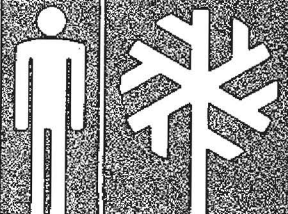


final master plan
january 1976

VANDERBILT MANSION

NATIONAL HISTORIC SITE / NEW YORK

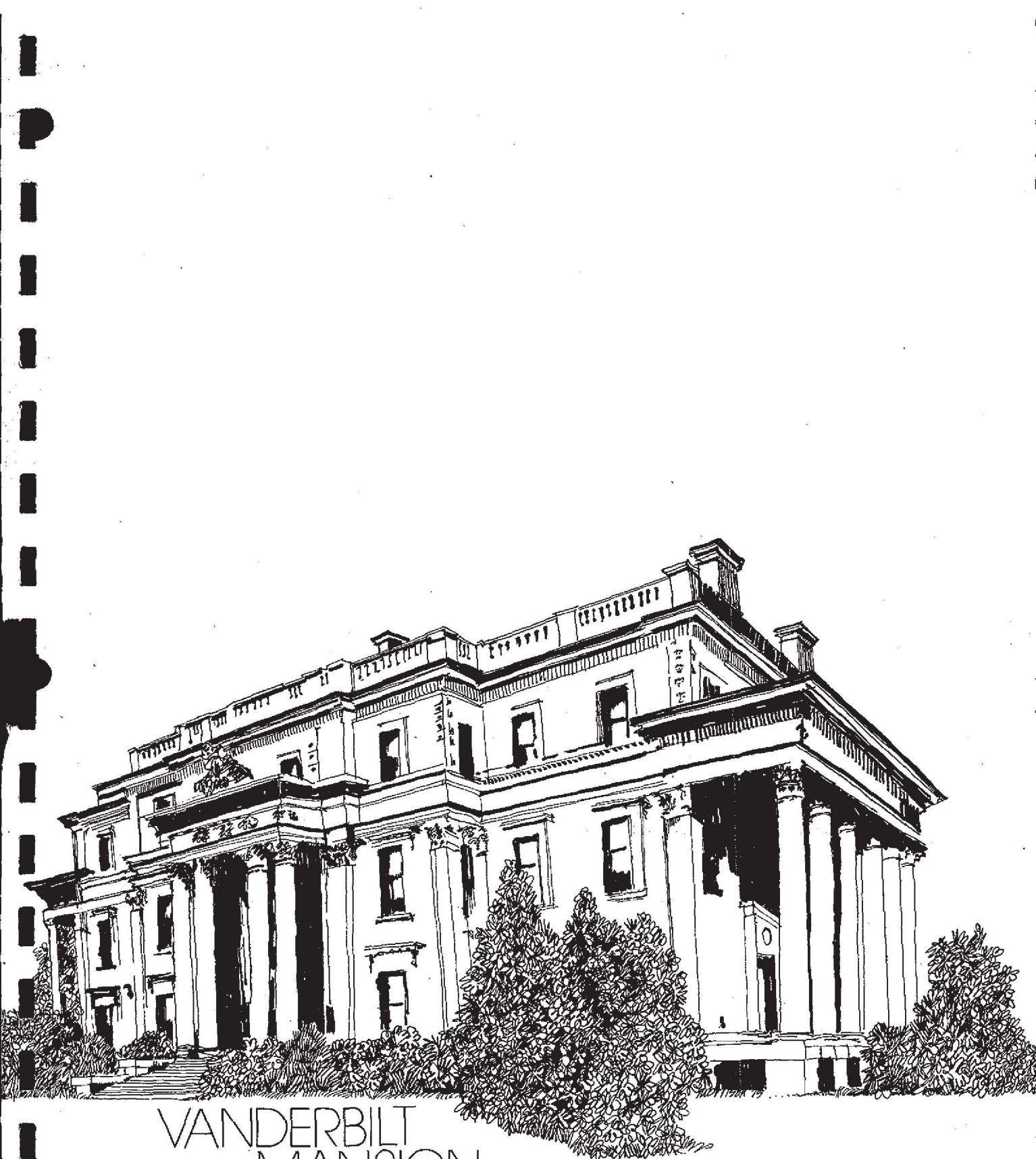


APPROVED:

Jerry D. Wagers
Regional Director, North Atlantic Region

July 20, 1975

United States Department of the Interior / National Park Service



VANDERBILT
MANSION
FINAL MASTER PLAN

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Introduction

SIGNIFICANCE

"The public be damned!"

This arrogant denunciation could only stem from the confidence and independence assured by great wealth and power. These qualities characterized William Vanderbilt's position when he uttered the statement in 1882. His angry outburst is given historical irony by the fact that Franklin D. Roosevelt, whose political career was built on battling the "malefactors of great wealth" (in the words of the famous "trust-buster," Theodore Roosevelt) and championing the common man, was born that same year, 2 miles south of the Vanderbilt Mansion.

Cornelius Vanderbilt, the famous "Commodore," created the fortune as an industrial giant in shipping and railroads, and established the dynasty that made the Vanderbilts a leading industrial family in late 19th century America. His son, William, doubled the money he inherited from the Commodore, leaving \$200 million in 1885. William's son, Frederick Vanderbilt, created the estate and mansion that symbolized great wealth, in his case, acquired as a financier.

The extent and character of the grounds, particularly the 43 types of specimