may be rehabilitated in support of interpretive objectives.

In order to improve conditions at the Theodore Roosevelt Home and further ensure its preservation, this alternative calls for the relocation of some uses currently considered inappropriate. In particular, the volunteer break room currently located in the rear of the house would be relocated. A small visitor services staff office would remain in the house and would continue to serve as a security post during house tours.

The New Barn would be rehabilitated to support visitor services, which would include a small addition to the building. Existing non- historic additions to the exterior of the historic structure would be removed, and missing architectural features would be replaced.

The exterior of the Gardener's Shed would be preserved, and the interior would be rehabilitated to house interpretive media describing farm operations.

The exteriors of the Carriage Shed, Tool Shed/Chicken Coop, and Ice House would be preserved, and the interiors would be rehabilitated for storage.

Two important agricultural buildings no longer exist. The Stable and Lodge was the first building constructed on the property during Roosevelt's tenure and was a prominent feature in Sagamore Hill's landscape until it was destroyed by fire in 1944. The original barn, referred to as the Old Barn, was located on the southern edge of the property and was the only building on the property at the time Roosevelt purchased it. The Old Barn collapsed around 1904 and was replaced by the New Barn around 1907. Under this alternative, the sites of these buildings would be

clearly marked and their location, appearance, and function would be interpreted using appropriate media.

Archeological Resources

Under this alternative, as funds are made available, the park would implement a survey to inventory all archeological resources and to define the boundaries of existing sites as recommended in the Sagamore Hill Archeological Overview and Assessment.

Museum Collections

Curatorial storage and offices would be relocated from the basement of the Theodore Roosevelt Home, Old Orchard, and other sites within the park to a new collections storage facility. The new facility would provide expanded secure, environmentally controlled, dedicated space for curatorial storage.

A new collection storage facility would be constructed in combination with the proposed new maintenance facility on park property. The new facility would also include dedicated research space as well as work space and offices for the park's curatorial staff. According to the Sagamore Hill Collection Management Plan (2004), to meet the collection management needs of the park, such a facility would require 3,200 square feet for collection storage, curatorial offices, workspace, collection records, and storage for supplies. The Collection Management Plan further notes that the park's highest priority in improving museum collection care is to address collection storage and curatorial workspace needs. An additional 600 square feet would be needed to accommodate a research space and the park's library.

The combined collection management and maintenance functions would require a total of approximately 10,000 gross square feet of building space. The new building would be sited and designed to minimize its impact on the site. The NPS facility planning model was applied to evaluate space needs for collection management and maintenance functions. The proposed amount of building space for these functions is consistent with the results of the facility planning model.

Visitor Use and Interpretation

PARKING AND SITE CIRCULATION

Park pathways clearly direct visitors to key park facilities, but also invite visitors to explore the park and discover other features of Sagamore Hill experiences beyond the house.

Under this alternative, the park would undertake and implement a circulation plan that would build upon the park's historic circulation patterns to ensure that there are formal pathways to guide visitors to primary destinations.

Further, the system of park pathways would be expanded to allow visitors to experience the family's historic use of the property. Park pathways would be surfaced using materials that would be compatible with the historic character of the property while allowing visitors to distinguish historic from non- historic pathways.

The existing parking area is rarely filled to capacity. Around midday on an average day during the height of the visitor season, two of the area's three bays may be full. Spaces in the parking area typically turn over at two-hour intervals. Under this alternative, the existing parking area would be reduced in size by approximately one- third to allow for the rehabilitation of a portion of the historic landscape.

In anticipation of special event days such as the July 4th celebration, when the park expects a large number of visitors, the park would make arrangements to accommodate overflow parking at off- site locations, with shuttle service to the park as needed.

VISITOR ORIENTATION

A visitor orientation facility is developed to help visitors understand the significance of the park and to plan their visit.

At a minimum, a proposed visitor orientation facility should include the following programmatic elements: a visitor information and admissions desk; office space; orientation exhibit; staging area to accommodate up to a bus load of visitors at one time (approximately 60 people); a space for audio- visual presentations; a sales area with storage; and restrooms.

Under this alternative, a formal, dedicated visitor orientation facility would be established within the historic core. The visitor services functions associated with the visitor orientation facility would be distributed between two adjacent buildings. The historic New Barn would be modestly expanded and rehabilitated to accommodate the following visitor service functions: visitor information, fee collection, an orientation exhibit, audio- visual program space, and a staging area for groups. The building would also house a small back office for visitor services staff. The exterior of the New Barn would be rehabilitated to reflect its historic appearance. The proposed new addition would meet requirements under

The Secretary of the Interior's Standards for the Treatment of Historic Properties.

The existing visitor contact station would be improved and maintained and would continue to house the bookstore and upgraded restrooms. The adjacent picnic area also would be retained and improved.

The NPS facility planning model was applied to evaluate space needs for visitor services. The proposed amount of building space for this function is consistent with the results of the facility planning model.

INFORMATIONAL AND INTERPRETIVE MEDIA

Under this alternative, the park would introduce a uniform system of informational and interpretive signage. Interpretive waysides or other appropriate media would be revised and upgraded to complement the interpretive message. The park would explore options for alternative media: for example, offering audio tours using cell phone technology or multimedia tours using hand- held computers. The park's Long- Range Interpretive Plan would guide the upgrading of existing informational and interpretive media and the development of new materials.

VISITOR PROGRAMS

Programs and activities are offered that allow park visitors to understand and enjoy the park's landscape and natural resource values and their significance to Theodore Roosevelt and the Roosevelt family.

As under all alternatives, the park would continue to offer regular tours of the Theodore Roosevelt Home. Under this alternative, the park would expand its offerings to include regular tours of the grounds. Special programs associated with the park's primary themes, featuring the agricultural history of the site, family activities at Sagamore Hill, and the site's natural history would be offered on a regular basis throughout the visitor season. Both general visitors to the park and educational groups would be encouraged to end their experience with discussions or other opportunities to reflect on their day's discoveries.

Programming would also enable park visitors to understand the relationship between the Roosevelt family and many sites and institutions in the hamlet of Oyster Bay (e.g., Moore Building, Christ Church, Oyster Bay Railroad Station).

The Roosevelt family was part of the Oyster Bay community. They regularly attended services at Christ Church; Theodore Roosevelt

commuted to New York City via the Oyster Bay spur of the Long Island Railroad; and during his years in the White House, the Moore Building on the corner of West Main and South Streets provided administrative offices for Roosevelt's staff. Oyster Bay is interested in highlighting its connections with Sagamore Hill. Collaborative efforts have already resulted in the creation of an Oyster Bay walking tour brochure and audio tour by the Passport to Historic Oyster Bay initiative, composed of several local organizations including the Chamber of Commerce and the Oyster Bay Main Street Association.

Under this alternative the park would work with its local partners to expand these collaborative programs, which could include more ranger-led walking tours in the hamlet, the development of lecture series, and creation of curriculum- based programs for school children.

Programs and activities are offered that provide park visitors the opportunity to gain meaning from the park's museum and archival holdings.

In the section on management prescriptions common to all alternatives, it was noted that museum collections are to be used as a vital piece of the park's interpretive program. Museum collections are an important resource and can be used in numerous ways to engage park audiences. Under this alternative, the park's audiences would have the opportunity to interact with the park's museum and archival holdings in many ways—including but not limited to changing exhibits, house tours that emphasize the relevance of various objects to Roosevelt's personal story and public contributions, educational programs at local schools and other venues, and web- based exhibits.

Appropriate new or expanded facilities are developed to enable the park to offer a wide range of programs and interpretive offerings.

The Old Orchard garage would be rehabilitated for use as modestly scaled program space to accommodate school groups and for other purposes. The NPS facility planning model was applied to evaluate space needs for educational programming. The proposed amount of building space for this function is consistent with the results of the facility planning model.

Programming offered by the park is dynamic and responds to the seasons, anniversaries of historic events, and other factors, making it attractive to repeat visitors.

In subtle ways, changes in the Theodore Roosevelt Home already reflect the changing seasons. For example, window treatments and floor coverings are changed seasonally. Additionally, the park is currently celebrating the centennial of Theodore Roosevelt's life – each year marked by remarkable achievements and adventures that deserve commemoration. Through special programs, events, and exhibits, the park celebrates their passing by highlighting park resources. These types of changing exhibits and special emphasis programming are intended to encourage visitors to return to the park for these new attractions and programs on a regular basis.

A variety of programs and media are available that encourage critical thinking and offer the public the opportunity to explore the contributions that Theodore Roosevelt made during his life as well as his legacy.

Under this alternative, Sagamore Hill's programming would be expanded to offer limited on- site lectures, gallery talks, walking tours, and other on-site programs that link Theodore Roosevelt and his achievements to the lives of contemporary Americans.

Interpretive exhibits would continue to be located on the first floor of Old Orchard. A small area for changing exhibits would become available upon the relocation of the audio- visual space from Old Orchard to the new visitor orientation facility in the New Barn. This would enable the park staff to mount changing exhibits.

For visitors who are unable to participate in a tour of the Theodore Roosevelt Home due to accessibility or scheduling issues, the park would offer alternative interpretive experiences such as a scale model, a virtual tour of the home, and audio- visual presentations.

For those interested in delving deeper into the history of Theodore Roosevelt and Sagamore Hill, the park would offer an interactive and dynamic website. The website's content would allow audiences to explore the life and times of Theodore Roosevelt in relation to contemporary issues and events using both on- line materials generated by the park and links to other on- line sources.

The park maintains a balance between the delivery of on- site and outreach programming.

Under this alternative, the park would work in partnership with others to identify opportunities to expand outreach programming while also seeking the means to enhance on- site programming. Currently Sagamore Hill offers reserved student programs three days a week to a maximum of 60 students per program. Due to staffing constraints and tour size limits, Sagamore Hill must turn away approximately 6,000 students annually—almost as many as it serves.

The student population is an important constituency that figures prominently in efforts to broaden the park's audience and foster long-term support for its resources and programming. Nationally, educators have concerns about historical and cultural literacy among America's school children. Sagamore Hill and other historic sites across the nation could help fill this educational gap. To this end, the park would expand curriculum- based programming and educational outreach to a range of grade levels and school programs. For instance, programs would extend beyond history and social studies into science and environmental studies, or literature and the arts. The park would also consider different ways to combine the house tour with other types of activities to increase the park's on- site capacity to accommodate school groups. In support of this effort, the park would offer opportunities for formal training in curriculum-based programming to park staff and volunteers.

The park would undertake the development of a multi- dimensional distance learning program that offers pre- visit materials to school groups, maximizes opportunities to reach new audiences beyond the park's geographic area, and builds on relationships with related sites (e.g., Theodore Roosevelt sites within the National Park System, Presidential sites, conservation sites, etc.).

Programs are tailored to meet the needs of varying audiences and the objectives of the park.

Under this alternative, the park would prepare up- to- date interpretive materials (both print and digital) to serve key non- English- speaking audiences.

The park would develop programs specifically to accommodate a bus load of people, adult education groups, or other special interest tours.

The park would expand partnerships with the hamlet of Oyster Bay and other organizations to better enable the park to offer special programs for groups with interests in life- long learning and topics related to Sagamore Hill's natural, cultural, and historical resources.

THEODORE ROOSEVELT EDUCATION & STUDY PROGRAM

The park supports the creation and operation of a Theodore Roosevelt Education & Study Program.

Under this alternative, Sagamore Hill would support the creation and operation of a Theodore Roosevelt Education & Study Program to be administered cooperatively by the Theodore Roosevelt Association and the National Park Service. General NPS support for this program would be found within the park's base operating budget. The park would develop partnerships in pursuit of additional funding for special projects as needed.

The Theodore Roosevelt Education & Study Program would embrace a wide- ranging program addressing Theodore Roosevelt's contributions and accomplishments as well as his legacy. Together, the Theodore Roosevelt Association and the National Park Service would develop programming in support of Education & Study Program objectives including but not limited to: conferences, publications, public programs, exhibits, and new research.

Programs and activities associated with the Education & Study Program would take place in a number of venues including National Park Service, Theodore Roosevelt Association, and community facilities. Program space at Sagamore Hill would continue to be somewhat limited.

In collaboration with the Theodore Roosevelt Association, Sagamore Hill would support the development of a web- based education and study program. This program could offer digital catalogs, copies of primary source materials, and other related items on- line.

Park Operations

STAFFING

Under Alternative 2, Sagamore Hill would undertake a modest expansion of its staff to meet future operational needs. Visitor Services would continue to be the largest division in terms of both full- time and seasonal employees and would grow modestly. The maintenance division would also grow under this alternative.

Existing park positions that are currently vacant would be filled. Proposed new additions to the park staff include seasonal maintenance positions and an education specialist.

The park would explore opportunities to offer internships and expand its volunteer program to enhance the park staff's abilities to address operational needs.

Staff Housing

Under this alternative, staff housing would have to be removed from the New Barn to allow for its rehabilitation as a visitor facility. This would result in the loss of one unit of park housing that typically houses up to three employees.

Staff housing would continue to be located in the Old Orchard service wing, in the second story of the Old Orchard garage, the foreman's cottage, and at Gray Cottage (five units total). Thus, this alternative would result in the net loss of a single unit of staff housing capable of accommodating as many as three employees.

Staff Offices

Under this alternative, National Park Service administrative and visitor services offices would be located in Old Orchard, as would a workspace for park volunteers. Offices for the curatorial and maintenance staff would be located in the new combined collection storage and maintenance facility. Limited office space for visitor services staff would remain in the Theodore Roosevelt Home and also would be located in the visitor orientation facility.

Costs

Development Costs

These cost estimates are in addition to the development proposals identified as being common to all alternatives under Alternative 1 – Status Quo. These figures are for planning and comparison purposes only and represent gross costs based on 2006 estimates. Actual costs will be determined through the design development process. Development of the proposed facilities and infrastructure is dependent on the availability of funding and would be phased over the life of the plan.

The development costs for *Alternative 2 – Building Capacity* are projected to range from $7.7 to 8.8 million. The costs under this alternative are associated primarily with the rehabilitation of the New Barn, the upgrade of the existing visitor contact station, the rehabilitation of the Old Orchard

Garage for program space, and the construction of a new collections storage facility.

Under this alternative, additional planning would cost approximately $95,000 and would include a natural resource management plan, an update of the cultural landscape treatment plan, and a circulation plan. Research costs would be approximately $240,000 and would include historic structure reports for the historic farm buildings, Gray Cottage, Old Orchard, Old Orchard Garage; a comprehensive archeological survey; and a formal boundary survey.

LIFE CYCLE COSTS

For *Alternative 2 – Building Capacity*, the total life cycle costs over the life of the plan were calculated to range from approximately $28.7 to 29.8 million. Total life cycle costs for this alternative would be about $7 million greater than those identified under Alternative 1.

STAFF AND OPERATIONS COSTS

Under this alternative, the park staff would experience modest growth, and the overall annual cost to operate the park would increase by approximately $300,000 over the status quo – resulting in a total annual operating budget of approximately $1.8 million.

Alternative 3: Past Meets Present (The Preferred Alternative)

Concept

In Alternative 3, visitors to Sagamore Hill would be offered an experience that combines the opportunity to explore the site's contemporary relevance in the same context in which one explores its history. As in Alternative 2, the property would be rehabilitated and its The historic character retained and preserved. Greater emphasis would be placed on the removal of non- historic structures and the replacement of missing historic landscape and architectural features to enhance the park's ability to interpret the Roosevelts' period. As in Alternative 2, people would begin their tour at a visitor orientation facility located in the historic core – in this case, the historic New Barn would be expanded and rehabilitated to provide visitor services. The existing visitor contact station – a mid- 20th-century structure – would be removed to make way for the rehabilitation of a portion of the historic farm yard. At the visitor orientation facility, visitors would learn about Sagamore Hill and Theodore Roosevelt through exhibits and an audio- visual presentation and would be presented with a menu of activities and programming from which to choose. Admission fees for the house and other programs would be collected here, and there would also be a sales space and restrooms.

Space for additional exhibits and programming for lectures, films, etc., would be available in the newly expanded Old Orchard, enabling the park to offer the visiting public and organized groups a wider variety of regular programs that explore the historic and contemporary relevance of Theodore Roosevelt and his life at Sagamore Hill. The addition at Old Orchard would also house new, climate- controlled collections storage and dedicated research space.

After leaving the visitor orientation facility, park visitors would set out across the property to participate in the day's programming and activities, many of which take place outdoors. Visitors would experience a larger area rehabilitated to reflect the historic agricultural character of the place during the Roosevelts' tenure. This alternative would place greater emphasis on the larger cultural landscape. Park programming would emphasize outreach and encourage park audiences to make a personal connection between Theodore Roosevelt's life and legacy and their own personal and community life.

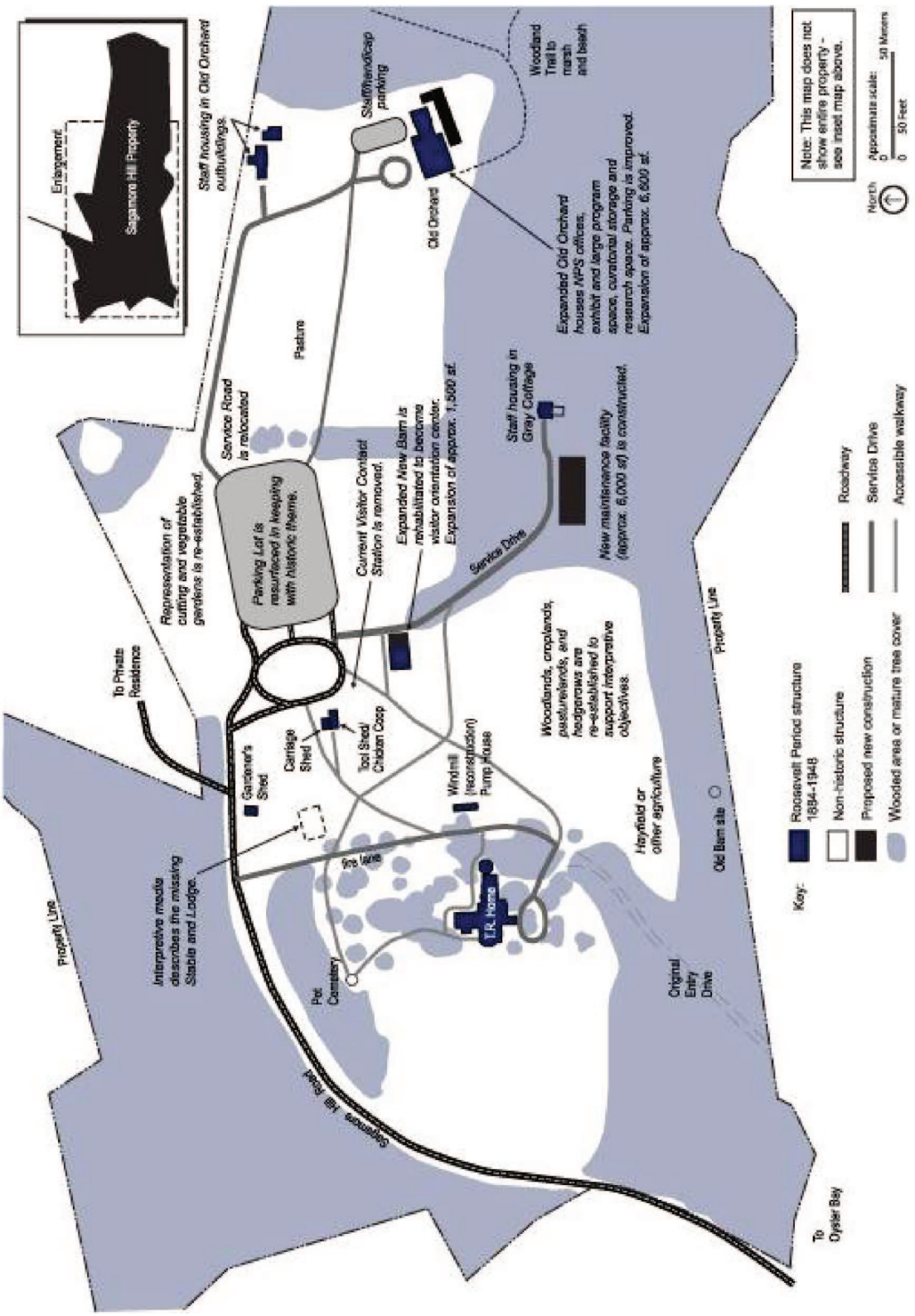

Figure 2-4

ALTERNATIVE 3:
Past Meets Present

Sagamore Hill National Historic Site
Oyster Bay, New York
National Park Service, U.S. Department of the Interior

Alternative 3 has been identified as the National Park Service's Preferred Alternative. Many aspects of Alternative 3 are similar to "Alternative 2: Building Capacity." However, the approach to management in Alternative 3 is geared toward expanding the park's physical capacity for on- site programming, rehabilitating a greater proportion of the cultural landscape, and reinforcing civic engagement. All construction and staffing proposals in this alternative are contingent on NPS funding limitations and priorities and will be implemented over the life of the general management plan.

Resource Management

Cultural Resources

Cultural Landscape

Sagamore Hill's cultural landscape in the historic core is rehabilitated to support interpretive objectives.

Similar to Alternative 2, the historic character of the landscape would be retained and preserved. Where necessary to support interpretive objectives, missing historic landscape features would be replaced, such as portions of the historic cutting and vegetable garden. Other missing historic landscape features may be marked and interpreted. Specific areas of the landscape would be managed to resemble the agricultural appearance during the family's use of the property. Some non- historic landscape features are selectively removed or relocated to a somewhat greater extent under Alternative 3 than under Alternative 2. The park would retain a vegetative buffer area and would work with adjoining property owners to ensure that views into and from neighboring developed properties are sufficiently screened to protect privacy and enhance the visitor experience.

Woodlands and croplands would be managed to enhance their natural resource values and to contribute to federal or New York State conservation goals, as appropriate.

The existing visitor contact station (ca. 1956), a non- contributing structure within the historic core, would be removed. This would permit the park to enhance the historic character of the landscape and interpret its use as a farmyard.

Maintenance operations would be modified (i.e. mowing patterns and schedules) to support cultural landscape objectives. The parking area and other selected roads and pathways would be resurfaced to be more compatible with the historic setting.

Historic site engineering elements such as culverts, retaining walls, and drainage gutters would be preserved. Historic circulation paths in the park would be preserved, including the original carriage road and the 1911 macadam road.

Non- historic ornamental trees and shrubs would be selectively removed to minimize the existing "park- like" setting and enhance the landscape's historic character.

Memorial or commemorative park furnishings would be selectively removed and/or relocated to a more appropriate location based on findings of the park's Cultural Landscape Report (CLR) and other resource documentation.

The park would establish design standards for the selection and placement of outdoor furnishings (e.g., trash receptacles, benches, light fixtures, and water fountains) in a manner that is sensitive to historic and scenic values of the site. The design guideline would be informed by the park's CLR and would be developed in consultation with staff from the Park Service's technical centers. Existing outdoor furnishings that do not meet the guidelines would be removed and replaced with more appropriate pieces.

Historic Structures:
Sagamore Hill's historic structures are preserved and rehabilitated in support of interpretive objectives.

As under Alternative 2, in order to improve conditions at the Theodore Roosevelt Home and further ensure its preservation, Alternative 3 calls for the relocation of some uses currently considered inappropriate. In particular, the volunteer break room currently located at the rear of the house would be relocated. A small visitor services staff office would remain in the house and would continue to serve as a security post during house tours.

The New Barn would be rehabilitated and expanded to serve as the park's visitor orientation facility. In contrast to Alternative 2, the existing (non-historic) visitor contact station would be removed. As a result, the expansion of the New Barn under Alternative 3 would require additional space to absorb the functions once housed in the old visitor contact station —primarily the bookstore and public restrooms. The proposed addition to the New Barn would be approximately 1,500 gross square feet—expanding the building's capacity by about 50 percent. The proposed addition would be located to minimize views from the Theodore Roosevelt Home.

Existing non- historic additions to the exterior of the historic structure would be removed, and missing architectural features would be replaced.

The exterior of the Gardener's Shed would be restored to its historic appearance, and the interior would be rehabilitated to house interpretive media related to farm operations.

The exteriors of the Carriage Shed, Tool Shed/Chicken Coop, and Ice House would be restored to their historic appearance, and the interiors would be rehabilitated for storage.

Under this alternative, the maintenance function would be removed from the Old Orchard Garage, and the structure would be rehabilitated for use as park housing.

The sites of the Stable and Lodge and the Old Barn would be clearly marked, and their location, appearance, and function would be interpreted using appropriate media.

Non- historic structures within the historic core may be removed in support of resource management and interpretive objectives.

Archeological Resources

As in Alternative 2, as funds are made available, the park would implement a survey to inventory all archeological resources and to define the boundaries of existing sites as recommended in the Sagamore Hill Archeological Overview and Assessment (SUNY 2004).

Museum Collections

Curatorial storage and offices would be relocated from the basement of the Theodore Roosevelt Home and other sites within the park to a new collection storage facility that would provide expanded secure, environmentally controlled, dedicated space for curatorial storage.

Under Alternative 3, an addition to Old Orchard would be constructed to provide appropriate climate- controlled storage for the park's collections and dedicated workspace for researchers. Approximately 4,400 gross square feet would be needed to house the museum and archival collections, provide curatorial workspace, and accommodate study of the collection. An addition to Old Orchard would be needed to accommodate this particular use, because it would be the most efficient way to provide an appropriate, climate- controlled storage and work area. The existing portion of Old Orchard could not reasonably be adapted to necessary climate- controlled conditions. The curatorial storage would be developed

as part of a larger addition to Old Orchard that would also include education and program space. The NPS facility planning model was applied to evaluate space needs for collection management. The proposed amount of building space for this function is consistent with the results of the facility planning model.

The total size of the new addition to Old Orchard (including the proposed program space described below) would be approximately 6,600 gross square feet – expanding the building's capacity by approximately 66 percent. The proposed addition to Old Orchard would be sited and designed to reduce its impact on the park's historic core and be sympathetic to the historic structure. The addition would be constructed adjacent to the rear of Old Orchard and be linked by a "connector' that would preserve the character- defining features of the building. The addition would be set back from the west elevation and be reduced in height so as not to diminish the historic appearance and integrity of Old Orchard. The proposed new addition would meet requirements under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Visitor Use and Interpretation

Parking and Site Circulation

Park pathways clearly direct visitors to key park facilities but also invite them to explore the park and discover other Sagamore Hill features beyond the house.

As in Alternative 2, the park would undertake and implement a circulation plan that would emphasize not only the integration of its historic circulation patterns, but would also ensure that there were formal pathways to guide visitors to primary destinations.

Further, the system of pathways would be expanded to allow visitors to experience the family's historic use of the property through the introduction of additional modern pathways. Park pathways would be surfaced using materials that would be compatible with the historic character of the property, yet would enable visitors to distinguish historic from non- historic pathways.

Visitor Parking

Under this alternative, the existing parking lot would be retained and would be resurfaced using materials compatible with the historic scene. The parking area would be landscaped to provide an improved sense of arrival at the park.

The small parking area at Old Orchard would be improved but not expanded. Improvements would formalize the area's design, making it more efficient.

Overflow parking would be addressed on an as- needed basis and would be located on- site using existing fields in non- sensitive areas or off- site by agreement with Oyster Bay community partners (e.g, the high school).

Visitor Orientation

A visitor orientation facility is developed by the park to help visitors understand the significance of the site and to plan their visit.

As in Alternative 2, a formal, dedicated visitor orientation facility would be established within the historic core. In this scenario, the New Barn (ca. 1907) would be rehabilitated and expanded to accommodate a full array of orientation and visitor services. The visitor orientation facility would feature a visitor information/fee collection desk with a back office, orientation exhibit, program space, restrooms, and a bookstore. The program space at the New Barn would accommodate approximately 60 visitors and would be used as a venue for an audio- visual presentation, orienting school children and other large tour groups, and miscellaneous programs as schedules permit. Based on the park's assessment of the necessary building program, the required addition proposed is approximately 1,500 gross square feet. The NPS facility planning model was applied to evaluate space needs for visitor services. The proposed amount of building space for this function is consistent with the results of the facility planning model.

The existing visitor contact station (ca. 1956, a non- contributing structure within the historic core) and picnic area would be removed, permitting the rehabilitation of a highly visible portion of the historic farmyard.

Informational and Interpretive Media

The approach to informational media and park furnishings is largely the same as that described under Alternative 2. The park would introduce a uniform system of informational and interpretive signage. Interpretive waysides or other appropriate media would be revised and upgraded to complement the interpretive message. The park would explore options for alternative media, for example, offering audio tours using cell phone technology or multimedia tours using hand- held computers. The park's Long- Range Interpretive Plan would guide the upgrade of existing informational and interpretive media and the development of new materials.

VISITOR PROGRAMMING

Programs and activities are offered that help park visitors understand and enjoy the park's landscape and natural resource values and their significance to Theodore Roosevelt and the Roosevelt family.

As under all alternatives, the park would continue to offer regular tours of the Theodore Roosevelt Home. Similar to Alternative 2, the park would expand its offerings to include regular tours of the grounds. Special programs associated with the park's primary themes, featuring the agricultural history of the site, family activities at Sagamore Hill, and the site's natural history would be offered on a regular basis throughout the visitor season. Both general visitors to the park and educational groups would be encouraged to end their experience with discussions or other opportunities to reflect on their day's discoveries.

Programming would also enable park visitors to understand the relationship between the Roosevelt family and many sites and institutions in the hamlet of Oyster Bay (e.g., Moore Building, Christ Church, and the Oyster Bay Railroad Station)

As in Alternative 2, Sagamore Hill recognizes the importance of the hamlet relative to Sagamore Hill and the Roosevelt family. The park also acknowledges the interest that community leaders have expressed in creating stronger links between the hamlet and the park. Under this alternative, the park would work with its local partners to expand these collaborative offerings to include more ranger- led walking tours in the hamlet, the development of lecture series, and the creation of lesson plans for local schools.

Programs and activities are offered that allow park visitors the opportunity to gain meaning from the park's museum and archival holdings.

Under this alternative, visitors would have the opportunity to interact with the park's museum and archival holdings in many ways—including but not limited to changing exhibits, house tours that emphasize the relevance of various objects to Roosevelt's personal story and public contributions, educational programs at local schools and other venues, and web- based exhibits.

Appropriate new or expanded facilities are developed to enable the park to feature a wide range of programs and interpretive offerings.

In partnership with the TRA, new educational program space would be developed as part of a new addition at Old Orchard and would permit a

wide range of educational uses. The estimated size of the proposed Old Orchard program space would be approximately 2,000 gross square feet. Because of the scale of the desired space, Old Orchard cannot meet its requirements; therefore an addition to Old Orchard would be needed. The NPS facility planning model was applied to evaluate space needs for educational programming. The proposed amount of building space for this function is consistent with the results of the facility planning model. Siting and design considerations for an addition to Old Orchard were discussed previously in this alternative under "Collection Management".

Programming offered by the park is dynamic and responds to the seasons, anniversaries of historic events, and other factors, making it attractive for repeat visitors.

As described under alternative 2, programming can reflect the anniversaries of certain events associated with Theodore Roosevelt and his family. Themed programming would be offered to highlight different facets of Roosevelt and his family's history at Sagamore Hill (e.g., the "Strenuous Life").

A variety of programs and media are available that encourage critical thinking and offer the public the opportunity to explore the contributions of Theodore Roosevelt and his legacy.

Similar to Alternative 2, this alternative would expand Sagamore Hill's programming to offer limited on- site lectures, gallery talks, walking tours, and on- site programs that link Theodore Roosevelt and his achievements to the lives of contemporary Americans.

Interpretive exhibits would continue to be located on the first floor of Old Orchard. A small area for changing exhibits would become available after the relocation of the audio- visual space from Old Orchard to the new visitor orientation facility in the New Barn. This would enable the park staff to mount changing exhibits.

For those interested in delving deeper into the history of Theodore Roosevelt and Sagamore Hill, the park would offer an interactive and dynamic website that would allow audiences to explore the life and times of Theodore Roosevelt in relation to contemporary issues and events, using both on- line materials generated by the park and links to other on-line sources.

Under this alternative, the park would use its expanded facilities to offer a broader slate of programming and community- based activities, including changing exhibits, films, lectures, symposia, and community dialogues.

The park maintains a balance between the delivery of on- site and outreach programming.

This alternative would have the park work in partnership with others to identify opportunities to expand outreach programming, while also seeking the means to enhance on- site programming. The park would expand curriculum- based programming and educational outreach to a range of grade levels and school programs. For instance, programs would extend beyond history and social studies into science and environmental studies, or literature and the arts. The park would also consider different ways to combine the house tour with other types of activities to increase the park's on- site capacity to accommodate school groups or other large, organized groups. In support of this effort, the park would offer park staff and volunteers the opportunity for formal training in curriculum- based programming.

The park would undertake the development of a multi- dimensional distance learning program that offers pre- visit materials to school groups, maximizes opportunities to reach new audiences beyond the park's geographic area, and builds on relationships with related sites (e.g., Roosevelt- related sites within the National Park System, Presidential sites, conservation sites, etc.)

Programs are tailored to meet the needs of varying audiences and the objectives of the park.

As in Alternative 2, under this alternative up- to- date interpretive materials—both print and digital—would be prepared to serve key non-English speaking audiences. An expanded outreach program would help identify other ways to meet the needs of these potential audiences. Use of wireless technology (e.g., personal digital assistants or PDAs) could provide translations and interpretations to meet specific linguistic needs.

THEODORE ROOSEVELT EDUCATION & STUDY PROGRAM

Sagamore Hill NHS supports the creation and operation of a Theodore Roosevelt education and study program.

As in Alternative 2, Sagamore Hill would support the creation and operation of a Theodore Roosevelt Education & Study Program to be administered by the Theodore Roosevelt Association in cooperation with

the National Park Service. General NPS support for this program would be found within the park's base operating budget. The park would develop partnerships in pursuit of additional funding for special projects as needed.

The Theodore Roosevelt Education & Study Program would offer a wide-ranging approach to Theodore Roosevelt's contributions and accomplishments as well as his legacy. Together, the TRA and the NPS would develop programming in support of Education & Study Program objectives that could include, but would not be limited to: conferences, publications, public programs, exhibits, and new research.

However, under this alternative the Theodore Roosevelt Education & Study Program would expand its scope to include hosting dialogues and special programming centered on civic responsibility and community involvement.

Programs and activities associated with the Education & Study Program would take place in a number of venues including National Park Service, Theodore Roosevelt Association, and community facilities. Program space at Sagamore Hill would be available.

In collaboration with the Theodore Roosevelt Association, Sagamore Hill would support the development of a virtual educational and study program, a web- based initiative. This program could make digital catalogs, copies of primary source materials, and other related items available on-line.

Park Operations

STAFFING

Under Alternative 3, Sagamore Hill would undertake a moderate expansion of its staff to meet future operational needs. Existing park positions that are currently vacant would be filled. Proposed new additions to the park staff include a full- time museum technician, maintenance worker, and an education specialist.

Visitor Services would continue to be the largest division in terms of both full- time and seasonal employees. The maintenance division would grow modestly under this alternative.

STAFF HOUSING

Under this alternative, staff housing would have to be removed from the New Barn in order to accommodate its redevelopment as a visitor facility.

This would result in the loss of one unit of park housing that had offered accommodations for up to three employees.

To offset the loss of this housing, the first story of the garage at Old Orchard would be rehabilitated for use as park housing. The work would be implemented in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The existing unit of housing located on the second floor would remain.

Staff housing also would continue to be located in the Foreman's Cottage, Old Orchard, and Gray Cottage. If necessary, Gray Cottage could be used as a dormitory.

The park will work with both the NPS Northeast Region and Washington Headquarters housing offices to continually assess its housing needs and housing inventory to comply with NPS policies on park housing for NPS employees. Under current NPS policies, funds for the development of park housing in the interior of the Old Orchard garage, which replaces an existing unit to be vacated through the implementation of this plan, would not be available through the Service- wide line item construction program.

Staff Offices

Under this alternative, National Park Service administrative, curatorial, and visitor services offices would be located in Old Orchard, as would a work space for park volunteers. Offices for the maintenance staff would be located in the new maintenance facility. Limited office space for visitor services staff would remain in the Theodore Roosevelt Home, and would also be located in the visitor orientation facility.

Costs

Development Costs

These cost estimates are in addition to the development proposals identified as being common to all alternatives under Alternative 1 – Status Quo. These figures are for planning and comparison purposes only and represent gross costs based on 2006 estimates. Actual costs will be determined through the design development process. Development of the proposed facilities and infrastructure is dependent on the availability of funding and would be phased over the life of the plan.

The development costs for *Alternative 3 – Past Meets Present* are projected to range from $8.5 to 9.7 million. The costs under this alternative are associated primarily with the rehabilitation and expansion of the New Barn for use as a visitor orientation facility, the removal of the old visitor

contact station, construction of additions to Old Orchard to house a collection management facility and education and program space, rehabilitation of the cultural landscape including portions of the cutting and vegetable garden, and the rehabilitation of the Old Orchard Garage for use as park housing.

Under this alternative, additional planning would cost approximately $95,000 and would include a natural resource management plan, an update of the cultural landscape treatment plan, and a circulation plan. Research costs would be approximately $240,000 and would include historic structures reports for the historic farm buildings, Gray Cottage, Old Orchard, and Old Orchard Garage; a comprehensive archeological survey; and a formal boundary survey.

Life Cycle costs

For *Alternative 3 – Past Meets Present*, the total life cycle costs over the life of the plan would range from approximately $30.6 to 31.8 million. Total life cycle costs for this alternative would be about $9 million greater than those identified under Alternative 1.

Staff and Operations Costs

Under this alternative, the park staff would experience moderate growth and the overall annual cost to operate the park would increase by approximately $400,000 over the status quo –producing a total annual operating budget of approximately $1.9 million.

Table2- 1: Comparative Summary Highlighting Differences among Alternatives

	Alternative 1: Status Quo	Alternative 2: Building Capacity	Alternative 3: Past Meets Present
Resource Management			
Cultural Landscape	Overall treatment of the cultural landscape remains unchanged.	Selected areas of the cultural landscape are rehabilitated in support of interpretive objectives.	Selected areas of the cultural landscape are rehabilitated in support of interpretive objectives to a larger degree than under 2. The existing visitor contact station is removed, allowing for the rehabilitation of a portion of the historic farm yard.
Historic Structures	Overall treatment of historic structures would remain unchanged.	Sagamore Hill's historic structures are rehabilitated to reflect their historic appearance.	
Museum Collections	Museum collections would continue to be housed at multiple locations across the park under varying environmental conditions.	Museum collection storage would be consolidated and relocated to a new collection management facility that would be constructed in combination with the proposed new maintenance facility located near Gray Cottage. This combined facility would total approx. 10,000 gross sq.ft.	Museum collections storage would be consolidated and relocated to a new collection management facility developed as part of a new addition to Old Orchard (approx. 4,400 sq.ft.).
Visitor Experience			
Park Pathways	Park pathways would be maintained and upgraded as necessary to meet accessibility requirements.	The system of park pathways would be expanded to allow visitors greater opportunities to explore the park. Park pathways would be resurfaced using materials that are more compatible with the site's historic character.	

	Alternative 1: Status Quo	Alternative 2: Building Capacity	Alternative 3: Past Meets Present
Parking	The existing parking area would remain. Overflow parking would continue to be located in fields on site when conditions permit.	The parking area would be reduced in size by approximately one-third. Overflow parking would be located off-site with shuttle service to Sagamore Hill. Arrangements for off-site parking would be by agreement with Oyster Bay community partners.	The parking area would remain in its current configuration. The area would be resurfaced using materials that are more compatible with the site's historic character. Overflow parking would be addressed on an as-needed basis and would be located on-site using existing fields when conditions permit or off-site by agreement with Oyster Bay community partners.
Orientation Facilities	No formal visitor orientation facility would be developed. Visitors would continue to begin their experience at the existing visitor contact station.	A visitor orientation complex would be created making use of existing structures. The historic New Barn would be rehabilitated and modestly expanded (by approx. 500 sf) to accommodate fee collection, orientation exhibit, A/V program, and a staging area. The existing visitor contact station would be improved and would continue to house the bookstore and restrooms.	A visitor orientation facility would be developed by rehabilitating and building a 1,500-sf addition to the historic New Barn. This facility would house all of the visitor orientation functions described under Alternative 2 with the addition of the bookstore and restrooms. The existing visitor contact station would be removed.
Programs	Programming would continue at current levels with little change in emphasis.	Both on-site and off-site programming is expanded including interpretation of Oyster Bay. On-site programming emphasizes interpretation of the total site. Off-site programming emphasizes educational outreach such as distance learning. NPS would support the creation of a Theodore Roosevelt Education & Study Program.	
Program Space	No dedicated program space would be available on-site. Special programs such as lectures would have to take place at off-site venues.	Program space would be created in rehabilitated Old Orchard garage.	Program space would be developed as part of an addition to Old Orchard. The development of this space would be undertaken with non-federal partners.
Park Operations			
Staff Housing	There would be no change in the availability of staff housing. The park would retain 6 units of housing.	A unit of housing that could accommodate up to 3 employees would be lost and would not be replaced. The park would maintain 5 units of housing.	A unit of housing that could accommodate up to 3 employees would be lost, but would be replaced by a new unit of housing that would be created in the rehabilitated Old Orchard garage. The park would maintain 6 units of housing.

	Alternative 1: Status Quo	Alternative 2: Building Capacity	Alternative 3: Past Meets Present
Costs			
Development*	Development: $4.6 to 5.6 million (gross const.) Planning: $45,000 Research $150,000	Development: $7.7 to 8.8 million (gross const.) Planning: $95,000 Research $240,000	Development: $8.5 to 9.7 million (gross const.) Planning: $95,000 Research $240,000
Total Life Cycle Costs over the Life of the Plan	$22.1 to 23.1 million	$28.7 to 29.8 million	$30.6 to 31.8 million
Annual Costs (Staff and Operations)	$1.5 million	$1.8 million	$1.9 million
*Cost estimates displayed under Alternatives 2 and 3 represent development costs that would be incurred in addition to the development costs described under Alternative1. The development costs described under *Alternative 1 – Status Quo* are considered to be "Common to all Alternatives"			

Environmentally Preferred Alternative

Simply stated, the environmentally preferred alternative is the one that causes the least damage to the biological and physical environment; it also means the alternative that best protects, preserves, and enhances historic, cultural, and natural resources. The National Park Service has identified Alternative 3 as the environmentally preferred alternative.

This alternative calls for substantial additions to both the New Barn and Old Orchard, both of which are historic structures considered to be contributing features on the historic property. The alteration of these buildings would be undertaken in a sensitive manner that minimizes their impact on the site. The scale of these proposed additions is offset in several ways. Mitigating issues would be addressed through the pre- planning and design processes for each of these facilities. The rehabilitated buildings would enable the park to meet both its resource management and visitor services needs (e.g. climate–controlled collections storage) and would allow for the removal of the existing visitor contact station which, in turn, would permit the rehabilitation of this highly visible portion of the historic farmyard.

Overall, this alternative emphasizes rehabilitation of a substantial portion of the cultural landscape and of historic structures, recognizes the value of the park's natural resources, enhances management of these natural resources, and limits new development to previously disturbed sites to the greatest degree possible. Buildings and features that are considered intrusions on the landscape—such as the non–historic building that houses the existing visitor contact station—would be removed to make way for the rehabilitation of the historic farm yard and gardens. The park would also retain much of the existing field/forest configuration, ensuring that the diversity of habitat types is maintained.

Expanding the park's system of pathways and visitor facilities would enable visitor services staff to better manage visitation and distribute use across several venues. It also would offer the visiting public opportunities to explore the park without overtaxing its resources.

Proposals Considered but Rejected

Commemorative Approach–The planning team considered but rejected an approach to managing the park that would embrace the commemorative treatment of the property by the Theodore Roosevelt Association and the National Park Service. A clear period of significance that offered appropriate dates to which to restore the landscape could not be determined. It was also determined that reinforcing the commemorative landscape as influenced by the TRA and NPS did

little to illuminate the national significance of the park and Theodore Roosevelt for interpretive purposes.

Off- site Visitor Facility with Shuttle–The planning team considered but rejected a proposal that would locate the visitor orientation facility off- site but nearby to Sagamore Hill—most ideally within the hamlet of Oyster Bay. Both internal agency inquiries and external communications with community leaders indicated that realty costs combined with congestion and parking issues in the hamlet made this proposal unworkable.

Reconstruction of the Stable and Lodge–The planning team considered but rejected a proposal to reconstruct the Stable and Lodge. According to NPS management policies, no matter how well- conceived or executed, reconstructions are contemporary interpretations of the past rather than authentic surviving structures. Current NPS policy does not support the reconstruction of missing structures unless no other alternative would accomplish the park's interpretive mission. Moreover, there is limited documentation of the building's interior. Proposals to interpret the site of the Stable and Lodge using appropriate interpretive media have been incorporated into each proposed action alternative.

New construction of a visitor orientation facility on the site of the Stable and Lodge–The planning team considered but rejected a proposal to construct a new visitor orientation facility on the site of the Stable and Lodge. The proposed building would have been a contemporary structure slightly larger than the footprint of the former structure and would have been designed to have scale and massing evocative of the original structure. Although it would have reestablished the historic spatial organization of the farm, a number of issues worked against this proposal. The scale of the new building would not have met the space requirements of the new visitor orientation facility. Also, it represented new, freestanding construction within the historic core, which was not considered desirable.

Locating a new maintenance facility in the park's non- development zone–The planning team considered but rejected a proposal to locate a new maintenance facility in the park's non- development zone in the area of park- owned land north of Sagamore Hill Road. It was noted that the area was located along the principal gateway road leading into the park, making it unsuitable for such a facility. In addition, abutting neighbors raised similar concerns regarding the approach to their own privately held properties.

Removing visitor service functions from historic core–Formerly referred to as "Alternative 4: Historical Sagamore Hill." Under this alternative, the current visitor contact station would be removed, and a new visitor orientation facility would have been constructed in the park's non- development zone in the area of park- owned land north of Sagamore Hill Road. Similar to issues associated with locating a new maintenance facility in this area, the development of a new visitor orientation facility and its associated parking was not considered appropriate. In addition, this proposal's expense would have required the financial commitment of a private partner. NPS was unable to identify an appropriate park partner with which to undertake this project.

Reintroduction of Farm Animals–The planning team considered but rejected a proposal to reintroduce farm animals for interpretive purposes. The proposal was not considered practical due to the scale of the property, the close proximity of neighbors, and the cost associated with housing and caring for farm animals.

Remove portion of Old Orchard Service Road and re- route traffic through visitor parking area–The planning team considered but rejected a proposal to remove the portion of the Old Orchard service road north of the visitor parking area and re- route traffic. Review of the draft plan revealed some important questions about the relationship between the existing road and the historic access to the Old Orchard property – suggesting that the modern service road followed the path of the historic access road. This raised further questions about the benefit of this action relative to the rehabilitation of the cultural landscape.

PART THREE: AFFECTED ENVIRONMENT

Overview

This section describes existing conditions in the park and its environs as a basis for comparison of the environmental effects that would result from the implementation of the alternatives presented in this draft plan.

This section is organized by selected cultural and natural resource topic areas or "impact topics." The resource topics were selected for inclusion in this section because the resources identified within each topic could be affected by the proposals outlined in the alternatives. The planning team selected the impact topics based on legislative requirements, resource information, planning issues, and concerns expressed by the public and other agencies during the scoping phase of the planning process. The potential effects of the alternatives on these impact topics are described in the "Environmental Consequences" section.

Cultural Resources

As an historic area of the National Park System, Sagamore Hill National Historic Site was administratively added to the National Register of Historic Places in 1966, with the passage of the National Historic Preservation Act. The park's National Register documentation was updated in 1980 and again in 2006. The 2006 revision further considered the significance of the park's cultural landscape as well as Old Orchard, the estate that was built by Theodore Roosevelt, Jr.

Many of the features described below are formally documented on the park's List of Classified Structures. Each building or structure cataloged in the system is assigned a unique identification number (LCS #). A complete list of the buildings and structures included in Sagamore Hill's inventory appears in Appendix C.

Cultural Landscapes

The original grounds at Sagamore Hill National Historic Site, shaped by the development of the property by Theodore Roosevelt beginning in 1880, included a rural country home and a working farm. The home was situated at the highest point on the property, amidst open lawn with specimen trees and meadow, with 360–degree views. Arrayed to the northeast (rear) of the home were the gardens, pasture, and support buildings. Later, Theodore Roosevelt, Jr. built the Old Orchard estate complex on a portion of the

property. The 83–acre site includes frontage on Cold Spring Harbor to the east and views of Oyster Bay to the west.

Today the property consists of designed areas providing a setting for the residential buildings, areas associated with former agricultural uses, naturally occurring woodlands, ponds, and a sand beach. The appearance of the grounds has been modified while under the stewardship of the Theodore Roosevelt Association and National Park Service. However, the historic field patterns, historic woodlands, ponds, and sand beach retain their appearance from the time of the family's occupancy. The most notable change is that the property no longer functions as a working farm. This change in land use from agriculture to museum/park has resulted in successional vegetation encroaching on the open fields, creating an increased sense of enclosure.

Sagamore Hill is accessed today from Sagamore Hill Road, constructed in 1953. The visitor parking lot, added to the site in 1954, is located in the former garden/agricultural area and is adjacent to the north pasture. Sagamore Hill Road and the parking area were constructed to accommodate visitors and supplement the historic hierarchical circulation system consisting of main access routes, secondary roads, and paths. The original approach road, designed for carriages, originated at the service road (LCS# 0400946) in the southwest corner of the property and terminated at the circular drive on the south side of the house. Two stone retaining walls (LCS# 040952) associated with this road remain. The introduction of the automobile changed the circulation system at Sagamore Hill. The original approach road was too steep for an automobile to climb and was replaced in 1912 by a new entrance drive. The carriage road (LCS#040945), originally constructed of compacted soil, survives in the southwest corner of the property as a pedestrian way. Successional vegetation was cleared from the road bed in 1993 and the surface was mulched.

The 1912 entrance road originated to the south of the carriage road where the topography was less steep and met the circular drive to the east of the carriage road. Designed by engineer Hans Rude Jacobson, the 14'–wide road was surfaced in macadam (LCS# 040947) and bordered by 2'–wide broken stone gutters set in concrete (LCS# 040950). Surface run–off is collected in a brick and concrete culvert (LCS# 040950) located under the road. The extension of an existing retaining wall was also completed as part of the 1912 entrance drive construction. Although no longer used for vehicular traffic, this road is important for pedestrian circulation. A modern asphalt internal road system connects the east side of the house

with the site of the Stable and Lodge. Two paths remain from the historic period. These include a gravel walk, which originates at the main house and leads to the pet cemetery (LCS# 040949), and a single remaining path in the surviving portion of the flower and vegetable garden (LCS# 040948). The latter is constructed of compacted earth and defines the western boundary of the historic garden.

The access road to Old Orchard originates at the Sagamore Hill Road, and a portion follows the route of an historic farm road, runs along the northern boundary of the property, and terminates in a circular drive in front of the house. During the historic period, the circular drive was surfaced with oyster shells, like many of the existing pathways and roads on the property at the time.

Large specimen deciduous and coniferous trees are located on the north, east, and south lawn surrounding the Theodore Roosevelt Home. Several trees are known to be from Theodore Roosevelt's lifetime, including four European beeches, a copper beech, an American elm, a red cedar, and two white oaks. Several Canadian hemlock and white pines date to the later historic period. Two beech trees on the south side of the house were removed and replaced with genetically identical plant material in 2000. The meadow to the west of the main house was restored in 1998. The growth of the historic trees, together with the addition of non–historic ornamental and shade trees, has resulted in a denser canopy and obscured views to Long Island Sound.

Historic fences and fence lines that once enclosed fields are present throughout the property (LCS# 040959). The only extant pasture is located east of the parking lot and is enclosed with a split rail fence. With some variation, this historic fence type was used throughout the property. Today it remains along the northern border, encloses a portion of the property on the south, portions of the orchard and parking lot, and is found throughout the woodlands.

The construction of Old Orchard and its associated support buildings in 1937 and 1938 (respectively) reflected the declining agricultural use of the property and the increased residential estate development in the area. The Old Orchard support buildings include the garage, the foreman's cottage, and the cold cellar. Sited within a mature apple orchard of approximately 70 trees, the building of Old Orchard resulted in the removal of almost one–half of the trees, many of which had been damaged or destroyed in a hail storm in the early 1930s. The extant orchard presently contains 43 common apple trees, 15 of which may date to the historic period.

The Sagamore Hill grounds continue to embody Roosevelt's intent to create a rural country home, despite the change in land use, the increased woodland cover, and the addition of visitor services. Surviving are the majority of constructed features as well as the topography, natural systems, and native vegetation that initially drew him to the property.

Historic Buildings and Structures

SAGAMORE HILL (THEODORE ROOSEVELT HOME) 1884 (LCS # 001243)

The main residence at Sagamore Hill is roughly cruciform in shape, with longer west and east wings separated by shorter south and north wings. Architects Hugo Lamb and Charles Alonzo Rich designed the house, incorporating Roosevelt's preferences. The red brick and wood–frame house embraces the Queen Anne style both in plan and details. Viewed from the exterior, the house appears to be two–and–a–half stories; however, the interior reveals three stories, an attic, and full basement. Prominent features include a porte–cochere at the main entrance, piazzas, dormers, and gables. The building itself has seen few alterations from the original 1884–1885 plan; the only significant changes to the house itself were Roosevelt's addition of the North Room and the modification of the piazza to create a speaking platform from which Roosevelt could address delegates who came to Sagamore Hill.

In keeping with the popular Queen Anne style, the house has a horizontal rather than vertical focus, with its large and open areas and wide gable ends reaching outward rather than upward. The piazza extends from the porte–cochere on the south façade around the west side where it widens and forms a porch shaded by an awning. There is a sawn–wood balustrade at the outer edge that continues with the piazza for a short distance along the west side of the north wing. A lattice–sided service porch with an openwork top extends from the staff's kitchen, and there is a third porch on the east side of the house. On the second floor, a small shingled porch and two decks open off Theodore Roosevelt's bedroom, bathroom, and guest room, respectively.

The majority of Sagamore Hill's 28 rooms retain significant integrity. The first floor has oak–paneled walls and a beamed entrance and stair hall. First–floor rooms include the library (which served as Roosevelt's private office), the family dining room, the drawing room, and the kitchen connecting the laundry room, pantry, and staff dining room. The spacious North Room was added in 1905. On the second floor are the family and guest bedrooms, a nursery, an original bathroom, two other bathrooms added in 1905, and a south bedroom and bathroom added in the 1920s. The

main stair hall is centrally located and illuminated with a large stained glass skylight. The rear service stairwell extends from the basement to the third floor. On the third (top) floor are the Gun Room, Theodore Jr.'s room, the schoolroom, linen room, sewing room, and the cook's and two maids' rooms. Room interiors and decorative finishes are mostly typical of the period in style and appearance. The oak paneling is original to the period of significance. Several rooms such as the "Double Guest Room" have period wallpaper predominately applied during the 1950s TRA period, with other reproduction wallpapers installed by NPS more recently.

The North Room, designed by architect C. Grant LaFarge, was built in response to Roosevelt's pressing need to entertain large groups and distinguished visitors and Edith's desire to preserve the privacy of her drawing room. The 1905 addition provided him with a large (40' x 30') room in which to receive guests and dignitaries who visited the property. Though added after the construction of the main building, the exterior façade of the North Room was designed to complement the rest of the structure, with its red brick walls and wood–shingled gable ends. A plaster eagle and wreath decoration is set on a wood panel on the exterior gable; two additional plaster eagles adorn the interior. The only original wallpaper remaining in the house, a red and gold pattern, is found in this room.

A number of alterations to the main house occurred after the period of significance. Following Edith's death in 1948, the Theodore Roosevelt Association (TRA) purchased Sagamore Hill in 1950 and intended to open it to the public for visitation. While the TRA made a number of physical changes to the site, they were largely logistical and did not represent any particular vision or revisioning of Roosevelt's life or home. The TRA alterations included installation of new heating, electrical, and fire protection systems to enhance the safety of the house; a new asphalt shingle roof; and repainted exterior. Louvers were added to the north and south attic gables for ventilation. In order to improve visitor circulation and meet fire codes, a new stair from the second to third story was built in the west front part of the house. In the first story rear hall, the stair to the basement was moved to the south wall, and the stair to the second story was widened. The hall from the main hall to the kitchen was straightened. The small service porch off the kitchen on the north was enclosed and converted to office space; steps from this room to the outside lead east. The room to the east of the kitchen, which contained the laundry during the historic period, is today an office for the park guides and volunteers. The top floor has an open attic not accessible to the public.

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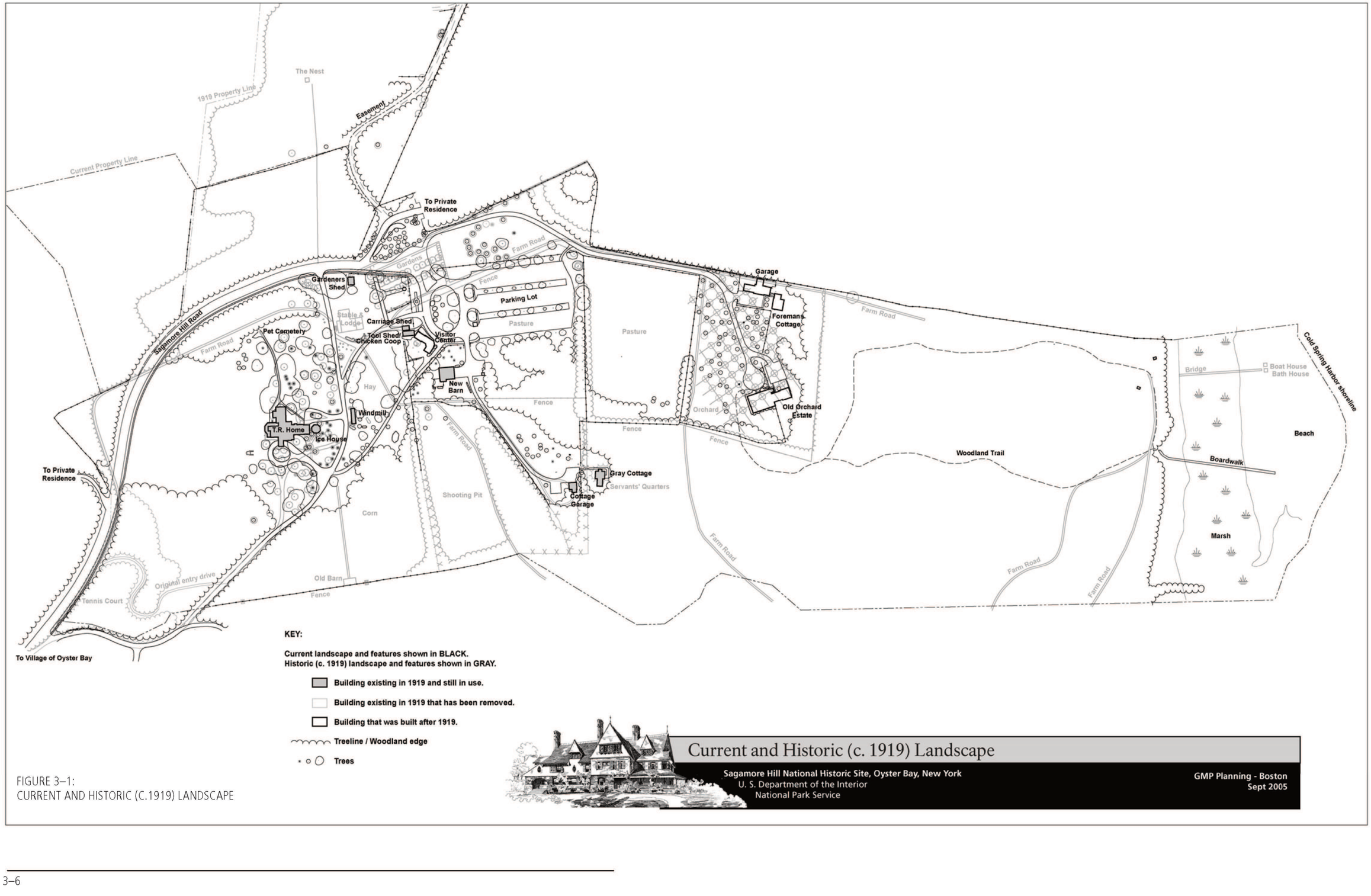


FIGURE 3–1:
CURRENT AND HISTORIC (C.1919) LANDSCAPE

Since 1963 the National Park Service has restored the upper floors to their appearance when Theodore Roosevelt lived on the property. Their efforts have included removing later partitions, refinishing of varnished woodwork that had previously been painted, re- papering walls, and other similar work. In 1993 the NPS adopted a new Furnishing Plan. Some 600 pieces of furniture and artwork were relocated in a major reinterpretive effort that also necessitated changes in wall and floor treatments throughout the house, repair and repainting of first and second floor walls, and the restoration of five second–story rooms and second– and third–story halls.

PUMP HOUSE 1884 (LCS # 040956)

The Pump House is a simple wood–framed structure with brick foundation and gable roof. A long structure, it has two connected segments: one is a partially buried brick cellar with shingles and bulkhead doors on the south end, and the other is a low shed on wood posts, a non–historic TRA addition. The original portion houses the pumping station for one of the wells.

ICE HOUSE 1885 (LCS # 005441)

The Ice House was built in 1885 in close proximity to the main house. An octagonal structure of red brick, it stands five feet high with walls over six inches thick and is capped with a steep pyramidal wood–shingled roof. The Ice House was used as a holding area for the estate's reserve water supply and ice storage. Taken as needed, ice was cut and kept in a large icebox in the butler's pantry. During the TRA period, the Ice House was converted to public restrooms. Today, it is used for storage; the restrooms have been removed.

GRAY COTTAGE 1910 (LCS # 001244)

The Gray Cottage is a small wood–frame clapboard residence built in 1910 to house Roosevelt's coachman, valet, and their families. The building was divided into two apartments during the historic period. It is a rectangular two–story building with two–by–two bay and a pitched roof. The only detailing on the modest house consists of narrow wooden corner boards and eave returns. The primary façade differs from its original appearance in that the porch has been enclosed. In 1953 the house underwent a restoration under the TRA. The NPS completed a number of interior alterations and added a two–story addition to the rear of the structure in the 1960s so that it could be used as a park residence.

NEW BARN 1907 (LCS # 005442)

The New Barn was constructed in 1907, after the original barn on the property (Old Barn) collapsed in 1904. It has been dramatically altered

since its construction. The New Barn now has asbestos concrete shingles on a gambrel roof, a partial basement with concrete foundation, and a center chimney. There are three bays on the east façade, two of which contain modern garage door openings. The west façade, also three bays across, has modern replacement windows. The later entrance porch on the north façade has a shed roof, while a contemporary entrance has been added on the southwest corner of the building. The New Barn was remodeled to serve as a residence and a garage in 1947 after the loss of the Stable and Lodge. Today it has five rooms, a small screened porch, and a storage attic. The garage portion of the building houses park vehicles and Eastern National sales storage.

CARRIAGE SHED C. 1885–1890 (LCS # 005445)
Since the period of the TRA ownership, this structure has become known as the "carriage shed." However, the building is too small to have housed the Roosevelt carriage, which was actually stored on the first floor of the stable. An interview with one of the farm manager's children in the 1970s described this building as "the farm shed" or "garage" for oxen harnesses and slaughtered hogs. The Carriage Shed has two large flushboard doors with crossbracing and metal hinges, a concrete foundation, and wood framing and walls. A hay loft is accessible from the gable end. Today the structure houses vending machines for the convenience of visitors.

TOOL SHED/CHICKEN COOP C. 1885–1890 (LCS # 005444)
The Tool Shed/Chicken Coop is one and one–half stories with a concrete foundation and is located directly next to the Carriage Shed. Similar to the Carriage Shed, the Tool Shed/Chicken Coop has overhanging eaves and wooden corner boards. The structure probably was used to house chickens and to store feed and other maintenance equipment. Today it serves as an exhibit area and storage for maintenance.

GARDENER'S SHED C. 1890S (LCS # 005443)
The Gardener's Shed is a simple one–story building with wood foundation, framing and board–and–batten siding, and a shingled gable roof with diamond–shaped four–light windows in each gable end; there is a large sliding door on the east end. The structure was probably built during the 1890s, as visitors' accounts refer to the fact that the gardener was living in the shed during the summers in the 1890s. It had been used to store firewood and farming tools. During the 1950s the TRA modified the building by removing the stovepipe and outhouse. Currently it is used for equipment storage.

OLD ORCHARD 1938 (LCS # 005447)

Old Orchard is located on the grounds of Sagamore Hill and was the estate of Theodore Roosevelt, Jr. Designed in 1937 by William McMillan, the property is historically and architecturally significant as the home of a prominent New Yorker and a representative example of early 20th century estate design on Long Island's North Shore. Old Orchard embodies the distinguishing Colonial Revival characteristics of the classic Long Island estate – an idyllic setting, distinguished mansion, with inconspicuous and well–designed support buildings.

The Old Orchard estate is situated one–quarter mile east of Sagamore Hill's main house in the southern portion of the former orchard. Enclosed by fences on three sides and dense woodlands on the fourth, the estate consists of a large brick mansion with an attached service wing, a wood–frame caretaker's cottage, and garage, all set within a rural landscape on the edge of Sagamore Hill's orchard. With its broad, symmetrical, seven–bay façade and high hip roof, the mansion is one of the estate's most prominent built features. The property remains largely intact and displays restrained classical designs and details. The building's rear or garden façade on the ground floor is characterized by a series of full–height windows with double–hung, nine–over–fifteen sashes flanking what had been a center French door with transom. The central French door was replaced with a handicapped–accessible entryway approached by a poured concrete walkway during the 2003 rehabilitation. The mansion's interior remains largely intact and includes a broad entrance hall with secondary stair hall and a classical paneled arch, a wide staircase with balustrade, decorative mantels in the principal main floor rooms, and paneled window reveals on the garden front. The mansion's service wing and upper floors also remain largely unchanged. This building serves as the park's administrative headquarters. Two units of park housing are located in the former service wing.

OLD ORCHARD GARAGE 1938 (LCS # 040954)

The Old Orchard garage is located in a small service complex with the Foreman's Cottage just north of the main house. The garage has wood–shingle sheathing and a second–floor overhang with decorative pendants. A small apartment is located over the garage and originally housed Old Orchard staff. The apartment continues to be available as housing for park staff. The six–bay garage houses the park's maintenance function.

OLD ORCHARD FOREMAN'S COTTAGE 1938 (LCS # 040955)

The Foreman's Cottage has a center entrance, wood–shingle siding, and a center brick chimney. The foreman's cottage is also used for park housing.

COLD CELLAR 1938 (LCS # 040957)
An extant concrete cold cellar, built into a slope and accessed via a wood door, is located northeast of Old Orchard on the edge of the woodlands. It is presently unused.

WINDMILL 1971 RECONSTRUCTION (LCS # 001245)
The Windmill is a 1971 reconstruction on the site of the 1884–1886 original, which had served to pump water to the estate. Because of differences in its proportions and the materials composing the wheel itself, the existing windmill is considered neither to be an accurate reconstruction of the original nor eligible for the National Register. The park staff maintains the windmill as a cultural resource.

Archeological Sites and Resources

An Archeological Overview and Assessment was prepared for Sagamore Hill by SUNY Stony Brook with oversight by archeologists of the NPS Northeast Region. This document provides a background on the environmental setting of Sagamore Hill along with a cultural historical framework against which prehistoric and historic period land use can be examined.

In general, an Archeological Overview and Assessment describes existing documentary resources, summarizes previous archeological investigations in the park, and makes recommendations as to additional research that should be undertaken to better understand and manage archeological resources.

Besides being the home to the 26th President, Sagamore Hill has a lengthy history spanning millennia of human occupation. For the purposes of the archeological overview and assessment, time is divided into the following periods of significance:

- Prehistoric Native American, beginning from the earliest colonization until the arrival of European settlers in the mid–17th century,
- Colonial period of Dutch and English settlement and farming, lasting through the end of the Revolutionary War,
- Pre– 1880 Euro–American history, when the property was used for agricultural purposes, and
- Post–1880, when Theodore Roosevelt acquired the property.

The Sagamore Hill property contains both known and potential archeological resources, which are described in the 2004 Archeological Overview and Assessment. Archeological resources at the park are important for both their research and interpretive value. Investigation of

the Native American deposits at Sagamore Hill would increase our knowledge about prehistoric peoples on Cove Neck and Long Island. Sites associated with the prehistoric occupation of the property are most likely located on the eastern portion of the site along Eel Creek and Cold Spring Harbor.

The activities on the property from the 17th century through circa 1880 are perhaps the least well-known and/or understood. During the first two centuries of Euro-American settlement, Cove Neck served as agricultural land on the periphery of the thriving maritime village of Oyster Bay. Farmers in the region were involved in a global market economy from an early date, exchanging the products of their land with manufactured and exotic goods brought by ship into Oyster Bay Harbor. What is now the Sagamore Hill property played a role in this economy and was used as farmland by the Cooper and Youngs families beginning more than 150 years prior to Roosevelt's purchase in 1880. Although there is little documentation regarding the Sagamore Hill property prior to 1880, archeological resources from the 17th through mid-19th centuries would be important for understanding the complete history of the property.

The Roosevelt period is relatively well-documented in archives, photographs, and cultural material collections. Areas around structures and features associated with the Roosevelt family's tenure—both missing and existing—offer the greatest potential for historic archeological resources. The areas around the existing Theodore Roosevelt Home and farm buildings, the Stable and Lodge and the Old Barn sites, trash pits and other features may be particularly archeologically rich. On the other hand, the area around Old Orchard is not considered to be archeologically important, because much of the house site was constructed using large amounts of fill.

Further archeological investigation of the Roosevelt period would complement the documentary record and might shed light on unknown activities at Sagamore Hill, providing a material record of an American President's life on his country farm.

Collections and Archives

The furnishings at Sagamore Hill National Historic Site are significant, contributing features to the overall property. Sagamore Hill is furnished as it was during Theodore Roosevelt's lifetime; more than 90 percent of the 8,200 objects on display at the Theodore Roosevelt Home are original to the house and the Roosevelt family, contributing to the site's National Register eligibility. Because of this direct association, the collections

convey a powerful story about Theodore Roosevelt and his values and provide a unique way of understanding Roosevelt family life at Sagamore Hill through material culture. In addition to the Roosevelt family materials, the collection includes objects and archives related to the history and management of Sagamore Hill as a commemorative site. These collections include 16,000 photographs documenting Roosevelt's public career; the records of the Theodore Roosevelt Association, which purchased the site in 1950, opened it to the public in 1953, and donated it to the National Park Service in 1963; and various NPS records and research documents.

Most striking to any visitor are the many artifacts that reflect Roosevelt's passion for the outdoors. Theodore Roosevelt was not only a world–renowned hunter, but also a widely respected natural scientist. He wrote scholarly and popular articles on birds, game animals and his outdoor travels. Roosevelt hunted on behalf of museums at a time when animals were most often studied out of their natural habitats by examination of their bones and hides. There are more than 75 hunting trophies from North America, Africa, and South America in the home. They include two mountain lions, a big–horned sheep, a mountain goat, and a wild peccary in the library; trophy mounts of oryx, eland, and a Cape buffalo head; and elephant tusks and lion skins in the North Room.

The artwork in the home also reflects his love of nature, animals, and outdoor life. There are bronze statues of a rhinoceros, a cougar, and elephants; and paintings of American landscapes. In the library are a bronze "Paleolithic Man" and a pastel portrait of a Cree Indian by Frederick Remington, and the North Room contains a bronze of Remington's "Bronco Buster." There are family portraits and prints of Italian scenes in the hallways through the home. The oak paneling in the library and hall and Philippine carmagon woodwork in the North Room provide a most impressive setting for Roosevelt's hunting trophies and artwork.

Roosevelt's belief that a close relationship with nature was an essential aspect of healthy development is also reflected in the family's commitment to the working farm. The park possesses a number of items that reflect this use of the site, including farming implements and tools, some of which were very possibly used on the farm during Roosevelt's lifetime.

Roosevelt displayed trophies of diplomacy with as much pride as those of the hunt: one of the first of a long line of distinguished visitors received in the North Room was Baron Komura, senior Japanese representative in the

talks arranged by President Roosevelt to bring an end to the Russo–Japanese War. A Japanese sword, a gift from the village of Sendie, graces the room, as do many other exotic objects given to or collected by the Roosevelts during presidential and post–presidential years.

The Roosevelt home is filled with over 6,000 books, a testament to the breadth of Roosevelt's intellectual curiosity. There are histories, folktales, biographies, travel books and atlases, natural history studies, and poetry collections. Roosevelt was an indefatigable reader and read French and German as well as English. He was also a prolific writer and authored some three dozen books on a variety of subjects, including politics and government, biographies, natural history topics, his travels in Africa and Brazil, and American history. Paintings and prints over the bookcase in the library also suggest Theodore Roosevelt's role models, beginning with his father, Theodore Roosevelt, Sr. in the oil painting in the center. Others represented in the library are Abraham Lincoln, a friend of Roosevelt's father; General U.S. Grant, who was a constituent of State Assemblyman Theodore Roosevelt in the early 1880's; Chief Justice John Marshall; Dutch patriots William and Maurice of Orange; Sir Thomas More and his rival William Warham, Archbishop of Canterbury; and Oliver Cromwell.

The unexhibited museum collections at Sagamore Hill NHS include historic furnishings, decorative arts, fine arts, firearms, ethnographic materials, memorabilia, manuscripts, rare books, resource management records, architectural fragments, and field collections of archeological artifacts and natural history specimens. These materials are stored under substandard conditions at numerous locations within the park that do not meet DOI and NPS standards, and at several outside institutions due to the lack of a single adequate space in which to consolidate the collections. Including archives, the park has about 85,000 objects in storage. The unexhibited Sagamore Hill collections occupy approximately 3,100 square feet in 18 substandard locations throughout the site and at several off–site locations.

The archival collection of Sagamore Hill NHS is made up of: (1) historic manuscripts and papers from private individuals, (2) records of the TRA, and (3) NPS records documenting management of park cultural and natural resources. Within these collections are personal letters, business correspondence and financial records, architectural drawings and plans, maps, photographs, negatives, and printed materials. These documents hold a wealth of valuable information and insights into the history of the Theodore Roosevelt family; their home at Sagamore Hill in Oyster Bay, NY; efforts to preserve historic landscapes, structures, artifacts and

archives; and the work of many individuals and organizations to balance preservation and use.

The park maintains three designated collection storage areas in the Theodore Roosevelt Home (with portions of the collections relegated to three additional spaces). The main dedicated collection storage area is a 540–square–foot room in an L–shaped configuration in the basement of the house connected to the 300–square–foot curatorial office area by a solid–core doorway. The space lacks environmental controls or an independent intrusion alarm system, but does have smoke detection and fire suppression. In 2004, the curatorial work space and some of the collections housed in this area had to be relocated due to mold that was threatening employee health and the condition of the collection. Those collections were relocated to Old Orchard. Portions of the collection are also stored in the New Barn, Tool Shed/Chicken Coop, Ice House, and Gardener's Shed – none of which are appropriately climate–controlled.

Unexhibited collections are also stored in three off–site locations. Lowell National Historical Park maintains a small collection of architectural fragments from the Tool Shed/Chicken Coop and the Theodore Roosevelt Home. The material is inventoried and tagged, but is intermingled with material from other parks. The Northeast Archeology Program is currently storing 657 artifacts and associated documentation. The Institute for Long Island Archeology, State University of New York at Stony Brook, is currently storing two unaccessioned and uncataloged collections.

Sagamore Hill National Historic Site is one of many sites, museums, and libraries that maintain significant collections of material related to Theodore Roosevelt. The Theodore Roosevelt Birthplace National Historic Site in Manhattan collects items relating to Roosevelt's childhood as well as Theodore Roosevelt memorabilia.[1] Theodore Roosevelt Inaugural National Historic Site in Buffalo, New York, collects items relating to Roosevelt's 1901 inauguration and objects "documented to be connected to Theodore Roosevelt, through provenance or strong association."[2] However, the largest collection of material related to Theodore Roosevelt is located at the Theodore Roosevelt Collection at Harvard University's Houghton Library and includes manuscripts, photographs, and books. The Library of Congress houses the Theodore Roosevelt papers relating to his presidency. In addition, Columbia University has an oral history collection relating to the family, and the

[1] *Theodore Roosevelt Birthplace Scope of Collection Statement* (Approved 1991)
[2] *Theodore Roosevelt Inaugural Site Foundation Collections Management Policy* (Approved 2000),3.

State Museum of New York in Albany possesses the Lyall D. Squair collection, "one of the largest private collections of manuscripts, books and artifacts relating to Roosevelt as a New Yorker and as president."[3] There are many areas for possible overlapping of collections at these institutions, which all potentially have common research and collection document needs.[4]

In terms of use of the collection, approximately five to ten non–NPS researchers per year make on–site visits to Sagamore Hill to study museum collection items. The number of on–site visits would likely increase if improved facilities were made available. Over the last five years, the staff handled an annual average of 200 internal NPS research and historic photograph requests and over 250 external requests for such information, which arrived by telephone, fax, electronic mail and written correspondence. [5]

The conference room at Old Orchard serves as the temporary research room in which a portion of the park's collection is presently stored. Collections that continue to be stored at the Theodore Roosevelt Home and at other locations on–site are transported by curatorial staff to the Old Orchard conference room for study. The majority of archival collections are in the storage room at Old Orchard adjacent to the conference room.

Park staff members are the primary users of the park archives. NPS staff members from Regional Offices and Centers also use the records for research, planning, and projects. Architectural drawings, land records, resource management data, photographs, research reports, compliance files, planning documents, etc. are needed when staff need to research past issues and decisions.

Natural Resources

Topography

Long Island is within the Atlantic Coastal Plain physiographic province, characterized by a 185–mile (300–kilometer)–wide gently sloping surface that extends beneath the ocean, where it is known as the Continental Shelf. Cove Neck is part of the Harbor Hill recessional moraine created over 15,000 years ago during the retreat of the Wisconsinan ice sheet (Sirkin

[3] New York State Museum website, http://www.nysm.nysed.gov

[4] In addition to the collections mentioned, there may also be pertinent collections at The TR Medora Foundation in Medora, South Dakota; the Rough Rider Museum; and Theodore Roosevelt National Park.

[5] The information presented includes the years 2000, 2001 and 2004. While the Old Orchard Museum was under renovations (2002–2003), the staff could not obtain access to much of the archives and therefore forwarded many of the request for photographs to Harvard's Theodore Roosevelt Collection.

1996). Sagamore Hill's topography is undulating throughout, ranging from a high of 168 feet (51 meters) above sea level at the main house (the highest point on Cove Neck), to sea level along the eastern boundary of the park. The most notable topographic feature in Smith's Field is a glacial kettle hole called "Devil's Punch Bowl," where the Roosevelt family skied, only a portion of which is located within the park's boundary. The topography slopes downward in all directions from the platform on which the main house sits, becoming relatively flat to the east, the former location of the most intensively cultivated plots. There are two ravines separated by a small knoll in the southeast corner of the historic farm area. The natural area is characterized by rolling hills and valley, sloping downward from west to east, to the edge of woodlands, where a short bluff overlooks the wetlands and beach on Cold Spring Harbor.

Soils

Soils at Sagamore Hill are dominated by Montauk fine sandy loam, generally 3–8% slopes, with sections of 8–15% slopes in the northwest and on the bluff overlooking Cold Spring Harbor. Montauk fine sandy loam (3–8% slopes) is categorized by U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) as prime farmland. Montauk fine sandy loam (8–15 % slopes) is categorized by New York State as Farmland of Statewide importance. The southeast corner of the property contains Plymouth loamy sand, 8–15% slopes, while the south half of the central portion is Riverhead sandy loam, 15–25% slopes with a small section of Plymouth Riverhead complex soils, 15–35% slopes, northeast of center. The far eastern edge of Sagamore Hill is Pawcatuck mucky peat and beaches (Wulfort 1987: Sheets 1 and 9).

The Montauk series consists of deep, well–drained, medium–textured soils with low natural fertility that formed in fine sandy loam or in a mantle of silt loam over glacial till, usually on terminal moraines. Plymouth loamy sand, Riverhead sandy loam, and Plymouth Riverhead complex soils are very deep, well–drained, moderately coarse–textured sediments with low natural fertility. These soil series are commonly found throughout Nassau County on morainic hills and ridges. The Pawcatuck series consists of very deep and poorly drained soils that are subject to daily tidal saltwater flooding (Wulforst 1987: 79–80).

Flora and Fauna

Due to its small size (slightly over 80 acres), Sagamore Hill is best considered an important part of the larger landscape needed to support viable wildlife populations. For instance, Sagamore Hill's beach–salt marsh–tidal creek habitat complex is a component of the larger Oyster Bay

and Cold Spring Harbor system, which provides an important nesting area for one of the larger populations of diamondback terrapins (*Malaclemys terrapin*) in the state (Cook 2004, preliminary report).

Though individually small, Sagamore Hill's many vegetation types are used by a variety of plants and animals, including some locally and nationally rare species. Because Sagamore Hill is part of a fragmented, suburban landscape and has experienced regular disturbance over the years, certain invasive species have significantly altered the state of some natural communities (Dutton 1998). Some areas have been affected to such an extent that it is unlikely that even intensive management action could restore them to their original natural condition. Such areas include a patch of forest in the southwest corner of the park that has been significantly invaded by Japanese and Norway maple (*Acer palmatum* and *Acer platanoides*, respectively). Despite threats from such exotics, however, Sagamore Hill has several valuable communities, including a relatively rare intact stand of native oak–tulip tree forest, as well as a hydrologically intact maritime complex consisting of high and low salt marshes, a tidal creek, dunes, and beach. Invasives remain one of the greatest threats to these areas, however, with exotic tree and shrub species threatening the intact forest stand, and the aggressive invasive emergent common reed (*Phragmites australis)* encroaching on the estuarine complex from developed areas to the north and south. Encroachments or changes to the maritime complex that extend to privately owned land to the north and south are a great threat as well.

Table 3–1. Summary of Natural Resources found at Sagamore Hill that are Significant at the National, Regional, or State and Local Level.

Level of Significance	Resource
National	Rare comet darner dragonfly (*Anax longipes*)
Regional	Rare intact stand of oak–tulip tree forest
	Migratory bird habitat for at least 10 Partners in Flight (PIF) species of conservation concern
	Forest breeding habitat for PIF[6] conservation priority bird species, e.g., wood thrush (*Hylocichla mustelina*).
State and local	Nesting sites for one of the larger populations of diamondback terrapins (*Malaclemys terrapin*) in the state
	Locally uncommon herpetofauna, such as spotted salamanders (*Ambystoma maculatum*) and box turtles (*Terrapene carolina)*
	Intact community complexes (e.g., beach–saltmarsh–tidal creek, vernal pond–upland forest) important for species with multiple–habitat requirements

[6] As noted previously, Partners in Flight (PIF) is a cooperative land bird conservation effort involving partnerships among federal, state, and local government agencies, philanthropic foundations, professional organizations, conservation groups, industry, the academic community, and private individuals.

Sagamore Hill's fauna consists of a range of largely urban–tolerant species, but some are locally uncommon and generally are not known to persist well in urban–suburban landscapes, including spotted salamanders (*Ambystoma maculatum*) and box turtles (*Terrapene carolina*) (Cook 2004, preliminary report). The mammals of the park are predominantly native species typical of the Northeastern suburban landscapes, with few exotics. Species associated with large natural landscapes, such as large carnivores, are absent from the park (O'Connell et al. 2004, progress report). Sagamore Hill also hosts at least 21 odonate species, including the rare comet darner dragonfly (*Anax longipes*) (Sones & Briggs 2004, progress report).

One of Sagamore Hill's greatest natural resource values may lie in the high number of varied habitat types in close proximity. For example, many of the amphibian and reptile species of the park have complex life–cycles that require a diversity of habitats for reproduction and over–wintering (Cook 2004, preliminary report).

To better understand the distribution of natural resources across the park, a draft vegetation map (Feldmann, preliminary delineations 2004) was created that delineated nine vegetation "types" (Figure 3–2). Listed below are brief summaries of nine distinct vegetation "types" found at Sagamore Hill, including a description of their habitat value for relevant flora and fauna.

(1) Oak–Tulip Tree Forest

Oak–tulip tree forests (*Quercus* sp. and *Liriodendron tulipifera*) are mesophystic hardwood forests occurring on well–drained soils throughout southeastern New York. Sagamore Hill contains a single 30–acre patch of oak–tulip tree forest that remains in good condition (i.e., predominantly free of exotic species). The patch is located within a matrix of poor–condition Norway maple–oak–tulip tree forest (2) in the northwest corner of the park. Though relatively small, such patches of intact forest are quite rare on Long Island, with only one other significant example in Nassau County (Edinger et al. 2002; Feldmann, preliminary report 2004).

The majority of reptiles and amphibians at Sagamore Hill are primarily terrestrial, though many require wetland habitats at some point in their life cycles. These terrestrial species, such as the eastern red–backed salamander (*Plethodon cinereus*), common garter snake (*Thamnophis sirtalis*), and box turtle (*Terrapene carolina*), extensively utilize Sagamore

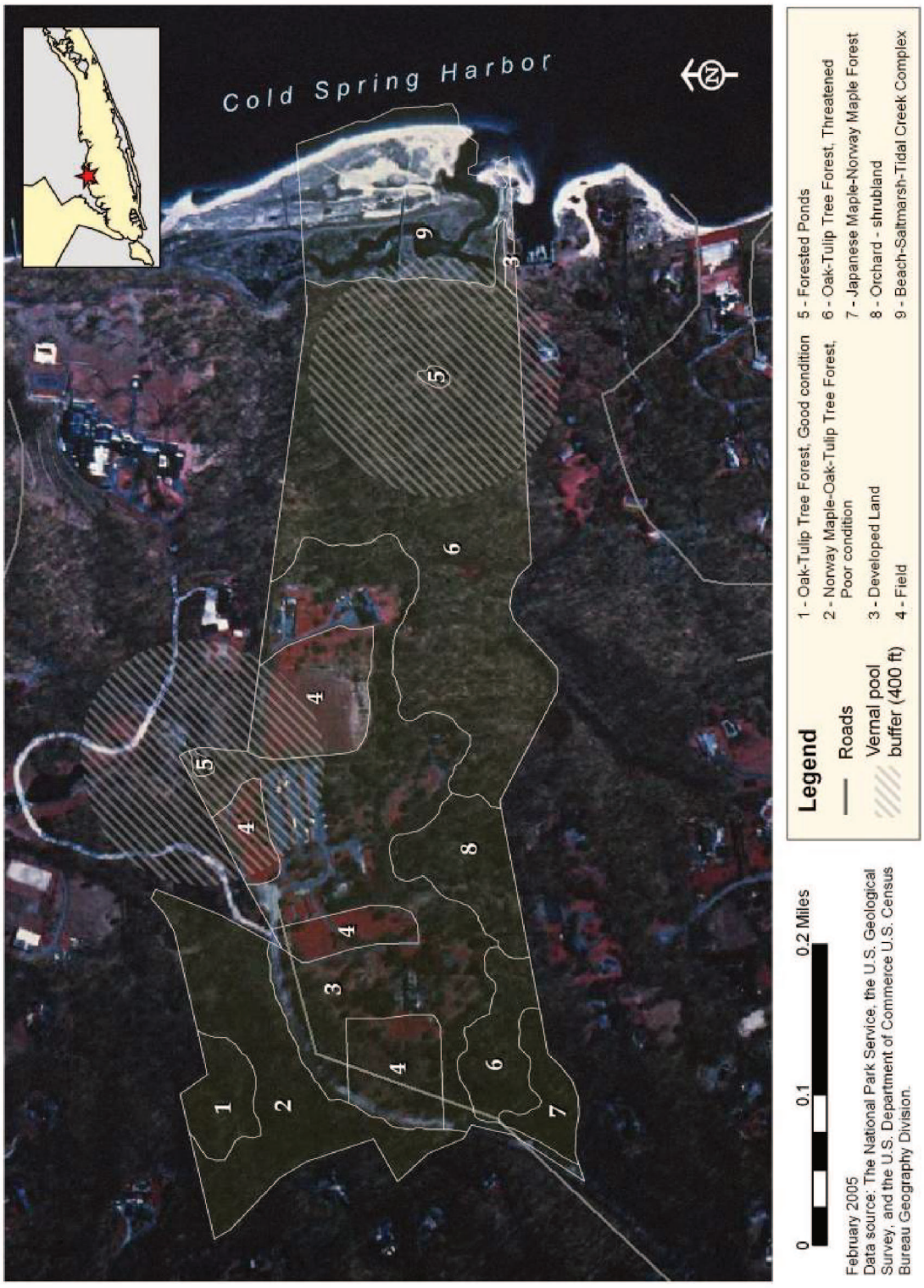


Figure 3–2: Vegetation Types at Sagamore Hill National Historic Site

Hill's mixed deciduous forests. The box turtle, in particular, depends upon large, roadless patches of intact habitat, such as those at Sagamore Hill (Cook 2004, preliminary report).

Most of the mammals present at Sagamore Hill make use of the park's oak–tulip forests. Larger residents such as raccoons (*Procyon lotor*), Virginia opossums (*Didelphis virginiana*), feral cats (*Felis sylvestris*), and red foxes (*Vulpes vulpes*) hunt or scavenge along the forest floor. Eastern chipmunks (*Tamias striatus*) are common, and even southern flying squirrels (*Glaucomys volans*) are known to reside in these areas. Smaller mammals found in this community include the short–tailed shrew (*Blarina brevicauda*) and white–footed mouse (*Peromyscus leucopus*) (O'Connell at al. 2004, draft report).

(2) Norway Maple–Oak–Tulip Tree Forest

The northwest corner of Sagamore Hill contains a significant area of oak–tulip tree forest that has experienced invasion by the aggressive exotic Norway maple (*A. platanoides*). Though threatened, this forest could be restored to a healthy condition by proper management (Edinger et al. 2002; Feldmann, preliminary report 2004). Even in its current condition, this area is presumed to possess habitat value for many of the avian, reptile, and amphibian species that reside in the park's oak–tulip tree forests.

(3) Developed Land

Along with maintained fields, parking areas, paved roads, and man–made structures make up a significant portion of the northern and western sections of the park. Moderate, sustained disturbance has resulted in the establishment of several native and non–native invasive species both within and adjacent to these areas. Cultivated species in the gardens and other areas surrounding buildings also have the potential of establishing in adjacent natural areas (Edinger et al. 2002; Feldmann, preliminary report 2004).

(4) Field

A significant portion of Sagamore Hill consists of open areas maintained as grass– and sedge–dominated fields. Box turtles (*T. carolina*) and snakes typically use these habitats, and several amphibians such as wood frogs (*R. sylvatica*) and spring peepers (*Pseudacris crucifer*) were also found while surveying fields at Sagamore Hill. The three species of turtles found at Sagamore Hill (box, painted [*Chrysemys picta*], and snapping [*Chelydra serpentine*]) use well–drained fields for nesting during the early summer (Cook 2004, preliminary report) and can be disturbed by activities at that time of year.

Field habitat at Sagamore Hill is likely too small to attract grassland birds. Grassland birds are known to be area–sensitive, especially in the northeast: most species of conservation concern require patches over 50 acres in size (Vickery et al. 1994). However, the field habitat does provide important foraging opportunities for more common species like barn swallows (*Hirundo rustica*), eastern kingbirds (*Tyrannus tyrannus*), and robins (*Turdus migratorius*), all of which are documented breeders at Sagamore Hill.

Many mammals that utilize Sagamore Hill's forest communities also make use of the park's field habitats. Species surveyed in these communities include raccoon (*P. lotor*), opossum (*D. virginiana*), feral cats (*F. sylvestris*), gray squirrel (*S. carolinensis*), and short–tailed shrew (*B. brevicauda*) (O'Connell at al. 2004, draft report).

Along with the Heron Pond site, two of Sagamore Hill's fields (east of the main parking area and west of the house) had the highest odonate species abundance of all sites within the park (12 and 10 species, respectively). The field east of the parking area was also the only area in which a rare species, the comet darner dragonfly (*Anax longipes*), was observed during a recent survey (Sones & Briggs 2004, progress report). Three dragonflies and one damselfly species were recorded in the field north of the parking lot, while two damselflies and three dragonfly species were found in the field west of the Visitor Contact Station.

(5) FOREST PONDS

The two ponds at Sagamore Hill constitute the park's only freshwater wetland sites. Though small, these water bodies provide vital habitat for a variety of amphibian, reptile, avian, and mammal species (Feldmann, preliminary report 2004). Woodpile Pond, located north of the main parking area, and Heron Pond, located within the eastern oak–tulip tree forest, exhibit the highest species diversity of amphibians and reptiles of all areas within the park (Cook 2004, preliminary report). These sites constitute primary habitat for painted turtles (*C. picta*) and snapping turtles (*C. serpentina*) and are critical for obligate vernal–pool breeders, such as wood frogs (*R. sylvatica*), spotted salamanders (*A. maculatum*), spring peepers (*P. crucifer*), and grey treefrogs (*Hyla versicolor*). Even purely terrestrial species such as the common garter snake (*T. sirtalis*) and the box turtle (*T. carolina*) use these wetlands to obtain food or escape extreme temperatures.

Forested Buffers. A growing amount of literature has shown that the adjacent upland forest matrix constitutes critical habitat for a number of

species that use forested ponds. Many reptile and amphibian species have complex life cycles that require both aquatic and terrestrial habitats (Wilbur, 1980; Sinsch, 1992; Sjogren–Gulve, 1994). For even the most aquatic species found at these sites such as painted turtles (*C. picta*), surrounding terrestrial habitat is known to be crucial for at least some aspect of the animal's life cycle. Species such as wood frogs and spotted salamanders spend only a short time within the ponds during the breeding season and utilize adjacent forested upland for the remainder of the year. Aquatic turtles likewise depend upon well–drained upland forests and fields for nesting.

Many species of pond–breeding amphibians are positively associated with the amount of forest 200–1000 meters from these ponds (Porej et al. 2004), and habitat alterations of forested uplands can result in greater landscape resistance, which reduces dispersal capabilities (deMaynadier and Hunter, 1998; Gibbs, 1998; Guerry and Hunter, 2002; Rothermel and Semlitsch, 2002). For this reason, it is recommended that special consideration be given when any management activity is planned in a forested upland buffer within 400 feet of a pond's edge, the average approximate dispersal distance of several sensitive mole salamander (i.e., *Ambystoma*) species (Calhoun & Klemens 2002; Calhoun & deMaynadier 2004).

Besides exhibiting high amphibian species diversity, Heron Pond had one of the highest species diversities for odonates in the entire park. Six species of dragonflies and two species of damselflies were recorded at the site, as were the park's only recorded twelve–spotted skimmer (*Libellula pulchella*) and slender spread–wings (*Lestes rectangularis*). Three dragonflies and one damselfly were also recorded at the Woodpile Pond site (Sones & Briggs 2004, progress report).

Management concerns for these sites, particularly at Woodpile Pond, include protecting surface water from runoff from parking lots and other developed areas, as well as possible removal of exotic plant species when necessary (Feldmann, preliminary report 2004).

(6) Oak–Tulip Tree Forest

The largest woodlands within Sagamore Hill consist of oak–tulip tree forests that are threatened to a greater or lesser degree by invasive species, such as the Norway maple (*A. platanoides*) instead of more widespread invasives, as found in the Norway maple–oak–tulip tree forest considered to be in poor condition. Within these tracts, such exotics are mostly associated with forest edges adjacent to developed areas or with man–made trails. Though threatened, these forests could probably be restored

to their original healthy condition by appropriate management (Feldmann, preliminary report 2004).

As mentioned above, terrestrial reptile and amphibian species such as the eastern red–backed salamander (*Plethodon cinereus*), common garter snake (*Thamnophis sirtalis*), and box turtle (*T. carolina*) extensively utilize Sagamore Hill's mixed deciduous forests. Other, more wetland–dependent species also require areas of unfragmented forest for some portion of their life cycle. For example, both wood frogs (*R. sylvatica*) and spotted salamanders (*A. maculatum*) occur most frequently and in greater abundance in roadless, forested landscapes when suitable ponds are present (Baldwin and Vasconcelos 2003, Egan 2001, Egan and Paton 2004, Windmiller 1996). Their occurrence and abundance are likewise negatively correlated with road density (Egan 2001), suggesting that their persistence in suburbanized landscapes such as that surrounding Sagamore Hill will depend on remnants of relatively unfragmented forested landscapes extending for some distance beyond the edge of the wetlands (Cook 2004, preliminary report).

The oak–tulip tree forest is one of the most important natural resource features for birds at Sagamore Hill. This forest supports at least one breeding pair of wood thrush (*Hylocichla mustelina*), a species of high conservation priority and regional responsibility, based on PIF prioritization (Dettmers and Rosenberg 2000). Baltimore orioles (*Icterus galbula*) also breed in this patch of forest and are an important conservation priority for the region. The hairy woodpecker (*Picoides villosus*), a year–round resident to the area, is also a priority species forest bird for which Sagamore Hill offers a habitat. Forest–breeding birds should be a priority for Sagamore Hill given the good condition of the existing resource. Forest birds are declining throughout the northeast and Partners in Flight recommends that partners (including the National Park Service) coordinate efforts to maintain habitats to protect populations of priority species. The oak–tulip tree forest at Sagamore Hill is important not only to breeding birds, but also to some high–priority migrating bird species, seven of which were detected at this site during recent avian inventories: eastern wood–pewee (*Contopus virens*), scarlet tanager (*Piranga olivacea*), black and white warbler (*Mniotilta varia*), chimney swift (*Chaetura pelagica*), rufous–sided towhee (*Pipilo erythrophthalmus*), black–billed cuckoo (*Coccyzus erythropthalmus*), and blackburnian warbler (*Dendroica fusca*).

As with intact oak–tulip forests, most of Sagamore Hill's mammals are found in these communities. Red foxes (*V. vulpes*), eastern chipmunks (*T.*

striatus), and southern flying squirrels (*G. volans*) are but a few of the species surveyed in these areas. Others include white–footed mice (*P. leucopus*) and short–tailed shrews (*B. brevicauda*) (O'Connell at al. 2004, draft report).

(7) Japanese Maple–Norway Maple Forest

The aggressive exotics Japanese maple and Norway maple have encroached significantly upon the oak–tulip forest along the park's western edge. A small, narrow patch along the southwest corner is now dominated by these species and is unlikely to be successfully restored to its natural condition (Edinger et al. 2002; Feldmann, preliminary report 2004). However, it can be presumed that this area continues to possess some habitat value for many of the avian, reptile, amphibian, and mammal species that reside in the park's oak–tulip tree forests.

(8) Successional scrub–shrubland

Successional scrub–shrublands are located adjacent to the developed areas of the park and provide potential foraging and nesting habitat for bird species such as the brown thrasher (*Toxostoma rufum*), chestnut–sided warbler (*Dendroica pensylvanica*), American robin (*Turdus migratoeius*), and eastern kingbird (*Tyranus tyannus*) (Edinger et al. 2002; Feldmann, preliminary report 2004). Mammals observed in this community include raccoons (*P. lotor*), opossums (*D. virginiana*), feral cats (*F. sylvestris*), and white–footed mice (*P. leucopus*) (O'Connell et al. 2004, progress report). This area also likely possesses at least some habitat value for other fauna residing in the park's oak–tulip tree forests.

(9) Beach–Saltmarsh–Tidal Creek Complex

The complex of vegetation types extending from the oak–tulip forest to the shoreline at the park's eastern boundary consists of narrow bands of a wide variety of habitat types. The sparsely vegetated maritime beach and dune communities provide potential habitat for rare plant species, such as the seabeach amaranth (*Amaranthus pumilus*), as well as nesting areas for shorebirds such as terns and plovers. A tidal creek runs through the saltmarsh complex behind the dunes, providing a likely nursery for a number of marine and estuarine fish species, such as mummichog (*Fundulus heteroclitus*), winter flounder (*Pseudopleuronectes americanus*), and striped bass (*Morone saxatilis*). Wading birds such as great blue heron (*Ardea herodias*) and egrets frequent such areas to feed (Edinger et al. 2002; Feldmann, preliminary report 2004). Raccoons (*P. lotor*) and opossums (*D. virginiana*) also hunt and scavenge along the shore and marshes of this maritime complex, and white–footed mice (*P. leucopus*) can be found among its grasses and sedges (O'Connell at al. 2004, draft report).

Immediately adjacent to the creek and flooded by tides each day, the low saltmarsh consist of an almost mono–specific stand of cordgrass (*Spartina alteriflora*). Low saltmarsh vegetation provides habitat for fiddler crabs (*Uca* sp.) and many species of birds, such as clapper rails (*Rallus longirostris*) and marsh wren (*Cistothorus palustris*). Such birds are also common in the less frequently flooded high marsh, which is characterized by a mixture of short cordgrass, salt–meadow grass (*Spartina patens*), and other species. Among the animals common to the high marsh are the coffeebean snail (*Melampus bidentatus*) and the American black duck (*Anas rubripes*) (Feldmann, preliminary report 2004). The black duck winters along Long Island Sound and is a common winter resident of the Sagamore Hill tidal creek complex. This species has experienced severe population declines over the past few decades due to habitat loss and hybridization with mallards. Maintaining wintering habitat is critical to maintaining the existing black duck population; therefore, the tidal creek complex at Sagamore Hill is another important natural resource supporting local and regional avifauna.

The northern diamondback terrapin (*Malaclemys terrapin*), though the most abundant reptile at Sagamore Hill, is found exclusively within the park's estuarine habitats. These turtles are found primarily in Eel Creek and Cold Spring Harbor and nest on the adjacent beach. Though small, the maritime complex at Sagamore Hill is a vital part of the larger Oyster Bay and Cold Spring Harbor system, which supports one of the larger diamondback terrapin populations in the state.

Five species of dragonflies have also been recorded within the estuarine complex at Sagamore Hill. These include the only seaside dragonlet (*Erythrodiplax berenice*) recorded at the park, as well as wandering and spot–winged gliders (*Pantala flavescens* and *P. hymenaea*, respectively).

Water Resources

GROUNDWATER

Long Island is composed of a series of sand and gravel aquifers from which all of the population's water supply is drawn. In the vicinity of Sagamore Hill, the depth to the ground water table and the Upper Glacial aquifer in the vicinity is typically less than 30 feet (9.1 meters) (Busciolano 2002). The Upper Glacial aquifer is the shallowest and the closest to the most sources of contamination of the three aquifers that compose the island. As a result it is the most heavily contaminated. Most of the region's drinking water is drawn from the other two aquifers. Sagamore Hill is located in the recharge area for the Upper Glacial aquifer.

Surface Water

There are two freshwater ponds located within Sagamore Hill: Woodpile Pond, near the center of the north property boundary on Sagamore Hill Road, and Lower Lake (also known as Heron Pond), near the southeast corner. As noted above, these two ponds constitute the park's only freshwater wetland sites. Though small, these water bodies provide vital habitat for a variety of amphibian, reptile, avian, and mammal species (Feldmann, preliminary report 2004). In addition, a map of the property made by Theodore Roosevelt around the time he acquired it in 1880 (Sagamore Hill archives) indicates a "frog springs" near the northeast corner. Woodpile Pond formerly drained into Cold Spring Harbor via a stream on a neighboring property to the north, but this stream had been filled early in the 1990s, resulting in higher water levels in the pond (Bellavia and Curry 1995:162).

Coastal Zone

As mentioned above, Cove Neck is surrounded by Oyster Bay Harbor to the west and north and by Cold Spring Harbor to the east. Both harbors empty into Long Island Sound to the north. The west edge of the Sagamore Hill property is approximately 1850 feet (564 meters), and the north edge approximately 2400 feet (732 meters) from the shoreline, while the east edge abuts Cold Spring Harbor. The tidal Eel Creek separates the wooded uplands of Sagamore Hill from the saltwater marsh and beach along Cold Spring Harbor.

All of Cove Neck (and therefore, Sagamore Hill) is included within the landward coastal boundary as defined by the NYS Coastal Zone Management Program.

Sagamore Hill is identified as federally excluded property under New York State's Coastal Zone Management Program. However, the Coastal Zone Management Act includes provisions to ensure that federal agency activities are consistent with the enforceable policies of the NYS Coastal Zone Management Program. The types of activities within the coastal zone that are covered by these regulations include:

- activities directly undertaken by, or on behalf of, federal agencies;
- activities requiring authorizations or other forms of approval from federal agencies;
- activities involving financial assistance from federal agencies; and
- outer continental shelf activities.

Visitor Experience/ Visitor Services

Visitor Use Patterns

In 2002, a visitor use survey was undertaken by Robert Manning, professor of Recreation Management at the University of Vermont. The survey was administered on 13 randomly selected days in August. Visitors representing the park's general audience were approached at random and invited to participate in the survey. Those who agreed were given a survey to complete at the end of their visit and were asked to return it before they left the park. No school groups were represented, and few participants in organized tours participated in the survey. The survey effort resulted in a response rate of 97.6 percent, yielding a total of 409 completed questionnaires. At the time the Theodore Roosevelt exhibit at Old Orchard was under development and would not be open to the public until January 2004. Therefore, the data do not reflect visitor use related to Old Orchard. The final visitor use report was completed in March 2003 and characterized visitor use and the visitor experience as follows.

The vast majority of visitors surveyed came in relatively small groups of family and/or friends. Nearly all the visitors surveyed were from the United States, with most of the states represented. A considerably smaller group of survey respondents were from 11 foreign countries. Over half of the US visitors were from New York State, followed by New Jersey, California, and Pennsylvania.

The average age of respondents was 50 years, with just over 25 percent being 60 or older. Visitors were highly educated, with three quarters having attained at least a college degree. Visitors earned relatively high incomes: over 40 percent earned $100,000 or more annually. Over 90 percent of the visitors were white.

About half were first–time visitors to Sagamore Hill. The average length of stay was about 2 hours. Sagamore Hill was the primary destination for nearly all visitors surveyed, though many visitors also visited a variety of local tourist attractions. Only a small minority of visitors had also visited other sites related to Theodore Roosevelt.

The Theodore Roosevelt Home and the Visitor Contact Station were visited by nearly all visitors. Most visitors also walked the grounds. Nearly all visitors traveled to Sagamore Hill by private automobile.

About 20 percent of visitors stayed overnight at a local hotel, motel, bed and breakfast, or other commercial lodging, and about 40 percent ate at least one meal at a local restaurant.

Based on the park staff's current experience, Sagamore Hill serves a variety of visitors.

- General tourist population who come to Long Island, some for the primary purpose of visiting Sagamore Hill, and some of those seeking tourist sites in the local area.

- Schools, school groups, and educators in Nassau, Suffolk, and Queens counties. Currently, approximately 5,000 students from local school districts visit the park annually, though the park must turn away as many as 6,000 students due to the limitations of staff and program space.

- Organized groups, bus groups, senior groups, scout/youth groups, and tour operators.

- Local residents of Long Island.

- Audiences who use the Internet for information and interpretive materials.

- International visitors.

Current Visitation

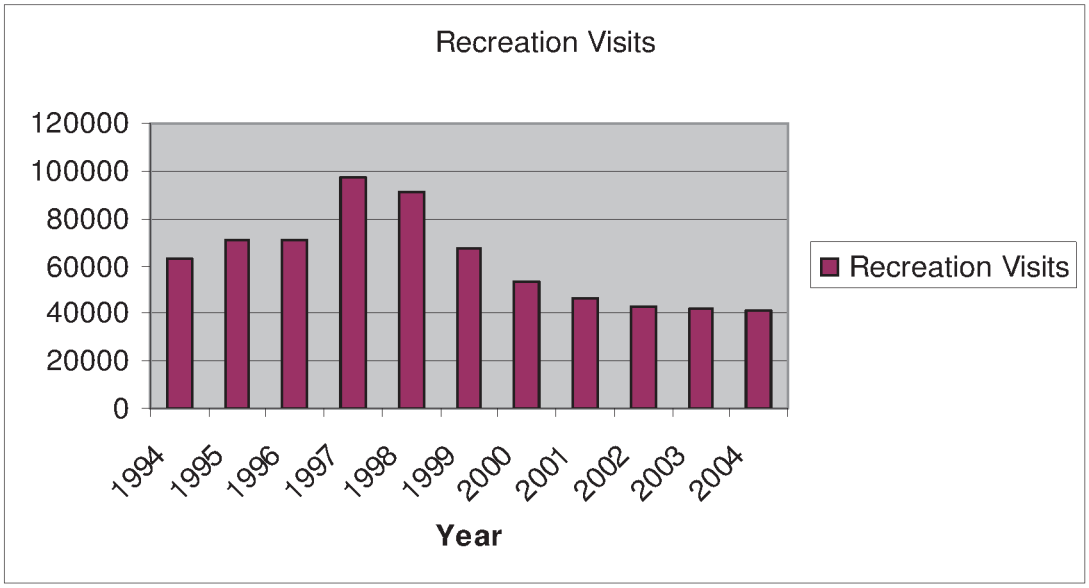
Visitation at Sagamore Hill has shown a steady rate of decline particularly since 2000. From 2000 to 2004, visitation declined about 22.7 percent, though it is important to note that these figures do not account for recreational users from the surrounding neighborhood.

A number of factors account for the decline in visitation, particularly changes in counting methods. From 1994 to 1996, the park used traffic counters to tally the number of visitors. In 1997, when the visitor contact station opened, the site counted both visitors to the new facility and to the ranger kiosk, resulting in some double counting during 1997 and 1998. The current counting method for recreation visits reflects the number of visitors actually recorded purchasing tickets to tour the Theodore Roosevelt Home.

Table 3–2: Sagamore Hill Visitation 1994–2004

Sagamore Hill NHS — Visitation 1994 –2004	
Year	Total Recreation Visits
1994	62,887
1995	71,261
1996	71,195
1997	96,590*
1998	90,919
1999	67,193*
2000	53,182
2001	45,176
2002	42,526
2003	42,396
2004	41,082

Figure 3–3: Sagamore Hill Recreation Visits 1994–2004



As was the case at many national park sites after September 11, 2001, Sagamore Hill experienced a significant dip in visitation. This and other significant acts of global terrorism had an effect on general visitation, but more particularly on school groups. Other factors influencing visitation by school groups include changes in teaching staff at local schools and the increasing cost of transportation. Finally, because of staffing constraints, a significant number of school and other organized tour groups are turned away.

Pre–arrival Resources

Most visitors received information about Sagamore Hill before their visit. However, information about the area was often obtained through informal

sources such as networks of family and friends. The next largest segment relied on guide books or other publications.

Visitors planning a trip may access the Sagamore Hill page on the National Park Service's website (www.nps.gov/sahi), which provides basic information on the park's location, hours of operation, park facilities and tours, and special events.

For school groups, the web page offers information on booking a class field trip, themes, goals, and objectives for educational visits, and educational pre–visit materials for a variety of age groups.

An automated phone system enables the park to provide updates on cancellation and closures as needed. Park staff are also available by phone to answer visitor questions or assist in organizing school and other group tours.

Visitor Experience

The 2002 Visitor Use Survey revealed the following information about the visitor experience at Sagamore Hill. The quality of all visitor facilities and services was rated as good or excellent by survey respondents. The lowest–rated visitor facility was the picnic area, and the tour of the Roosevelt Home was the highlight of the visit for the vast majority. Most visitors did not feel crowded on the grounds of Sagamore Hill, in the Visitor Contact Station, or at the picnic area. Over two–thirds of visitors rated the quality of their overall experience at Sagamore Hill as excellent, and nearly all rated the quality of their experiences as good to excellent.

Interpretation of most Theodore Roosevelt–related themes was rated as good or excellent. The most important interpretive topics were the personal life of Theodore Roosevelt, Theodore Roosevelt's family, the time period in which Theodore Roosevelt lived, Sagamore Hill as the "summer White House," Theodore Roosevelt as hunter, and Theodore Roosevelt as President. The least important interpretive topics were Theodore Roosevelt as author, Theodore Roosevelt as supporter of the arts, and Theodore Roosevelt as scientist.

There is relatively strong support for ranger–guided tours, but only modest visitor support for development of more trails and paths on the property. There is only modest support for tours to be conducted to surrounding visitor attractions with centralized parking in the hamlet of Oyster Bay.

Visitor Facilities & Amenities

Visitor Contact Station

The current Visitor Contact Station is adjacent to the park's parking lot in the same building as the park's Eastern National bookstore. The building was constructed in the early 1950s by the Theodore Roosevelt Association and served as a refreshment stand for many years. In 1997, the building was remodeled for use as the visitor contact station offering basic park information, fee collection, and the Eastern National bookstore. A small changing exhibit panel is also located in the Visitor Contact Station. The contact station is open 9am to 5pm Wednesday through Sunday, extended to seven days a week between Memorial Day and Labor Day. Public restrooms are also available at this location and are accessible from the exterior of the building.

During its hours of operation, a member of the park's visitor services staff is stationed at the Visitor Contact Station. A small workspace is located adjacent to the fee collection desk. In addition to providing visitor information and collecting admission fees, park staff often handle sales on behalf of the Eastern National bookstore.

According to the 2002 visitor use survey, over 90 percent of respondents visited the Visitor Contact Station, and over 77 percent stopped in at the bookstore. Thirty–seven percent of respondents indicated that they made a purchase at the bookstore.

The Visitor Contact Station is universally accessible.

Picnic Area

An unsheltered picnic area with a number of tables is located in the courtyard at the rear of the Visitor Contact Station.

Theodore Roosevelt Home

The Theodore Roosevelt Home offers 25 rooms furnished to Roosevelt's occupancy during the summer White House years (1902–1908). According to the 2002 Visitor Use Survey, 99 percent of respondents participated in a house tour, and a nearly equal number indicated that the tour of the home was the highlight of their visit.

Admission to the Theodore Roosevelt Home is by guided tour only. House tour group size is limited to 14 people. Up to four tours may be taking place in the home at a given time. The home is open from 10 AM to 4 PM Wednesday through Sunday and daily between Memorial Day and Labor Day. Tours are offered on the hour and on the half–hour. The length of

the guided tour varies between 45 and 90 minutes, depending upon the guide and the nature of the participating group. Tickets for house tours are offered on a first–come, first–served basis. Reservations for large groups are made in advance. Tickets for tours of the home often sell out by early afternoon on weekends, holidays, and during the summer season. About 14 tours of the Theodore Roosevelt Home are offered daily. The fee for a guided tour of the Theodore Roosevelt Home is $5. Children 16 or under are admitted free of charge. According to visitor use survey results, visitors typically wait an average of 20 minutes to get on a tour.

For large groups of more than 30 persons and during days of high visitation, the first floor of the Theodore Roosevelt Home is open for self–guided viewing. While more limited than a ranger– or docent–led tour, the experience is enhanced by visitor services staff, who are on hand to answer any questions. This allows visitors who would otherwise not see the Roosevelt Home to see its most distinctive rooms including the North Room. The fee for this abbreviated tour is $3. A 4:20 PM first floor walk–through ($3) also is offered daily.

The first floor of the Theodore Roosevelt Home is universally accessible but is not ADA–compliant. The mechanism for making the first floor accessible is a portable ramp that exceeds the prescribed standard of an eight percent slope (1:12 ratio of rise over run), making it inconvenient and difficult for some disabled visitors.

THEODORE ROOSEVELT EXHIBIT AT OLD ORCHARD

The Theodore Roosevelt Exhibit at Old Orchard opened to the public in January 2004. The exhibit is open Wednesday to Sunday from 10 AM to 4 PM. This is the only formal museum exhibit at the park. The exhibit is designed to tell the story of Theodore Roosevelt's life and achievements and to complement what can be seen in the Theodore Roosevelt Home. Many objects and artifacts are being displayed for the first time in the park's history. The exhibit also includes permanent tactile exhibit items to touch and feel. Two changing exhibit cases in the audio/visual room at Old Orchard offer seasonal exhibits.

Two 15–minute films are available in the audio/visual room at Old Orchard. These films offer information and historical footage of the Roosevelt family at Sagamore Hill and of Theodore Roosevelt's career.

Admission to the Theodore Roosevelt Exhibit at Old Orchard is free. The first floor of this facility is universally accessible. Public restrooms are also available at this location.

WAYSIDES

Interpretive waysides are outdoor panels that can be freestanding or attached to an existing structure such as a kiosk. They include descriptive information about park resources such as historic structures, historic landscapes, and natural features. There are a number of waysides throughout the park that interpret different aspects of the site's architecture, landscape, and overall history. Many of the waysides were installed at different times and differ in appearance. Some of the content on these waysides does not reflect current scholarship and should be updated or replaced.

TRAILS

A one–mile loop trail begins behind Old Orchard and descends a wooded sloping path to Eel Creek, the salt marsh, and beach at Cold Spring Harbor. A boardwalk and a bridge carry walkers through the salt marsh and across Eel Creek to the beach. A trail map prepared by the park staff is available to visitors at the Visitor Contact Station.

As reported in the 2002 Visitor Use Survey, about 50 percent of respondents said that they used the park's trail.

The trail is not universally accessible. However, arrangements can be made with the park staff to transport a disabled visitor by electric cart.

PERSONAL SERVICES

Personal services are carried out by both visitor services staff and the park's large and dedicated corps of volunteers. Both visitor service staff and volunteers greet visitors and provide basic park orientation information. As noted above, the centerpiece of the park's visitor experience is the guided tour of the Theodore Roosevelt Home. Park staff and volunteers also offer regularly scheduled tours of the grounds, talks from the porch of the Theodore Roosevelt home, and nature walks. Gallery talks for the Theodore Roosevelt Exhibit at Old Orchard are also under development.

Due to staffing limitations, personal services are concentrated on–site. However, the park has previously worked with community–based organizations like the Oyster Bay Main Street Association to offer periodic ranger–led walking tours in the hamlet of Oyster Bay.

LIVING HISTORY

Sagamore Hill NHS does not have a formal living history program. However, during special events such as the annual July 4th program, the

park has employed not only an actor to portray Theodore Roosevelt, but also a "Rough Rider" reenactment group that performs on horseback.

Education Programs

Sagamore Hill offers tours to nearly 5,000 school children annually. Demand for this program is high, and the park is often forced to turn groups away. The program for school groups includes a reservation system, pre–visit materials for a variety of age groups, a guided tour of the Theodore Roosevelt Home tailored to the requirements of the group, and organized inquiry exercises at the Theodore Roosevelt Exhibit at Old Orchard (e.g. scavenger hunts). Junior ranger activities are offered as well.

Additionally, the Theodore Roosevelt Association has developed curriculum–based lesson plans based on national educational standards. They are available free of charge on the Association's website (www.theodoreroosevelt.org).

Special Events

Annual special events include the July 4th celebration, a "Neighborhood Nights" community concert, Navy Day, and participation in the annual celebration of Theodore Roosevelt's birthday by the community of Oyster Bay. Lectures and special programs are also scheduled seasonally.

The Friends of Sagamore Hill and the Theodore Roosevelt Association sponsor additional programs throughout the year in partnership with NPS to augment the park's existing programming.

Attendance at special events often exceeds 500 participants and may reach 1,500 during the July 4th celebration.

Publications

Sagamore Hill NHS has a standard brochure introducing the park to visitors. The brochure is designed to agency–wide standards, making it immediately recognizable as an NPS product. The park brochure has recently been translated into Russian and Japanese; German and Spanish versions of the brochure are currently under development. All other park publications are currently available in English only. A number of photocopied hand–outs list birds and natural resources at the park and provide orientation to park trails or to other Theodore Roosevelt sites in the immediate community. A published guide to the park is available for purchase at the bookstore. A volunteer newsletter – *The Rough Writer* – is produced monthly and distributed to roughly 100 volunteers and community partners. The park also offers "Junior Ranger" activities.

One of the park's primary partners, the Theodore Roosevelt Association, publishes *The Theodore Roosevelt Association Journal*, a quarterly scholarly journal that explores and promotes scholarship and research on all aspects of Theodore Roosevelt's life. The Theodore Roosevelt Association is also involved with projects that augment park publications, including a revised edition of *Sagamore Hill: An Historical Guide* in progress which when completed will also be available for purchase at the Visitor Contact Station.

The park's bookstore, run by Eastern National, stocks numerous commercially available books and video programs associated with Theodore Roosevelt and Sagamore Hill.

WEBSITE

Sagamore Hill maintains a page on the National Park Services website (www.nps.gov) that offers specific guidance for potential visitors as well as a limited amount of in–depth information on the site's history. The web page offers links to other informational sites including the Theodore Roosevelt Association website, which provides a great deal of detailed information about Theodore Roosevelt's life and achievements.

Recreational Uses

Sagamore Hill is a popular destination for neighborhood residents who come to walk, run, bicycle, and relax on the porch at the Theodore Roosevelt Home. No exact count has been taken to estimate the volume of local recreational use.

Park Operations and Facilities

Parking and Site Circulation

ENTRY

As noted earlier, over 97 percent of visitors to Sagamore Hill arrive by private automobile and are directed through Oyster Bay either along state routes 106 or 25A to Cove Road. Signage directs visitors from Cove Road to Cove Neck Road, which ends at a private drive, where a visitor needs to turn right onto Sagamore Hill Road. Sagamore Hill Road was constructed in the 1950s by Nassau County, which continues to own and maintain the road.

Sagamore Hill Road is the main gateway into Sagamore Hill National Historic Site. Though there is no directional signage to guide visitors along this road, just below the hillside upon which visitors can catch a glimpse of the house, there is a New York State historic plaque and the site's historic stone marker inscribed "Sagamore Hill."

Parking

Visitors continue along Sagamore Hill Road until they reach the top of the hill and a 100–car parking area. Currently, the parking area can accommodate automobile and bus parking on the average visitor day and is rarely full.

A few times during the year, particularly for the July 4th celebration, parking capacity is exceeded and the adjacent field is used to accommodate overflow. Recent natural resources research has indicated that the fields have some value as nesting areas during certain times of the year. The park will be taking this into account in considering future locations for overflow parking.

Circulation

A modest system of paved park roads and pathways service all visitor and park support facilities. A total of approximately one mile of paved roads and pathways are maintained by the park. While all of these are passable by service vehicle for operational and emergency purposes, most are limited to pedestrian use. To improve accessibility from the visitor parking area to Old Orchard and to limit pedestrian/vehicle conflicts on the Old Orchard service road, a path across the field to the east of the parking area has been established and is maintained as a pathway for most of the year.

Some of the park's roads and pathways follow the historic circulation patterns established during the Roosevelt family's tenure. The remains of roads and pathways abandoned by the Roosevelt family or later by the Theodore Roosevelt Association and National Park Service are visible. These historic road segments and features have been documented in the park's Cultural Landscape Report and on its List of Classified Structures.

Universal Access

The park's paved roads and pathways are all universally accessible. The surfaced path to Old Orchard crosses an area that is level in grade and can accommodate a wheelchair. However, some of the park's visitor facilities are located at what some might consider significant distances from one another. For instance, the Theodore Roosevelt Exhibit at Old Orchard is approximately one–quarter mile from the Theodore Roosevelt Home. The park maintains two electric carts that are available for staff to transport visitors requiring assistance. The carts have all–wheel drive and are capable of transporting visitors requiring such assistance along the woodland trail to the beach to view Cold Spring Harbor.

The first floor of Old Orchard is universally accessible and includes accessible restrooms. The Visitor Contact Station is also universally

accessible, as is the first floor of the Theodore Roosevelt Home. A portable ramp is available at the Theodore Roosevelt Home but it does not meet Americans with Disabilities Act (ADA) design guidelines and exceeds the standard eight percent slope.

Park Support Facilities

Park Offices

The administrative offices for Sagamore Hill NHS are located on the second floor of Old Orchard. This building houses the offices of the superintendent, administrative officer and staff, the museum curator and curatorial staff, the chief of visitor services, and an interpretive park ranger. There is no formal break room – a small kitchenette allows for minimal storage and warming of food and beverages. The second floor of Old Orchard is not universally accessible.

Due to deteriorating conditions in the collection storage area in the basement of the Theodore Roosevelt Home, a large portion of the collection had to be relocated to Old Orchard. The new home for most of these objects became the conference room at Old Orchard, which is no longer available to accommodate the needs of the park staff.

Sagamore Hill has recently established a TelNet Station allowing access to live, satellite–based training and other interactive activities. This greatly enhances access to training opportunities for park staff as well as park partners.

Maintenance facility

Sagamore Hill's maintenance operation is currently housed in a 1,800–sq.–ft. converted six–car garage built in 1938 that has many environmental deficiencies, including no fire suppression system. The shop does not meet OSHA standards for ventilation, lighting, and egress; or national and state safety codes for mechanical and electrical systems.

The 2004 Environmental Audit pointed out a number of deficiencies associated with Sagamore Hill's maintenance facility that cannot be addressed under existing conditions, including storage of chlorofluorocarbon (CFC) refrigerants outside the maintenance yard, inadequate space to store records, and uncentralized hazardous chemical storage. Due to lack of adequate space, incompatible hazardous materials are stored near each other in the one storage shed. The hazardous waste cabinet is over–full and as a result bulky wastes must be stored outside behind the current shop due to lack of space. The recycling program also is limited due to space. The adaptation of the old garage into the shop does

not adequately meet wastewater management procedures (i.e. floor plug in drains).

The maintenance facility is located immediately on the park's boundary, and therefore it is not possible to expand this facility to address the many deficiencies that have been identified. The building is historic and is considered to contribute to the National Register status of the property. To preserve the structure, non–compatible uses must be removed from this building.

Park Housing

Sagamore Hill provides six units of staff housing, which were evaluated and certified by the National Park Service's Northeast Region. The housing is offered to employees at a comparable market rate for the northeastern United States as determined by the Department of the Interior. Currently housing is available in Gray Cottage, the Foreman's Cottage at Old Orchard, two apartments in the Old Orchard service wing, one apartment over the current maintenance facility, and housing for up to three people in the New Barn.

According to the US Department of Housing and Urban Development's (HUD) regional housing market report (spring 2003), the average rent for a one–bedroom apartment in Nassau/ Suffolk County is $1,700. The average for a two–bedroom apartment in the same market area is $2,500. HUD further notes that due to the scarcity and cost of developable land and very strong demand, affordable housing is a key issue in this market area.

Fee Collection

Sagamore Hill NHS collects an admissions fee from visitors to the Theodore Roosevelt Home. The fee for an adult to enter the home is $5; for entrance to the first floor of the home, $3. Children under the age of 16 are admitted free. The park does not charge a fee for school groups.

The park participates in the Recreation Fee Demonstration Program, meaning that Sagamore Hill is permitted to retain 80 percent of the fees collected at the park for use on–site rather than returning the fees to a general fund for system–wide redistribution. Fee demonstration program monies are used to support the repair and rehabilitation of park resources. In Fiscal Year 2004, revenue generated through the Fee Demonstration Program totaled $88,357.

Staffing

Sagamore Hill operates with an equivalent total of 20 full–time employees including those who are intermittent, subject to furlough, or seasonal. The

staff is organized into 4 divisions – Administration, Visitor Services, Collection Management, and Preservation and Maintenance. Visitor Services is the largest division in terms of both full–time and seasonal employees.

Sagamore Hill does not currently have any commissioned law enforcement rangers on its staff.

VOLUNTEERS

Sagamore Hill has a long–standing and very successful volunteer program. While the total number varies, the park typically has between 40 and 60 active volunteers each year. Primarily, volunteers are drawn from the local community, but some travel long distances to support the park's efforts. According to Sagamore Hill's 2003 State of the Park summary, park volunteers contributed 5,933 hours of service to the site. Over 1,000 hours were contributed to collections management, with the majority of the remaining hours being devoted to visitor services and interpretation. In 2004, park volunteers contributed 6,734 hours of service to the park.

The volunteers in collection management helped with projects including seasonal and daily housekeeping, polishing silver, washing light fixtures, vacuuming, rehousing of collections, refolding textiles, cataloging objects and archives, creating small changing exhibit panels, and pulling photos for exhibits.

Volunteers in visitor services and interpretation greeted visitors, responded to inquiries, offered visitor orientation information, developed educational programs, and conducted tours of the Theodore Roosevelt Home, as well as the Theodore Roosevelt Exhibit at Old Orchard.

The volunteers are represented by a Volunteer Advisory Board that meets bimonthly. Communication between volunteers and park staff is enhanced by the production of a monthly newsletter, *The Rough Writer*. The park offers formal training to its volunteers as needed.

The program is administered through the park's Visitor Services division.

PRINCIPAL PARTNERS

Since its inception, Sagamore Hill NHS has operated in close collaboration with the Theodore Roosevelt Association (TRA). The TRA works closely with the National Park Service and the National Parks Foundation (which holds and manages the park's endowment) to consult and advise on the use and management of the funds. The TRA works collaboratively with NPS on the development of special programs and initiatives associated with

studying and interpreting the life and legacy of Theodore Roosevelt. Additionally, the TRA has raised funds in support of specific park projects. The Friends of Sagamore Hill, a local chapter of the TRA, also engages in collaborative activities with the park and in fundraising.

These principal partners are described in greater detail in Part One of this document.

Socioeconomic Environment

Introduction

Sagamore Hill National Historic Site is located in Nassau County, one of four counties located on Long Island, the largest island adjoining the continental United States, with a population of over 7 million people. Nassau County is immediately to the east of the New York City borough and county of Queens, placing it in the largest metropolitan area in the United States.

Demographic Profile – Nassau County

In 2000, Nassau County's population was approximately 1,334,544—up just 3.6 percent from the population identified in the 1990 Census. Population growth in Nassau County is steady, but modest. In 2002, it was rated 19th in growth among New York State's 62 counties.

However, Nassau County is densely populated, with an average distribution of approximately 4,700 people per square mile. This is significantly denser than the state average of 401.93 people per square mile.

In terms of race and ethnicity, the 2000 Census revealed that 79.3 percent of Nassau County residents are white, 10.1 percent are Black, 4.7 percent are Asian, and less than 1 percent are Native American. Ten percent of Nassau County residents are Hispanic or Latino.

The average age in Nassau County is 38.4 years, slightly older than the statewide (36.8 years) and national (36.22 years) averages. Of residents over the age of 25, 35.4 percent have attained a bachelor's degree or higher, compared to 24 percent nationally.

According to the 2000 Census, the median household income for Nassau County was $72,030, considerably higher than both the medians for New York State ($43,393) and the nation ($41,994). Per capita income for Nassau County was $32,151 – again considerably higher than per capita incomes statewide ($23,389) and nationally ($21,587).

Sagamore Hill is located within the town of Oyster Bay, which covers a substantial geographic area and is home to a population of 295,827. The town of Oyster Bay consists of 22 incorporated municipalities. Sagamore Hill also sits within the considerably smaller incorporated village of Cove Neck, which has a population of just 300 residents (2000 Census). The median household income of Cove Neck is $159,792 and the median age is 44. The nearby hamlet of Oyster Bay is an unincorporated community of 6,826 residents that is governed at–large by the Town of Oyster Bay. The hamlet has strong historical ties to Sagamore Hill and is the commercial center located nearest to the historic site.

Housing

The 2000 Census identified 459,862 housing units in Nassau County. Of these, 80.3 percent were single–family homes and 19.7 percent were multiunit housing structures. According to the American Community Survey of the U.S. Census Bureau, the median value of an owner–occupied home in 2003 inflation–adjusted dollars was $378,152, nearly $180,000 higher than the statewide median of $198,883. The median monthly cost with a mortgage was approximately $2,229. The median rent asked for a vacant unit in 2003 inflation adjusted dollars was $1,213 as compared with statewide and national median for rent —$770 and 679 respectively.

Regional and Local Economy

The Long Island economy is large and diverse. In 2002, non–agricultural employment accounted for approximately 1.2 million jobs. The largest employment sector was Trade, Transportation, and Utilities (60 percent of these jobs are in retail trade), followed by Education and Health Services, Professional and Business Services, Manufacturing, and Leisure and Hospitality. The greatest job growth since 2005 has been in professional and business services, education and health services, other services, and trade transportation and utilities. The leisure and hospitality employment sector also saw strong growth. Since May 2004, the average unemployment rate for Nassau County has been about 4 percent. [7]

Despite the number of jobs on Long Island, commuting patterns continue to suggest that the region's economy is closely linked with New York City's. Though combined employment in Nassau and Suffolk Counties attracted about 266,000 commuters from outside the region, they could not compare with the volume of workers commuting to Manhattan on a

[7] NYS Department of Labor, Work Force Industry Data
NYS Office of the Comptroller, *Recent Trends in the Long Island Economy*, April 2003.

daily basis—1.5 million. Further, in 2000, as many as 22 percent of working residents of Long Island commuted to Manhattan for work.[8,9]

Sagamore Hill is located in the incorporated village of Cove Neck, a largely residential community with no commercial center. The business district located along Audrey Avenue, South Street, and West Main Street within the unincorporated hamlet of Oyster Bay is the closest commercial center to Sagamore Hill. This area is home to the primary municipal offices for the town of Oyster Bay. Retail, restaurants, professional offices, and community services like the public library and senior center compose the core offerings in the hamlet. State Route 106 runs through and actually terminates in the hamlet and is one of the access routes to Sagamore Hill.

Economic Impact of Visitation to Sagamore Hill

The most recent profile prepared for Sagamore Hill NHS using the National Park Service's Money Generation Model 2 was completed in 2003. The Money Generation Model was developed by NPS to produce quantifiable measures of park economic benefits that can be used in planning and impact analysis. Sagamore Hill hosted 42,396 visitors in 2003. Among these visitors, the model calculated that 20 percent were local residents on day trips, approximately 55 percent were non–local visitors on day trips, and 25 percent were overnight visitors staying in local lodging and campgrounds. On average, visitors spent $115 per visitor group per day in the local area. Total visitor spending was $2.43 million in 2003.

The direct effect of this spending includes $2.03 million in sales, of which $690,000 was spent on hotels and motels, $570,000 on food and drink, $290,000 on retail goods, and $260,000 on amusements. As visitor spending circulates through the local economy, secondary effects created an additional $1.13 million in spending on local goods and services. In sum, visitors to Sagamore Hill NHS had a total economic impact of $3.16 million, which contributed to the creation of 58 jobs.

[8] Bram, Jason and Alisdair McKay. "The Evolution of Commuting Patterns in New York City Metro Area" in *Current Issues in Economics and Finance – Second District Highlights."* Federal Reserve Bank of New York. October 2005
[9] Federal Reserve Bank of New York. *District Profile – Long Island.* October 2004

PART FOUR: ENVIRONMENTAL CONSEQUENCES

Introduction

In conjunction with the *Draft General Management Plan,* the *Draft Environmental Impact Statement* has been prepared to satisfy the requirements of the National Environmental Policy Act (NEPA) of 1969, as amended, which requires the evaluation of potential impacts resulting from federal actions or lands involving federal jurisdiction.

The alternatives outlined in this document establish overarching management guidelines for Sagamore Hill National Historic Site. The general nature of the alternatives dictates that the analysis of their impacts also be general. Thus, although the National Park Service can make reasonable projections of likely impacts, these projections are based on assumptions that may eventually prove to be inaccurate. As a result, the environmental impact statement (EIS) is **programmatic** and presents an overview of potential impacts relating to each alternative. This EIS will serve as a basis for the preparation of more in- depth National Environmental Policy Act (NEPA) documents to assess subsequent developments or management actions.

Impact topics were selected for analysis by determining which park resources or related elements would be affected by actions proposed under the three alternatives; topics were also chosen to address planning issues and concerns. Resources and environmental concerns that would not be appreciably affected by any of the three alternatives were eliminated from further consideration and comparative analysis and have been discussed in the previous section.

Methodology for Analyzing Impacts

The planning team based this impact analysis and conclusions largely on the review of existing research and studies, information provided by experts in the National Park Service and other agencies and organizations, and the professional judgment of the Sagamore Hill staff. It is important to remember that where necessary and appropriate in all the alternatives, the planning team suggests mitigating measures to minimize or avoid impacts.

Effects can be direct, indirect, or cumulative. Direct effects are caused by and occur at the same time and place as the action. Indirect effects are caused by the action and occur later or farther away, but are still reasonably foreseeable. Cumulative effects on the environment result from

the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency (federal or nonfederal) or person undertakes such other action. Cumulative effects can result from individually minor, but collectively significant, actions taking place over a period of time.

Impact duration refers to how long an impact would last. For the purposes of this document, the planning team used the following terms to describe the duration of the impacts:

Short- term – The impact would last less than one year, normally during construction and recovery.

Long- term – The impact would last more than one year, normally from operations.

Cultural Resources

In this impact analysis, cultural resources consist of cultural landscapes, historic buildings and structures, archeological sites and resources, and museum collections and archives. Effects on cultural resources are described in terms consistent with the regulations of the Council on Environmental Quality for implementing the National Environmental Policy Act (NEPA). The National Park Service intends to comply with requirements of NEPA and Section 106 of the National Historic Preservation Act. Council on Environmental Quality regulations require that the impacts of alternatives and their component actions be disclosed. Consistent with those regulations, the analysis of individual actions includes identification and characterization of impacts. Characterization includes a discussion of the type (beneficial or adverse), duration (short-term, long- term, or permanent), and intensity of impact. See Table 4- 1 for the criteria that define the impact intensities for cultural resources.

An adverse effect occurs when an impact alters, directly or indirectly, any character- defining feature of a cultural resource that qualifies it for inclusion in the National Register, e.g., diminishing the integrity of the resource's location, design, setting, materials, workmanship, feeling, or association. Adverse effects also include reasonably foreseeable effects caused by the actions proposed in the alternatives that would occur later in time, be farther in distance, or be cumulative (36 CFR Part 800.5, *Assessment of Adverse Effects*). A determination of *no adverse effect* means there is an effect, but it would not in any way diminish the character-defining features of the cultural resource that qualify it for inclusion in the National Register.

CEQ regulations and the NPS *Conservation Planning, Environmental Impact Analysis and Decision Making* (Director's Order #12) also call for a discussion of the appropriateness of mitigation, as well as an analysis of the effectiveness of the mitigation in reducing the intensity of a potential impact, e.g., from major to moderate or minor. Any resultant reduction in intensity of impact due to mitigation, however, is an estimate of the effectiveness of mitigation under NEPA only. It does not suggest that the level of effect as defined by Section 106 is similarly reduced. Although adverse effects under Section 106 may be mitigated, the effect remains adverse.

The Section 106 analysis is not intended to fully meet the requirements of Section 106, but is based on currently available information. A formal finding of effect for the undertaking (implementation of the alternative) on cultural resources, based upon the criteria of effect found in the Advisory Council's regulations, will be made when the documentation requirements for a finding are available prior to taking action to implement the alternative. (See Table 5-1 for actions requiring Section 106 review.)

Natural Resources

The impact topic of natural resources includes discussions of the effects on the integrity of natural systems and features, including soils, topography, vegetation, wildlife, threatened and endangered species, and water resources, wetlands, and floodplain. To conduct the analysis, research reports were consulted and information on known resources was compiled. Where possible, locations of sensitive resources were compared with the locations of proposed developments and modifications. The analysis is qualitative in nature. Predictions about short- term and long-term site impacts were based on previous studies and in consultation with subject- matter experts.

See Table 4-1 for the criteria that define the impact intensities for natural resources, including threatened and endangered species.

Visitor Experience

The discussions of the visitor experience in this document cover the effects on visitors' ability to experience the park's primary resources and their setting and to access educational and interpretive opportunities. Information gathered in a visitor use survey was used along with public input during the planning process to evaluate the potential impacts on visitors of each alternative. See Table 4-1 for the criteria that define the impact intensities for visitor experience.

Park Operations

The discussions of the impacts on park operations in this document focus on circulation and access, facilities, staffing and volunteers, and staff housing. See Table 4- 1 for the criteria that define the impact intensities for park operations.

Socioeconomic Resources

The discussion of socioeconomic effects consists of the effects of each alternative on the local and regional economy. See Table 4- 1 for the criteria that define the impact intensities for socioeconomic resources.

Table 4- 1: Criteria for Impact Intensities

	Natural Resources	Cultural Resources	Park Collections	Visitor Experience	Park Operations	Socioeconomic Resources
Negligible	Impact localized and not detectable, or at lowest levels of detection	Impact barely perceptible and not measurable without any perceptible consequences, either adverse or beneficial	Impact is barely measurable with no perceptible consequences, either adverse or beneficial, to museum collections	Impact barely detectable, not in primary resource areas or would occasionally affect a few visitors	Impact not detectable, no discernible effect on ability to provide services, to manage resources, or to operate the park	Impact not detectable, no discernible effect on socioeconomic environment
Minor	Impact localized and slightly detectable but would not affect overall structure of any natural community	The impact would be perceptible or measurable, but would be slight and localized within a relatively small area. The action would not affect the character or diminish the features of a NRHP eligible or listed site, and would not have a permanent effect on the integrity of any such resources	The impact would affect the integrity of few items in the museum collection but would not degrade the usefulness of the collection for future research and interpretation	The impact slight but detectable not in primary resource areas or would affect few visitors. Would be perceived as negative by visitors or would inhibit the achievement of visitor experience	Impact slightly detectable but would not obstruct or improve overall ability to provide services, to manage resources, or to operate the park	Impact slightly detectable but would not affect overall socioeconomic environment
Moderate	Impact clearly detectable; could appreciably affect individual species, communities, or natural processes	The impact would be perceptible and measurable. The action would change one or more character-defining features of a cultural resource, but would not diminish the integrity of the resource to the extent that its NRHP eligibility would be entirely lost	The impact would affect the integrity of many items in the museum collection and diminish the usefulness of the collection for future research and interpretation	The impact would be readily apparent, somewhat negative or somewhat beneficial, in primary resource areas or would affect many visitors. The impact would be perceived as negative by visitors or would inhibit the achievement of visitor experience	Impact clearly detectable and could appreciably obstruct or improve the ability to provide services, to manage resources, and/or to operate the park	Impact clearly detectable and could have an appreciable effect on the socioeconomic environment
Major	Impact highly noticeable and would substantially influence natural resources, e.g. individuals or groups of species, communities, or natural processes	The impact on cultural resources would be substantial, discernible, measurable, and permanent. For NRHP eligible or listed resources, the action would change one or more character-defining features, which could result in diminishing the integrity of the resource to the extent that it would no longer be eligible for listing in the national register	The impact would affect the integrity of most items in the museum collection and destroy the usefulness of the collection for future research and interpretation	The impact would be severe in primary resource areas, or would affect most visitors. Would be perceived as negative by visitors or would inhibit the achievement of visitor experience	Impact would have a substantial, highly noticeable, potentially permanent influence on the ability to provide services, to manage resources, or to operate the park	Impact would have a substantial, highly noticeable influence on socioeconomic environment
Notes	[1] **Cultural Resources** refer to historic buildings and structures, cultural landscapes, and archeological resources.					

Impact Topics Dismissed from Further Consideration

The National Environmental Policy Act requires that agencies consider whether a number of different possible issues require detailed analysis as impact topics. They cover a wide variety of topics ranging from air quality to threatened and endangered species to socioeconomic conditions. While some of these topics will be examined in greater depth in this section of the document, others have been dismissed from further analysis. The following is a discussion of the mandatory impact topics that NPS considered initially but did not analyze further, either because they were irrelevant to the alternatives, would have negligible impacts, or required no more detailed work in order to understand their impacts.

Air Quality

Sagamore Hill National Historic Site is located in an area of non-attainment for ozone and PM 2.5. Some alternatives call for the construction of new facilities. Construction could increase fugitive dust from soil exposure and disturbance. However, this effect would occur only during construction and would be localized. Water and dust control agents would be applied during construction as necessary. Park managers do not expect significant long- term increases in visitation over current counts, with little change in vehicular traffic. As a result, increases in vehicle emissions would be negligible and have little impact on local air quality. Because no perceptible long- term impacts would result from any proposed actions, and no cumulative impacts on air quality are anticipated, this impact topic was eliminated from further evaluation.

Climate Change

On a global scale, changes in climate are associated with the increase in levels of greenhouse gases produced by the burning of fossil fuels and the removal of vast tracts of vegetation, primarily tropical rainforests. Increased use of fossil fuels within the park would occur primarily as a result of increased visitation and the associated use of fossil fuel–burning vehicles. Because park managers do not expect a significant long- term increase in visitation, the effect of additional vehicle emissions on climate change is not evaluated further. The addition of new structures on the property would also contribute to the consumption of fuel for heating and cooling. Any new structures would be constructed to meet standards and guidelines for energy efficiency and other facets of sustainable design and would minimize the consumption of fossil fuels.

Conformity with Local Land Use Plans

The existing and proposed land uses of Sagamore Hill National Historic Site are in compliance with local land use plans. In addition, no conflict is expected with existing state planning efforts. The implementation of the draft plan or any of the analyzed alternatives is not expected to conflict with local plans.

Energy, Natural or Depletable Resource Requirements, and Conservation Potential

None of the alternatives would result in the extraction of resources from Sagamore Hill National Historic Site. Under all alternatives, conservation principles would be applied to ensure the maintenance of the park's natural resources.

Environmental Justice

All federal agencies are required to incorporate environmental justice into their missions by identifying and addressing disproportionately high and adverse human health or environmental effects of their programs and policies on minorities and low- income populations (Executive Order 12898). The planning team eliminated this impact topic from further evaluation, because none of the alternatives presented in this document would result in disproportionately high adverse environmental effects on minority or low- income communities. There are no air or water pollution effects that would affect human health. Economic impacts from employment, associated income and construction are expected to be modest, but beneficial. There would be no change in land use in the surrounding area that could affect minority or low- income communities.

Geology

Northwestern Long Island is underlain by Mesozoic and Cenozoic sedimentary rocks, but the bedrock in the vicinity of Cove Neck is approximately 600 feet below the ground surface (Soren and Simmons 1987). The surficial geology of Long Island is essentially composed of mud, sand, gravel, and boulders transported from the north by glacial advances during the Wisconsinan Stage of the Pleistocene Epoch (Isachsen et al. 2000:169). The Harbor Hill moraine, on which Sagamore Hill is located, consists of loamy sand glacial till over stratified sand and gravel outwash (Wulforst, 1987).

Park managers anticipate that the level of development proposed in the alternatives would have no perceptible effects on the geology of the park. Therefore, this impact topic has been eliminated from further evaluation.

Sacred Sites and Indian Trusts

No known sacred sites (Executive Order 13007) or Indian trust resources (ECM95- 2) are involved in the plan or proposals. The Delaware Nation, the Delaware Tribe of Indians, and the Stockbridge- Munsee Community of Wisconsin have identified the lands of Sagamore Hill National Historic Site as being within original Delaware territory. This group is considered a "traditionally associated people." The planning team initiated the consultation process with various representatives of the Delaware Nation in February 2005. As of this date, tribal representatives have raised no concerns or issues regarding sacred sites; therefore the planning team eliminated this impact topic from further evaluation.

Natural Ambient Soundscapes

The alternatives outlined in this document could affect noise levels on a site- specific or local basis. During construction of facilities or landscape rehabilitation efforts, for example, noise levels could be expected to increase in the site vicinity due to equipment use. However, this would be a short- term increase. Park development would occur primarily in a suburban area where it would not be unusual to hear machinery on occasion; therefore it would not be a major variance from current noise levels.

Facility operation under any alternative would not result in an increase in noise over the long term. The primary noise source would continue to be outdoor maintenance activities surrounding the new facility. Because the facility would be located in a developed area, maintenance activities would not represent a major variance from current noise levels.

Because any impacts on noise levels would either be short- term or not a major variance from current noise levels, this impact topic was eliminated from further evaluation.

Natural Lightscapes

Generally, the park is closed after dark and has few night programs. Park management limits the use of night lighting to levels required to ensure public safety around park facilities and secure its resources. The alternatives presented in this document propose neither an extension of the park hours into the evening nor a significant increase in night programs. Because the alternatives would not cause a perceptible change in the natural lightscape, this issue was eliminated from further evaluation.

Prime and Unique Agricultural Lands

According to the USDA Natural Resource Conservation Service, the park contains soils that are categorized as Prime Farmland. Further, New York State has identified soils within the park to be "Farmland of Statewide Importance." When Theodore Roosevelt purchased the land that would become Sagamore Hill, it was already in agricultural production. Much of the historic development of the site took place in areas possessing prime agricultural soils; as a result a considerable amount of prime agricultural soil was disturbed during the site's period of significance. The Roosevelt family continued to farm Sagamore Hill, sustaining the prior use and operation of the property. The cultivation of agricultural fields at Sagamore Hill continued through the 1930s but declined significantly and eventually ceased in the early 1940s. Many of the former agricultural fields have gone to succession. This plan does not propose any alteration of lands that had been in agricultural production.

Impairment of Resources

In addition to determining the environmental consequences of the alternatives, National Park Service management policies require that potential effects be analyzed to determine whether proposed actions would impair the resources of the unit.

The fundamental purpose of the National Park System, established by the Organic Act and reaffirmed by the General Authorities Act, as amended, begins with a mandate to conserve resources and values. National Park managers must always seek to avoid or minimize, to the greatest degree practicable, adverse impacts on resources and values. However, these laws give the National Park Service management discretion to allow impacts when necessary and appropriate to fulfill the purposes of a park, as long as the impacts do not constitute impairment of the affected resources and values. Although Congress has given the National Park Service this management discretion, it is limited by the statutory requirement that the National Park Service must leave the resources and values unimpaired unless a particular law directly and specifically provides otherwise.

A prohibited impairment is an impact that, in the professional judgment of the responsible National Park Service manager, would harm the integrity of contributing resources and values. This would include the opportunities that otherwise would be available for the enjoyment of those resources or values. An impact on any contributing resource or value may constitute an "impairment," most likely if it affected a resource or value whose conservation would be (a) necessary to fulfill specific purposes identified in the establishing legislation or proclamation of the park, (b) key to the

natural or cultural integrity of the park or to opportunities to enjoy it, or (c) identified as a goal in the park's general management plan or other relevant National Park Service planning documents. Impairment might result from National Park Service activities in managing a park, visitor activities, or activities undertaken by concessionaires, contractors, and others operating in the park. A determination on impairment is made as a concluding statement for each alternative and for the actions common to all alternatives in the discussion of environmental consequences.

Impacts of Actions Common to All Alternatives

Resource Management

Under all alternatives, the park would implement a long- range inventory and monitoring program for both cultural and natural resources. This would offer major long- term benefits by enabling the park to establish standards and protocols for maintaining desired resource management conditions and give it the means to adequately assess and evaluate change as it occurs and take any necessary actions to mitigate negative effects or simply adjust management practices to enhance desired results.

The park would also undertake a formal survey and re- marking of the park boundary. This too would have a major long- term beneficial impact on resource management. A metes and bounds survey of the property would enable the park to better protect the overall integrity of its resources. It would also provide better inform its neighbors as to where the park begins and ends.

The park would also take steps to foster greater stewardship of the resources of Sagamore Hill on the part of its neighbors and the larger Oyster Bay community. This effort would be of moderate long- term benefit to the park in support of resource management. Working with the park's neighbors as well as the larger Oyster Bay community to instill a deeper appreciation of the park's cultural and natural resources would be a positive step in maintaining good park/community relations. In order to gain wider support for the park, efforts to engage the community and encourage their involvement with the park would be essential.

Cultural Resources

Cultural Landscapes

Under all alternatives, the park would take steps to control non- native invasive species. This action would offer a major long- term benefit for Sagamore Hill's cultural landscape. The control of non- native invasive

species would figure prominently in efforts to rehabilitate features of Sagamore Hill's cultural landscape in support of interpretive objectives. For instance, the "creep" of non- native invasive species such as *Phragmites spp.* threatens to dramatically change the historic character of the marsh and other wetland areas in the park.

Under all alternatives, the park would pursue the development of a new maintenance facility located on park property. This proposed facility would be large in scale but would be sited and landscaped in a manner that limits its visibility from the park's historic core and adjoining properties. This effort would have a minor long- term adverse impact on the park's cultural landscape under Alternatives 1 and 3. Under Alternative 2, the maintenance facility would be developed in combination with the collections storage facility, making for a larger structure. Under Alternative 2, this development would have a moderate long- term adverse impact on the park's cultural landscape.

Historic Buildings and Structures

Under all alternatives, the heating, ventilation, and electrical systems at the Theodore Roosevelt Home would be upgraded. This action would be of major long- term benefit to the Theodore Roosevelt Home, further securing it and preserving its contents. Upgrading the electrical system also would make housekeeping more efficient and effective.

Under all alternatives, the park would relocate the maintenance facility from the Old Orchard Garage to a new facility. The removal of the maintenance function would reduce the threat of fire and other types of damage associated with this type of use. This effort would be of major, long- term benefit for the preservation of this historic structure.

Archeological Resources

Under all alternatives, the park would pursue the development of a new maintenance facility on park property. The new facility would be one of the largest structures on the property and would be sited in a manner that limits its impact on the park's archeological resources. Further study in support of the project would be necessary.

Museum Collections and Archives

Under all alternatives, the park would develop and implement an access policy for the museum and archival collections. This action would be of moderate long- term benefit to collection and archival management. The development and implementation of such a formal policy and procedures would make the requirements of access and the responsibilities of users clear to members of the public seeking access to the collection and

archives. Making such expectations clear and ensuring that they are met would have a beneficial effect on the overall security of museum and archival collections.

Under all alternatives, the park would identify or develop dedicated space for researchers. Different means by which to achieve this action would be explored under each of the planning alternatives. Overall, this action would have a moderate long- term positive effect on collection management. Having a dedicated work space for researchers in close proximity to the primary collection storage and curatorial work area would enhance the park's ability to secure and preserve the collection.

Natural Resources

Under all alternatives, the park would expand its cooperative efforts and partnerships to support public programming and park operations. These efforts would be of moderate long- term benefit to natural resource management. Through working with cooperating natural resource management organizations, the park would be able to expand its resource management capacity. These efforts could also include an interpretive dimension that would educate the public regarding the value of the park's natural resources and foster stewardship.

Under all alternatives, the park would take steps to control non- native invasive species. This action would offer major long- term benefits, such as protecting the park's wetlands from encroachment, improving the ability of native flora to thrive, and maintaining the critical mass necessary to ensure the health of plant and animal communities.

Under all alternatives, the park would pursue the development of a new maintenance facility on park property. This would require some clearing of successional woodland growth to accommodate the new facility and associated maintenance yard. The level of clearing is expected to be marginal amounting to approximately one acre or less. This effort would result in a minor short- term impact to the park's vegetation and wildlife. Some grading may be required, resulting in a minor long- term impact to the topography in the immediate vicinity of the any proposed new facility. Heavy equipment brought in to clear the site and construct the new facility may have a minor short- term adverse impact on local soils.

The park would rehabilitate the woodland trail and boardwalk. This action would be of moderate, long–term benefit for natural resources in proximity to the boardwalk and trail. The woodland trail and boardwalk would delineate a clear pedestrian pathway through the woods, across the marsh and onto the beach. By concentrating pedestrian traffic along

formally delineated pathways, impacts to the larger resource (e.g. damage to vegetation and soil compaction) would be minimized. These amenities must be maintained in good condition so that the pathway is clearly denoted and safe for public use.

Visitor Use and Experience

Under all alternatives, the park would expand its cooperative efforts and partnerships to support public programming and park operations. This effort would result in a moderate long- term benefit to the visitor experience. Cooperative programming and management efforts would enable the park to offer a more diverse schedule of activities and events related to its cultural and natural resources. Likewise, off- site walking tours would be offered in conjunction with numerous community- based partners including the Theodore Roosevelt Association, Oyster Bay Main Street Association, and the Theodore Roosevelt Sanctuary. The diversity of programming would enhance the visitor experience and invite repeat visitation.

The park would rehabilitate the woodland trail and boardwalk. This action would be of moderate long- term benefit to Sagamore Hill's visitors, enabling them to access the beach on Cold Spring Harbor – an important interpretive component of the visitor experience. The trail and boardwalk must be maintained in good condition for ease of access and public safety.

The park would also take steps to screen views from the woodland to adjoining properties, as feasible. Currently views to adjacent development on the north side of the Sagamore Hill property disrupt the natural setting along the woodland trail. Efforts to screen the development from view using native vegetation would be of moderate long- term benefit and would improve the visitor experience along the woodland trail.

The park would work with state, county, and local officials to locate and install highway signage directing visitors to Sagamore Hill. The park would also place signage along Sagamore Hill Road to welcome visitors and help them locate the parking area. These efforts would be of moderate long- term benefit. Improved directional signage along the interstate, state, and local roads would enhance the public's ability to locate the park. Through language or graphics, signage would more clearly identify Sagamore Hill with Theodore Roosevelt, the National Park Service, or both. Signage would be similar to directional signage found along local roads and would be modest in scale.

The park would also support efforts to encourage the development of reliable transportation from the Oyster Bay and Syosset railroad stations to Sagamore Hill and other area attractions. This could be of moderate long-term benefit to the park. Improvements to public transportation linking transportation hubs to Sagamore Hill and other local attractions would make the park more attractive to a relatively untapped audience in the metro New York region: the many New York City residents who rely exclusively on public transportation.

Visitor Orientation

Under all alternatives, local directional signage would offer visitors arriving by car the option of traveling through the hamlet of Oyster Bay. This would be of moderate long- term benefit to park visitors, acquainting them with the hamlet in advance of their visit to the park. Visitors who stop in the hamlet would have access to a walking tour guide and other materials linking the Roosevelt family to the larger community. Visitors who learn about the relationship between the family and the hamlet during their tour of Sagamore Hill would have a better understanding of the park's larger context.

Educational and Interpretive Opportunities

Under all alternatives, the park would assess interpretive activities and programs to ensure that they are consistent with the park's purpose and primary themes. This action would be of moderate long- term benefit to visitors in that it would ensure that activities and programming at the park reinforce the public's understanding and appreciation of the significance of Sagamore Hill.

Park Operations

Facilities

Under all alternatives, the park would identify or develop dedicated space for researchers. Different means to achieve this action would be explored under each of the planning alternatives. Overall, this action would be of moderate long- term benefit for park staff. Having a dedicated work space for researchers in close proximity to the primary collections storage and curatorial work area would improve the staff's ability to monitor the work space more effectively and efficiently.

Under all alternatives, the park would pursue the development of a new maintenance facility and yard to achieve sufficient and appropriate space to support the park's maintenance function. The facility would accommodate a garage and workshop space, material and equipment storage, as well as maintenance staff offices, break room, and locker room. The new space would meet health and safety requirements for such a

facility. Relocating the park's maintenance function from the Old Orchard garage to a newly constructed, appropriately scaled facility would enhance the effectiveness and efficiency of the maintenance operation.

This new facility would be significantly larger than its predecessor and would require additional custodial and maintenance support. Though designed and constructed using the best practices for sustainability, there would be additional energy requirements to operate the facility.

Though maintenance costs and requirements may be higher, the overall result of this effort would be of major long- term benefit to the park's operation.

STAFFING AND VOLUNTEERS

Under all alternatives, numerous proposed activities would require additional support on the part of the park's staff or may suggest that additional staff, contracted labor, or additional volunteers would be needed to carry out the proposals effectively. Under all alternatives, the park would take steps to control non- native invasive plant species and would also attempt to expand upon cooperative efforts and partnerships. Both of these proposed actions would require the additional attention and oversight of the park's staff.

Socioeconomic Environment

Under all alternatives, local directional signage would offer visitors arriving by car the option of traveling through the hamlet of Oyster Bay. The park would also continue to pursue collaborative programming efforts in surrounding communities such as village walking tours. These efforts could be of minor long- term benefit to the local economy. Directing visitors arriving by car through the hamlet of Oyster Bay could have a positive, though modest, commercial effect. As they travel through Oyster Bay, visitors would have the opportunity to see what the hamlet has to offer in terms of shops, restaurants, and other amenities and may decide to stop before their visit to Sagamore Hill or return after their visit. Offering guided tours and other collaborative programming in the hamlet could likewise further familiarize visitors with its amenities.

The park would also support efforts to encourage the development of reliable transportation from the Oyster Bay and Syosset railroad stations to Sagamore Hill. This could be of minor long- term benefit to the local economy. The Oyster Bay train station is located in the hamlet within easy walking distance of shops and restaurants and could generate additional foot traffic on the main commercial streets, leading to increased patronage of local establishments.

Adjacent Land Use

Under all alternatives the park would locate signage along Sagamore Hill Road to acknowledge the visitors arrival at the park and help them locate the parking area. The new signage would have a negligible impact on the character and appearance of Sagamore Hill Road, would be similar to directional signage found along local roads, and would be modest in scale. The new signage would offer the moderate long- term benefit of alleviating visitor confusion resulting in wrong turns into private driveways.

Cumulative Impacts

Some significant local and regional heritage tourism initiatives are underway on Long Island. Community, cultural, and business leaders in the hamlet of Oyster Bay are working cooperatively through the Chamber of Commerce and the Oyster Bay Main Street Association to promote local historic and cultural attractions and enhance the local economy. Through the "Passport to Oyster Bay" program, local events and attractions are actively promoted through brochures and other media. Sagamore Hill currently participates in this program and under all alternatives would continue to do so. As the home of Theodore Roosevelt, Sagamore Hill is perhaps the best- recognized site in the Passport program and experiences the highest visitation. Its continuing support and participation in the program would be of moderate long- term benefit to local heritage tourism initiatives and commerce.

Likewise, Sagamore Hill is located within the state- designated Long Island North Shore Heritage Area (LINSHA), which encompasses the entire north shore of Long Island. In April 2005, the state heritage area planning commission issued a final plan. Pending its final approval by the 65 municipalities within its boundary, LINSHA will become one of 16 state heritage areas. Similar to its local counterparts, LINSHA would seek to preserve and promote regional cultural attractions in support of maintaining and enhancing the region's quality of life and enhancing the regional economy. Because it is the only National Park unit located in the heritage area, the active participation of Sagamore Hill in such an initiative could bring both positive and negative impacts for the park. For instance, a substantial increase in visitation to the park could result in carrying capacity issues that may be mitigated by the facilities proposed under some alternatives. On the other hand, participation in LINSHA might also result in opportunities to broaden the park's audience.

Unavoidable Adverse Effects

No unavoidable adverse effects would result from proposals under Actions Common to All Alternatives.

Non- impairment of Resources

Under Actions Common to All Alternatives, the park's resources or values would not be impaired, because there would be no major adverse impacts on a resource or value whose conservation is (1) necessary to fulfill specific purposes identified in the establishing legislation of Sagamore Hill National Historic Site, (2) key to the natural or cultural integrity of the park or to opportunities for visitor enjoyment, or (3) identified as a goal in the park's *General Management Plan* or other relevant National Park Service planning documents.

Impacts of Actions Associated with Alternative 1

Beyond what is described above as "Impacts Common to All Alternatives," the impacts associated with Alternative 1 are described below.

Cultural Resources

Cultural Landscapes

Under this alternative, there would be little change associated with the park's cultural landscape, which would continue to be preserved; efforts to manage hayfields and meadows would continue. Commemorative park furnishings such as Quentin Roosevelt's memorial would be preserved and maintained. Other park furnishings (e.g., benches, light fixtures) would be upgraded gradually as pieces required replacement.

Many features such as specimen trees and other plantings that are not illustrative of the Roosevelt period would remain. Roosevelt- period features such as the gardens would not be replaced. Management of the cultural landscape under this alternative would maintain a steady state with no further introductions of inappropriate landscape features. As with the specimen trees and other plantings installed after the Roosevelt family tenure, the flagpole and Quentin Roosevelt's memorial are commemorative features not considered part of the cultural landscape. However, under this alternative they are maintained. The impacts of these actions on the cultural landscape would be negligible.

Eventually, all park furnishings would be upgraded so that their design is consistent across the park and sensitive to the historic character of the site. Over time, all park furnishings would complement the overall character of the historic landscape. This action would be of minor long- term benefit to the park's cultural landscape.

Historic Buildings and Structures

Under this alternative, historic farm structures would be preserved and maintained. Some structures such as the New Barn and the Ice House have been altered and no longer appear as they did during the Roosevelt tenure. Management of historic structures under this alternative would maintain a steady state with no further deterioration of historic structures. The impact of this proposal on these historic structures would be negligible.

The volunteer break room for park staff and volunteers would remain at the Theodore Roosevelt Home, where it was first established in the 1950s. Although employees take great care to ensure that food items are properly stored and appliances are used appropriately, this use still poses a danger to the long- term preservation of the structure. This represents a minor

long- term adverse impact on the park's ability to protect the Theodore Roosevelt Home.

Museum Collections and Archives

Under this alternative, the park would continue to house a portion of the collections, formerly stored in the basement of the Theodore Roosevelt Home, at Old Orchard. This would be of moderate long- term benefit to the park's collections. Storage conditions in the Theodore Roosevelt Home, while never ideal, began to deteriorate further with the development of a chronic mold problem. Old Orchard offers an improved climate for museum storage and consolidates a significant portion (but not all) of the park's holdings in a single location. However, space at Old Orchard for collections storage is extremely limited. Collection management offices will also continue to be located at Old Orchard.

The park would make the Old Orchard conference room available to researchers wishing to use the collection. This would be of moderate long- term benefit for park collections for a number of reasons. Having a work space for researchers in close proximity to the primary collection storage and curatorial offices would enhance the park's ability to secure and preserve the collection. This would in turn improve the staff's ability to monitor the workspace more effectively and efficiently. However, there are times when this space may be unavailable to researchers, because it will also have to function as curatorial workspace for care of the collection.

Natural Resources

The preservation of the cultural landscape in its current configuration would have a negligible impact on local wildlife. The current landscape configuration offers a diversity of habitat types. The successional growth that has emerged since the end of active agricultural use of the property offers foraging and nesting habitat for some bird species, such as the wood thrush (*Hylocichla mustelina)* and Baltimore oriole (*Icterus galbula*), and habitat values for other fauna as well, including spotted salamanders (*Ambystoma maculatum*) and box turtles (*Terrapene carolina*).

The park would continue to use open fields in the park to accommodate overflow parking. This could have a moderate short- term adverse impact on some nesting species of turtles and other terrestrial reptiles.

Visitor Use and Experience

Visitor Experience

Under this alternative, there would be little to no change in what visitors experience at the park. The overlay of commemorative landscape features such as specimen tree plantings, the flag pole, and the Quentin Roosevelt

memorial would continue to make it more difficult for visitors to understand and appreciate the agricultural and domestic nature of the property during the Roosevelts' tenure. Though somewhat altered in appearance, the historic farm structures retain their utilitarian appearance and remain on their original sites, which helps reinforce the character of the cultural landscape.

Orientation

Under this alternative the park would retain the current Visitor Contact Station as the primary visitor contact facility. However, the current Visitor Contact Station does not offer sufficient space to allow for orientation exhibits or audio/visual presentations, nor does it allow for staging space to accommodate large tour groups (e.g., a busload of school children). Under this alternative, these deficiencies would persist.

Educational and Interpretive Opportunities

Under this alternative, the park would continue to use off- site locations for special programs. Special program offerings under this scenario would be limited, as appropriate space and staff resources would not be consistently available. It would be difficult to offer such programming on a regular basis.

Park Operations

Facilities/ Operational Efficiency

Under this alternative, some facilities- related issues persist. While this alternative calls for the relocation of a large portion of the collection from the basement of the Theodore Roosevelt Home to Old Orchard, the space at Old Orchard was not specifically designed to accommodate the collection and is not entirely climate- controlled. The consolidation of museum storage, curatorial offices, and a space for researchers in Old Orchard would enhance operating efficiency for the staff. However, there is little or no room for curatorial work space and associated equipment. The Old Orchard conference room would perform triple curatorial duty as a storage area, curatorial workspace, and research room, which could lead to conflicts of use. Other functions, such as staff meetings and TelNet use would also continue in this space. This effort would be of minor long-term benefit in improving the park's operational efficiency.

Staffing and Volunteers

Under this alternative there are no changes that would appreciably improve or negatively effect existing management regimes.

Socioeconomic Environment

This alternative does not propose any changes that would have an impact on the socioeconomic environment beyond those described under "Common to All Alternatives."

Unavoidable Adverse Effects

No unavoidable adverse effects would result from proposals under Alternative 1.

Non- impairment of Resources

Under Alternative 1, the park's resources or values would not be impaired, because there would be no major adverse impacts on a resource or value whose conservation is (1) necessary to fulfill specific purposes identified in the establishing legislation of Sagamore Hill National Historic Site, (2) key to the natural or cultural integrity of the park or to opportunities for visitor enjoyment, or (3) identified as a goal in the park's *General Management Plan* or other relevant National Park Service planning documents.

Impacts of Actions Associated with Alternative 2

Beyond what is described above as "Impacts Common to All Alternatives," the impacts associated with Alternative 2 are described below.

Cultural Resources

CULTURAL LANDSCAPES

Under this alternative, selective landscape would be preserved and some missing features would be replaced. Actions would include minor clearing of existing successional growth in the core historic zone, the removal of post- Roosevelt period specimen trees and plantings, the stabilization/preservation of engineering features, and the reintroduction of selected agricultural features such as fences and stiles. This would result in a more evocative rendering of the park's historic cultural landscape but would not be intended as a restoration.

As part of the effort to rehabilitate selected features of the cultural landscape, the park would replace a portion of the cutting and vegetable garden, a major feature of the historic cultural landscape. The cutting and vegetable garden was central to the management of the property and provided the family with fresh fruits, vegetables, and cut flowers. It was representative of how the working farm operated as a self- sustaining entity.

Under this alternative the park would remove and relocate commemorative park furnishings. Commemorative pieces like the flagpole and Quentin Roosevelt's memorial were installed after the Roosevelt family tenure and were never part of the site's historic cultural landscape. Their relocation to a more appropriate location would alleviate confusion and improve the overall sense of this historic place.

Under this alternative, the existing parking area would be reduced in size, enabling the rehabilitation of portions of the historic landscape and minimizing the impact of the parking area (a non- historic, non-contributing feature) on the historic scene.

Under this alternative, the park would mark and interpret the sites of the Stable and Lodge and the Old Barn. This effort would enhance the visitor's comprehension of the historic relationship among structures and functions on the property.

The park would also expand its program offerings to include regular tours of the grounds. However, this would result in a more intensive use of the grounds. Regularly used routes that cross fields may need to be better

delineated in order to limit any resource degradation in the areas that adjoin them (e.g. trampling vegetation, soil compaction). This effort would bring more visitors into the cultural landscape, highlighting it as an important facet of the park, and possibly fostering greater stewardship of it as a resource. However, in the absence of mitigating measures, more intensive use of the grounds could result in moderate long- term adverse impacts.

The accumulation of these efforts would result in moderate long- term benefits for the management of the park's cultural landscape.

Under this alternative, the park would rehabilitate the New Barn to create a new visitor orientation facility, including a minor addition to facilitate public access. The addition to the New Barn would be minor in scale and would not significantly change the look and feel of this area, which would still include a contemporary structure. The addition would not be visible from the Theodore Roosevelt Home. The New Barn's exterior would be restored to its appearance during the Roosevelt family's tenure.

The park would also introduce a uniform system of informational and interpretive signage. Signage in the park would be redesigned to be compatible with the historic setting and context and would be carefully located to balance the need and opportunity to inform the visitor with the desire to protect and enhance the cultural landscape.

These efforts would result in minor long- term benefits for the management of the park's historic cultural landscape.

Under this alternative the park would improve the Visitor Contact Station constructed in the 1950s, which would continue to house the bookstore and restrooms. The building sits in what was historically the farmyard and is not considered to be a contributing element in the historic setting. This effort would have negligible impact on the park's cultural landscape.

Also under this alternative, the park would construct a new collections storage facility in combination with the proposed new maintenance facility on park property. This combined facility would be significantly larger than the proposed maintenance facility alone but would be sited and landscaped in a manner that limits its visibility from the park's historic core and adjoining properties. This effort would have a moderate long-term adverse impact on the park's cultural landscape.

Historic Buildings and Structures

Under this alternative the park would create a new visitor orientation facility in a rehabilitated and modestly expanded New Barn. The appearance of the New Barn was altered toward the end of Mrs. Roosevelt's time, when it was converted to staff housing and a garage. The exterior rehabilitation would restore the New Barn to its appearance during the site's historic period. The proposed addition would be minor in scale and is needed for the adaptive reuse of the building as a visitor facility and for access to the second story. The proposed addition would be designed and constructed in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The rehabilitation of the exterior of the New Barn would be of major long-term benefit for the preservation of this historic structure.

Under this alternative, the park would rehabilitate the first floor of Old Orchard garage for use as program space. The exterior of the Old Orchard garage would retain its current appearance; the interior would be rehabilitated as education and program space, which would be a more appropriate use of the historic structure and would reduce the threat of fire and other types of damage associated with its use as a maintenance facility. This effort would be of long- term major benefit for the preservation of this historic structure.

The park would relocate the staff/volunteer break room from the Theodore Roosevelt Home to a more appropriate location. Removing this use from the Theodore Roosevelt Home would support efforts toward long- term protection by reducing the danger of a kitchen fire and removing foodstuffs from the building. This effort would be of moderate long- term benefit for the preservation of this historic structure.

Under this alternative, the historic farm buildings would be preserved. The Gardener's Shed, Carriage Shed, and Tool Shed/Chicken Coop would all be rehabilitated for park use. The rehabilitated Gardener's Shed would be used to house interpretive media to enhance the visitor's understanding and appreciation of this historic setting. These efforts would be of moderate long- term benefit for the preservation of these historic structures.

Archeological Sites and Resources

Under this alternative, selective landscape rehabilitation and preservation would incorporate minor clearing of existing successional growth in the core historic zone, removal of post- Roosevelt- period specimen trees and plantings, preservation of engineering features, reintroduction of selected agricultural features such as fences and stiles, and rehabilitation of

portions of the vegetable and cutting gardens. Though the removal of trees and woody materials often results in ground disturbance, less than one acre of land is expected to be affected by this proposal. Further archeological study and mitigation would be necessary. Without appropriate mitigation measures, this effort could have a minor long- term adverse impact on archeological resources in the vicinity of the work being completed.

The park would create a new visitor orientation facility in the rehabilitated New Barn. To accommodate access to the second story and meet the building's mechanical needs, a minor addition is required. The addition would cause disruption of soils in the historic core, which could have an impact on any archeological resources present. Further study and mitigation (e.g. data recovery and documentation) would be necessary before construction begins. Without appropriate mitigation measures, this effort could have a minor long- term adverse impact on archeological resources in the vicinity of the New Barn.

The park would also mark and interpret the sites of the Stable and Lodge and the Old Barn. The sites are considered archeological resources. Highlighting their location could make them vulnerable to destructive activities like "pot hunting" (amateur archeological exploration). Public education to encourage good stewardship of archeological resources and more vigilant monitoring of the sites could minimize such activities. This effort could result in minor long- term adverse impacts on these archeological resources.

The park would also introduce a uniform system of informational and interpretive signage designed to be sympathetic with the historic setting and context. Before introducing or relocating new signage within the historic core, possible impacts to archeological resources would need to be assessed and mitigated if necessary. This effort could result in minor long-term adverse impacts on archeological resources within the vicinity of signage locations.

Museum Collections and Archives

Under this alternative, the park would construct a new collection storage facility in combination with the proposed new maintenance facility. A new facility constructed specifically for collection management would offer sufficient and appropriate climate- controlled space to consolidate the park's museum and archival storage in a single location. In addition to storage space, the new facility would offer curatorial offices, curatorial workspace, and research space in a single location. The storage facility

would be designed and constructed taking into account the specific needs of the collection.

The combination of collections storage with a maintenance facility is not unusual in the National Park System. Precautions would be taken in design and construction to ensure that the maintenance function would not have a negative impact on collection storage.

The new collection storage facility would be of major long- term benefit to the management of the park's collections.

Natural Resources

Under this alternative, selective landscape rehabilitation would incorporate minor clearing of existing successional growth in the core historic zone; removal of post- Roosevelt- period specimen trees and plantings; preservation of engineering features; and the reintroduction of selected agricultural features such as fences and stiles. Changes to the overall relationship of field to forest would be negligible. There would be limited impact on existing habitat and native community types. These efforts would have a minor long- term adverse impact on the park's vegetation and wildlife.

This alternative also calls for the replacement of a portion of the cutting and vegetable gardens. Conflicts could arise, in that the garden would be an attractive source of food to local wildlife, yet it is unlikely that such local diners would be welcome. Park managers would have to consider appropriate means to discourage such foraging. This effort is likely to have minor long- term adverse impacts on the park's wildlife.

Under this alternative, the existing parking area would be reduced in size, and overflow parking would be accommodated off- site with shuttle service to the park on an as- needed basis. The reduction in size of the parking area would result in removal of asphalt and an expansion of green space. Historically, this area would have been agricultural fields or orchard. Overflow parking would be located off- site and would no longer have an impact on the park's fields. This effort is likely to have a minor long- term benefit for the park's vegetation and wildlife.

The park would expand its program offerings to include regular tours of the grounds, resulting in their more intensive use. Regularly used routes that cross fields may need to be better delineated to limit any resource degradation in the areas that adjoin them (e.g. trampling vegetation, soil compaction). If mitigating steps are not taken, this proposed activity could

have moderate long- term adverse impacts on the park's vegetation and wildlife.

Visitor Use and Experience

Visitor Experience

Under this alternative, proposed selective landscape rehabilitation would incorporate minor clearing of existing successional growth in the core historic zone; removal of post- Roosevelt- period specimen trees and plantings; preservation of engineering features; and the replacement of selected agricultural features such as fences and stiles.

Many facets of the selective landscape rehabilitation would not be obvious. However, though minor, these landscape changes would contribute to an accumulation of factors including the replacement of a portion of the cutting and vegetable garden, the preservation of historic building exteriors, and the resurfacing of park pathways that would offer an experience that is more evocative of the site's history than is currently available. Overall, the proposed rehabilitation of the cultural landscape would result in a moderate long- term benefit to the visitor experience at the park.

Apart from the overall rehabilitation of the cultural landscape, the replacement of a portion of the cutting and vegetable garden would be an easily noted departure from the existing conditions and would offer the visitor a glimpse into the self- sustaining, agricultural nature of the property. This effort also would be of moderate long- term benefit to the visitor experience at the park.

Under this alternative, the park would construct a collection storage facility in combination with the proposed new maintenance facility. Due to its proposed location, the general public would see little of this new facility. However, researchers who make use of the collection would experience a significant improvement. This effort would be of minor long- term benefit to the visitor experience at the park.

Orientation

Under this alternative, the park would create a visitor orientation facility through the minor expansion and rehabilitation of the New Barn. The reuse of the New Barn to accommodate a visitor orientation function augments the existing visitor contact station and offers a more complete visitor orientation experience.

Visitor amenities in the New Barn would now include opportunities for viewing an orientation exhibit and audio- video presentation before

launching into their park visit. Visitor services staff would still be available to answer questions, but much about the park's purpose, significance, and daily programming would be addressed by other media. The proposed new space also offers a sheltered environment for the assembly of tour and school groups. This effort would result in major long- term benefits for visitor orientation.

The nearby Visitor Contact Station would be upgraded and would continue to house restrooms and the bookstore. Though the facility would be upgraded, its function would not change from the status quo. Visitors would continue to visit the park's bookstore in this building, and restrooms would also continue to be located here. However, contact with a park ranger would not always be available here; often the bookstore would be staffed by Eastern National personnel. Though they are in close proximity, multiple buildings accommodating these basic visitor services could cause confusion and frustrate some visitors. Despite that possibility, this effort would result in minor long- term benefits for visitor orientation.

Under this alternative the park would improve its web- based programming by creating a more interactive and dynamic website. The website would offer pre- visit information such as directions, house tours, programs and special events, as well as a wealth of historical background on Theodore Roosevelt and his family and Sagamore Hill. This effort would be of major long- term benefit for visitor orientation.

Educational and Interpretive Opportunities

Under Alternative 2, the park would expand its program offerings to include regular tours of the grounds. This would present the opportunity for park visitors to better understand the whole of Sagamore Hill. The location and the natural resources are what drew Theodore Roosevelt to this place and continued to be a source of joy and inspiration to him. To wholly understand Theodore Roosevelt, his values, and his legacy, the visiting public should be offered the opportunity to experience the home in relation to its immediate context.

The park would also expand its collaboration with local partners and other Theodore Roosevelt- related sites and organizations to offer walking tours in the hamlet, lecture series, and educational materials. Collaboration with other community organizations to offer public programming would enable the park to attract potential new visitors from beyond its usual constituency. Engaging the larger community, including local schools, would enhance public awareness of Sagamore Hill and its resources. Specific programs like the hamlet walking tour provide the means for the

public to discover the historic connections between Sagamore Hill and the larger community.

Under this alternative, the park would also improve its current website, making it more interactive and dynamic and giving it more depth. The park would also institute a distance learning program, allowing it to reach out to a significantly larger audience via the Internet. Improving the park's website would offer park audiences access to information on a number of fronts – pre- visit orientation, in- depth information, links to other resources, and distance learning opportunities. A robust website would allow the park to reach more potential visitors and to develop cooperative programming with other Theodore Roosevelt- related sites.

These actions would be of long- term major benefit to the park and would enhance its ability to offer high- quality educational and interpretive opportunities.

Also under Alternative 2, the park would rehabilitate the site's historic farm buildings and selected areas of its cultural landscape. In the interior of the Gardeners Shed, the park would introduce interpretive media to enhance public understanding of how Sagamore Hill worked. It would also invite the public into a new area of the park that is currently not visited frequently. The exterior treatment of the historic farm buildings would reinforce the historic setting for the visitor.

A uniform system of informational and interpretive signage would also be introduced. Improved interpretive and informational signage would enhance visitors' ability to navigate the park and help them understand and appreciate the site's agricultural past. The park would also mark and interpret the sites of the Stable and Lodge and the Old Barn. This action would enhance comprehension of the history of the site's development and historic relationships among structures and functions on the property.

Under this alternative, the first floor of the Old Orchard Garage would be rehabilitated for use as education and program space, expanding the park's ability to offer educational programs to school groups or to host lectures on- site. The configuration of the Garage, which is somewhat long and narrow, limits the types of activities and functions that can be hosted. Further, the program space would be located in a park housing area, making frequent evening programs difficult to offer.

After the relocation of the audio- visual function to the new visitor orientation facility in the New Barn, a small, changing exhibit space would

also be introduced at Old Orchard. This space would allow the park to take advantage of the richness of its collection to mount exhibits on a variety of Theodore Roosevelt- related topics. A particularly relevant theme or historical point of reference that is of particular relevance could be highlighted. For instance, for the centennial of Theodore Roosevelt's Nobel Peace Prize, an exhibit could focus on his diplomatic role in the negotiating the Treaty of Portsmouth. Changing exhibits lend a richness and diversity to the park's interpretive program and encourage visitors to return to see what is new.

The park would also support the creation of a Theodore Roosevelt Education and Study Program in partnership with the Theodore Roosevelt Association. While the program is likely to directly serve only a limited audience, the larger visiting public would derive significant benefits from the products and outcomes of the program, which might include scholarly research and public dialogue. Information and insights gained during these activities could influence the development of interpretive media, publications, and public programming that address Theodore Roosevelt's life and times as well as his legacy.

These actions would be of moderate long- term benefit to the park and would contribute to its ability to offer educational and interpretive opportunities.

Visitation

Under this alternative, the park could expect to see a minor to moderate increase in overall visitation of about five to ten percent. The addition of new program space and the ability to offer a greater range of programming on- site could result in a modest boost in visitation, particularly in return visits from local residents. Visitors may also visit the park for longer periods of time. Under this scenario, the boost in visitation is likely to be reflected in more school groups and other local audiences visiting the park in greater numbers and at greater frequencies. With the addition of sheltered program spaces, the park can accommodate an increased number of school groups – perhaps 50 percent more than it currently serves.

Park Operations

Circulation and Access

Under Alternative 2, the park would undertake and implement a circulation plan that would build upon the site's historic circulation patterns to ensure that there were formal pathways to guide visitors to primary destinations in the park. Further, the system of park pathways would be expanded to allow visitors to experience the family's historic use

of the property. Formalization of the park's pathways would permit visitors greater access to the entire park while limiting negative impacts to its resources (e.g., the creation of contemporary social trails) and trespass onto neighboring properties. Park pathways built upon historic circulation patterns would limit any further disruption of the park's cultural landscape. The results of these efforts would be of moderate long- term benefit to the park.

Under this alternative, the existing parking area would be reduced by approximately one- third. Overflow parking would be accommodated off-site with shuttle service to the park. With a reduction in existing parking and an increase in visitor programming, the parking area is more likely to reach capacity on an average visitor day, making the need for overflow parking more likely. Some visitors may find this greater reliance on off-site parking and shuttle service inconvenient, which could discourage attendance at special events and programs.

When off- site parking is required, redirecting visitor traffic would require increased resources in terms of temporary signage and staff/volunteer support. The park would also assume the cost of leasing vehicles and paying an operator to offer shuttles.

Reducing the size of the parking area would permit the rehabilitation of historic orchards and other cultural landscape features. It would also reduce the net area of asphalt that must be maintained by park staff. The results of this effort would be of minimal long- term benefit to the park's circulation and access.

Facilities/ Operational Efficiency

Under Alternative 2, the park would construct a new collection storage facility in combination with the proposed new maintenance facility. The combination of these functions is not a unique development in the National Park System and should not result in any conflicts of use if appropriate precautions are taken in its construction. It would offer an appropriate, climate- controlled environment for the storage and care of the park's museum and archival collections.

This new facility would be significantly larger than its predecessor and would require additional custodial and maintenance support. Though designed and constructed using the best practices for sustainability, additional energy would be required to operate the facility.

Though maintenance costs and requirements may be higher, the overall result of this effort would be of major long- term benefit to the park's operation.

STAFFING AND VOLUNTEERS

Proposals under Alternative 2 would require additional staffing and volunteer support in a number of areas including grounds maintenance, facility management, and visitor services.

The most intensive new requirements would relate to grounds maintenance. The reintroduction of the cutting and vegetable garden would represent a considerable expansion of responsibility for the maintenance staff. Maintenance requirements for the greater emphasis on landscape would increase slightly in terms of the care of new features, monitoring the preservation status of engineering features, and a slightly larger area to maintain by mowing. Pathways that are developed to accommodate tours of the grounds would need to be maintained during the visitor season, which may require additional staff. Efforts to recruit volunteers or to work with local garden clubs to maintain the gardens should be considered. Conversely, the removal of approximately one-third of the existing parking area would reduce some of the park staff's grounds maintenance responsibilities.

Facilities management requirements would also increase. While the New Barn has always been on the park's inventory, its use as a residence and storage area has not required intensive custodial efforts. Maintaining the New Barn for public use would likely expand custodial requirements, as would the change of use at the Gardener's Shed. Visitor pathways to this location would need to be maintained.

Visitor services would also need to expand to meet the needs defined under this alternative. Four visitor locations would now need to be staffed: the New Barn Visitor Orientation Facility, the bookstore, Old Orchard Museum, and the Theodore Roosevelt Home. The bookstore would be separated from the primary visitor orientation space, which could have a negative effect on bookstore sales; in addition, money would be changing hands in two locations.

Offering guided tours of the house and grounds makes for a longer visitor experience. In order to accommodate the volume of visitors for tours, more visitor services staff and volunteers may be needed on a daily basis.

The park would also support the creation of a Theodore Roosevelt Education and Study program and expand its collaborative offerings in

terms of walking tours, lecture series, educational programming, etc. Any type of outreach or collaboration requires staff support. NPS participation in these collaborative efforts would require a commitment of staff time, money, and facilities to varying degrees depending on the activity. Once some of these relationships and programs become well- established, it is possible that some of the park's partners may assume greater responsibility for their planning and implementation.

Improvements to the park's website must be maintained and its contents kept up- to- date. This would require a commitment of resources either from park staff, cooperators or contractors.

Finally, a commitment to high- quality changing exhibits at the Old Orchard Museum would require a commitment of park resources either in the form of park staff or the funds necessary to hire a consulting curator to mount the exhibits.

STAFF HOUSING

The New Barn's change of use means that this structure would not continue to offer dorm- style housing to three employees. This reduces the park's housing by one unit and significantly impedes the park's ability to accommodate seasonal housing. No new housing is proposed under this alternative.

Socioeconomic Environment

Offering programming in the hamlet of Oyster Bay is likely to have a beneficial effect on local businesses. During the business week, visitor parking would be an issue, but in the evenings and on weekends parking pressures tend to ease. Any programming proposed for the hamlet would be scheduled accordingly.

In implementing Alternative 2, the park has the potential to draw about five to ten percent more visitors to the park. However, most of the increase would likely be accounted for in local school groups participating in programs that take advantage of the park's new facilities or repeat visitation from local day- trippers. As a result, the effect on visitor spending in the local economy would be negligible.

Unavoidable Adverse Effects

No unavoidable adverse effects would result from proposals under Alternative 2.

Non- impairment of Resources

Under Alternative 2, the park's resources or values would not be impaired, because there would be no major adverse impacts on a resource or value whose conservation is (1) necessary to fulfill specific purposes identified in the establishing legislation of Sagamore Hill National Historic Site, (2) key to the natural or cultural integrity of the park or to opportunities for visitor enjoyment, or (3) identified as a goal in the park's *General Management Plan* or other relevant National Park Service planning documents.

Impacts of Actions Associated with Alternative 3

Beyond what is described above as "Impacts Common to All Alternatives," the impacts associated with Alternative 3 are described below.

Cultural Resources

CULTURAL LANDSCAPES

Under Alternative 3, selective landscape rehabilitation and preservation would incorporate moderate clearing of existing successional growth in the core historic zone; removal of post- Roosevelt- period specimen trees and plantings; preservation of engineering features; and the replacement of selected agricultural features such as fences and stiles. This would result in a considerably more accurate rendering of the site's historic cultural landscape. Approximately 6.22 acres of woody vegetation would be removed from the historic core of the park. The rehabilitation of the site's historic farm buildings would further contribute to the character of the historic setting.

As in Alternative 2, the rehabilitation of the gardens would reintroduce a major feature of the historic cultural landscape. The cutting and vegetable garden was central to the management of the property and provided the family with fresh produce and cut flowers. It would better enable interpretation of how the working farm operated as a self- sustaining entity. The removal and relocation of commemorative park furnishings (e.g., the flagpole) would alleviate confusion and improve the overall sense of this historic place.

The parking area and park pathways also would be resurfaced using materials more compatible with the site's historic character further benefiting the site's cultural landscape. The material should be similar in color and texture to the original material but should also be selected with consideration for its maintenance requirements and its ability to meet accessibility requirements.

As under Alternative 2, the park would mark and interpret the sites of the Stable and Lodge and the Old Barn. This effort would enhance the visitor's comprehension of the historic relationship among structures and functions on the property.

The park would also expand its program offerings to include regular tours of the grounds. This would result in a more intensive use of the grounds. Regularly used routes that cross fields may need to be better delineated to limit any resource degradation in adjoining areas. This effort would bring

more visitors into the cultural landscape and highlight it as an important facet of the site. This heightened awareness of the value of the landscape could foster greater stewardship of it as a resource. However, in the absence of mitigating measures, more intensive use of the grounds could result in moderate long- term adverse impacts.

Under Alternative 3, the park would rehabilitate and expand the New Barn to create a new visitor orientation facility. This would include the construction of a moderately–scaled addition to accommodate the visitor orientation function. It would be designed and constructed in a manner that would not significantly change the look and feel of the farm yard and would not be visible from the Theodore Roosevelt Home. The New Barn's exterior would be restored to its appearance during the Roosevelt family's tenure.

The park would remove the existing Visitor Contact Station, which was constructed in the 1950s and is not considered a contributing element in the historic setting. The farm yard would then be rehabilitated. While the addition to the New Barn would introduce a change to the historic scene, the overall benefits of rehabilitating the building's exterior and removing the old visitor contact station represent a major long- term benefit in managing the park's cultural landscape.

The accumulation of these efforts would result in major long- term benefits for the management of the park's cultural landscape.

The park would also introduce a uniform system of informational and interpretive signage. Signage would be redesigned to be sympathetic with the historic setting and context, and would be carefully located to balance informing the visitor with protecting and enhancing the cultural landscape. This effort would result in minor long- term benefits for the management of the park's cultural landscape.

Historic Buildings and Structures

Under Alternative 3 the park would create a new visitor orientation facility in a rehabilitated and modestly expanded New Barn. The exterior of the New Barn would be restored to its appearance during the site's historic period. The proposed addition would be moderate in scale and would increase the size of the building by about 50 percent. The addition is needed to allow for the adaptive reuse of the building as a visitor orientation facility.

The proposed addition would be designed and constructed in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic*

Properties. The new addition would not destroy historic materials, features, or spatial relationships that characterize the property. The new work should be differentiated from the old and would be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment. Secondly, the new addition would be constructed in such a manner that, if it were eventually removed, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed treatment of the New Barn represents a major long- term change to the building with minimal alternation to its character- defining features.

Under Alternative 3, the park would construct an addition to Old Orchard to accommodate a new collections storage facility along with education and program space. In total, the addition of the new facility would represent a 66 percent expansion beyond the existing space. The new addition would be developed in a manner that links the new with the old via a corridor so that the character- defining features on the rear façade are preserved. The new addition would be designed and constructed in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and would not be visible from the historic core. This treatment of Old Orchard represents a major long- term change to the building with minimal alteration to its character- defining features.

Under this alternative, the park would relocate the maintenance facility and rehabilitate the interior of the first floor of Old Orchard Garage for use as park housing. The exterior of the Old Orchard Garage would be preserved. Park housing could be viewed as a more appropriate use of the historic structure and would reduce the threat of fire and other types of damage associated with its use as a maintenance facility. This effort would be of major long- term benefit for this historic structure.

As in Alternative 2, the park would relocate the staff/volunteer break room from the Theodore Roosevelt Home to a more appropriate location. Relocating this use would support the long- term protection of the Roosevelt Home by reducing the danger of a kitchen fire and removing foodstuffs from the building. This effort would be of moderate long- term benefit for this historic structure.

The Gardener's Shed, Carriage Shed, and Tool Shed/Chicken Coop would all be rehabilitated and their exteriors restored to their appearance during the Roosevelt family's tenure. The rehabilitated Gardener's Shed would be

used to house interpretive media that would enhance the visitor understanding and appreciation of this historic setting. These efforts would be of moderate long- term benefit for these historic structures.

ARCHEOLOGICAL SITES AND RESOURCES

Under Alternative 3, landscape rehabilitation would incorporate clearing of about 6.22 acres of existing successional growth in the core historic zone; removal of post- Roosevelt- period specimen trees and plantings; preservation of engineering features; reintroduction of selected agricultural features such as fences and stiles; and the rehabilitation of portions of the vegetable and cutting gardens. Because the removal of trees and woody materials often results in ground disturbance, further study and mitigation may be necessary. This effort could have a moderate long-term adverse impact on archeological resources in the vicinity of the work.

The park would create a new visitor orientation facility in the expanded and rehabilitated New Barn. The new addition would encompass approximately 1,500 gross square feet. The addition to the New Barn would require disruption of soils in the historic core, which could have an impact on archeological resources. Further study and mitigation would be necessary. This effort could have a moderate long- term adverse impact on archeological resources in the vicinity of the New Barn.

Under Alternative 3, the park would construct an addition to Old Orchard to accommodate a new collection storage facility as well as education and program space. Because the footprint of the new addition could be sizeable, construction of the new addition would result in soil disturbance. The park's current archeological overview and assessment does not identify this as an archeologically sensitive area; however, further evaluation of archeological resources should be undertaken. The long-term impact of this action on archeological resources is likely to be minor.

As in Alternative 2, the park would also mark and interpret the sites of the Stable and Lodge and the Old Barn. Because the sites are considered archeological resources, highlighting their location could make them vulnerable to destructive activities like "pot hunting" (amateur archeological exploration). Public education to encourage good stewardship of archeological resources and more vigilant monitoring of the sites could minimize such activities. This effort could result in minor long- term adverse impacts on these archeological resources.

The park would also introduce a uniform system of informational and interpretive signage. Signage would be redesigned to be sympathetic with

the historic setting and context. Before introducing or relocating new signage within the historic core, possible impacts to archeological resources would need to be assessed and mitigated if necessary. This effort could result in minor long- term adverse impacts on archeological resources within the vicinity of signage locations.

Museum Collections and Archives

Under Alternative 3, the park would construct a collection storage facility in a new addition to Old Orchard. A new facility constructed specifically for collection management would offer sufficient and appropriate climate-controlled space to consolidate the park's museum and archival storage in a single location. In addition to storage space, the new facility would offer curatorial offices, curatorial workspace, and research space in a single location. The storage facility would be designed and constructed taking into account the specific needs of the collection. Offices for the curatorial staff would continue to be located in the existing Old Orchard building.

The new collections storage facility would be of major long- term benefit to the management of the park's collections.

Natural Resources

Under Alternative 3, landscape rehabilitation would incorporate clearing of existing successional growth in the core historic zone, removal of post-Roosevelt- period specimen trees and plantings, preservation of engineering features, and the reintroduction of selected agricultural features such as fences and stiles. Though changes to the overall relationship of field to forest would be moderate, approximately 6.22 acres of woody vegetation would be cleared, representing a modest impact to existing habitat and native community types. These efforts would have a moderate long- term impact on the park's vegetation and wildlife.

As in Alternative 2, this alternative also calls for the replacement of a portion of the cutting and vegetable gardens. Conflicts could arise, in that the garden would be an attractive source of food to local wildlife, yet such local diners are unlikely to be welcome. Park managers would have to consider appropriate means to discourage such foraging. This effort is likely to have minor long- term adverse impacts on the park's wildlife.

The park would expand its program offerings to include regular tours of the grounds, resulting in their more intensive use. Regularly used routes that cross fields may need to be better delineated to limit any resource degradation in adjoining areas. If mitigating steps are not taken, this

proposed activity could have moderate long- term adverse impacts on the park's vegetation and wildlife.

Visitor Use and Experience

Visitor Experience

Under Alternative 3, proposed landscape rehabilitation would incorporate moderate clearing of existing successional growth in the core historic zone, removal of post–Roosevelt- period specimen trees and plantings, preservation of engineering features, and the replacement of selected agricultural features such as fences and stiles.

A larger area of cleared fields would enhance the historic agricultural character of the site. Along with replacement of selected portions of the cutting and vegetable garden, the restoration of selected historic exteriors, and the resurfacing of park pathways, these landscape changes would make the park experience more evocative of the site's history. Apart from the overall rehabilitation of the cultural landscape, the replacement of portions of the cutting and vegetable garden would be an easily noted departure from the existing conditions and would offer the visitor a glimpse into the self- sustaining, agricultural nature of the property. Overall, the proposed rehabilitation of cultural landscape as well as the site's historic farm buildings would result in a major long- term benefit to the visitor experience at the park.

Under this alternative, the park would construct a collection storage facility in a new addition to Old Orchard. Because of its location at Old Orchard, the facility would be more obvious to the general public than under Alternative 2. Researchers who make use of the collection would experience a significant improvement. This effort would be of minor long- term benefit to the visitor experience at the park.

Orientation

Under Alternative 3, the park would create a visitor orientation facility through the expansion and rehabilitation of the New Barn, consolidating the entire visitor orientation experience under one roof.

Similar to Alternative 2, amenities in the New Barn would now offer visitors opportunities for viewing an orientation exhibit and audio- video presentation before embarking on their park visit. Visitor services staff would still be available to answer questions, but much about the park's purpose, significance, and daily programming would be addressed by other media. Further, there would be an indoor staging area, enabling the assembly of tour groups in a sheltered environment. However, under this

alternative, the bookstore and restrooms would also be located in the expanded New Barn. This effort would result in major long- term benefits for visitor orientation.

As in Alternative 2, under this alternative the park would improve its web-based programming by creating a more interactive and dynamic website. The website would offer pre- visit information such as directions, house tours, programs, and special events, as well as a wealth of historical background on Theodore Roosevelt, his family, and Sagamore Hill. This effort would be of major long- term benefit for visitor orientation.

EDUCATIONAL AND INTERPRETIVE OPPORTUNITIES

Under Alternative 3, in conjunction with the development of new collection storage space, the addition to Old Orchard would include a new education and program space. This space would expand the park's ability to offer educational programs to school groups or to host lectures on- site. The new space would be configured to permit a variety of activities, accommodate both day and evening programming, and allow the park to offer a venue for symposia and other public events.

As under Alternative 2, the park would expand its program offerings to include regular tours of the grounds. This would present the opportunity for park visitors to better understand the whole of Sagamore Hill. The location and the natural resources are what drew Theodore Roosevelt to this place and continued to be a source of joy and inspiration to him. To wholly understand Theodore Roosevelt, his values, and his legacy, the visiting public should be offered the opportunity to relate the home to its immediate context.

The park would also expand its collaboration with local partners and other Theodore Roosevelt- related sites and organizations to offer lecture series, educational materials, and walking tours of the hamlet. Collaboration with other community organizations on public programming would enable the park to broaden its audience. Engaging the larger community, including the schools, would enhance public awareness of Sagamore Hill and its resources. Specific programs like the hamlet walking tour help the public discover the historic connections between Sagamore Hill and the larger community.

The park would also expand the content of its current website, making it more interactive and dynamic. The park would also institute a distance learning program, allowing it to reach out to a significantly larger audience via the Internet. Improving the park's website would offer park audiences

access to information on a number of fronts: pre- visit orientation, in–depth information, links to other resources, and distance learning opportunities. A more robust website would help reach potential visitors and to develop cooperative programming with other sites related to Theodore Roosevelt.

These actions would be of major long–term benefit to the park and would enhance its ability to offer high–quality educational and interpretive opportunities.

The park would also rehabilitate the site's historic farm buildings and selected areas of its cultural landscape. Inside the Gardener's Shed, the park would introduce interpretive media in the building's interior not only to enhance public understanding of how Sagamore Hill worked, but also to invite the public into a new area of the park that is currently not visited frequently. The exterior rehabilitation of the building would reinforce the historic setting for the visitor.

A uniform system of informational and interpretive signage would also be introduced. Improved signage would enhance the visitor's ability to navigate the park and offer opportunities to understand and appreciate the historic landscape. The park would also mark and interpret the sites of the Stable and Lodge and the Old Barn. This action would enhance comprehension of the site's development history and historic relationships among structures and functions on the property.

A small changing exhibit space would also be introduced at Old Orchard as a result of the relocation of the audio–visual function to the new visitor orientation facility in the New Barn. The changing exhibit space would enable the park to take advantage of the richness of its collection to mount exhibits on a variety of Theodore Roosevelt- related topics. A particularly relevant theme or historical point of reference could provide the exhibit focus. For instance, for the centennial of Theodore Roosevelt's Nobel Peace Prize, an exhibit could highlight his diplomatic role in the negotiating the Treaty of Portsmouth. Changing exhibits lend a richness and diversity to the park's interpretive program and encourage visitors to return to see what's new.

The park would also support the creation of a Theodore Roosevelt Education and Study Program in partnership with the Theodore Roosevelt Association. While the program is likely to directly serve only a limited audience, the larger visiting public would derive significant benefits from the products and outcomes of the program, such as scholarly research and

public dialogue. Information and insights revealed during these activities could influence the development of interpretive media, publications, and public programming that address Theodore Roosevelt's life and times as well as his legacy.

These actions would be of moderate long- term benefit to the park and would contribute to its ability to offer educational and interpretive opportunities.

Visitation

Under this alternative, the park could expect to see a moderate increase of 10 to 15 percent in overall park visitation. The addition of new program space and the ability to offer a greater range of programming on- site could result in a modest boost in visitation, particularly repeat visitation. Because of the park's enhanced ability to host events, participation in multi- day symposia and other similar events could draw a larger percentage of overnight visitors to the park. Under this scenario, the boost in visitation is likely to be reflected in more school and other formal tour groups and other local audiences visiting the site more frequently and in greater numbers. With the addition of sheltered program spaces and more staff support, the park could accommodate more school groups; perhaps double what it currently serves.

Park Operations

Circulation and Access

As in Alternative 2, the park would undertake and implement a circulation plan that would build upon the site's historic circulation patterns to ensure that there were formal pathways to guide visitors to primary visitor destinations at the park. Further, the system of park pathways would be expanded to allow visitors to experience the family's historic use of the property. Formalization of the park's pathways would permit visitors greater access to the entire site while limiting negative impacts to the park's resources (e.g., the development of contemporary social trails) and trespass onto neighboring properties. Park pathways built upon historic circulation patterns would limit any further disruption of the park's cultural landscape.

The results of these efforts would be of moderate long- term benefit to the park.

Facilities/ Operational Efficiency

Under this alternative, a number of additions and changes in use of various facilities are proposed. The New Barn, currently used for park housing, would be expanded for use as a visitor orientation facility. The Old

Orchard garage, the current maintenance facility, would also be adaptively reused as park housing. A new curatorial storage facility and an educational program space would be constructed.

Under this alternative, certain features would be removed and would no longer require maintenance, including the 1950s visitor contact station and the Gray Cottage garage.

Though maintenance costs and requirements may be higher, the overall result of these efforts would be of major long- term benefit to the park's operation.

STAFFING AND VOLUNTEERS

Similar to Alternative 2, proposals under Alternative 3 would require additional staffing and volunteer support in a number of areas including grounds maintenance, facility management, and visitor services.

The most intensive new requirements would relate to grounds maintenance. The reintroduction of the cutting and vegetable garden would represent considerably more responsibility for the maintenance staff. Maintenance requirements for the larger landscape would increase in terms of the care of new features, monitoring the preservation status of engineering features, and a slightly larger area to maintain by mowing. Pathways that are developed to accommodate tours of the grounds would need to be maintained during the visitor season, possibly calling for additional staff. Efforts to recruit volunteers or work with local garden clubs to maintain the gardens should be considered. Conversely, the removal of a portion of the Old Orchard service road would reduce some of the park's ground maintenance responsibilities.

Facilities management requirements would also increase. While the New Barn has always been on the park's inventory, its use as a residence and storage area has not required intensive custodial efforts. Custodial requirements would likely expand in maintaining the structure for public use. The change of use at the Gardener's Shed would result in different custodial responsibilities, including maintenance of visitor pathways.

Visitor services would also need to expand to meet the needs defined under this alternative, particularly in the areas of education and outreach. Visitor staff would have to continue staffing three visitor locations–the New Barn Visitor Facility, Old Orchard Museum, and the Theodore Roosevelt Home.

Offering guided tours of the house and grounds makes for longer visits by patrons. In order to accommodate the volume of visitors who arrive at the park for tours, more visitor services staff and volunteers may be needed daily.

The park would also support the creation of a Theodore Roosevelt Education and Study program and expand its collaborative offerings in terms of walking tours, lecture series, educational programming, etc. Any type of outreach or collaboration requires staff support. NPS participation in these collaborative efforts would require a commitment of staff time, money, and facilities to varying degrees, depending on the activity undertaken. Once some of these relationships and programs become well-established, it is possible that some of the park's partners may assume greater responsibility for their planning and implementation.

Improvements to the park's website must be maintained and its content kept up- to- date. This would require a commitment of resources from park staff, a cooperator, or an outside contractor.

Finally, mounting high- quality changing exhibits at the Old Orchard Museum would require a commitment of site resources, either in the form of park staff or the funds necessary to hire a consulting curator.

STAFF HOUSING

The New Barn's change of use means that it will no longer offer dorm- like housing to three employees. This reduces the park's housing by one unit but significantly impedes the park's ability to accommodate seasonal housing. New staff housing would be developed in the Old Orchard Garage, whose first story can accommodate a new apartment, significantly offsetting the impact of losing the housing in the New Barn.

Socioeconomic Environment

Offering programming in the hamlet of Oyster Bay is likely to have a beneficial effect on local businesses. During the business week, visitor parking would be an issue, but in the evenings and on weekends parking pressures tend to ease. Any programming proposed for the hamlet would be scheduled accordingly.

In implementing Alternative 3, the park has the potential to draw about 10 to 15 percent more visitors to the site. Most of the increase would likely be accounted for by local school groups participating in programs that take advantage of the park's new facilities or repeat visitation from local day trippers. Total sales could grow by as much as 20 percent. However, the

ability to participate more actively in symposia and other multi- day events may contribute to extending the length of stay for a percentage of park visitors. As a result, there would be modest beneficial effect on visitor spending in the local economy.

Unavoidable Adverse Effects

No unavoidable adverse effects would result from proposals under Alternative 3.

Non- impairment of Resources

Under Alternative 3, the park's resources or values would not be impaired, because there would be no major adverse impacts on a resource or value whose conservation is (1) necessary to fulfill specific purposes identified in the establishing legislation of Sagamore Hill National Historic Site, (2) key to the natural or cultural integrity of the park or to opportunities for visitor enjoyment, or (3) identified as a goal in the park's *General Management Plan* or other relevant National Park Service planning documents.

Table 4- 2: Summary of Environmental Impacts

ACTION	Alternative 1: Status Quo	Alternative 2: Building Capacity	Alternative 3: Past Meets Present
RESOURCE MANAGEMENT			
Implement long- range inventory and monitoring program for natural and cultural resources	Major long- term benefit	→	→
Survey and remark boundary	Major long- term benefit	→	→
Fostering stewardship	Moderate long- term benefit	→	→
CULTURAL RESOURCES			
Cultural Landscapes			
Control non- native invasive species	Major long- term benefit	→	→
Preserve/ maintain cultural landscape	Negligible		
Rehabilitate cultural landscape		Moderate long- term benefit	Major long- term benefit
Replace portion of cutting & vegetable garden		Moderate long- term benefit	Major long- term benefit
Preserve/ maintain commemorative park furnishings	Negligible		
Remove & relocate commemorative park furnishings		Moderate long- term benefit	→
Retain existing visitor contact station for visitor use	Negligible		
Improve existing visitor contact station		Negligible	
Remove existing visitor contact station			Major long- term benefit
Reduce size of existing parking area		Moderate long- term benefit	
Rehabilitate/expand New Barn for use as visitor orientation facility		Minor long- term benefit	Major long- term benefit
Preserve and maintain historic farm structures	Negligible		
Rehabilitate historic farm structures		Moderate long- term benefit	→
Construct new addition at Old Orchard			Minor long- term impact
Develop new maintenance facility on park property	Minor long- term impact	Moderate long- term impact	Minor long- term impact
Mark & interpret sites of the Stable & Lodge and Old Barn		Moderate long- term benefit	→
Introduce uniform system of informational and interpretive signage		Minor long- term benefit	→
Resurface roads, pathways, and parking lot with materials more sensitive to the historic scene		Moderate long- term benefit	→
Formalize and expand park pathways		Minor long- term impact	→

ACTION	Alternative 1: Status Quo	Alternative 2: Building Capacity	Alternative 3: Past Meets Present
Replace park furnishings	Minor long- term benefit	→	→
Expand program offerings/ more tours of grounds		Moderate long- term benefit	→
Historic Buildings & Structures			
Upgrade mechanical systems in TR Home	Major long- term benefit	→	→
Retain volunteer break room at TR Home	Minor long- term impact		
Relocate volunteer break room from TR Home		Moderate long- term benefit	→
Preserve and maintain historic farm structures	Negligible		
Rehabilitate historic farm structures		Moderate long- term benefit	→
Rehabilitate/expand New Barn for use as visitor orientation facility		Major long- term benefit	→
Rehabilitate and reuse Old Orchard Garage		Major long- term benefit	→
Remove maintenance function from Old Orchard garage	Major long- term benefit	→	
Construct new addition at Old Orchard			Moderate long- term impact
Archeology			
Rehabilitate cultural landscape		Minor long- term impact	Moderate long- term impact
Replace portion of cutting & vegetable garden		Minor long- term impact	→
Rehabilitate/Expand New Barn for use as visitor orientation facility		Minor long- term impact	Moderate long- term impact
Mark & interpret sites of the Stable & Lodge and Old Barn		Minor long- term impact	→
Introduce uniform system of informational & interpretive signage		Minor long- term impact	→
Construct new addition at Old Orchard			Minor long- term impact
Develop new maintenance facility on park property	Minor long- term impact	→	→
Museum Collections & Archives			
Develop & implement access policy	Moderate long- term benefit	→	→
Develop dedicated space for researchers	Moderate long- term benefit	→	→
Relocate collections from TR Home to Old Orchard Museum	Moderate long- term benefit		
Develop new collections storage facility		Major long, term benefit	→
NATURAL RESOURCES			
Cooperative efforts and partnerships	Moderate long- term benefit	→	→
Vegetation			
Control non- native invasive species	Major long- term benefit	→	→

ACTION	Alternative 1: Status Quo	Alternative 2: Building Capacity	Alternative 3: Past Meets Present
Rehabilitate woodland trail and boardwalk	Moderate long- term benefit	→	→
Expand program offerings/ more tours of grounds		Without mitigation, moderate long- term impact	→
Wildlife			
Preserve cultural landscape	Negligible		
Rehabilitate cultural landscape		Minor long- term impact	Moderate long- term impact
Replace portion of cutting & vegetable garden		Minor long- term impact	→
Reduce size of existing parking area/off- site overflow		Minor long- term benefit	
Expand program offerings/ more tours of grounds		Without mitigation, moderate long- term impact	→
Construct new maintenance facility on park property	Minor short- term impact	→	→
Soils			
Expand program offerings/ more tours of grounds		Without mitigation, moderate long- term impact	→
Construct new maintenance facility on park property	Minor short- term impact	→	→
Topography			
Construct new maintenance facility on park property	Minor long- term impact	→	→
VISITOR USE & EXPERIENCE			
Visitor Experience			
Improve highway & local signage	Moderate long- term benefit	→	→
Cooperative programming and partnerships	Moderate long- term benefit	→	→
Rehabilitate woodland trail & boardwalk	Moderate long- term benefit	→	→
Screen views to and from adjacent properties	Moderate long- term benefit	→	→
Develop dedicated workspace for researchers	Negligible	Minor long- term impact	→
Preserve cultural landscape	Negligible		
Rehabilitate cultural landscape		Moderate long- term benefit	Major long- term benefit
Replace portion of cutting & vegetable garden		Moderate long- term benefit	Major long- term benefit
Resurface roads, pathways, and parking lot with materials more sensitive to the historic scene		Moderate long- term benefit	→
Preserve and maintain historic farm structures	Negligible		
Rehabilitate historic farm structures		Moderate long- term benefit	→
Reduce size of existing parking area/off- site overflow		Minor to moderate, long- term impact	
Construct new maintenance facility on park property	Negligible	→	→
Encourage development of transportation from LIRR	Moderate long- term benefit	→	→

ACTION	Alternative 1: Status Quo	Alternative 2: Building Capacity	Alternative 3: Past Meets Present
Visitor Orientation			
Signage directing visitors through Oyster Bay hamlet	Moderate long- term benefit	→	→
Retain existing visitor contact station for visitor use	Negligible		
Improve existing visitor contact station (e.g. upgrade restrooms)		Minor long- term impact	
Rehabilitate/expand New Barn for use as visitor orientation facility in combination with existing visitor contact station		Major long- term benefit	
Rehabilitate/expand New Barn for use as visitor orientation facility			Major long- term benefit
Create dynamic and interactive park website		Major long- term benefit	→
Educational and Interpretive Opportunities			
Ensure programming & activities consistent with park purpose	Moderate long- term benefit	→	→
Preserve cultural landscape	Negligible		
Rehabilitate cultural landscape		Moderate long- term benefit	→
Replace portion of cutting & vegetable garden		Moderate long- term benefit	→
Preserve and maintain historic farm structures	Negligible		
Rehabilitate historic farm structures		Moderate long- term benefit	→
Gardener's Shed – interpretive media		Moderate long- term benefit	→
Mark & interpret sites of the Stable & Lodge and Old Barn		Moderate long- term benefit	→
Introduce uniform system of informational & interpretive signage		Moderate long- term benefit	→
Expand program offerings/ more tours of grounds		Major long- term benefit	→
Expand collaborative offerings with surrounding community		Major long- term benefit	→
Support creation of TR Education & Study program		Moderate long- term benefit	→
Rehabilitate 1st floor of Old Orchard Garage for program space		Moderate long- term benefit	
Introduce small changing exhibit area at Old Orchard Museum		Moderate long- term benefit	→
Develop educational program space in new addition to Old Orchard Museum			Major long- term benefit

ACTION	Alternative 1: Status Quo	Alternative 2: Building Capacity	Alternative 3: Past Meets Present
Create dynamic and interactive park website		Major long- term benefit	→
Visitation			
Visitation	Negligible	Minor increase in visitation	Moderate increase in visitation
PARK OPERATIONS			
Circulation & Access			
Formalize and expand park pathways		Moderate long- term benefit	→
Reduce size of existing parking area/ Overflow parking offsite		Minor long- term impact	
Facilities/ Operational Efficiency			
Relocate collections from TR Home to Old Orchard Museum	Minor long- term impact		
Construct new collections storage facility		Major long- term benefit	→
Develop new maintenance facility	Major long- term benefit	→	→
Remove existing visitor contact station			Major long- term benefit
Staffing & Volunteers			
Administrative	Negligible	Minor to moderate impact	→
Collections Management	Negligible	Moderate impact	→
Maintenance	Negligible	Moderate impact	Moderate to major impact
Visitor Services	Negligible	Moderate impact	Moderate to major impact
Staff Housing			
Rehabilitate/Expand New Barn for use as visitor orientation facility		Moderate long- term impact	Minor long- term impact
Rehabilitate 1st floor of Old Orchard garage for staff housing			Moderate long- term benefit
SOCIOECONOMIC ENVIRONMENT			
Local Economy			
Signage directing visitors through Oyster Bay hamlet	Minor long- term benefit	→	→
Expand collaborative offerings with surrounding community	Minor long- term benefit	→	→
Encourage development of transportation from LIRR	Minor long- term benefit	→	→
Adjacent Land Use			
Improve local signage	Negligible	→	→
Screen views to &from adjacent properties	Moderate long- term benefit	→	→

PART FIVE: CONSULTATION AND COORDINATION

Summary of Planning

The National Park Service takes an interdisciplinary approach to planning. The planning team for Sagamore Hill National Historic Site was composed of individuals skilled in the areas of cultural resource management, history, historic preservation, education, interpretation, collection management, landscape architecture, archeology, and natural resource management. In addition to park staff and other NPS technical staff, the planning team also included representatives of the park's key partners, among which were the Theodore Roosevelt Association, the Friends of Sagamore Hill, and the park's volunteer corps.

Leading into the planning process, numerous research projects were undertaken to provide the best available information with which to make decisions for the park's future. Subject matter experts conducted research on such topics as the park's administrative history, cultural landscape, archeology, visitor use, collections, vegetation, and wildlife (Appendix F lists the research projects undertaken). The information generated from the research projects was incorporated into the planning process.

A long- range interpretive planning workshop was held in March 2003. Forty participants representing the park, its partners, Roosevelt scholars, and other community interests gathered to discuss issues associated with visitor programming and services and the park's overall mission and goals.

Also in preparation for considering Sagamore Hill's future, a workshop on the commemorative nature of the park was led by Dr. Edward Linenthal in December 2003. The session involved several local Roosevelt and Long Island scholars as well as representatives of the park staff, the park volunteers, the Theodore Roosevelt Association, and the Friends of Sagamore Hill. The session offered an opportunity to consider the nature of commemoration itself and ways to highlight the 21st century relevance of Theodore Roosevelt.

The official public start of the planning process was the opening of the new Theodore Roosevelt history exhibit at Old Orchard. The preparation of the general management plan was formally announced, and a brochure describing the planning process was distributed to attendees.

Early in the process, the team reviewed the park's purpose as defined in its enabling legislation and the park's legislative history. The team then

developed a significance statement that identified the resources that make the park nationally significant. Building upon the significance statement, the team reviewed and revised the park's interpretive themes. The planning team also identified and analyzed the condition of the park's primary resources – those that directly support its purpose and significance. The team also developed goals that articulate the ideal conditions to which the park aspires. These elements compose the Foundation for Planning in the general management plan.

To acquaint the community and interested citizens with the National Park Service planning process, to solicit comments or concerns regarding the future of Sagamore Hill, and to report on the status of planning, the planning team held two public scoping sessions in April 2004. One session was held in Oyster Bay, and the other in New York City at Theodore Roosevelt Birthplace National Historic Site. The Oyster Bay meeting was well- attended, attracting nearly 40 local participants. At the sessions, the team members reviewed the purpose and significance statements and preliminary park themes. Meeting participants were also invited to comment upon the park's planning issues and share their thoughts on the park's future. Comments were recorded on flipcharts and comment cards.

In June 2004, representatives of the park's staff and its partners participated in a number of comparative site visits. The purpose of the site visits was to consider how other sites with similar characteristics handled different aspects of site management and visitor services. In determining the sites to visit, particular emphasis was placed on historic period, the character and composition of the resource base, the presence of partnerships, and the site's relationship to its host community. The sites selected were:

- The Mark Twain House and Museum,
  Hartford, Connecticut
- Marsh- Billings- Rockefeller National Historical Park,
  Woodstock, Vermont
- Saint Gaudens National Historic Site,
  Cornish, New Hampshire
- Weir Farm National Historic Site,
  Wilton, Connecticut

During these visits, the planning team observed the practical application of a number of ideas being explored at Sagamore Hill, including the adaptive re- use of existing buildings, better integrating the cultural landscape into the visitor experience, and making important figures in American history relevant to contemporary audiences.

The plan's first formal newsletter – Foundation for Planning – was printed and distributed in October 2004. The newsletter reviewed the planning process and key planning issues as well as Sagamore Hill's purpose, significance, interpretive themes, and preliminary goals. The newsletter was mailed to the park's mailing list (approximately 630 addresses at the time) and posted on the park's website. The newsletter was well- received and resulted in formal comments from 18 respondents.

Also in October 2004, the park's superintendent presented preliminary management concepts to the Theodore Roosevelt Association's Board of Trustees at its annual meeting in Portland, Oregon. Posters depicting the Sagamore Hill preliminary management concepts were prominently displayed in the conference hotel's lobby. NPS staff were posted at the display and were available to take comments and answer questions from the TRA general membership.

In November 2004, the preliminary management concepts were presented to the board of the Friends of Sagamore Hill and of representatives of Sagamore Hill's Volunteers in the Park (VIPs). During the winter of 2005, additional briefings were held for the Oyster Bay Main Street Association, the Oyster Bay Town Supervisor, and again for the park's volunteers.

Formal consultation with the U.S. Fish and Wildlife Service (USFWS) was initiated in January 2005 with regards to the status of threatened and endangered species in the area. According to USFWS, except for occasional transient individual animals, no federally listed or proposed endangered or threatened species under USFWS jurisdiction are known to be present in the project impact area. In addition, no habitat in the project impact area is currently designated or proposed "critical habitat" in accordance with the provisions of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 USC 1531 et seq.). The USFWS is responsible for the management of the Oyster Bay National Wildlife Refuge that abuts Sagamore Hill National Historic Site. The planning team has been consulting with USFWS staff from the Long Island Complex, the administrative unit responsible for managing the Oyster Bay NWR. USFWS staff participated in a round- table discussion of natural resource management at Sagamore Hill in December 2004.

Consultation with the New York State Historic Preservation Office was initiated in January 2005. Likewise, letters regarding the initiation of the planning process were also sent to Native American tribes historically associated with this area of Nassau County. The tribes contacted included the Stockbridge- Munsee Community of Wisconsin, the Delaware Tribe of

Indians, and the Delaware Nation. In each case, contact was made with the tribal leader and, whenever possible, with the tribal historic preservation officer.

In April 2005 a second newsletter describing four preliminary alternatives was distributed to the planning mailing list and made available on the park's website. The preliminary alternatives newsletter went out to approximately 800 addressees. Following the distribution of the newsletter in April, two major consultation meetings were held. For one meeting, over 100 park neighbors from Cove Neck were invited to Sagamore Hill to discuss the preliminary alternatives. Approximately 14 park neighbors attended, including the mayor of the village of Cove Neck. During this session, park neighbors expressed particular concern about a proposal to develop a visitor use facility and associated parking across Sagamore Hill Road from the Theodore Roosevelt Home.

A second public meeting in April 2005 was cosponsored by the Oyster Bay Main Street Association. As part of a larger agenda, Sagamore Hill's superintendent presented a program describing the preliminary alternatives to an audience of over 100 people. Questions were addressed, but comments were reserved for an open house following the formal presentations, during which NPS staff accepted approximately 20 comments. The preliminary alternatives newsletter and associated public meetings generated 23 additional sets of formal comments arriving by phone, electronic mail, and letter.

In May 2005, Sagamore Hill's core planning team met to identify the preferred alternative. For each alternative, the planning team considered the potential to address park goals, the possible benefits and impacts, the preliminary capital costs, and the relevant external influences (e.g. community support). Based on this analysis, the planning team recommended that the Northeast Regional Director identify *Alternative 3: Past Meets Present* as the National Park Services preferred alternative. In a subsequent meeting, the regional director concurred with this recommendation.

In October 2005, Sagamore Hill's superintendent presented the National Park Service's preferred alternative to the Theodore Roosevelt Association general membership at its 2005 annual meeting in Washington, DC. Approximately 60 members attended the session. There were few questions or comments at the time.

The draft general management plan/draft environmental impact statement was made available for public review from January 8 through February 23, 2007. The comment period was extended to May 8, 2007 to allow sufficient time for public comment after the formal publication of the Notice of Availability in the Federal Register on March 8, 2007.

On March 27, 2007, an error was noted in *Part Four: Environmental Consequences*. A word processing- related technical problem resulted in printed text that was jumbled and unclear. A postcard describing the error and noting the availability of corrected text was mailed to every recipient on the mailing list for the draft document. A note was also made on the project web page on the National Park Service's Planning, Environmental Compliance, and Public Comment (PEPC) website along with the corrected electronic version of Part Four. This error has been corrected in the final document.

A public open house was held in Oyster Bay to solicit public comments early in February 2007. Approximately 23 people were present at the open house. Twenty- seven sets of written comments were received by the planning team. The planning team carefully reviewed the comments received and developed responses to all substantive comments in the final general management plan/ environmental impact statement.

The final general management plan/ environmental impact statement will be available for 30 days. If no comments requiring major document revisions are received during this waiting period, a Record of Decision (ROD) will be signed indicating which alternative has been selected as the final proposal, and authorizing the National Park Service to implement the plan.

The draft and final environmental impact statements accompanying the draft and final general management plans are essentially programmatic statements, presenting an overview of potential impacts relating to each management option. More detailed plans may be developed for individual actions outlined in the options. The more detailed plans would be subject to a more detailed review of environmental impacts.

Compliance with Federal and State Laws and Regulations

Laws, Policies, and Mandates

As with all units of the National Park System, the management of Sagamore Hill National Historic Site is guided by the 1916 Organic Act (which created

the National Park Service), the General Authorities Act of 1970, the act of March 27, 1978, relating to the management of the National Park System, and other applicable federal laws and regulations, such as the Endangered Species Act and the National Historic Preservation Act. Actions are also guided by the National Park Service Management Policies and the park's legislation (see appendix A). The applicable laws, regulations, and policies most pertinent to the planning and management of the park are described below. Sagamore Hill National Historic Site will be managed in accordance with these laws and policies, regardless of which alternative is ultimately implemented.

Cultural Resource Management Requirements

All cultural management activities are guided by the National Park Service's *Guideline for Cultural Resource Management*.

Archeological Resources

The laws and policies currently in effect for the protection of archeological resources include National Park Service *Management Policies;* the Antiquities Act of 1906; National Historic Preservation Act of 1966, as amended; the Archeological and Historic Preservation Act of 1974; the Archeological Resources Protection Act of 1979; and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. The laws and policies require that archeological sites be identified and inventoried and their significance be determined and documented. Archeological sites are to be protected in an undisturbed condition unless it is determined through formal processes that disturbance or natural deterioration is unavoidable. If so, the site is to be professionally documented and salvaged in consultation with the State Historic Preservation Officer and American Indian tribes, as appropriate.

Ethnographic Resources

Certain contemporary American Indian and other communities are permitted by law, regulation, or policy to pursue customary religious, subsistence, and other cultural uses of National Park Service resources with which they are traditionally associated. To the extent permitted by law, the National Park Service will take care to protect resources in a way that will accommodate their religious value.

All agencies, including the National Park Service, are required to accommodate access to and ceremonial use of Indian sacred sites by Indian religious practitioners, and to avoid adversely affecting the physical integrity of these sacred sites. Other federal agencies, state and local governments, potentially affected American Indian and other communities, interested groups, the State Historic Preservation Officer,

and the Advisory Council on Historic Preservation are to be given opportunities to become informed about and comment on anticipated NPS actions at the earliest practicable time. All agencies are required to consult with tribal governments before taking actions that affect federally recognized tribal governments.

Historic Resources

Numerous laws and policies are in effect for the protection of historic resources, including the National Historic Preservation Act, *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation,* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties.* The laws and policies require that historic resources be inventoried and their significance and integrity evaluated under National Register criteria. The qualities that contribute to the listing or eligibility for listing of historic properties on the National Register of Historic Places are to be protected in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (unless it is determined through a formal process that disturbance or natural deterioration is unavoidable).

Natural Resource Management Requirements

Air Quality

The Clean Air Act (42 USC 7401 et seq.) requires federal land managers to protect air quality, and National Park Service Management Policies address the need to analyze air quality during park planning. States are responsible for the attainment and maintenance of national ambient air quality standards developed by the Environmental Protection Agency. These standards have been established for several pollutants: inhalable particulate matter, sulfur dioxide, nitrogen oxides, ozone, carbon monoxide, and lead. Elevated concentrations of these pollutants can have adverse impacts on park resources and visitors.

Three air quality categories are established for the National Park System areas: Class I, Class II, and Class III. Sagamore Hill National Historic Site is in a Class II area, meaning that the state may permit a moderate amount of new air pollution as long as neither ambient air quality standards nor the maximum allowable increases over established baseline concentrations are exceeded. Nassau County complies with national ambient air quality standards for carbon monoxide, nitrogen oxide, and lead, but is in non-attainment for 8- hour ozone and particulate matter (PM- 2.5). Current laws and policies require that the air quality in the park meet national ambient air quality standards and that the indoor air quality at National Park Service facilities be healthy.

Water Resources, Floodplain, and Wetlands

Current laws and policies are in effect for the protection of water resources, including the Federal Water Pollution Control Act, as amended; the Clean Water Act of 1977; the Water Quality Act of 1987; Executive Order 11988: "Floodplain Management;" and Executive Order 11990: "Protection of Wetlands." The laws and mandates require that: (1) surface water and groundwater be restored or enhanced; (2) National Park Service and National Park Service–permitted programs and facilities be maintained and operated to avoid pollution of surface water and groundwater; (3) natural floodplain values be preserved or restored; (4) the natural and beneficial values of wetlands be preserved and enhanced; and (5) long–term and short–term environmental effects associated with the occupancy and modification of the floodplain be avoided.

Species of Special Concern

Current laws and policies are in effect for the protection of species of special concern, including the Endangered Species Act of 1973, as amended, and National Park Service policies on invasive species. Section 7 of the Endangered Species Act requires that when a project or proposal by a federal agency has the potential to impact a known candidate, threatened, or endangered plant or animal species, that agency must enter into formal consultation with the U.S. Fish and Wildlife Service. National Park Service Management Policies direct the NPS to give the same level of protection to state- listed species as is given to federally listed species. The laws and policies require that federally listed and state- listed threatened and endangered species and their habitats be sustained and that populations of native species that have been severely reduced in or extirpated from the park be restored where feasible and sustainable.

Wildland Fire

Current laws and policies in effect regarding fire management require that all fires burning in natural or landscaped vegetation in parks be classified as either wildland fires or prescribed fires. All wildland fires are to be effectively managed, considering resource values to be protected and firefighter and public safety, using the full range of strategic and tactical operations as described in the park's approved fire management plan. Prescribed fires are ignited by park managers to achieve resource objectives and are to include monitoring programs to provide information on whether specified objectives are met.

Natural Lightscapes or Night Sky

Natural lightscapes are considered natural resources that exist in the absence of human- caused light. They vary with geographic location and season. The National Park Service management guidelines recognize that

night sky and darkness are components of the overall experience of a visitor to a national park. Agency guidelines direct the National Park Service to cooperate with park neighbors and local government agencies to minimize the intrusion of artificial light into the night scene.

Natural Sounds

The natural ambient soundscape is the aggregate of all natural sounds together with the physical capacity for transmitting sounds. Natural sounds occur within and beyond the range of sounds that humans can perceive and can be transmitted through air, water, or solid materials.

Mandates and policies require that the National Park Service preserve the natural ambient soundscapes, restore degraded soundscapes to the natural ambient condition wherever possible, and protect natural soundscapes from degradation due to human- caused noise. Disruptions from recreational uses are to be managed to provide a high- quality visitor experience in an effort to preserve or restore both the natural quiet and natural sounds.

Coastal Zone Management Act (1972) and Coastal Barrier Resources Act (1982) both as amended in 1990

Sagamore Hill National Historic Site lies within New York State's coastal zone. Activities in the park must be consistent with New York State coastal zone management policies.

Park Operations Requirements

Accessibility

Section 504 of the Rehabilitation Act of 1973 and federal guidelines published in accordance with the Americans with Disabilities Act of 1990 define specific access requirements for persons with disabilities to parking facilities, pathways, and buildings. The accessibility requirements apply to government facilities (Title II) and to private entities that provide public accommodations (Title III). Accordingly, park managers are to strive to ensure that disabled persons are afforded the same experiences and opportunities enjoyed by other visitors to the greatest extent practicable. Special, separate, or alternative facilities, programs, or services are to be provided only when existing ones cannot reasonably be made accessible.

Sustainable Design/Development

Sustainability can be described as the result of managing units of the National Park System in ways that do not compromise the environment or its capacity to provide for present and future generations. Federal laws, executive orders, and executive memoranda, including Executive Order 13123: "Greening the Government through Efficient Energy Management;" Executive Order 13101: "Greening the Government through Waste

Prevention, Recycling, and Federal Acquisition;" and the National Park Service *Guiding Principles of Sustainable Design* require park managers to reduce the impacts of federal government activities on the environment.

The National Park Service *Guiding Principles of Sustainable Design* directs the National Park Service management philosophy. Sustainability principles have been developed and are followed for interpretation, natural resources, cultural resources, site design, building design, energy management, water supply, waste prevention, and facility maintenance and operations. The National Park Service strives to reduce energy costs, eliminate waste, and conserve energy resources by using energy- efficient and cost- effective technology. Park managers also strive to incorporate energy efficiency into the decision- making process during the design and acquisition of buildings, facilities, and transportation systems, emphasizing the use of renewable energy sources.

Rights- of- Way and Telecommunication Infrastructure

Current laws and policies are in effect in regard to telecommunication infrastructure. The Telecommunications Act of 1996 directs all federal agencies to assist in the national goal of achieving a seamless telecommunications system throughout the United States by accommodating requests by telecommunication companies for the use of property, rights- of- way, and easements to the extent allowable under each agency's mission. The National Park Service is legally obligated to permit telecommunication infrastructure in the parks if such facilities can be structured to avoid interference with park purposes.

Laws and policies also require that park resources and/or public enjoyment of the park not be denigrated by nonconforming uses. Telecommunication structures are to be permitted in the park to the extent that they do not jeopardize the park's mission and resources. No new nonconforming use or rights- of- way are to be permitted through the park without specific statutory authority and approval by the director of the National Park Service or his or her representative, and such use is to be permitted only if there is no practicable alternative to such use of National Park Service lands. The management of Sagamore Hill National Historic Site has determined that because of the historic significance of the park's resources and its cultural landscape values, no appropriate locations exist for telecommunication infrastructure within the park.

Socioeconomic Requirements

Environmental Justice

Executive Order 12898: "Federal Actions to Address Environmental Justice in Minority Populations and Low- Income Populations" requires federal

agencies to consider the impact of their actions on minority and low-income populations and communities, as well as the equity of the distribution of benefits and risks of those actions.
In implementing the Sagamore Hill National Historic Site general management plan, park managers will comply with all applicable laws and executive orders, such as those outlined in the "Laws, Policies, and Mandates." Consultation and coordination with appropriate federal and state agencies have been conducted during the preparation of this document. Regarding cultural resources, consultation with the State Historic Preservation Officer (SHPO) was initiated in January 2005. Regarding historic properties of significance to Indian tribes, consultation with the Stockbridge- Munsee Community of Wisconsin, Delaware Tribe of Indians, and the Delaware Nation was initiated in January 2005.

Section 106 Compliance Requirements for Undertakings

Section 106 of the National Historic Preservation Act requires that federal agencies with direct or indirect jurisdiction take into account the effect of undertaking on National Register listed or eligible properties and allow the Advisory Council on Historic Preservation (ACHP) an opportunity to comment. Toward that end, the National Park Service will work with the New York State Historic Preservation Officer and the Advisory Council to meet requirements of 36 CFR 800 and the September 1995 Programmatic Agreement among the National Conference of State Historic Preservation Officers, the Advisory Council on Historic Preservation, and the National Park Service. This latter agreement requires the National Park Service to work closely with the SHPO and the ACHP in planning for both new and existing national park areas.

The 1995 Programmatic Agreement also provides for a number of programmatic exclusions for specific actions not likely to have an adverse effect on cultural resources. The actions may be implemented without further review by the New York State Historic Preservation Officer or the Advisory Council on Historic Preservation, provided that the National Park Service internal review finds that the actions meet certain conditions. Undertakings (as defined in 36 CFR 800) not specifically excluded in the Programmatic Agreement must be reviewed by the State Historic Preservation Officer and the Advisory Council before implementation. Throughout the process there will be early consultation on all potential actions.

Prior to any ground- disturbing action by park managers, a professional archeologist would determine the need for archeological activity or testing

evaluation. Any such studies would be carried out in advance of construction activity and would meet the needs of the State Historic Preservation Office. Section 110 of the National Historic Preservation Act requires the National Park Service to identify and nominate to the National Register of Historic Places all resources under its jurisdiction that appear to be eligible. Historic areas of the National Park System are automatically listed on the National Register upon their establishment by law or executive order.

The following table identifies actions contained within the general management plan alternatives that would likely require review under section 106 of the National Historic Preservation Act and under the 1995 Programmatic Agreement, and the nature of the review.

Table 5- 1: Summary of Actions Requiring Review under Section 106

Potential Actions that may Occur in One or More Alternatives	Compliance Requirements
Rehabilitate cultural landscape	Requires SHPO/ACHP review (under Alternative 3)
Rehabilitate historic cutting & vegetable garden	Requires SHPO/ACHP review
Rehabilitate historic farm structures	Requires SHPO/ACHP review
Develop new maintenance facility	Requires SHPO/ACHP review
Rehabilitate and expand New Barn	Requires SHPO/ACHP review
Construct addition on Old Orchard	Requires SHPO/ACHP review
Expand system of park pathways	Requires SHPO/ACHP review
Resurface parking and pathways	Programmatic exclusion IV B (7)
Reduce size of existing parking area	Programmatic exclusion IV B (6)
Remove existing visitor contact station	Requires SHPO/ACHP review
Rehabilitate & reuse Old Orchard garage	Requires SHPO/ACHP review

Section VI- G of the 1995 Programmatic Agreement among NPS, the ACHP, and the National Council of State Historic Preservation Officers (NCSHPO) also requires that NPS GMPs include a statement about the status of the park's cultural resources inventory, and that the statement indicate needs for additional cultural resource information, plans, or studies required before undertakings can be carried out.

The following plans and studies have been identified as necessary to support the implementation of proposals made in Sagamore Hill NHS's general management plan. This list may be expanded or otherwise modified as the specific requirements for individual projects become better defined.

Update Sagamore Hill NHS Cultural Landscape Treatment Plan

Prepare Historic Structure Reports for:

- Historic Farm Buildings
- Gray Cottage
- Old Orchard (Main House and Garage)

Undertake Comprehensive Archeological Survey

List of Draft General Management Plan Recipients

Primary Partners:

Boone & Crockett Club
Eastern National
Friends of Sagamore Hill
Hamlet of Oyster Bay
National Park Foundation
Oyster Bay Historical Society
Oyster Bay National Wildlife Refuge (US Fish & Wildlife Refuge)
Roosevelt Family members
Roosevelt scholars & authors
Sagamore Hill Neighbors
Sagamore Hill Volunteer Board
Sagamore Hill Volunteers
Theodore Roosevelt Association (TRA)
Town of Oyster Bay
Village of Cove Neck
Village of Oyster Bay Cove

Related Theodore Roosevelt Sites and Monuments

Las Vegas City (Rough Rider) Museum, Las Vegas, NM
Mount Rushmore National Monument, Keystone, SD
Pine Knot, Keene, VA
President's Park – The White House, Washington, DC
Theodore Roosevelt Birthplace NHS, New York City
Theodore Roosevelt Collection, Houghton Library, Harvard University, Cambridge, MA
Theodore Roosevelt Inaugural NHS, Buffalo, NY
Theodore Roosevelt Island National Monument, Washington, DC
Theodore Roosevelt National Park, Medora, North Dakota
Theodore Roosevelt Sanctuary, Oyster Bay, NY
USS Theodore Roosevelt (CVN- 71)
Youngs Memorial Cemetery, Oyster Bay, NY

Theodore Roosevelt- related Institutions

Franklin and Eleanor Roosevelt Institute/ Library, Hyde Park, NY
Theodore Roosevelt Medora Foundation, Bismarck, ND
Roosevelt Study Center, the Netherlands

Others

Colleges & universities
Local high schools

Advisory Council on Historic Preservation
American Indian interests (Stockbridge- Munsee Community of Wisconsin, Delaware Tribe of Indians, and the Delaware Nation)
Center for the Study of the Presidency, Washington, DC
Christ Church, Oyster Bay, NY
Garden Club of America: Three Rivers and North County chapters
Raynham Hall, Oyster Bay, NY
Long Island Convention & Visitors Bureau
Long Island North Shore State Heritage Area
LI Studies Institute at Hofstra University
Nassau Suffolk Horseman's Association / Rough Riders
National Parks Conservation Association
National Trust for Historic Preservation
Nassau County Museum of Art
Nassau County Parks Department
New York State Historic Preservation Office
North Shore Promotion Alliance
Oyster Bay Chamber of Commerce
Oyster Bay Main Street Association
Planting Fields Arboretum State Historic Park (Coe Hall)
Society for the Preservation of Long Island Antiquities
Suffolk County Parks
US Naval History Center
The Waterfront Center, Oyster Bay

Agency Consultation

New York State Department of State, Coastal Zone Management Program
New York State Office of Parks, Recreation and Historic Preservation, State Historic Preservation Office (SHPO)
US Environmental Protection Agency
US Fish & Wildlife Service

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THEODORE ROOSEVELT ASSOCIATION
Norman Parsons, Past President
John A. Gable, Former Executive Director (deceased)

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Appendix A: Park Legislation

Public Law 87-547
87th Congress

An Act

To authorize establishment of the Theodore Roosevelt Birthplace and Sagamore Hill National Historic Sites, New York, and for other purposes.

July 25, 1962

[H.R. 8484]

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That, in order to preserve in public ownership historically significant properties associated with the life of Theodore Roosevelt, the Secretary of the Interior may acquire, by donation from the Theodore Roosevelt Association, the sites and structures known as the Theodore Roosevelt House situated at Twenty-eight and Twenty-six East Twentieth Street, New York City, consisting of approximately eleven one-hundredths of an acre, and Sagamore Hill,- consisting of not to exceed ninety acres at Cove Neck, Oyster Bay, Long Island the improvements thereon, together with the furnishings and other contents of the structures.

Theodore Roosevelt Birthplace and Sagamore Hill National Historic Sites, N.Y. Establishment authorization.

SEC. 2. (a) In accordance with the Act entitled "An Act to create National Park Trust Fund Board, and for other purposes" approved July 10, 1935 (49 Stat. 477), as amended, the National Park Trust Fund Board may accept from the Theodore Roosevelt Association and such additional amounts as the association may tender time to time from the endowment fund under its control, which funds, when accepted, shall be utilized only for the purposes of the historic sites established pursuant to this Act.

Acceptance of funds.

16 USC 19-19c

(b) Nothing in this Act shall limit the authority of the Secretary of the Interior under other provisions of law to accept in the name of the United States donations of property.

Transfer of property etc. to U.S.

SEC. 3. When lands, interests in lands, improvements, and other properties comprising the Theodore Roosevelt Birthplace and Sagamore Hill, as authorized for acquisition by section 1 of this Act, and a portion of the endowment fund in the amount of $500,000 have been transferred to the United States, the Secretary of the Interior shall establish the Theodore Roosevelt Birthplace and Sagamore Hill National Historic Sites by publication of notice thereof in the Federal Register.

Publication in F.R.

Development, etc.

SEC. 4. The Secretary of the Interior shall administer, protect, and develop the Theodore Roosevelt Birthplace and Sagamore Hill National Historic Sites in accordance with the provisions of the Act of August 25, 1916 (39 Stat. 535; 16 U.S.C. 1 and the

Advisory committees. Establishment.

following), as amended and supplemented

SEC. 5. The Theodore Roosevelt Association, having by its patriotic and active interest preserved for posterity these important historic sites, buildings and objects, shall, upon establishment of the Theodore Roosevelt Birthplace and the Sagamore Hill National Historic Sites be consulted by the Secretary of the Interior in the establishment of an advisory committee or committees for matters relating to the preservation and management of the Theodore Roosevelt Birthplace and Sagamore Hill National Historic Sites

76 Stat. 218

Donation of property.

SEC. 6. The Act entitled "An Act to incorporate the Roosevelt Memorial Association", approved May 31, 1920 (41 Stat. 691), as amended by the Act approved on May 21, 1953 (67 Stat. 27), which changed the name the name of such corporation to the Theodore Roosevelt Association, and by the Act approved on March 29, 1956 (70 Stat. 60), which permitted such corporation to consolidate with Women's Theodore Roosevelt Association, incorporated, is hereby further amended by adding to section 3 thereof a new subdivision as follows:

> "(4) The donation of real and personal property, including part or all of its endowment fund; to a public agency or public agencies for the purpose of preserving in public ownership historically significant properties associated with the life of Theodore Roosevelt."

And by deleting the word "A" and "an" at the end of the subdivision (2) of section 3.

Approved July 25, 1962

LEGISLATIVE HISTORY—H.R. 8484:
CONGRESSIONAL RECORD, Vol. 108 (1962):
April 2, considered and passed House.
July 18, considered and passed Senate.

Appendix B: Historic Context Statement

Prepared by Dr. Marla R. Miller, Associate Professor of History and Director of the Public History Program, University of Massachusetts/ Amherst

Sagamore Hill served as the summer and year- round home of Theodore Roosevelt, 26th President of the United States, and the Roosevelt family. The Long Island estate, which included farm and woodlands, meadow and shore, exemplified the strenuous life Theodore Roosevelt valued in both private life and public policy. Sagamore Hill nurtured and advanced Roosevelt's interest in natural history and the environment; his choices concerning his estate– the uses of the land, the activities embraced, the management of the landscape, and implementation of technologies- - reflect the personal conservation ethic that underlay the conservation policies Roosevelt would promote and implement throughout his public life. As the home of one of the most prominent families of the state, region, and nation, the site saw a steady stream of visits from the nation's political, social, land cultural leadership. Significant events in U.S. political history occurred on the grounds and interior spaces: here, for example, Roosevelt received notice of his nominations as governor of New York in 1898, Vice President in 1900 and President in 1904. During Roosevelt's presidential administration (1901- 1908) the house served as the summer White House.

The Country Estate Movement

When Roosevelt constructed Sagamore Hill in the 1880s, he participated in a long tradition of country estate development popular throughout the northeast. Long Island, in particular, had been a seasonal retreat for prosperous New Yorkers as early as the colonial era. During the 19th century, the use of Long Island as a haven expanded rapidly as improved transportation made traveling onto the island from the interior more convenient. While the north shore of Long Island had long been accessible by boat, the improvement of rail transportation, especially in the second half of the 19th century, made commuting to and from Manhattan far easier, facilitating development. In the 19th century, William Cullen Bryant, among the new group of New Yorkers to commute on weekends to their country retreats on the North Shore via steamboat, had remodeled a farmhouse into his country estate, Cedermere, located in the community of Roslyn Harbor. The Long Island Railroad began construction in 1834 and accelerated the summer colony movement on the north shore. The railroad reached Syosset in 1854 and from there travelers could take a stagecoach to Oyster Bay. Country houses that appeared on the north shore of Nassau County about this time include the 1859 Edward H. Swan residence in Oyster Bay and the ca. 1865 Thomas W. Kennard residence in

Glen Cove. The extension of the Glen Cove branch of the railroad to Locust Valley in 1871 made available an alternate rail route to Oyster Bay.

In the post- Civil War era, the development of Long Island estates accelerated. The 1860s saw the construction of eight country estates on the island; during the 1870s, another fifteen appeared. Thirty- seven were built in the 1880s, including Sagamore Hill, as well as Walter Tuckerman's Tudor Revival home in Oyster Bay (1882; demolished), and James K. Gracie's 1884 Shingle- style Oyster Bay residence. Another 131 followed in the next decade; notable examples include Alexander C. Humphreys's Mediterranean villa- style home (1899- 1902, one of the first in the New York area) and stables in Glen Cove; and the Hoagland/Tangeman residence in Glen Cove (1896- 1900, extant), like Sagamore Hill a Shingle-style home surrounded by a complex of farm buildings. In the first decade of the new century, the Roosevelts witnessed the increasing development of nearby estates with the construction of the Maxwell residence (Glen Cove, 1905); the Pratt Estate (Glen Cove, 1905); and the James Byrne residence (Oyster Bay, 1906). In the 1910s, new estates included the James A. Blair Jr. residence (Oyster Bay, 1910); the Herbert Pratt residence (Glen Cove, 1912- 14); and the Moore residence (Oyster Bay, 1915).

During the 1920s and 30s, Nassau County continued to see the construction of new estates, but development had begun to slow as early as the 1910s and 1920s because of inflation brought on by World War I, the advent of the federal income tax, and rising property costs as Long Island developed a reputation as a resort area. These factors combined to increase the density of the mansion houses, as estate owners built additional residences for family members on estate grounds already in their possession, as the Roosevelts did when they constructed Old Orchard in 1937. But this phase marked the end of the era: only 8 percent (80 houses) of the Long Island's estates were created during the 1930s, and, like Old Orchard, they tended to be comparatively smaller in acreage than their predecessors. Regardless of slowing construction, the 1920s are widely regarded as the heyday of the Gold Coast on Long Island. It is the era immortalized by F. Scott Fitzgerald, who began writing his novel *The Great Gatsby* while renting a house in Great Neck, just west of Oyster Bay. The decline in new building signaled no decline in the area's prestige: the North Shore retained this persona for many decades. In 1946, it was called "the most socially desirable residential area in the U.S." Life magazine explained, "Nowhere else in such costly profusion can be found such great, handsome, and such scrupulously tended estates as those on the North Shore."

Long Island's proximity to New York City certainly accounts for much of its appeal as a location for country houses, but its appeal also lay partly in a landscape that beckoned to sportsmen. The island teemed with wildlife, fish, and fowl, and its topography was suitable for the leisure sports of the wealthy. Sporting clubs arose on the island as early as the mid- nineteenth century and continued throughout the early 20th century, when tennis became the rage. Roosevelt, interested in all these activities, had a tennis court on his property as well as a shooting range and beach for swimming and boating. He was also a member of the Meadowbrook Hunt Club, founded in 1881, where his brother, Eliot, was a Master. Roosevelt invited the Meadowbrook Hunt Club to Sagamore in the 1880s.

As Long Island became a resort area, it lost many of its older functions. From the advent of European settlement, Long Island had been largely agricultural. But, as country estates took hold of the area, the total acreage devoted to farming declined. In 1875, for example, there were 90,738 acres under cultivation in Nassau County: by 1900 that figure had fallen to 69,347. After the building of the Erie Canal in the 1820s, and as railroads extended west, Long Island ceased to be the breadbasket for Manhattan, since grains could be grown more economically in the west. As the home of the nation's most vigorous advocate of "the strenuous life," Sagamore Hill, which retained features of the farm located on the site before the Roosevelts' tenure, continued to function as a working farm throughout the Roosevelt years. But in this it was exceptional, resisting far longer than others the changing shape and priorities of the local economy.

The country estate movement, 19th century trends in leisure activities, and Long Island's agricultural heritage combined to provide a context in which Roosevelt constructed Sagamore Hill. However, there was a family connection as well: Roosevelt's grandfather, Cornelius Van Shaack Roosevelt, had owned a home in Oyster Bay prior to his death in 1871. For more than ten years, Theodore Roosevelt's father, Theodore, Sr., had also rented "Tranquility," a property less than one mile east of Oyster Bay village, to be close to his two uncles who had built property on the peninsula. Having grown up on the coves and hills of Long Island, Theodore Roosevelt had come to love this land. Eager to establish his own home here, between 1880 and 1884 he purchased 155 acres from Thomas Young, a local farmer. When Roosevelt purchased the property, there were several cousins already in the area. His cousin Emlen was the largest landowner on the cove with three different land parcels that bordered Sagamore Hill. By 1906 Roosevelt's property amounted to 87 acres and it remained so until 1938 (he subsequently sold parcels of his land to his two

sisters and his Aunt Mary, but only his aunt and her husband built on their acquired property).

Sagamore Hill was built in the early decades of the estate movement, before the north shore reached the height of its popularity. Relatively modest among other country houses of its era, Sagamore Hill included a small number of outbuildings relative to other current as well as subsequent estates. Its 27 rooms were fewer than most country estates of the 1880s, and the number of full- time servants was never over 11. By 1930 there were only four full- time employees, a number paling in comparison to the average 25 to 50 at most other country homes in that decade. As was the trend at the time on Long Island, Sagamore Hill had staff living on the property. Most were immigrants working both inside and outside the house. The number of staff fluctuated throughout the year, increasing in the summer months, when more people were in residence and visiting the property.

Sagamore Hill as Working Farm

The purchased land consisted of fields, roads, woodlands, an orchard, fences, ponds, and a spring. The property was a working farm before the Roosevelt purchase and was well- suited to growing fruits and vegetables. In addition to an orchard and barn, an early map shows a cornfield, a field of buckwheat, and an asparagus bed. The northeast section of the property is identified as "cedar hill." This is located directly east of the orchard which is in turn east of the cornfield.

Sagamore Hill continued to function as a working farm through the Roosevelt family's tenure. At any given time during these years, horses, cows, pigs, and a flock of chickens and turkeys were present. In 1903, of the 87 acres owned by Roosevelt, 40 were under cultivation. Hay was grown for animal feed; grains and vegetables were grown for the family members and workers. A pig sty (a lean- to with three sides and a roof) and smoke house (neither of which survive) were used to raise and prepare pigs for the family. The first building Roosevelt constructed was the Stable and Lodge (destroyed by fire 5 July 1944), which served as a residence for the farmer or superintendent and quarters for horses.

Sagamore Hill as the Backdrop for Roosevelt's Successful Political Career

As Roosevelt's main residence from the age of 28 until his death at 61, Sagamore Hill was his home during important periods of his life, including his position as a member of the US Civil Service Commission (1889- 1895), President of the Board of Police Commissioners in New York City (1895-

1897), Assistant Secretary of the Navy (1897- 1898), Governor of New York (1898- 1900), and President of the United States (1901- 1909). It was on the porch of his home that Roosevelt was formally notified of his nominations as Governor of New York in 1898, Vice President in 1900, and as President in 1904. A notable event in diplomatic history occurred during the summer of 1905 at Sagamore Hill, when Roosevelt met envoys of Russia and Japan separately in the library for conferences preceding the negotiations at Portsmouth, New Hampshire, resulting in the Treaty of Portsmouth on September 5, 1905, which ended the Russo- Japanese War. From 1901 to 1909, during which Roosevelt was President, Sagamore Hill served as the Summer White House, and became a family retreat from Washington life during the rest of the year.

Like other country estates of the day, the house was situated on top of a hill, achieving a certain eminence and holding the best possible views of the landscape; the commanding effect achieved by such siting influenced not only guests who arrived at the home, but figures from state and federal government, international visitors, and members of the press who relocated to Oyster Bay while the Roosevelts summered there. The grounds and the forests around the house were the setting for the rambles and outdoor activities for which Roosevelt was well- known, and in which his children (Alice, Ted, Kermit, Ethel, Archie, and Quentin) delighted. Much time was spent outdoors on the farmland, in the woods, and rowing in the bays. Roosevelt was well- known for ending state affairs as promptly as possible in order to spend an hour with his children every day. Roosevelt's public, political persona was deeply intertwined with his family life at Sagamore Hill, as the press delighted in reporting on the president's activities there as both statesman and father.

Sagamore Hill hosted important meetings and work required by Roosevelt's public positions. In response to the demands of public life, especially the presidency, Roosevelt added the North Room in 1905. The need for this larger and more formal space became clear to first lady Edith Carow Roosevelt, who understood the practical demands of national leadership. Edith Roosevelt was, for example, the first First Lady to hire a personal secretary to help with social functions. She also convinced Congress to finance renovations to the White House that created the West Wing for the Executive Office, freeing up space for formal entertaining while converting the second floor to private quarters for the family. Edith, according to historian H.W. Brands, was the "prime mover" in the decision to build the North Room, as she understood the utility of spaces for formal reception and had just incorporated similar insights into renovations at the White House. Though clearly anxious to better accommodate important

guests, Edith also worked to keep the general public at a reasonable distance: when sightseers undermined the family's ability to enjoy the tennis court, for example, Edith had chains installed to limit their access to the property. Edith's influence on these public/private spaces ran in both directions: while in Washington during her husband's tenure, she also had a tennis court built on the White House property, replicating a resource the family enjoyed at Sagamore Hill.

Roosevelt was an advocate of what he called the strenuous life, a term he introduced in an 1899 speech in Chicago, and which provided the name for a collection of essays published in 1900. Roosevelt believed that working hard to achieve great things was a moral imperative, and he took a dim view of seeking material success simply to attain a life of ease. He wanted to live close to the outdoors and enjoyed the vigorous challenges if offered, not only in sport but also in play. He taught his children to study and enjoy nature. With a tennis court and a rifle range on the property, he focused on outdoor activities for both himself and his children. Most famous perhaps are the point- to- point excursions, which found the Roosevelts crossing the landscape from one chosen point to another, without regard for obstacles, by any means possible, an exercise intended to cultivate hardiness and athleticism in his children (his daughters as well as his sons). Roosevelt intended such activities to model for an attentive nation not only the joys of a rich family life, but the benefits of a vigorous and close relationship with the natural environment, and an awareness and appreciation for the land and the creatures that inhabit it. This emphasis on a rugged lifestyle also shaped decisions about alterations to the house and grounds; for example, technological advances tended to appear at Sagamore Hill later than on other estates in the area. New electric wiring in 1918 replaced the gas that had been used to light the main house, while most of the area had already been using electricity for over a decade. A phone line was added to the study only during Roosevelt's presidency, enabling him to remain on the estate during the summer while conducting government business. This, too, occurred long after the introduction of the invention to Long Island. Lastly, after the advent of the automobile, the new macadam road was constructed allowing for better access to the property. These all reflected the changes inherent in the time period and on Long Island though their delay on Sagamore Hill is evidence of Roosevelt's preference for a comparatively rustic domestic world and belief in the strenuous life. As Roosevelt wrote in his autobiography, he cherished the "nook of old- time America" he believed he had found at Sagamore Hill, and worked to preserve it as long as possible.

The house was also a haven for both Theodore and Edith Carow Roosevelt's successful writing careers. He wrote *Gouveneur Morris*, much of the four volumes of *The Winning of the West*, *Hero Tales from American History*, *The Rough Riders*, his autobiography, and others in the study and gun room of Sagamore Hill. In all, Roosevelt published more than 45 titles and many more editorials and essays. He was also president of the American Historical Society in 1912. Edith, like her husband, was a voracious reader and as well as an author: in the 1920s she published *American Backlogs: The Story of Gertrude Tyler and Her Family, 1660- 1860* (1928), and contributed to *Cleared for Strange Ports* (1924).

Management of the Estate

Edith was the manager of Sagamore Hill, both during Theodore's life and after his death. Theodore's sense of himself as a poor manager of household affairs is well- documented; having made the initial decisions concerning the location of the home and its design, early on he left management of day- to- day operations to Edith. The daughter of a socially prominent family, Edith Roosevelt, like most women of her station, was well- prepared to manage a large household including domestic servants, groundskeepers, and other essential laborers as well as the family's finances, work she carried out from the drawing room or parlor on the west end of the house's ground floor. Born in 1861 in Norwich, Connecticut and raised on New York's Union Square, Edith Kermit Carow's parents were Charles and Gertrude Tyler Carow, who had become wealthy in the shipping industry. Unlike many first ladies, she was intensely private and avoided public attention. She was also, however, a natural manager.

Even from the distance of the White House, Edith remained responsible for decision- making and farm operation at Sagamore Hill, with the assistance of the farm manager. When the original barn fell in 1904, for example, from Washington she instructed the superintendent caring for the property to build the new structure "like the old barn without a cellar," where cows could be put on the same floor as hay, with a couple of stalls for the farm horses beside them if there was room. She managed the family's money and was the person locals would go to if they were interested in purchasing hay or apples from the farm. Elsewhere on the property, the flower garden, rose bower, and pine grove that Edith installed contributed to the couple's shared mission to instill an appreciation for nature among their children and grandchildren. Moreover, during the almost forty years that she and Theodore occupied the estate, it was Edith who kept the farm account books, hired and fired the help, set their wages and salaries, and made the day- to- day decisions

that kept the house and farm running smoothly. While the family attributed this arrangement to Edith's financial acumen and Theodore's lack of it, the pattern is consistent with other prominent families of their day. In fact, Edith Carow Roosevelt was instrumental to the management of the estate throughout her 60- year tenure.

Edith Carow Roosevelt's Tenure after Theodore's death

After Theodore Roosevelt's death in 1919, Edith retained the property as her main home until her own death in 1948. Though she regularly traveled and often stayed at other locations, especially Mortlake Manor in Brooklyn, Connecticut, most summers found her back at Sagamore Hill, spending the warm days near the ocean. Little changed in the interior of the house during these years. Edith continued to run both the household and oversaw the farm's operation.

During her 29- year stewardship as Theodore Roosevelt's widow, Edith continued to oversee the operation of the estate. As she had in the past, she hired gardeners and caretakers to carry on the work of the farm. Receipts and canceled checks from Edith Roosevelt and her caretakers indicate that the site continued to produce fruits, vegetables, crops, and flowers, albeit on a reduced scale, reflecting the reduced population of the property in these years. Cultivation in the core of the property remained vigorous; on average, some 22 types of vegetables were planted in the garden, together with ten types of flowers. But activity in the outlying acreage declined. Some farm fields were allowed to return to woodlands; the northern two sections of "Smith's field," for example, were cultivated until at least 1926, but after that time, deciduous and conifer trees were allowed to fill in this portion of the outer acreage. Thus, while this period saw continuity in Edith's commitment to some ongoing agricultural production, the construction of the Old Orchard complex in the late 1930s and loss of the Stable and Lodge in a 1944 fire (prompting the conversion of the 1904 barn to a residence for the property's caretaker) reflected the site's shifting orientation from a rural farm retreat to a suburban residence.

Edith would outlive three of her sons as well as her husband. In her later years she remained active in the local Oyster Bay community through the Needlework Guild, a charity that provided garments for the poor, and through Christ Church. Having managed the house and farm for 35 years while Theodore Roosevelt was alive, she continued to oversee the site for almost 30 years after his death. Edith passed away at Sagamore Hill shortly after her 87th birthday, in September 1948.

Old Orchard

The most dramatic change to the estate during Edith's widowhood was the construction of an additional complex for her son Theodore Roosevelt Jr. (1887- 1944). Ted Jr. had been born at Sagamore Hill and grew up on the grounds there: while Roosevelt was president, the activities of Ted Jr. and his siblings around the estate were often covered by a delighted press corps and contributed to Roosevelt's popularity as president. As an adult, Ted Jr. hoped to establish residency here himself, just as his own father had sought to establish a home on land fondly remembered from his own childhood. In 1937, Edith gave Theodore, Jr. and his wife, Eleanor Alexander Roosevelt, four acres of the family's estate on which to build a home of their own. The couple had long been promised the estate in bequest, but as Edith remained in possession of the main house into her seventies, they tired of renting, and were anxious to own their own home. During the second quarter of the 20th century, since the amount of available land on Long Island had been greatly reduced, many Long Island estate owners subdivided their property to allow their children to build homes, and the Roosevelts conformed to this practice, in part because Edith wished to continue to reside in the main house. As Eleanor Alexander Roosevelt recalled in her memoir, "It had always been the plan for Ted [Jr.] to inherit Sagamore Hill. But by 1937 we had been married twenty- seven years and were tired of living here and there in rented houses." He had Old Orchard built in 1937 on the Sagamore Hill property.[1]

Like his father, Theodore Roosevelt Jr. was a committed public servant who held important positions in state and territorial governments as well as the U.S. armed forces. He served in the New York State Assembly and as Assistant Secretary of the Navy. He also served in both world wars and as Governor of Puerto Rico and the Governor- General of the Philippines. He was a founder of the American Legion, a fraternal organization with the vision of serving the needs of American veterans after wartime and continuing the camaraderie established between soldiers during wars. In 1919, the American Legion held its first Memorial Day parade in Oyster Bay. After the United States entered World War II, Theodore Roosevelt, Jr. rejoined the army. He died a brigadier general shortly after the Normandy invasion of 1944. His wife, Eleanor, remained at Old Orchard until her death in 1960.

Roosevelt Jr. hired his son- in- law, architect William McMillan (the husband of his daughter Grace), to design the property a quarter mile east of Sagamore Hill, at the foot of the hill below the main house. Support

[1] Quote from Mrs. Theodore Roosevelt, Jr., "Day Before Yesterday," p. 390

buildings, consisting of several wood frame buildings, including a one- and- a- half- story, six- bay garage with second- floor living quarters, a small two- bay garage, and a one- and- a- half- story caretaker's cottage, were erected at the same time. These new buildings changed the landscape significantly. Most of the apple orchard was removed, and existing topography indicates that fill was brought in before construction to level the site.

Despite their decision to remove large sections of the former orchard, by choosing to set the garden façade's first- floor windows and French door at grade, the family was able to establish a close relationship between the house and its setting. The Roosevelts selected the Colonial Revival style, which had become particularly fashionable on Long Island and elsewhere in the eastern United States in the 1920s and 1930s. In its scale and comparatively modest architectural embellishment, it is in keeping with other Colonial Revival homes built on Long Island in these years, reflecting the more modest structures of the depression era. Like most houses in revival style, the design sought to evoke the past rather than replicate it, drawing on elements of both Federal and Georgian- era preferences. The result was a two- story, hip- roof brick mansion comparable to many that appeared across Nassau County in these decades. Examples from the 1930s include the home of Mrs Evelyn Field Suarez, whose 1931 home in Syosset was inspired by John D. Rockefeller's restoration of Williamsburg, Virginia; 1930 Bostwick house in Old Westbury; 1930 John T. Pratt house in Glen Cove, which has the same long, hip- roofed central block; and the 1937 Target Rock Farm, Olga Flinsch Residence, in Lloyd Harbor just east of Oyster Bay, remarkably similar in design to Old Orchard, with a seven- bay brick façade and hip roof.

Set halfway between Sagamore Hill and Cold Spring Harbor, Old Orchard became the focal point in the landscape east of Sagamore Hill, altering the view of the bay from Sagamore Hill. The once- sweeping prospect to the east was replaced with a view of the new house itself. The construction of Old Orchard also called for new roads, altering circulation patterns on the site. An existing dirt farm road, situated north of the flower and vegetable gardens, was transformed into the main entranceway to Old Orchard and reflected the family's shifting priorities.

Together, Sagamore Hill and Old Orchard represent both change and continuity. In creating this estate from his father's property, Theodore Roosevelt Jr. became only the most recent member of the extended Roosevelt family to establish a home on this corner of Long Island, joining the colony of Roosevelts present on Cove Neck from the mid- nineteenth

century. Architecturally, if Sagamore Hill reflects preferences toward the beginning of the country house movement, Old Orchard reflects the smaller, but still fashionable and costly mansion houses built near the end of the movement. The Queen Anne aesthetic so popular in the Victorian era was replaced in the 1920s and 30s by Colonial Revival styles that appealed to the nation's elite during a period of patriotism following World War I. After the war, fashions in domestic architecture shifted quickly toward the period styles which had hitherto been favored principally in architect- designed landmarks. At 19 rooms, Old Orchard is smaller than the 27- room Sagamore Hill, reflecting the shrinking resources of later generations of elite families, as well as the growing economic distress of the period. The creation of a servants' wing at Old Orchard, in place of the servants' rooms traditionally found on the upper floor of 19th- century estates like Sagamore Hill, also embodies changing perceptions of workers within the home, and the increasing desire among privileged families to maintain distance between themselves and their employees.

However, both houses reflect the continuing decline of productive agriculture in the area; just as Sagamore Hill took the place of the Young wheat field, the Roosevelts opted to remove a portion of their apple orchard to make room for this additional complex of structures. The importance of farming diminished at Sagamore Hill, as it did on the rest of Long Island. The spatial organization of the site, including the relationship between the main house and the beach, was also altered, as the new mansion and support buildings occupied the center of the original site, between Sagamore Hill to the west and Cold Spring Harbor to the east. Lastly, the relationship between the two houses situated within view of one another (though at a distance) on the original Roosevelt property, reflects larger patterns in estate development and within elite families in early 20th- century Long Island. Thus the two properties together commemorate both the beginning of the estate movement on Long Island and its declining importance.

The Theodore Roosevelt Association

After Edith's death, the Theodore Roosevelt Association acquired Sagamore Hill and intended to open it to the public for visitation. The TRA alterations included installation of new heating, electrical, and fire protection systems to enhance the safety of the house; a new asphalt shingle roof; and the exterior was repainted. Louvers were added to the north and south attic gables. In order to improve visitor circulation, a new stair from the second to third story was built in the west front part of the house. In the first- story rear hall, the stair to the basement was moved to

the south wall, and the stair to the second story was widened. These minor physical changes to the site made by the TRA were largely logistical and do not represent any particular vision or revisioning of Roosevelt's life or home.

Sagamore Hill was opened to the public in 1953. In 1960, after the death of Eleanor Alexander Roosevelt, the TRA also purchased Old Orchard. In 1963 both properties were presented to the American people as a gift. Today the estate is operated as a unit of the National Park Service, which made changes to the site to facilitate its management such as the renovation of the souvenir shop constructed by the TRA into a visitor center and the development of the visitor parking lot on the site of the family gardens. The National Park Service continues to interpret the house, its grounds, and its contents.

Appendix C: List of Classified Structures

LCS ID	Preferred Structure Name	National Register Status	Significance Level	Management Category
001243	Sagamore Hill	Entered - Documented	National	Must Be Preserved and Maintained
001244	Gray Cottage	Entered - Documented	Contributing	Must Be Preserved and Maintained
001245	Windmill	Ineligible - Managed as Resource	Not Significant	May Be Preserved or Maintained
005441	Ice House	Entered - Documented	Contributing	Must Be Preserved and Maintained
005442	New Barn	Entered - Documented	Contributing	Must Be Preserved and Maintained
005443	Gardener's Shed	Entered - Documented	Contributing	Must Be Preserved and Maintained
005444	Tool Shed / Chicken Coop	Entered - Documented	Contributing	Must Be Preserved and Maintained
005445	Carriage Shed	Entered - Documented	Contributing	Must Be Preserved and Maintained
005447	Old Orchard	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40945	Carriage Road	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40946	Service Road	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40947	Macadam Road/ Circular Drive	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40948	Main Garden Path	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40949	Pet Cemetery Path	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40950	Concrete Drainage Gutters	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40951	Culverts Along Carriage Road	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40952	Retaining Walls	Entered - Documented	Contributing	Must Be Preserved and Maintained
40953	White Bench	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40954	Foreman's Cottage	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40955	Garage	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40956	Pump House	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40957	Cold Cellar	Determined Eligible - SHPO	Contributing	Must Be Preserved and Maintained
40959	Split-Rail Fence Segments	Entered - Documented	Contributing	Must Be Preserved and Maintained
40960	Pet Cemetery Stone	Entered - Documented	Contributing	Must Be Preserved and Maintained
40961	Quentin Memorial	Ineligible - Managed as Resource	Not Significant	May Be Preserved or Maintained
40962	Sagamore Hill Rock	Entered - Documented	Contributing	Must Be Preserved and Maintained

Appendix D: NPS Line Item Construction Program--Project Funding

The final Sagamore Hill General Management Plan (GMP) will include a number of proposals for new facility construction. Each construction proposal will undergo the following process in order to request design, construction, and construction management funding for its implementation:

The NPS uses a service- wide priority system based on mission goals and other indices to develop a prioritized capital construction program. The process begins with field identification of individual facility deficiencies and capital improvement needs that are formulated into project proposals. Justifications are developed, construction costs estimated, and all of the information is entered into the NPS Project Management Information System (PMIS). Capital construction project information entered in PMIS is approved at the park, regional, and Washington office levels on a project- by- project basis.

The development of a service- wide line- item construction program begins when parks are annually requested to prioritize all of their PMIS entries, including major construction partnership projects, and submit them to their regional office. For line- item construction, the park- submitted projects are evaluated and prioritized into a regional list. Each region's submission is limited by a predetermined total- dollar construction allocation derived from an annual NPS service- wide budget allocation. Projects submitted by the regions are then evaluated and ranked based on their contribution to mission goals and costs using the NPS Choosing- By-Advantage program (a form of cost- benefit analysis); scored and banded using Department of Interior (DOI) emphasis criteria based on percentage of deferred maintenance, critical health and safety and resource protection benefits, and other factors; and ultimately prioritized into a service- wide line- item construction program. The resultant prioritized list generates a draft 5- year service- wide line- item construction plan (5- year plan), which lists all major construction projects by fiscal year in order of priority, including partnership projects that require a federal funding share. The draft plan is reviewed by the NPS Investment Review Board and approved by the NPS Director.

The NPS- approved 5- year plan is submitted to the Department of Interior for review and approval. Following DOI approval, the 5- year plan is submitted to the Office of Management and Budget (OMB) for review and

approval as part of the NPS- DOI budget submission. Following OMB approval, the 5- year plan becomes part of the President's annual budget request to the Congress. The Congress reviews the individual projects, or "line items," requested for the initial year of the plan and makes funding decisions on a line- by- line basis. Congress may also provide feedback or direction on any project in the plan in specific language in the various committee reports accompanying their actions on the annual appropriations bill.

Project Schedule

Subsequent to the completion of the GMP, the construction projects proposed therein will need to be approved for funding by the NPS. The proposed project will be considered in accordance with the NPS's line-item construction review process outlined above. The NPS has many needs for limited line- item construction funds, and there is no guarantee that the proposed projects will be fully funded during the life of the plan. It is anticipated that many of these proposed projects will be partnership projects, and as such will have to be in compliance with the NPS partnership process outlined below:

The Partnership Construction Process is a five- phase process that is designed to guide a partnership project from its initial conception through project definition and development, to implementation. Partnership Construction Projects are reviewed and approved through the process as generally described in the Partnership Construction Process flowchart and checklist (see below). The five phases of the process are:

1. Initial Phase (3 to 6 months):
Project is generally defined and determined a park priority and appropriate for fundraising. A partner is agreeable to work on the project and the project is a priority of the appropriate region.

2. Project Definition Phase (3 to 6 months):
In- depth definition and project scoping. Regional Director reviews and recommends. Development Advisory Board (DAB) reviews (over $500,000), WASO review and recommendation. Projects over $5 million reviewed by Congress for appropriateness.

3. Agreement Phase: Requirements of Director's Orders 21 addressed (6 to 9 months):
WASO review and recommendation, Congressional review of projects over $5 million, Director and/or Regional Directors approve and sign appropriate agreements.

4. Development Phase (1 to 2 years):
Fundraising undertaken by partner, project plans and specifications developed for project either by NPS or partner depending on agreement, DAB review and final approval.

5. Implementation Phase (18 months to 2 years):
Project constructed.

For partnership construction projects valued in excess of $5 million the Partnership Construction Process calls for two reviews by Congress. The first review is at the end of the Project Definition Phase and is intended to make Congress aware of a project the NPS is considering and to determine whether Congress believes it is appropriate. If Congress raises no objections at this point, the NPS then moves into the Agreement Phase. During the Agreement Phase the NPS and the partner determine the feasibility of the parties and the philanthropic community undertaking the project. If the NPS and partner determine the project is feasible it is then submitted to Congress for a second review and concurrence. Until Congress concurs, the NPS may not proceed with the partnership project. Congress will only be forwarded those projects that have been determined by the Regional Directors and the Washington Directorate to be feasible based upon the degree to which they comply with the criteria discussed above.

The Partnership Construction Process provides valuable guidance for all partnership construction projects irrespective of their dollar value. The process is mandatory for all such projects with an estimated cost of $500,000 or more. The Partnership Construction Process is intended to create common expectations between the NPS and its partner and ensure that projects are properly scoped, meet critical mission needs, and can be operationally sustained. Regional directors are responsible for ensuring that partnership construction projects in their respective regions follow the phases of the Partnership Construction Process.

Appendix E: Research Undertaken in Support of Planning

Research Project	Description
Administrative History	This history, of particular value to managers, planners, and interpreters, describes how a park was conceived and established and how it has been managed to the present day. The park's legislative history and important issues in planning, land acquisition, development, public relations, and other topics of ongoing management concern are emphasized.
Archeological Overview and Assessment	This report describes and assesses the known and potential archeological resources in a park. The overview reviews and summarizes existing archeological data; the assessment evaluates the data. The report assesses past work and helps determine the need for and design of future studies. It is undertaken in a park or regional geographical framework and may be a part of multi- agency planning efforts.
Collections Management Plan Update	A collection management plan (CMP) provides short- term and long- term guidance to park and center staffs in the management and care of museum objects and archival and manuscript collections.
Cultural Landscape Report	A cultural landscape report (CLR) documents the characteristics, features, materials, and qualities that make a landscape eligible for the National Register. It analyzes the landscape's development and evolution, modifications, materials, construction techniques, geographical context, and use in all periods, including those deemed not significant. Based on the analysis, it evaluates the significance of individual landscape characteristics and features in the context of the landscape as a whole. It makes recommendations for treatment consistent with the landscape's significance, condition, and planned use.
Historic Resource Study	A historic resource study (HRS) provides a historical overview of a park or region and identifies and evaluates a park's cultural resources within historic contexts. It synthesizes all available cultural resource information from all disciplines in a narrative designed to serve managers, planners, interpreters, cultural resource specialists, and interested public as a reference for the history of the region and the resources within a park. Entailing both documentary research and field investigations to determine and describe the integrity, authenticity, associative values, and significance of resources, the HRS supplies data for resource management and interpretation. It includes the preparation of National Register nominations for all qualifying resources and is a principal tool for completing the Cultural Landscapes Inventory and the List of Classified Structures. The HRS identifies needs for special history studies, cultural landscape reports, and other detailed studies and may make recommendations for resource management and interpretation.
Natural Resources Inventory	Natural resource research is currently in various states of completion and includes inventories of ecological communities, amphibians & reptiles; birds; odonates; vertebrates; and vascular plants.
Visitor Use Survey	Conducted in the summer of 2002, the primary purpose of the study was to collect accurate information about visitors - - who they are, what they do, their needs and opinions. Park managers use this information to support the planning process and consider ways to improve visitor services, protect resources, and manage the park more efficiently.

Appendix F: Visitor Experience and Resource Protection (Carrying Capacity)

The Process

One of the requirements of a general management plan is the identification and implementation of commitments for carrying capacity. To comply with this mandate, a process known as visitor experience and resource protection has been developed within the National Park Service. This process interprets carrying capacity not as a prescription of numbers of people, but as a prescription of desired ecological and social conditions. Measures of the appropriate conditions replace the measurement of maximum sustainable use. Based on these conditions, the process identifies and documents the kinds and levels of use that are appropriate as well as where and when such uses should occur. The prescriptions, coupled with a monitoring program, are intended to give park managers the information and rationale needed to make sound decisions about visitor use and to gain the public and agency support needed to implement those decisions.

A major premise of the visitor experience and resource protection process is that the characteristics of a management area, which are qualitative in nature, must be translated into something measurable to provide a basis for making wise decisions about appropriate visitor use. Since management actions are normally more defendable when they are based on scientific data, the process incorporates the concept of "limits of acceptable change" as part of the decision- making process. Desired resource or social conditions are expressed as explicit, measurable indicators, and standards (i.e., minimum acceptable conditions) are selected to determine whether the conditions are met or exceeded. Resource indicators are used to measure impacts on the biological or physical resources, while social indicators are used to measure impacts on park users and park employees.

The first critical steps of applying the visitor- experience- and- resource-protection process to Sagamore Hill National Historic Site will be accomplished as part of the general management plan.

These steps are:

- Develop a statement articulating the park's purpose and significance.
- Analyze park resources and existing visitor use.
- Describe the range of resource conditions and visitor experiences for the park as distinct management areas.
- Apply the management areas to specific locations of the park.

Subsequent to the preparation of the general management plan, the following steps will be taken to complete the process:

- Select quality indicators and specify associated standards for each management area. The purpose of this step is to identify

measurable physical, social, or ecological variables that will indicate whether or not a desired condition is being met. Monitoring techniques for each management area are also selected and evaluated in this step.

- Compare desired conditions to existing conditions. Each management area will be monitored to determine if there are discrepancies with the desired resource and social conditions.
- Identify the probable causes of discrepancies in each management area.
- Identify management strategies to address discrepancies. Visitor use management prescriptions will start with the least restrictive measures that will accomplish the objective and move toward more restrictive measures, if needed.
- Carry out long- term monitoring. Monitoring provides periodic, systematic feedback to park managers to ensure that desired resource and visitor experience conditions continue to be achieved over the long term.

Once the indicators and standards are established, park managers can develop a monitoring plan to determine priorities and identify methods, staffing, and analysis requirements. The results of the monitoring analysis will enable park managers to determine whether a park's resources are being adequately protected and desired visitor experiences are being provided, and to take management actions necessary to achieve the goals of the Sagamore Hill National Historic Site.

Examples of Indicators and Standards

Proposals in this plan call for Sagamore Hill National Historic Site to begin an intensive inventory and monitoring program. This program will include collecting data and instituting a park- wide process of scientific data gathering and evaluation that will further the application of monitoring for cultural and natural resource conditions and public experience within the park.

The following examples come from Arches National Park in Moab, Utah. Sagamore Hill National Historic Site managers would develop their own resource indicators and standards. The selection of appropriate standards for the resource indicators in each management area will be based on the relative tolerance for resource impacts and the judgment of park planners and resource managers about the minimum conditions needed to maintain the desired experience.

Resource Conditions

Indicator: the degree of soil compaction measured 5 feet from a trail centerline.
Standard: 80% of the soil surface sample exhibits 50% of the porosity of a relatively undisturbed area.

Indicator: the number of exposed tree roots exceeding 2 inches in diameter, measured within 6 feet of a trail edge for 100 feet of trail.
Standard: 20% of tree roots are exposed relative to a control area.

SOCIAL CONDITIONS
Indicator: the traffic congestion during peak visitor days.
Standard: roadways do not exceed level D service for more than 10% of peak use days.

Indicator: the waiting time required to view an attraction during peak use days.
Standard: no more than 10% of visitors wait 10 or more minutes to see the attraction.

Appendix G: Glossary

accessibility—The provision of park programs, facilities, and services in ways that include individuals with disabilities, or make available to those individuals the same benefits available to persons without disabilities. See also, *universal design*. Accessibility also includes affordability and convenience for diverse populations.

archeological resource—Any material remains or physical evidence of past human life or activities that are of archeological interest, including the record of the effects of human activities on the environment. An archeological resource is capable of revealing scientific or humanistic information through archeological research.

archeological site—Any place where there is physical evidence of past human occupation or activity. Physical evidence may consist of artifacts, agricultural terraces and hearths, structures, trash deposits, or alterations of the natural environment by human activity.

carrying capacity (visitor)—The type and level of visitor use that can be accommodated while sustaining the desired resource and visitor experience conditions in a park.

consultation—A discussion, conference, or forum in which advice or information is sought or given, or information or ideas are exchanged. Consultation generally takes place on an informal basis. Formal consultation is conducted for compliance with section 106 of the National Historic Preservation Act, the National Environmental Policy Act, and with Native Americans.

critical habitat—Specific areas within a geographic area occupied by a threatened or endangered species that contain physical or biological features essential to the conservation of the species, and which may require special management considerations or protection; and specific areas outside the geographical area occupied by the species at the time of its listing, upon a determination by the Secretary of the Interior that such areas are essential for the conservation of the species.

cultural landscape—A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values. There are four non–mutually exclusive types of cultural landscapes: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.

cultural resource—An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice. Tangible cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places, and as archeological resources, cultural landscapes, structures, museum objects, and ethnographic resources for National Park Service management purposes.

enabling legislation—Laws authorizing units of the National Park System.

environmental assessment (EA)—A concise public document prepared by a federal agency to satisfy the requirements of the National Environmental Policy Act of 1969, as amended. The document contains sufficient analysis to determine whether the proposed action (1) constitutes a major action significantly affecting the quality of the human environment, thereby requiring the preparation of an environmental impact statement, or (2) does not constitute such an action, resulting in a finding of no significant impact (FONSI) being issued by the agency.

environmental impact statement (EIS)—A detailed public statement required by the National Environmental Policy Act when an agency proposes a major action significantly affecting the quality of the human environment. The statement includes a detailed description of the proposed action and alternatives, as well as the identification and evaluation of potential impacts as a result of implementing the proposed action or alternatives.

ethnographic landscape—An area containing a variety of natural and cultural resources that traditionally associated people define as heritage resources. The area may include plant and animal communities, structures, and geographic features, each with their own special local names.

ethnographic resources—Objects and places, including sites, structures, landscapes, and natural resources, with traditional cultural meaning and value to associated peoples. Research and consultation with associated people identifies and explains the places and things they find culturally meaningful. Ethnographic resources eligible for the National Register of Historic Places are called traditional cultural properties.

general management plan—A National Park Service term for a document that provides clearly defined direction for a park for resource preservation and visitor use over 15 to 20 years. It gives a foundation for decision-making and is developed in consultation with program managers, interested parties, and the general public. It is based on analysis of resource conditions and visitor experiences, environmental impacts, and costs of alternative courses of action.

geologic resources—Features produced from the physical history of the Earth, or processes such as exfoliation, erosion, and sedimentation, glaciation, karst or shoreline processes, seismic, and volcanic activities.

goals—Goals stating the ideal conditions to be attained or maintained; expressions of desired future conditions.

impairment of resources—An impact so severe that, in the professional judgment of a responsible park manager, it would harm the integrity of park resources or values and violate the 1916 National Park Service Organic Act.

implementation plan, implementation—A plan that focuses on how to carry out an activity or project needed to achieve a long- term goal. An implementation plan may direct a specific project or an ongoing activity. Implementation is the practice of carrying out long- term goals.

infrastructure—The basic facilities, services, and installations needed for the functioning of the park, such as transportation and communications systems, water and power lines.

interpretation—As used in the National Park Service, interpretation includes publicity, explanation, information, education, philosophy, etc. Interpretation is the act of describing or explaining a National Park unit's resources and significance for a variety of audiences. Early National Park Service interpretation went by the name of education or nature study; today it includes historical and recreational resources.

lightscapes (natural ambient)—The state of natural resources and values as they exist in the absence of human- caused light.

list of classified structures - - The List of Classified Structures (LCS) is an evaluated inventory of all historic and prehistoric structures that have historical, architectural, and/or engineering significance within parks of the National Park System. The list is evaluated or "classified" by the National Register of Historic Places criteria. Structures are constructed works that serve some form of human activity and are generally immovable. They include buildings and monuments, dams, millraces and canals, nautical vessels, bridges, tunnels and roads, railroad locomotives, rolling stock and track, stockades and fences, defensive works, temple mounds and kivas, ruins of all structural types that still have integrity as structures, and outdoor sculpture.

living history - - Living history programs offer a number of methods to transport visitors to another time. In some cases interpreters costumed in period clothing present information to an audience using either a first person or third person narrative. Other programs emphasize lifeways and include demonstrations of period techniques associated with various crafts or skills such as cooking, weaving, or barrel making.

management prescriptions—A planning term referring to statements about desired resource conditions and visitor experiences, along with appropriate kinds and levels of management, use, and development within a park.

management zones—The designation of geographic areas of the park depending on the resource conditions and visitor experiences desired.

mitigating measures—Modification of a proposal to lessen the intensity of its impact on a particular resource.

native species—Plants and animals that have occurred or now occur as a result of natural processes in parks.

National Environmental Policy Act (NEPA) process—The objective analysis of a proposed action to determine the degree of its environmental impact on the natural and physical environment; alternatives and mitigation that reduce that impact; and the full and candid presentation of the analysis to, and involvement of, the interested and affected public. Required of federal agencies by the National Environmental Policy Act of 1969.

natural resources—Collectively, physical resources, such as water, air, soils, topographic features, geologic features, and natural soundscapes; biological resources such as native plants, animals, and communities; and physical and biological processes such as weather and shoreline migration, and photosynthesis, succession, and evolution.

nightscape—See *lightscapes*.

nonnative species—Species that occupy or could occupy parklands directly or indirectly as the result of deliberate or accidental human activities. Also called exotic species.

Organic Act (National Park Service)—The 1916 law (and subsequent amendments) that created the National Park Service and assigned it responsibility to manage the national parks.

partners—Individuals, agencies, organizations that work with the park to achieve park goals.

preservation—The act or process of applying measures to sustain the existing form, integrity, and material of a historic structure, landscape, or object. Work may include preliminary measures to protect and stabilize the property, but generally focuses on the ongoing preservation, maintenance, and repair of historic materials and features rather than extensive replacement and new work. For historic structures, exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code- required work to make properties functional is appropriate within a preservation project.

prime and unique farmland—Soil that produces general crops such as common foods, forage, fiber, and oil seed.

rehabilitation—The act or process of making possible an efficient, compatible use for a historic structure or landscape through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, and architectural values.

restoration—The act or process of accurately depicting the form, features, and character of a historic structure, landscape, or object as it appeared at a particular period of time by means of removing features from other periods in its history and reconstructing missing features from the restoration period.

soundscape—Ambient sounds as they exist in the absence of human-caused sounds.

stabilization—An action to render an unsafe, damaged, or deteriorated property stable while retaining its present form.

stakeholder—An individual, group, or other entity that has a strong interest in decisions concerning park resources and values. Stakeholders may include, for example, recreational user groups, permittees, and concessioners. In the broadest sense, all Americans are stakeholders in the national parks.

stewardship—The cultural and natural resource protection ethic of employing the most effective concepts, techniques, equipment, and technology to prevent, avoid, or mitigate impacts that would compromise the integrity of park resources.

strategic plan—A National Park Service five- year plan, which lays out goals and management actions needed in the near term to implement the general management plan.

sustainability—A process that integrates economic, environmental, and equity (health and well- being of society) activities in decisions without compromising the ability of present and future generations to meet their needs.

sustainable design—Design that applies the principles of ecology, economics, and ethics to the business of creating necessary and appropriate places for people to visit, live, and work. Development that has been sustainably designed sits lightly upon the land, demonstrates resource efficiency, and promotes ecological restoration and integrity, thus improving the environment, the economy, and society.

sustainable practices/principles—Those choices, decisions, actions, and ethics that will best achieve ecological/ biological integrity; protect qualities and functions of air, water, soil, and other aspects of the natural environment; and preserve human cultures. Sustainable practices allow for use and enjoyment by the current generation, while ensuring that future generations will have the same opportunities.

traditional—Pertains to recognizable, but not necessarily identical, cultural patterns transmitted by a group across at least two generations. Also applies to sites, structures, objects, landscapes, and natural resources associated with those patterns. Popular synonyms include "ancestral" and "customary."

traditionally associated peoples—May include park neighbors, traditional residents, and former residents who remain attached to a park area despite having relocated. Social or cultural entities such as tribes, communities, and kinship units are "traditionally associated" with a particular park when (1) the entity regards park resources as essential to its development and continued identity as a culturally distinct people; (2) the association has endured for at least two generations (40 years); and (3) the association began prior to establishment of the park.

universal design—The design of products and environments to be usable by all people to the greatest extent possible, without the need for adaptation or specialized design.

use fees—Charges for an activity or an opportunity provided in addition to basic free park services.

viewshed—The area that can be seen from a particular location, including near and distant views.

visitor—Anyone who uses a park's interpretive, educational, or recreational services.

Visitor Experience and Resource Protection (VERP) framework—A visitor- carrying capacity planning process applied to determine the desired resource and visitor experience conditions, also used as an aid to decision- making.

wayside - - Interpretive waysides are outdoor panels that can be freestanding or attached to an existing structure such as a kiosk. They include descriptive information about park resources such as historic structures, historic landscapes, and natural features.

Appendix H: Selected Resources Consulted

General

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Federal Reserve Bank of New York (www.ny.frb.org)

Friends of Sagamore Hill (www.theodorerooseveltassociation.org/association/Friends/friendssag.htm)

Library of Congress – American Memory Project
(http://memory.loc.gov/ammem)
Long Island Index - - community profiles – Long Island Community Data
(www.longislandindex.org)
Long Island North Shore Heritage Area
(www.linorthshoreheritagearea.org)
Nassau County, New York (www.co.nassau.ny.us)
Newsday (www.newsday.com)
New York State Department of Labor – Workforce New York
(www.labor.state.ny.us/workforceindustrydata/index.asp)
NYC Data – It's all here ! – at Baruch College
(www.baruch.cuny.edu/nycdata)
Oyster Bay Main Street Association (www.oysterbaymainstreet.org)
Sagamore Hill National Historic Site (www.nps.gov/sahi)
Theodore Roosevelt Association (www.theodorerooseveltassociation.org)
Theodore Roosevelt Birthplace National Historic Site (www.nps.gov/thrb)
Theodore Roosevelt Inaugural National Historic Site (www.nps.gov/thri)
Theodore Roosevelt Island Park (www.nps.gov/this)
Theodore Roosevelt National Park (www.nps.gov/thro)
Theodore Roosevelt Sanctuary and Audubon Center
(http://nyaudubon.org/trsac.htm)
Theodore Roosevelt – The Great New Yorker
(www.trthegreatnewyorker.com) (New York State Museum – On- line
Exhibit)
Town of Oyster Bay, New York (www.oysterbaytown.com)

Appendix I: Response to Public Comments

This section of the final general management plan/environmental impact statement (GMP/EIS) provides an accurate, comprehensive presentation of the agency and public comments received on the draft general management plan/ environmental impact statement. The comments and responses allow interested parties (including NPS decision makers) to review and assess how other agencies, organizations, and individuals have responded to the proposed action, the alternatives, and their potential impacts.

The National Park Service received a total of 27 sets of written comments submitted by regular mail, electronic mail, fax, and hand delivery. One set of comments was submitted through the National Park Service's Planning, Environment, and Public Comment (PEPC) web site. In addition, numerous comments and questions were presented verbally at meetings held for park neighbors and the general public on January 31 and February 1, 2007 respectively. All comments received were reviewed and considered by the National Park Service in the preparation of the Final General Management Plan/ Environmental Impact Statement, consistent with the requirements of 40 CFR 1503. Comment letters from all federal, state, and local agencies, private organizations, and individuals have been reproduced in this section.

As defined in the National Park Service's DO- 12 Handbook and Director's Orders for Conservation Planning, Environmental Impact Analysis, and Decision Making, comments are considered substantive when they:

a) question, with reasonable basis, the accuracy of information in the GMP/EIS

b) question, with reasonable basis, the adequacy of environmental analysis

c) present reasonable alternatives other than those presented in the EIS

d) cause changes or revisions in the proposal

Substantive comments were addressed by means of written responses, and where appropriate the text of the Final General Management Plan/ Environmental Impact Statement was revised. A revision that has been made is referenced in the response. A number of comments were submitted that address usage, grammar, and punctuation. The comments will not be highlighted as substantive comments. However, they are

appreciated and have been considered in editing the final document, as appropriate.

In accordance with federal privacy requirements, addresses and telephone numbers of all individuals have been blocked out. All written comments submitted to the National Park Service are available for review at Sagamore Hill National Historic Site, 20 Sagamore Hill Road, Oyster Bay, New York.

New York State Office of Parks, Recreation and Historic Preservation, Historic Preservation Field Services Bureau

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

February 23, 2007

Greg Marshall
US Department of the Interior
National Park Service
Sagamore Hill National Historic Site
20 Sagamore Hill Road
Oyster Bay, New York 11771

Re: NPS
Sagamore Hill National Historic Site Draft General Management Plan/ Draft Environmental Impact Statement
20 Sagamore Hill Road/OYSTER BAY, Nassau County
07PR00359

Dear Marshall:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO) Sagamore Hill National Historic Site Draft General Management Plan/ Draft Environmental Impact Statement. We have reviewed the plan in accordance with Section 106 of the National Historic Preservation Act of 1966.

Based upon this review, it is the SHPO's opinion that the plan is appropriate and we have no comments to add at this time.

If you have questions please contact Jim Warrant at 518-237-8643, ext.3283.

Sincerely,

Sloane Bullough

Sloane Bullough
Historic Sites Restoration Coordinator

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Environmental Protection Agency, Region 2
Page 1

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

APR 11 2007

Greg Marshall
Superintendent
National Park Service
Sagamore Hill National Historic Site
20 Sagamore Hill Road
Oyster Bay, New York 11771

Dear Mr. Marshall:

The Environmental Protection Agency (EPA) has reviewed the draft environmental impact statement (DEIS) for the General Management Plan for the Sagamore Hill National Historic Site, Nassau County, New York. This review was conducted in accordance with Section 309 of the Clean Air Act, as amended (42 U.S.C 7609, PL 91-604 12 (a), 84 Stat. 1709), the National Environmental Policy Act (NEPA) and the Council on Environmental Quality's regulations for implementing NEPA (40 CFR Parts 1500-1508).

The DEIS presents the analysis of three alternative management plans for the Sagamore Hill National Historic Site. Sagamore Hill was the home of Theodore Roosevelt from 1880 until his death in 1919. During his presidency (1901-1909), it served as the Summer Whitehouse. In 1962, Congress passed Public Law 87-547 establishing the Sagamore Hill National Historic Site. The property includes Sagamore Hill, Theodore Roosevelt's home and working estate, Old Orchard, the home of Theodore Roosevelt Jr., ancillary buildings and 83 acres of woodland, beach, salt marsh and tidal creek communities. A comprehensive management plan will provide a clear definition of the site's purpose and management direction that will guide and coordinate all subsequent planning and management.

The preferred alternative, designated as "Past meets Present" would expand the New Barn by 1500 square feet (sq.ft.) to provide visitor services, including restrooms and a gift shop, and create a 6,600 sq. ft. addition to the Old Orchard House to provide exhibit, program, research and storage space. A new 6,000 sq. ft. maintenance facility would be constructed near the Gray Cottage. In addition staff would improve partnerships with other community groups, enhance signage within and outside the site, and upgrade paths and walkways.

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While the proposed project does not present significant environmental concerns, we would like to take this opportunity to alert you to energy savings opportunities that may be considered in the implementation of the preferred alternative. A variety of energy efficient lighting products, appliances, fans, heating and cooling equipment that have received the EnergyStar label are now commercially available; these products can provide lower utility bills and help reduce green house gas emissions. More information about EnergyStar products and locations where they can be purchased can be found at: www.energystar.gov. 1

Based on our review, we do not anticipate that implementation of the preferred alternative will result in significant adverse impacts to the environment. Accordingly, consistent with EPA policy, we have rated this DEIS as LO, indicating that we lack objections to the project's implementation. EPA recommends that the FEIS be identified as programmatic to ensure public understanding of the nature of the document, and that future NEPA documents will be prepared for individual aspects of the preferred alternative. 2

~~Also, please note that Sagamore Hill is located in an area of non-attainment~~ for ozone and PM 2.5. While not necessary in a programmatic EIS, the National Park Service will have to provide general conformity determinations for those aspects of the preferred alternative that will impact air quality. 3

If you have any questions, please call Lingard Knutson of my staff at (212) 637-3747.

Sincerely yours,

John Filippelli, Chief
Strategic Planning Multi-Media Programs Branch

2

Environmental Protection Agency, Region 2
Page 2

1. The National Park Service supports sustainable design and development and incorporates factors like energy efficiency and waste reduction in any decision making process. A statement on "Sustainable Design and Development" may be found in the "Park Operations Requirements" section in *Part Five: Consultation and Coordination*.

2. The text has been amended as suggested.

3. The text has been amended accordingly.

Delaware Tribe of Indians, Bartlesville, OK

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February 14, ~~2006~~ 2007

U.S. Department of the Interior
National Park Service
Sagamore Hill National Historic Site
Attn: Greg A. Marshall
20 Sagamore Hill Road
Oyster Bay, New York 11771

Re: Request for comments on Sagamore Hill National Historic Site GMP/EIS

Dear Mr. Mashall:

Thank you for informing the Delaware Tribe regarding the above referenced project. The Delaware Tribe is committed to protecting historic sites important to our tribal heritage, culture and religion.

We are interested in learning more about the above archaeological resources and look forward to receiving the results of any archaeological study. We would also like to continue as a consulting party on this project. We appreciate your cooperation and look forward to working together on our shared interests in preserving Delaware cultural heritage.

Sincerely,

Brice Obermeyer

Brice Obermeyer, Ph.D.
NAGPRA Director
Delaware Tribe of Indians

Theodore Roosevelt Association, Oyster Bay, NY

THEODORE ROOSEVELT ASSOCIATION
P.O. Box 719, Oyster Bay, NY 11771-0719

(516) 921-6319
Fax: (516) 921-6481
www.theodoreroosevelt.org

March 21, 2007

Mr. Greg Marshall
Superintendent
Sagamore Hill NHS
20 Sagamore Hill Road
Oyster Bay, NY 11771-1899

Dear Superintendent Marshall:

On behalf of the Theodore Roosevelt Association (TRA), I wish to thank you and the National Park Service staff for the exceptional job that was done in developing the Sagamore Hill General Management Plan. This includes giving TRA members and the community an opportunity to have input as the plan was developed.

There are two aspects of the Plan that are particularly important. They are: the renovation of the Barn as a visitor center and conference space in the Old Orchard Museum.

Currently there is no adequate space for visitors to gather for an orientation session and to get indoors in inclement weather while they wait for a tour to start; the Barn would provide such space

Educational sessions should be an important part of a visit to Sagamore Hill. Currently, there is no adequate space to do this. In addition, other groups such as the TRA and community groups would find such space very useful.

Once again, we thank you for your good work and we look forward to seeing the recommended improvements materialize.

Yours truly,

Norman Parsons

NORMAN PARSONS
President

NP:mgk

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The Friends of Sagamore Hill, Oyster Bay, NY

THE FRIENDS OF SAGAMORE HILL
A CHAPTER OF THE THEODORE ROOSEVELT ASSOCIATION
20 SAGAMORE HILL ROAD
OYSTER BAY, NEW YORK 11771-1899
www.sagamore-hill.com

HOME OF THEODORE ROOSEVELT
26TH PRESIDENT OF THE UNITED STATES

April 4, 2007

Greg Marshall, Superintendent
National Park Service
Sagamore Hill National Historic Site
20 Sagamore Hill Road
Oyster Bay, NY 11771

Dear Greg,

On behalf of the Friends of Sagamore Hill I would like to commend you and the National Park Service for your continued efforts toward the completion of the General Management Plan for Sagamore Hill National Historic Site.

While the Friends recognize that the plan has taken a considerable period of time to complete, it is an important document that articulates the collective vision for the future of Sagamore Hill.

The Friends of Sagamore Hill is pleased to endorse the General Management Plan's Alternative 3-Past Meets Present-the preferred alternative. We feel this alternative presents a proper balance of serving your visitors, particularly school groups and at the same time enhancing other park goals.

Yours truly,

John E. Hammond
Chairman

Cc: Norm Parsons, TRA
Ellen Carlson, NPS

Franklin Perrell, Nassau County Art Museum, Roslyn Harbor, NY
Page 1

From: Franklin Perrell [mailto:franklinperrell@nassaumuseum.com]
Sent: Friday, January 19, 2007 5:12 PM
To: Ellen Carlson
Cc: effesq@optonline.net
Subject: Sagamore Hill Survey response

Dear Ms. Carlson:

The strengths of Alternative 3 are significant: the most important aspect is larger scale of landscape, farm, and garden rstoration. This would be very important because it would allow visitors to comprehend the link to the land itself which was crucial to forming the views of TR and his family to ecology and the environment. This would place emphasis rightly on TR's role as a conservationist and would illuminate his teaching role to the younger generation, his children.

TR's outdoor context was integral to his identity and beliefs, and relevant to todays concerns./ replanting cutting gardens, vegetable plots- would provide volunteer and educational opportunities. Youngsters could intern to learn how these practices work. Garden clubs could also be involved. The environmental emphasis, which could also encompass nature/walking trails, bird or shore-life observation, and Long Island Sound ecology would also broaden the audience.

-the re-routing of the Old Orchard road would contribute to this.
--the New Barn is the right place for visitor orientation/ the removal of the exisiting visitor station is proper
- collaboration with local stores and residences is relevant: eg. TR's in town office, Christ Church where he worshipped, Youngs Cemetery, the TR bird sactuary, etc./ An exhibition done with the nearby Nassau County Museum of Art, done with collaboration from Saganmore Hill and other TR sites was a huge success. He continues to be an enormously popular figure in public life, and certainly iconic in our region. There is much more than can be publicized about these connections, and such endeavors would involve the local community.
- Old orchard is a great place for interpretive exhibits, its expansion would be appropriate.

In practical terms, alternative three goes far enough to make an exciting difference and addresses the concern about what a visitor might do if access to the main residence is limited. It has great potential for visitor involvement and attracting support from environmental preservationists.

Alternative I does little to help. Its one virtue- preserving the property is OK but what's needed is to generate interest and excitement. The TR park is a gem and it will flourish with the application of the right kind of attention. One note- everybody is restoring grasslands, which actually saves money. This is laudable, but of course would be a minimal improvement.

Alternative II is a help, but doesn't go far enough. Housing staff offices, and collection outside of the main residence is an essential point common to both II and III.

Franklin Perrell, Nassau County Art Museum, Roslyn Harbor, NY
Page 2

In summation, I would say you are on the right track. The recommendations put forth in II and III are significant in that they provide the means to effectively communicate TR's history and context and would be worthy of the inspirational character of this theme.

Sincerely yours,
Franklin Hill Perrell
Chief Curator
Nassau County Museum of Art

02/28/2007 11:17 617-223-5164 NATIONAL PARK SVC. PAGE 02/05

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C [redacted]

February 15, 2007

Ellen Carlson, Project Manager
Sagamore Hill Plan
National Park Service Northeast Region
15 State Street
Boston, MA 02109

After perusing your literature in regards to your future plans, I have come to the conclusion that this is yet another example of wanton government spending. Why are things such as a new visitor's center, a new access road to the Old Orchard Museum and more on-site living accommodations necessary? 1

The times that I have spent at the park were peaceful, serene and respectful. What possible public need could be served by erecting new buildings and imposing additions?

Leave the park as it is.

Respectfully,

John Cangro

John Cangro, Plainview, NY

1. Re: Need for Program Space: The typical visitor experience at the park changed. Tours of the Roosevelt Home, which had previously been self-guiding, became ranger or docent-led, with strict limitations placed on the number of participants per tour (14). Now visitors often have to wait an extended period of time to tour the home, or sometimes are unable to tour the home at all. Few well-developed programs or facility-based alternatives exist for visitors. Some may leave without having had the opportunity to learn about the significance of the site and, as a result, may leave uninformed and dissatisfied with their experience. The park does not have sufficient space for organized groups, especially school groups. The creation of a centralized orientation facility will enable the park to better meet these needs.

Re: New Access Road to Old Orchard: No new access road to Old Orchard is proposed in the planning alternatives. The pathway extending from the visitor parking area to Old Orchard is an existing feature and is not a proposal under any alternative. As described in the draft plan, the pathway was created to improve accessibility from the visitor parking area to Old Orchard and to limit pedestrian/vehicle conflicts on the Old Orchard Service Road. Figure 1-2: Existing Conditions found in Part One, and Figure 2-1: Management Zones in Part Two, will be corrected to include this existing feature.

Re: Additional On-site Housing: Sagamore Hill provides 6 units of staff housing. This housing is offered to park employees at comparable market rates for the northeastern United States as established the Department of the Interior. The New Barn currently provides one unit of park housing with accommodations for up to 3 people. Under Alternatives 2 & 3, the New Barn is converted to use as a visitor orientation facility, taking that one unit of housing out of service. In Alternative 3, that unit of housing is replaced through the conversion of the Old Orchard Garage. In effect, there is no net change in the amount of housing that will be made available at Sagamore Hill under Alternative 3. Under alternative 2, there is no proposal to replace the housing lost as a result of the conversion of the New Barn.

Maria Czarniecki, East Norwich, NY

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Please let us know what you think of the proposed alternatives for Sagamore Hill. Share your thoughts by e-mail, or by filling out this card and faxing or mailing it back to us. Please see our contact information below. Thank you for your input.

What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

I'm for the Status Quo

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

I like this best. I was recently at Sagamore Hill & thought it was perfect. It has the right "feel" to it. Please don't make any changes. Everything looked clean & well maintained but the sense the "family" was still there.

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

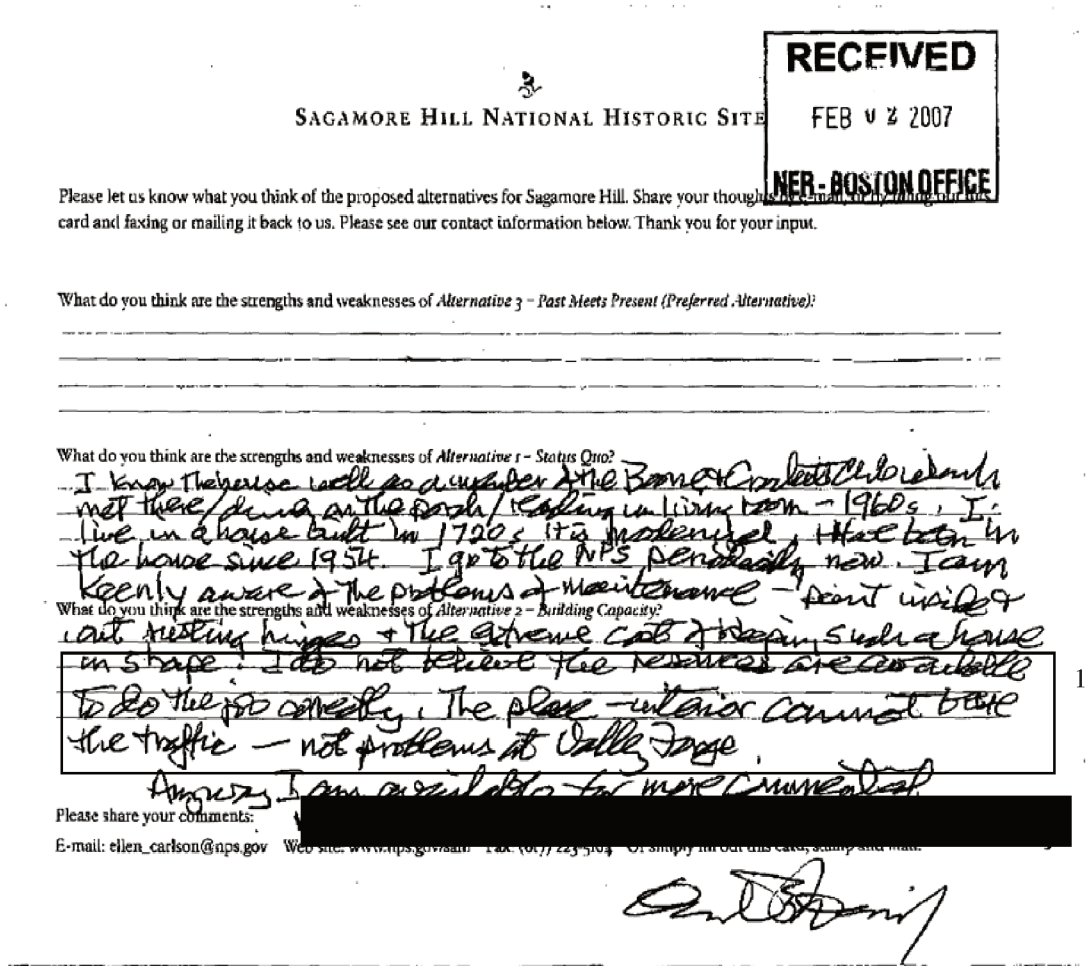
Love the Status Quo

Maria Czarniecki

Please share your comments:

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5164 Or sim

Co [redacted]



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Please let us know what you think of the proposed alternatives for Sagamore Hill. Share your thoughts by email, by filling out this card and faxing or mailing it back to us. Please see our contact information below. Thank you for your input.

What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

I know The house well as a member of The Board of Cooper Club & I've met there / dined on The porch / Reading in living room – 1960's. I live in a house built in 1720's. It is modernized, Have been in The house since 1954. I go to The NPS periodically now. I am keenly aware of The problems of maintenance – paint inside & out, rusting hinges & The extreme cost of keeping such a house in shape. I do not believe The resources are available To do The job really. The plan – interior cannot bear The traffic – not problems at Valle Forge.

Anyway I am available for more comments if

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

Please share your comments:

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5104 Or simply fill out this card, stamp and mail.

R. Deans, New York, NY

1. The Theodore Roosevelt Home has been, and would continue to be, at the core of Sagamore Hill's visitor experience. However, in order to protect the integrity of the Theodore Roosevelt Home, protect the collections, and provide a high-quality visitor experience, current house tours would continue to be limited to 14 visitors per tour. Other types of exhibits and programming both on-site and at other locations within the hamlet of Oyster Bay would be available to better distribute visitation to take some pressure off the Theodore Roosevelt Home, and provide a richer and more comprehensive experience for visitors.

Robert and Virginia Elder, Oyster Bay, NY

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What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

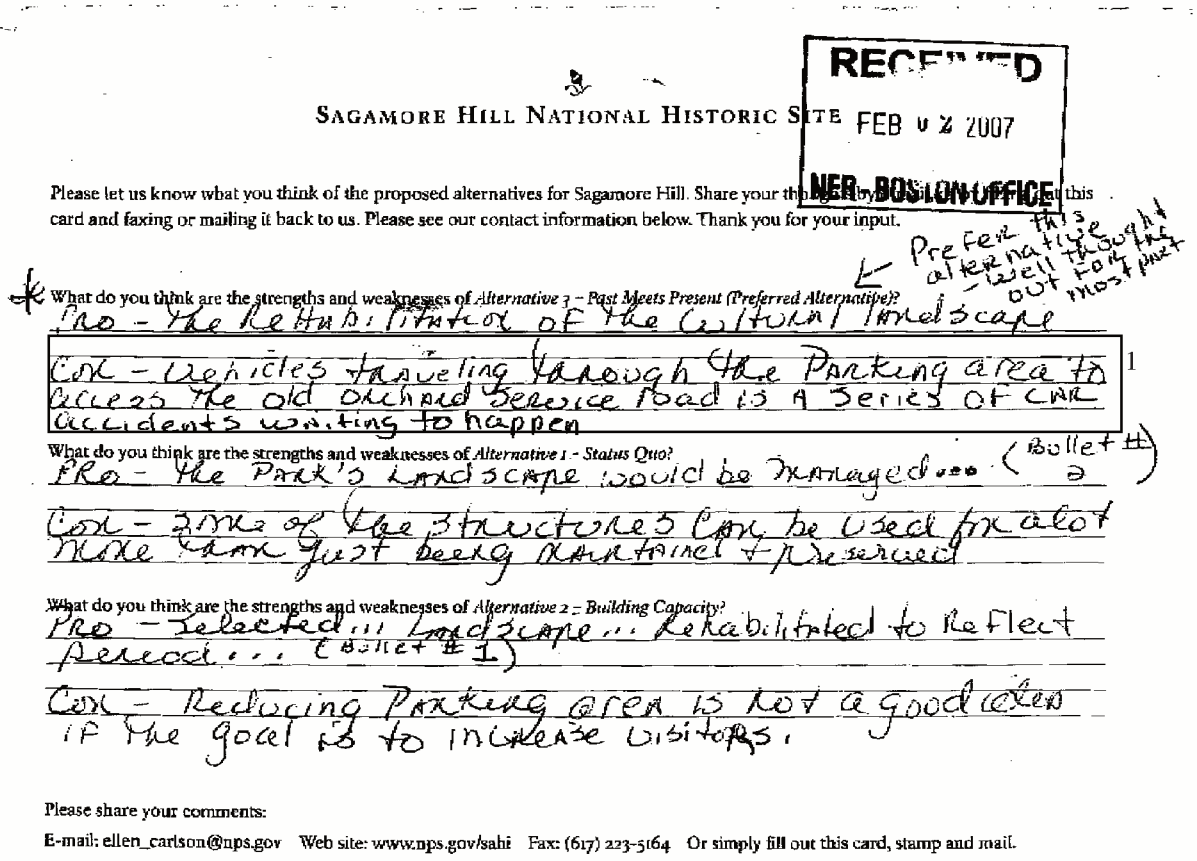
the site would be more appealing and welcoming to a greater population. the negative speaks to the sense of privacy and family residency Roosevelt enjoyed it would seem only to be developed by outside interests and marketed as such.

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

It is important to assess the property's strengths, i.e physical overview, maintain the integrity of Sagamore Hill's environment, correct failing systems, etc. Always considering this was a residence enjoyed by a family

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

a more moderate overview - compromise
perhaps the focus should be on the emphasis
of the family living a happy, private life!



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Please let us know what you think of the proposed alternatives for Sagamore Hill. Share your thoughts by filling out this card and faxing or mailing it back to us. Please see our contact information below. Thank you for your input.

Prefer this alternative - will throw this out for most part

What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

Pro - The Rehabilitation of the Cultural Landscape

Con - Vehicles traveling through the Parking area to access the old Orchard Service Road is a series of car accidents waiting to happen 1

What do you think are the strengths and weaknesses of *Alternative 1 - Status Quo*?

Pro - The Park's Landscape would be Managed... (Bullet # 2)

Con - Some of the Structures Can be Used for a lot More than just being Maintained + Preserved

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

Pro - Selected... Landscape... Rehabilitated to Reflect Period... (Bullet # 1)

Con - Reducing Parking area is not a good idea if the goal is to increase visitors.

Please share your comments:

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5164 Or simply fill out this card, stamp and mail.

Miriam Engstrom, Kew Gardens, NY

1. Under Alternative 3, the removal of a portion of the Old Orchard Service Road was proposed to expand opportunities for the rehabilitation of the cultural landscape. The Old Orchard Service Road is used primarily by park employees and volunteers, as well as service vehicles and generally serves a low volume of vehicles. For this reason we do not anticipate significant safety conflicts in re-routing that traffic through the main visitor parking area.

That being said, the overall benefits of this particular proposal for the rehabilitation of the cultural landscape have been reconsidered. As a result, the removal of a portion of the Old Orchard Service Road is no longer considered under Alternative 3.

Roy Fuchs, Huntington, NY

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To: Ellen Carlson, Project Manager, Sagamore Hill , G.M.P.

From : Roy W. Fuchs, Volunteer

Subject : Thoughts on proposed General Management Plan

After attending the open house meeting on February 1, some of my original thoughts as presented seemed to be contrary to the understanding as why I made them.

In put has been requested on your part, so therefore I will continue with some of my original suggestions;Rehabilitation of New Barn to serve as visitor center with the functions it performs at the present facility, additional retail space, audio-visual space etc well and good.However, the New Barn was used to house livestock, and farm equipment. In your highlights, you indicated that these renovations are to reflect the period of the Roosevelt family residence. Having young livestock, calves and heifers, doesn't seem to sit well with management. Why not have some farm equipment (used when the family resided on the site) on display at the Visitor Center? The Gardeners shed is out of the way. In the past, very few visitors walked over to this area. I like the idea of having some tools etc. used during Roosevelt's time on display, with the thought that perhaps a staff member or volunteer would demonstrate how these tools were used. 1

Theodore Roosevelt loved riding his horse around the farm, to town, etc. Here I go again, Invite some of the homeowners that live near the site, to ride their horse in the big field going to the museum on weekends or some special function as the Rough riders do on the 4th of July. 2

Many years ago Toby Kennedy prior to becoming a Ranger, would ride her horse to Sagamore Hill on weekends. This was when the TRA monitored the property.

1. The reintroduction of farm animals to the Sagamore Hill landscape was discussed, but was not considered practical due to the scale of the property, the close proximity of neighbors, and the cost associated with housing and caring for farm animals. A statement clarifying this position will be included in the "Alternatives Considered but Rejected" section of Part Two: The Alternatives. The exhibit and demonstration of farm equipment on the property could be considered in the park's Comprehensive Interpretive Plan (CIP). The Comprehensive Interpretive Plan is an implementation plan that is guided by the GMP and will identify the specific actions that should be undertaken by the park in the development of visitor programming, media, and facilities.

2. Inviting equestrian use of the property in concert with special programs and events could also be considered in developing Sagamore Hill's CIP.

Roy Fuchs, Huntington, NY

Renovations of the Old Orchard Museum, that is the new addition, is an excellent idea.. A much needed room for group gatherings author's talks etc is warranted at this time. The question I have that the museum is out of the way and a distance from the parking area by the Visitor Center. During inclement weather would visitors take the long path in the big field to attend? Perhaps some thought to expanding the parking at the museum be considered. 3

A new maintenance facility is definitely needed. I would make it larger the 6000sq.ft.

Restoring the cutting and vegetable gardens is an excellent plan. The area near the existing Visitor center, where the gazebo is located, had been at one time a beautiful display of flowers. Many a Bridal party would have pictures taken in this garden. An appropriate donation was made to the park for the use of the garden I would suggest that consideration to incorporate this area For restoration be included in the General Management Plan. 4

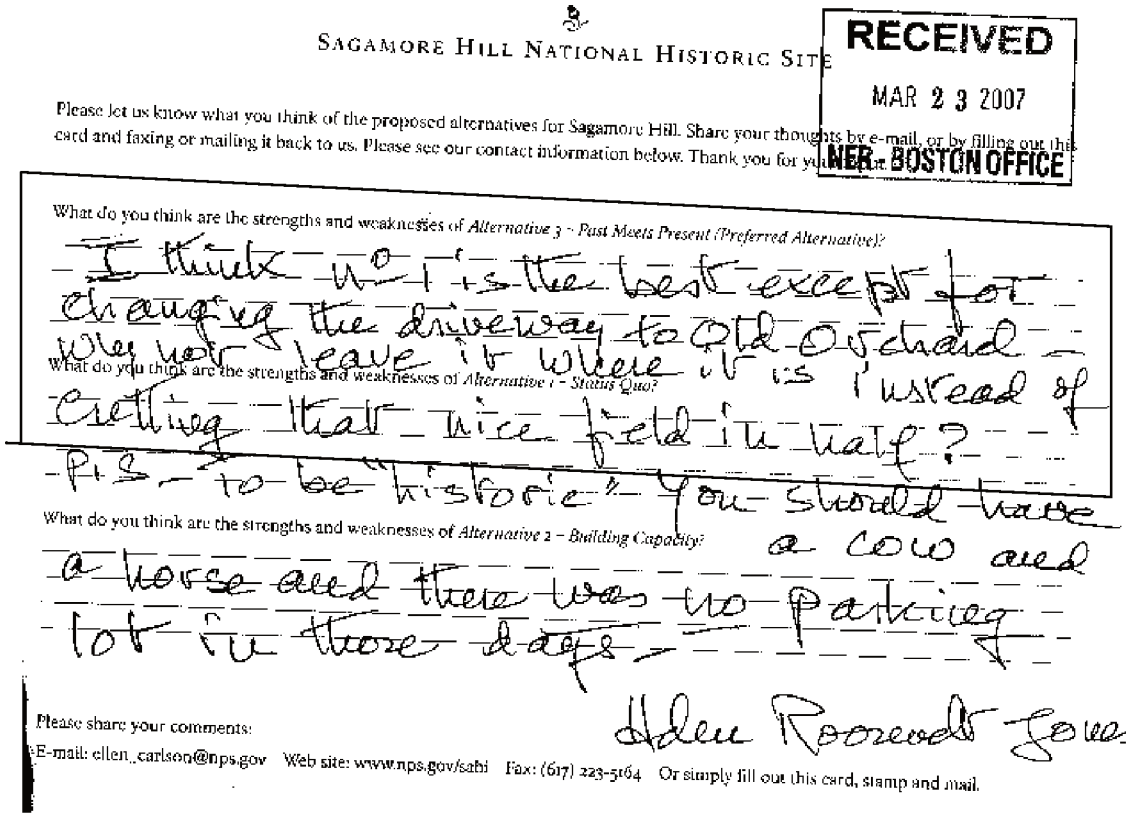
Going on Fourteen years, I have worked as a season worker and volunteer. Yes, it has been too long that this historic site has been neglected. I am please that the Northeast Region is putting a plan together that will enable the present and future management a guide line to follow in the years to come

Cc: Greg Marshall, Superintendent

3. Because of existing topography and property lines, significantly expanding the parking area at Old Orchard would not be possible. However, Alternative 3 calls for the improvement of that lot, though not its expansion. By improving the existing lot so that spaces are more formally delineated, it is possible that it will be able to accommodate a modest number of additional vehicles. This parking will continue to be primarily for NPS employees and volunteers, and those having universal accessibility needs. The staff will continue to use the park's electric carts to help those with mobility issues get from one part of the site to another.

4. Based on the guidance provided by the GMP, a new Cultural Landscape Treatment Plan will be developed by the National Park Service. Like the CIP, the Cultural Landscape Treatment Plan is an implementation plan that will identify the specific actions the park should undertake for the rehabilitation of the cultural landscape – including the replacement of garden structures such as fences and stiles, rehabilitation of agricultural fields, and planting plans for the cutting and vegetable gardens.

Helen Roosevelt Jones, New York, NY



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What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

I think no 1 is the best except for changing the driveway to Old Orchard - why not leave it where it is instead of cutting that nice field in half? - P.S. - to be "historic" you should have a cow and a horse and there was no parking lot in those days.

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

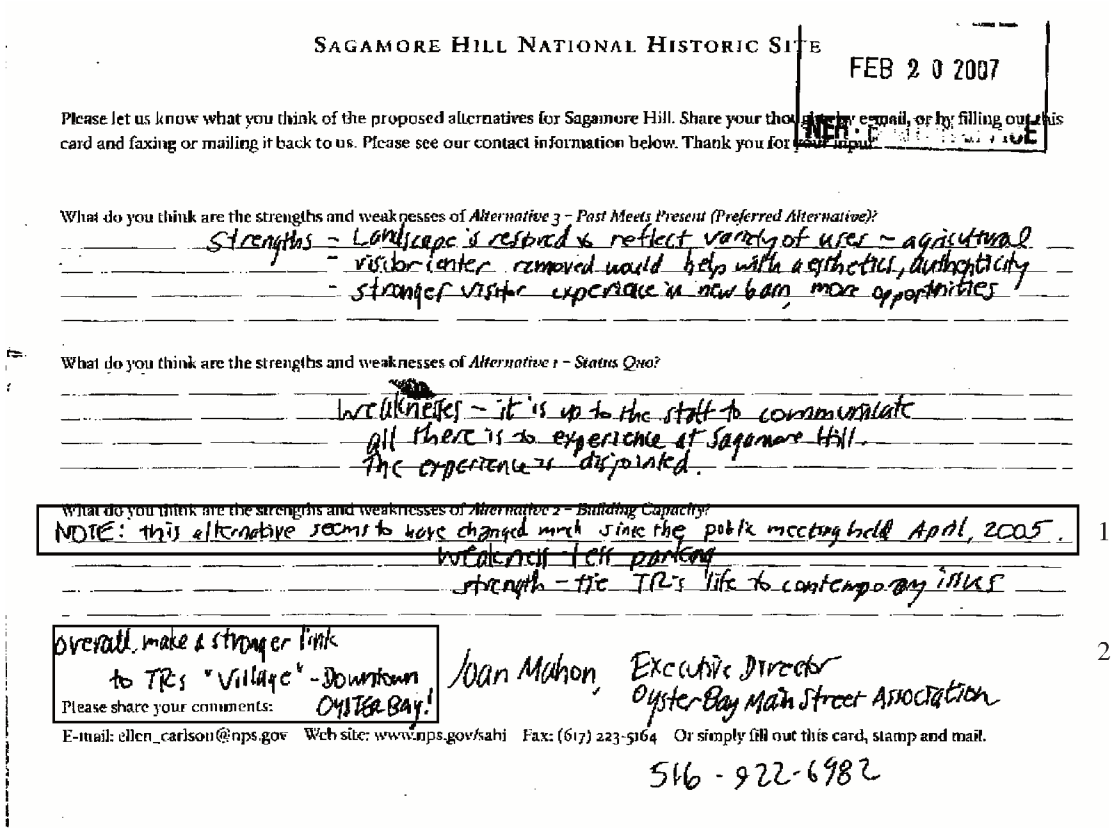
What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

Helen Roosevelt Jones

Please share your comments:

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5164 Or simply fill out this card, stamp and mail.

1. The pathway extending from the visitor parking area to Old Orchard is an existing feature and is not included in a proposal under any alternative. As described in the plan, the pathway was created to improve accessibility from the visitor parking area to Old Orchard and to limit pedestrian/vehicle conflicts on the Old Orchard Service Road. Figure 1-2: Existing Conditions found in Part One, and Figure 2-1: Management Zones in Part Two, will be corrected to include this existing feature.



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What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

Strengths – Landscape is restored & reflect variety of uses – agricultural
– visitor center removed would help with aesthetics, authenticity
– stronger visitor experience in new barn, more opportunities

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

weaknesses – it is up to the staff to communicate all there is to experience at Sagamore Hill. The experience is disjointed.

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

NOTE: this alternative seems to have changed much since the public meeting held April, 2005. 1
weakness – left parking
strength – tie TR's life to contemporary issues

overall, make a stronger link to TRs "Village" – Downtown Oyster Bay!

Please share your comments:

Joan Mahon, Executive Director
Oyster Bay Main Street Association

516 - 922-6982

2

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5164 Or simply fill out this card, stamp and mail.

Joan Mahon, Oyster Bay, NY

1. Alternative 2 was changed in response to public comments received in April 2004. The most significant changes included:

   a. Alternative 2 as described in the draft plan includes a much less intensive approach to cultural landscape rehabilitation than previously described. The current Alternative 2 emphasizes the replacement of missing features and the maintenance of fields and meadows using the existing landscape configuration. Less than 1 acre of woody material would be removed.

   b. Because the proposals in the draft plan are conceptual, the exact configuration of the building's footprint can not be depicted. To avoid confusion, we simplified the shape of the proposed building footprint so that it would simply be representative of its approximate scale and location.

2. A number of proposals included in both Alternatives 2 and 3 reinforce the link between Sagamore Hill and the hamlet. All alternatives call for orientation information to be widely available throughout Oyster Bay hamlet and nearby communities like East Norwich and Cold Spring Harbor.

The alternatives also call for the park to work with its local partners to expand collaborative programs, which could include more ranger-led walking tours in the hamlet, the development of lecture series, and creation of curriculum-based programs for school children. Under all alternatives, the park would also work with state and local agencies to locate and install improved highway signage directing visitors to Sagamore Hill, offering visitors the option of traveling through Oyster Bay hamlet.

Natalie Naylor, Uniondale, NY
Page 1

Dear Ellen,

I've now had time to read the full draft of the General Management Plan. I would have liked to have the stable and lodge reconstructed, but can understand the reasons for deciding not to do that (e.g. on p. 2-64). I would like to see a haystack or some hay somewhere to further evoke the farming era. There seems to be quite a bit of repetition, but that may be the nature of such a report.

I was surprised that after mentioning that the first floor of the Home is not ADA-compliant and that the portable ramp slope is difficult (p. 3-32), there was no further mention of this problem. When I was teaching, I visited with a student in a wheelchair and believe the staff also had photographs of the second-floor rooms (not mentioned in the report and another means accomodating those who cannot go up the stairs). Perhaps this is beyond the scope of this report. 1

I did notice a few errors and since this is a draft, they should be corrected.

On p. 1-12, last line, the population of Huntington is given as 195,289. This is the population of the Town (township) of Huntington which includes a number of incorporated villages and many hamlets. The ~~population of the hamlet of Huntington (the urban center west of Cove Neck) was 18,403 in 2000~~. And on p. 1-13, first full paragraph, 6th line - should substitute "hamlet" for "town" in reference to Syosset ~~to limit "town" references to the townships (or "community" if a different word is wanted)~~. Just above the maps on p. 1-13, should capitalize the second A in "Macarthur." 2 3

On p. 3-40, under "Introduction" - 2.8 million is the population of Nassau and Suffolk Counties, which is how most people think of "Long Island." But text refers to four counties and hence geographical Long Island. Adding Kings (Brooklyn) and Queens population (both politically boroughs of New York City) would add 4+ million to the totals. Either limit population to the two counties and/or add population of the two western counties. 4

Under Demographics (also p. 3-40) - census figures I have indicate 3.7% population growth for Nassau County from 1990-2000 (first paragraph, versus 3.6%). In 3rd paragraph, 79.3% (rather than 73.9%) white population and 4.8% (rather than 4.7% Asian) in 2000 ("Newsday," March 16, 2001, pp. E-10-11. Should check those figures, particularly percentage of white population (others could be differences in rounding). 5

In Part 4, "Environmental Consequences," there are numerous editing or stylistic errors. It appears as if revised wording was entered without deleting the previous version and not proof-read. Thus in the first line on p. 4-1, "Tthe"; on p. 4-6, under "Climate Change," 2nd line, "result fromproduced by"; and throughout "long long- term" (redundant and should close up space ff. hyphen); etc. This is only a small sample. There are too many such examples in this section to list. I have marked my copy and could send pages. 6

In Part 6, p. 11 - tense in quote from Mrs. Theodore Roosevelt, Jr. at end of first paragraph didn't seem correct, and so I checked. It is not exact. It should read: "It haD always been the plan for Ted [Jr.] to inherit Sagamore Hill. . . . But BY 1937 we had . . .rented houses." End quote there

'1. The plan does make reference to universal accessibility in the "Elements Common to All Alternatives" section of *Part Two: The Alternatives and Their Common Elements*. Under the subsection related to Parking and Site Circulation, the plan notes that "Structures, grounds, and facilities at Sagamore Hill are made universally accessible to the greatest degree possible. In the event that creating universal access is infeasible, other means (e.g. scale models, photographs, and other interpretive media) would be used to accommodate visitors with disabilities."

'2. The text has been amended accordingly..

'3. The text has been amended as suggested.

'4. The text has been amended as suggested.

'5. The text has been amended to correct the statistics for the percentage of Nassau County population identified as being white. Based on information available on the Long Island Census Data web page maintained by Long Island University, the data provided for Nassau County growth between 1990 and 2000, and the percent of Nassau County population identified as being Asian are correct.

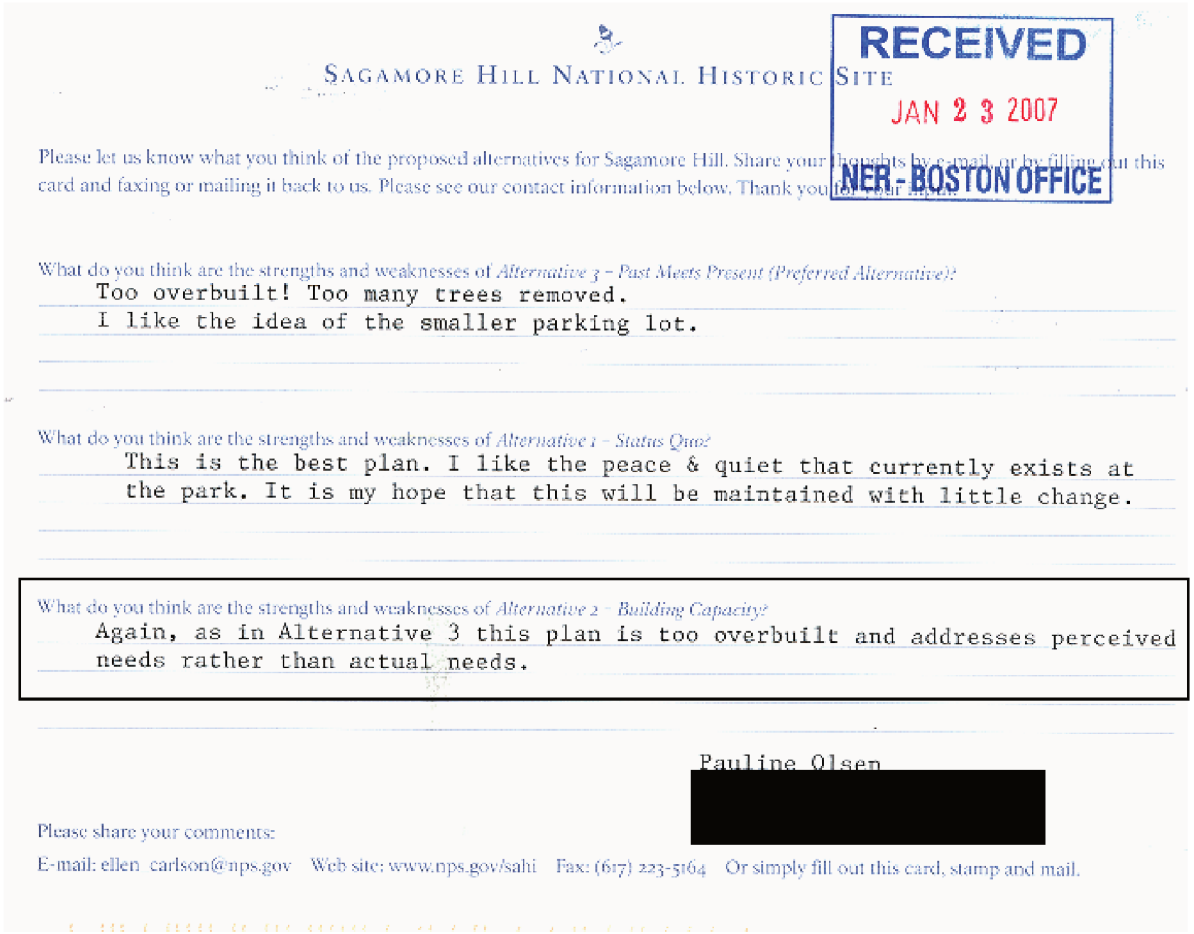
'6. A word processing-related technical problem resulted in printed text that was jumbled and unclear in Part Four of the printed version of the Draft GMP/EIS. A postcard describing the error and noting the availability of corrected text was mailed to every recipient on the mailing list for the draft document. A note was also made on the project web page on the National Park Service's Planning, Environmental Compliance, and Public Comment (PEPC) website along with the corrected electronic version of Part Four. This error has been corrected in the Final GMP/EIS.

and delete quotation marks at end of paragraph; have put changes in caps, changed parenthesis to brackets for insertion, and inserted ellipsis for omission. (Quote from Mrs. Theodore Roosevelt, Jr., "Day Before Yesterday," p. 390.) On p. 6-12, next to last line of first full paragraph, should lower case "residence."

Finally, on p. 5-16, my location in list of Consultants is given as Hempstead; it should be Uniondale.

Hope some of this is helpful. I realize preparing the GMP has involved mega hours of work. Do let me know if you want me to send marked pages from Part 4.

Natalie



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Please let us know what you think of the proposed alternatives for Sagamore Hill. Share your thoughts by e-mail, or by filling out this card and faxing or mailing it back to us. Please see our contact information below. Thank you for your input.

What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

Too overbuilt! Too many trees removed.
I like the idea of the smaller parking lot.

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

This is the best plan. I like the peace & quiet that currently exists at the park. It is my hope that this will be maintained with little change.

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

Again, as in Alternative 3 this plan is too overbuilt and addresses perceived needs rather than actual needs.

1

Pauline Olsen
[redacted]

Please share your comments:

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5164 Or simply fill out this card, stamp and mail.

Pauline Olsen, Valley Stream, NY

1. The major needs addressed during Sagamore Hill's general management planning process included ensuring long-term resource protection, enhancing the visitor experience, and improving operational efficiencies. The "Planning Issues" section of *Part One: Foundation for Planning*, describes key planning issues in detail. Major highlights include:

Adequate collections storage: The park's museum collection is not adequately stored or protected. Collections management efforts are hindered by cramped quarters, inadequate space for future growth, inefficient equipment configuration, and climate control problems.

The state of the cultural landscape: Since the site opened to the public in the 1950s, its character has changed from that of a working farm and woodland to a park-like setting. This makes it difficult for visitors to understand the Roosevelts' relationship to the landscape.

Need for Program Space: In 1993, the visitor experience at the park changed. Tours of the Roosevelt Home, which had previously been self-guiding, became ranger-led, with strict limitations placed on the number of participants per tour (14). Now visitors often have to wait a long time to tour the home, or sometimes are unable to tour the home at all. Few well-developed programs or facility-based alternatives exist for visitors. The park does not have sufficient space for organized groups, especially school groups.

Need for safe and efficient maintenance facility: The current maintenance facility is functionally inadequate and does not comply with federal workplace health and safety standards.

David Passoff, Great Neck, NY

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Please let us know what you think of the proposed alternatives for Sagamore Hill. Share your thoughts by e-mail, or by filling out this card and faxing or mailing it back to us. Please see our contact information below. Thank you for your input.

What do you think are the strengths and weaknesses of *Alternative 3 - Past Meets Present (Preferred Alternative)*?

I agree Alt 2 is as good as Alt-3. Both are good. I would pick Alt-3 As the way to enhance the Historic site.

What do you think are the strengths and weaknesses of *Alternative 1 - Status Quo*?

Strengths - None

Weaknesses - The Property and Services would'nt be Challenged to change. Poor Alternative.

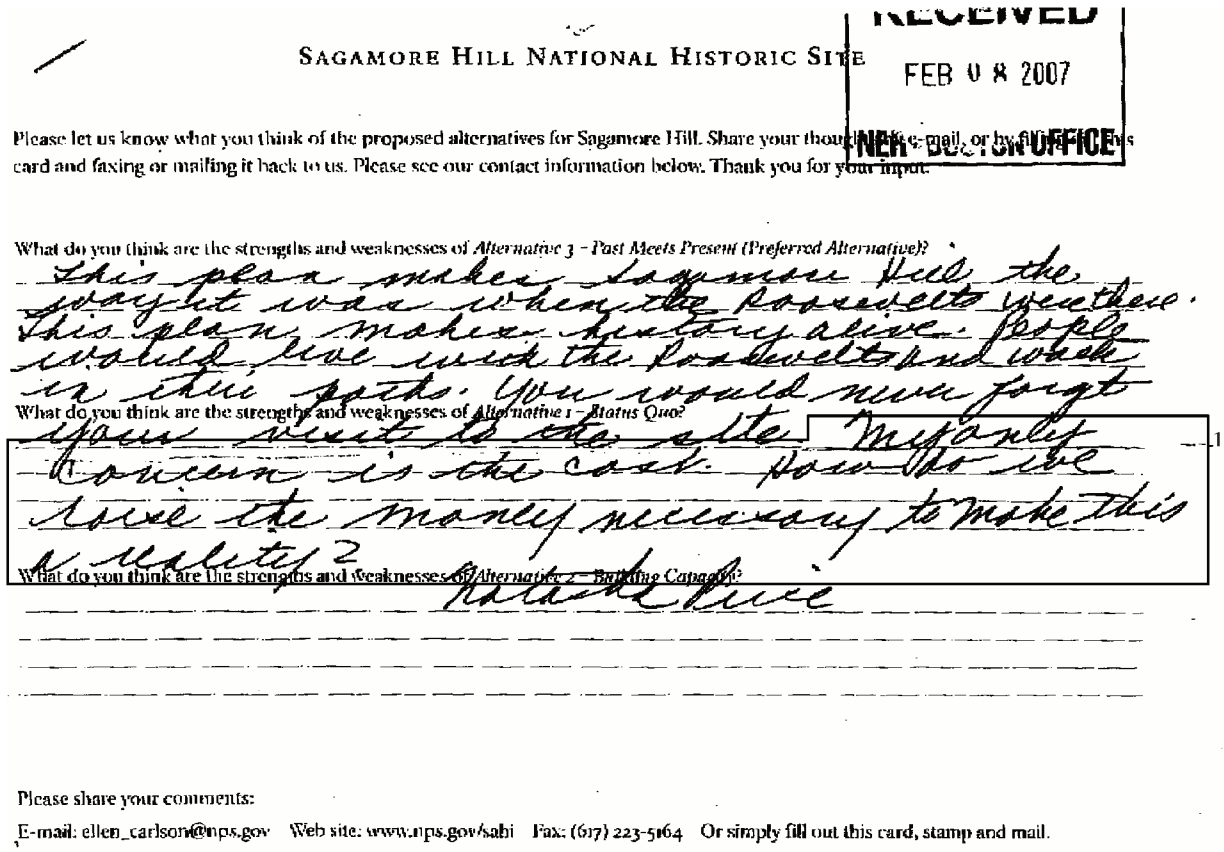
What do you think are the strengths and weaknesses of *Alternative 2 - Building Capacity*?

Strengths - The Highlights are excellent and improve the Site in a positive fashion

Weaknesses - There would be less parking.

Please share your comments:

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5164 Or simply fill out this card, stamp and mail.



SAGAMORE HILL NATIONAL HISTORIC SITE

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Please let us know what you think of the proposed alternatives for Sagamore Hill. Share your thoughts by e-mail, or by filling out this card and faxing or mailing it back to us. Please see our contact information below. Thank you for your input.

What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

This plan makes Sagamore look the way it was when the Roosevelts were there. This plan makes history alive. People would love to walk the Roosevelt and walk in their paths. You would never forget your visit to the site. My only concern is the cost. How do we have the money necessary to make this a reality? 2

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

1

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

Natasha Price

Please share your comments:

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5164 Or simply fill out this card, stamp and mail.

Natasha Price, South Florida

1.In the "Alternatives section" of Part Two, the plan notes that "all construction and staffing proposals under various alternatives are subject to NPS funding limitations and priorities and are anticipated to be staged over the life of the general management plan. There are a number of means by which the park could seek additional funds over the life of the plan including requesting additional operating funds, seeking out partners who may provide financial and other support for particular park programs and projects, and/or the park may compete within the National Park System for various dedicated project funds. Appendix D provides a description of the National Park Service's funding process for construction projects.

From: V. Romagnuolo [mailto:romagnuolo@gmail.com]
Sent: Tuesday, January 16, 2007 10:19 AM
To: Ellen Carlson
Subject: Proposed Sagamore Hill General Management Plan
Importance: High

Ms. Carlson,

After reading the complete copy of the Draft General Management Plan/Draft Environmental Impact Statement 2006 proposed for Sagamore Hill National Historic Site I have come to the following conclusions:

Alternative 2–Building Capacity and Alternative 3-Past Meets Present are wholly inappropriate due to the fact that both clearly rely on varying degrees of rehabilitation to the cultural landscape in order to meet some of your objectives. In particular, Alternative 3 and its proposal to clear 6.22 acres of woodland absolutely astounds me as I find it difficult to accept the fact that removing established, mature trees and groundcover are conducive towards evoking an early 1900's atmosphere. In reality, if you proceed with this specific action all you will have accomplished is the creation of a better line-of-sight between the historic core and the neighboring private residences located to the south of the main house. I seriously doubt that the view of my children riding their go-karts, my landscaper cutting my grass or me washing my cars would do much towards propagating your perceived wish of evocating a Roosevelt-era experience. 1

In furtherance to this issue I refer to your Draft GMP and the section entitled Part Three: Affected Environment. Specifically the 2002 Visitor Use Survey which generated the following statement in the last paragraph on page 3-30 of the section entitled Visitor Experience: *"There is relatively strong support for ranger-guided tours, but only modest visitor support for more* 2

Vito Romagnuolo, Oyster Bay, NY
Page 1

1. As noted in the "Planning Issues" section of *Part One: Foundation for Planning,* the state of the cultural landscape was a major issue to be addressed by the plan. Since Sagamore Hill opened to the public in the 1950s, its character has changed from its original configuration as a working farm and woodland to a more park-like commemorative setting. Alternatives 2 and 3 propose physical and operational changes to recapture the historic agricultural character of the landscape as it appeared during the Roosevelts' tenure. New language will be added to the "Cultural Landscape" sections under both Alternatives 2 and 3 to clarify NPS intent relative to the maintenance of vegetative buffers and working with adjoining neighbors to address screening to limit views into and from their properties.

2. In considering your comment, we reviewed the results of our 2002 Visitor Use Survey. In comparison to the number of respondents who either agreed or strongly agreed with the proposition that "Ranger guided tours of the grounds of the property should be offered" (approximately 68.2%), the number of respondents who either agreed or strongly agreed with the proposition that "more trails/paths should be developed/opened on the property" (approximately 34.2%) did seem modest. However, we do not believe that the support of 34.2 percent of our respondents is inconsequential when considering the possibility of expanding the system of formal pathways on the property, particularly given the fact that so many respondents reacted positively to offering ranger guided tours of the grounds. (con't next page)

.

trails and paths on the property." If the results of the aforementioned clearly indicate that there is a lack of interest in having more paths on the property why do Alternatives 2 and 3 clearly call for additional paths within the historic core as well as a more intrusive overview of the Sagamore Hill property as a whole?

Only by incorporating measured portions of Alternative 2 into the Status Quo can a logical, respectful and cohesive plan best be achieved. A plan that addresses your current and future management needs without encroaching on the peace and privacy of the surrounding neighbors. Indeed, a plan that provides a visitor with an enjoyable experience while still maintaining a proper balance of historic awareness and site preservation.

By all means update the infrastructure of existing historical buildings, add a modest addition to the New Barn, resurface the picnic area, build a new maintenance/storage collections facility, rehabilitate the existing paths, reduce the size of the parking lot in order to provide more green space and address subsequent issues such as improved signage along roadways, better web site design and fostering cooperative partnerships with the hamlet of Oyster Bay. These are improvements that are welcome and necessary for the future of Sagamore Hill. Any proposals, however, to raze the woodlands, add an addition in excess of 6000 sq. ft. to the Old Orchard building and expand programs to include on-site lecture space are specious in appearance, arguably unnecessary and in some instances considerably detrimental to the experience of the site and to the privacy of it's neighbors.

The present park-like experience and commemorative nature is the greatest attribute of Sagamore Hill. Don't ruin it by inadvertently creating Cove Neck's version of Old Bethpage Village Restoration.

If you would like discuss any of these issues in greater detail please feel free to contact me at your convenience.

Kind regards,
Vito Romagnuolo

Vito Romagnuolo, Oyster Bay, NY
Page 2

2. (con't) In the "Planning Issues" section of *Part One: Foundation for Planning*, the planning noted that "current park facilities limit the interpretive potential of the site by focusing mostly on the home, and not on the property as a whole." Because of the Roosevelts' extensive use of the property, placing such emphasis on the house makes it more difficult to interpret the "spirit and image of Theodore Roosevelt, his family, and the significant events associated with him during his years at Sagamore Hill." Expanding the park's system of formal pathways would allow visitors to experience the family's historic use of the property, while limiting negative impacts to the park's resources and trespass onto neighboring properties.

Matthew Romano, Oyster Bay, NY

Author Information

Keep Private: No
Name: Matthew Romano
Organization:
Organization Type: I - Unaffiliated Individual
Address:
Oyster Bay, NY 11771
USA
E-mail: [redacted]

Correspondence Information

Status: New **Park Correspondence Log:**
Date Sent: 01/09/2007 **Date Received:** 01/09/2007
Number of Signatures: 1 **Form Letter:** No
Contains Request(s): No **Type:** Web Form
Notes:

Correspondence Text

I have gone to Sagamore Hill on numerous occasions over the past twenty years and have always enjoyed myself. I find that one of the best aspects of this unique property is the unspoiled landscape which provides one with the opportunity to reflect on nature and the contributions of Oyster Bay's most famous past resident. I feel it would be a complete disservice to implement a plan that would involve ANY significant change to the property as a whole. While reviewing your most recent document I see that two of your alternatives deal with the removal of significant amounts of wooded areas in order to restore the ambiance of the early 1900's...BIG MISTAKE! I suggest that most of your attention be directed towards doing necessary rehabilitation to the main house and creating a larger maintenance facility if truly necessary.

Louis Russo, Elmont, NY

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Please let us know what you think of the proposed alternatives for Sagamore Hill. Share your thoughts by e-mail or by filling out this card and faxing or mailing it back to us. Please see our contact information below. Thank you for your input.

What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

The reduction in size of the parking lot is a strength
the reduction of woods area is a weakness /

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

I like the park as-is /

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

Seems to fill all the needs without going
too far /

Please share your comments:

E-mail: ellen_carlson@nps.gov Website: www.nps.gov/sahi Fax: (617) 227-5627 Or simply fill

Have fun /

Louis Russo
[redacted]
Elmont, NY

Joseph Shannon, St. Augustine, FL

Joseph G. Shannon
[redacted]

January 11, 2007

Greg A. Marshall
Superintendent
20 Sagamore Hill Road
Oyster Bay, NY 11771

Hello,

Received the materials for the Draft Management Plan. Thanks for keeping me informed.

I vote for Plan C. You just mention gardens, horses, hay fields, etc. Now if we could only have horses and cows. Wow!

We signed our lease for Long Beach for the summer and are looking forward to summer #12 at Sagamore Hill.

Healthy New Year to all.

Sincerely,

Joe Shannon

Edward Shunk, Levittown, NY

01/27/2007 14:58 5166091366 D_____ PAGE 01/01

[redacted]

January 27, 2007

Ellen Carlson, Projects Manager
Sagamore Hill Plan
National Park Service Northeast Region
15 State Street
Boston, MA 02109

FAX TO 617-223-5164

Over the course of the past few years I have made it a point to visit Sagamore Hill on a number of occasions. Often I have been accompanied by someone that shares my appreciation for history. Never once have we felt that the experience provided by the park rangers was lacking in any respect.

The ideas presented in your General Management Plan call for considerable change that, we feel, will take away from the quaint character and charm of this historic place.

To coin a phrase that goes back to my youth, "If it ain't broke, don't fix it."

My family and I are unanimous in our opinion that

"Status Quo is the way to go!"

Sincerely,

Edward Shunk

Jane C. Smith, Northport, NY

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Please let us know what you think of the proposed alternatives for Sagamore Hill. Share your thoughts by completing this comment card and faxing or mailing it back to us. Please see our contact information below. Thank you for your input.

What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

The strength of this proposal is that it will use the house and grounds to full advantage. TR was a naturalist and loved the outdoors which should be included in the tour of the grounds especially the games he played with his children such as "Beetline" and "Stagecoach"

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

All those who have previously experienced the exhibit will not be motivated to revisit. The only benefit is that it will save money.

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

The proposal is better than Status Quo but does not go far enough to bring out the original use of the grounds.

Jai

Please share your comments:

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5164 Or simply fill out this card, stamp and mail.

Timothy Touchette, Niagara Falls, NY

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Please let us know what you think of the proposed alternatives for Sagamore Hill. Share your thoughts by e-mail, or by filling out this card and faxing or mailing it back to us. Please see our contact information below. Thank you for your input.

What do you think are the strengths and weaknesses of *Alternative 3 – Past Meets Present (Preferred Alternative)*?

THE LAST TIME I VISITED SAGAMORE HILL, I STOOD ON THE PORCH AND TRIED TO IMAGINE HOW THE PROPERTY WOULD HAVE LOOKED 100 YEARS AGO. THIS PLAN WILL GIVE BACK THAT LOOK TO THE 21ST CENTURY VISITOR.

What do you think are the strengths and weaknesses of *Alternative 1 – Status Quo*?

What do you think are the strengths and weaknesses of *Alternative 2 – Building Capacity*?

T Timothy M. Touchette [redacted]

Please share your comments:

E-mail: ellen_carlson@nps.gov Web site: www.nps.gov/sahi Fax: (617) 223-5164 Or simply fill out this card, stamp and mail.

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DIRECT DIAL: 516-592-5784
E-MAIL: ATLEVIN@MSEK.COM

May 1, 2007

Ellen Carlson, Project Planner
NPS/Northeast Region
15 State Street
Boston, MA 02109

RECEIVED
MAY 0 9 2007
NER - BOSTON OFFICE

Re: Yampol Property - Cove Neck
Our File No.: 10736.0012

Dear Ms. Carlson:

As I am sure you are aware, our client, Barry Yampol, owns substantial amounts of property in the Village of Cove Neck adjoining the Sagamore Hill Historic Site ("Site"). Our client wishes to comment on the proposed Draft General Management Plan which is under review for the Site.

Our client's property is located along most of the southern boundary of the Site, and shares a contiguous property line in excess of 2017 feet. Each of the proposed alternatives for management of the Site adversely impacts our client, and is objectionable to him.

The proposed Alternative 1, designated "Status Quo", is in fact not the status quo, and instead appears to be a depiction of current expansion policies for the Site. This alternative proposes the addition of a new maintenance facility having an area of approximately 6000 square feet and located approximately 50 meters from our client's property boundary, and at a location higher in elevation than our client's property. This facility is commercial in nature, and will adversely impact upon the peaceful enjoyment and solitude of our client's property, and will be highly visible from our client's property. Furthermore, a facility of this size is inconsistent with the nature of the community in which it is proposed to be located. Given the vast nature of the Site property, if this facility is necessary for the Site it clearly can, and should, be relocated to another place on the property where it would not have any adverse impact upon neighboring property. 1 2

Proposed Alternative 2 would have an even greater adverse impact on our client's property. Not only would this proposal add a maintenance facility immediately adjacent to our client's property, but it also would increase the size of that facility to 3

605507

Barry Yampol, Oyster Bay, NY
Page 1

1. In "The Alternatives" section of Part Two, it is noted that "Alternative 1: Status Quo serves as the no-action alternative required under the National Environmental Protection Act (NEPA). Alternative 1 includes no new major changes in management direction or policy; however, its management prescriptions include some improvements in continuation of existing policies. The proposal for a new maintenance facility was developed in advance of the general management planning process to address operational and safety deficiencies in the existing facility. The project has already been prioritized and approved in the NPS Construction Management Program and is awaiting funding. Because of their status in the system, the maintenance facility and other proposals described under Elements Common to All Alternatives were considered to be part of the Status Quo.

2. It is important to note that the alternatives maps do not represent exact locations or building footprints for any proposed facilities. The maps are meant to be descriptive of the proposed scale and approximate location of the proposed facility. The proposed maintenance facility would provide a new space for a pre-existing activity on the property since the park's inception. As noted in Part Four, in regards to Natural Ambient Soundscape, we acknowledge that the primary noise source would continue to be outdoor maintenance activities. However, because the facility would be located in a developed area, maintenance activities would not represent a major variation from current noise levels. Maintenance operations would typically be limited to weekdays, minimizing their impact on adjoining property owners. The proposed scale of the facility under both alternatives 2 and 3 is appropriate to meet operational needs as a maintenance facility or a combined maintenance and collection storage facility. The proposed scale of the facility as proposed in each alternative is consistent with the results of the NPSs Facility Planning Model. Finally, the National Park Service is committed to siting and landscaping the facility in a manner that limits its visibility from the park's historic core and adjoining properties.

3. Please see response to Comment 2

Ellen Carlson, Project Planner
May 1, 2007
Page 2

10,000 square feet. In addition, this proposal, which will involve substantial expense by the Park Service, would remove existing woods adjacent to our client's' property, replace those woods with fields which would bring the public right up to our client's property, and create a permanent ongoing and increasing expense to the government to maintain this new infrastructure. This will result in loss of solitude, additional noise, and other intrusions on the quiet enjoyment of our client's property.

The ostensible purpose of this drastic change in the landscape and fields is to "re-establish" the woodlands, croplands, pasturelands and hedgerows "to support interpretive objectives". There is no demonstrated need for this, nor any demonstrated value in this. Cutting down the existing woods to replace it with meadows would bring more people and activities closer to our client's property, thus negatively impacting our clients. Furthermore, this destruction of existing woodland is entirely inconsistent with conservation principles, and is an activity of which Theodore Roosevelt, an ardent environmentalist, would be ashamed. To engage in this needless destruction of an established woodland is contrary to the environmental principles advocated by Theodore Roosevelt, and it is simply astonishing that the Park Service would consider doing this in his name. 4

Proposed Alternative 3 is an even greater development of the property, and intrusion on the neighboring properties. While this proposal would limit the maintenance facility to the 6000 square feet proposed in the "status quo" proposal, it still has the adverse impact of that "status quo" proposal while adding the other evils of the Alternate 2 proposal. It includes more extensive destruction of woodlands, coming within some 20 meters of our client's property and creating even greater adverse impact than would Alternate 2. 5

We urge the Park Service to reconsider and reject each of these ill-conceived proposals, which have every indication of being an exercise in empire building without creating any positive values for the Site or protecting the adjoining properties. Each of these proposals is inconsistent with the intention of preserving the Site, and inconsistent with environmentalist principles.

We also urge the Park Service to reconsider some of its existing practices and activities, which have already had negative impacts on the environment and adjoining properties. For example, no effective steps have been taken to prevent people from intruding on the beach area, and permitting dogs to defecate or urinate there. In addition, recent changes in the lighting of the Site have resulted in the woods being lit up at night, another indication of environmental insensitivity. The current activities at the Site already have had an overwhelming impact on the small village in which the Site is located, particularly as to traffic, garbage, noise, and abuse of the environment. Visitors to the site freely dispose of their debris by throwing it onto the

605507

Barry Yampol, Oyster Bay, NY
Page 2

'4. As noted in the "Planning Issues" section of *Part One: Foundation for Planning*, the state of the cultural landscape was a major issue to be addressed by the plan. Since Sagamore Hill opened to the public in the 1950s, its character has changed from its original configuration as a working farm and woodland to a more park-like commemorative setting. Alternatives 2 and 3 propose physical and operational changes to recapture the historic agricultural character of the landscape as it appeared during the Roosevelts' tenure. New language will be added to the "Cultural Landscape" sections under both Alternatives 2 and 3 to clarify NPS intent relative to the maintenance of vegetative buffers and working with adjoining neighbors to address screening to limit views into and from their properties.

'5. Please see response to Comment 2

public road and private roads in the village. The existing conditions constitute a great imposition upon the citizens of Cove Neck, and this impact should not be increased to any degree by any activity to enhance the use of the Site and attract even more visitors. Surely, the mission of the Park Service to provide an historic and educational facility must be balanced against its obligation to protect the environment and minimize any intrusion upon local residents and their properties.

The Park Service is charged with stewardship of this historic and valuable site. It should engage in activities which are consistent with that purpose and not venture into development of the site or enlargement or extension of the areas where activities take place on the site.

This is particularly so in consideration of the location of the Site, in the small village of Cove Neck. Cove Neck has a habitable area of no more than 1 square mile, with 110 homes, in which more than 80% of the 300 inhabitants reside within a five minute walk from the Site. This small population is overwhelmed by the current visitor population at the Site, and the impact of the proposed expansions can only cause a significant increase in the adverse impacts on those residents. There is only one public road in Cove Neck, and it takes no more than four minutes to drive from one end of the village to the other. Patrons of the site frequently trespass on the private roads in the Village during their visits to the Site. In fact, the frequent trespasses onto his property compelled our client to erect gates on his roads. Even today, people visiting the Site continue to trespass on our client's property.

Any proposal to increase the use of Sagamore Hill, or attract more patrons to it, will have a significant adverse impact on the entire village of Cove Neck, and in particular upon our client and his property.

On behalf of our client, we urge the Park Service to reject each of the proposed management plans, to improve the environmental sensitivity of its present operations, and to maintain the Site at its present levels of operation, all consistent with being a good neighbor to our client, and to the Village of Cove Neck in which the Site is located.

Very truly yours,

A. THOMAS LEVIN

605507

Barry Yampol, Oyster Bay, NY
Page 3

6

6. Under Alternative 3 (the National Park Service's preferred alternative) the park could expect to see a moderate increase of 10 to 15 percent in overall park visitation. The proposed addition of new program space and the ability to offer a greater range of programming on-site could result in a modest boost in visitation, particularly in repeat visitation. With improved directional signage and Internet-based orientation materials, way finding for visitors to Sagamore Hill should be facilitated and should result in fewer incidents of trespass on private roads and properties. Likewise, improvements to the park's system of pathways should also discourage visitors from ambling on to adjoining properties.

Milton Zipper, Wheatley Heights, NY

Milton Zipper, C.P.A.
[redacted]
Wheatley Heights, New York 11798
[redacted]

Jan. 18, 2007

Greg A. Marshall, Superintendent
Sagamore Hill National Historic Site
20 Sagamore Hill Road
Oyster Bay, New York 11771

Re: Your request for comments concerning the draft general plan/environment impact statement

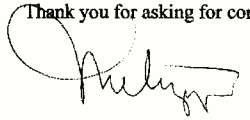
Dear Mr. Marshall,

I reviewed the three alternatives and find that alternative 3 is the most useful. However, the concept that more emphasis on the grounds may be an error. This man was a great father, a man of action, and a writer of great ability. To a visitor who comes to see his home, the items of interest are his desk, his guns, his library, his dining room, his trophies, and his bedroom. The grounds bring no memories of his wonderful life. 1

When I visit the various parks, I often notice a lack of facilities for elder tourists and elder tourists are often more in numbers that the other ages. Please add adequate outdoor seating, adequate lighting for evening activities, transporting vehicles and comfort stations. Since the grounds are fairly extensive a few shelters for protection from rain would be useful too. 2

Finally, if you don't extend the hours and days that the public can see the home, all three of your plans should be discarded now. 3

Thank you for asking for comment,



REC'D JAN 20 2007

1. One of Sagamore Hill's Primary Interpretive Themes is headed "Sagamore Hill as Family Home: A Private Place for a Public Man." Based on contemporary accounts of Roosevelts life and his own writings, Sagamore Hill is much more than a single building and its contents. It is a property with gardens, fields and woods, beachfront and bay, and wild and domestic animals. For Roosevelt and his family, Sagamore Hill represents the "strenuous life," the activities that drew the family outside and entertained them inside.

Placing greater emphasis on the grounds would present the opportunity for park visitors to better understand the whole of Sagamore Hill. The location and the natural resources are what drew Theodore Roosevelt to this place and continued to be a source of joy and inspiration to him. To wholly understand Theodore Roosevelt, his values, and his legacy, the visiting public should be offered the opportunity to experience the home in relation to its setting.

2. Park managers at Sagamore Hill are sensitive to the needs of an aging population and will continue to provide appropriate services to meet them. Currently, a number of benches are located along pathways throughout the park, and handicapped–accessible restrooms are available at the existing visitor contact station and at Old Orchard. The park operates two electric carts to assist visitors requiring transportation from one part of the park to another.

3, The park's hours of operation will be among the topics addressed in the pending Comprehensive Interpretive Plan (CIP). The CIP is an implementation plan that is guided by the GMP and will identify the specific actions that should be undertaken by the park in the development of visitor programming, media, and facilities.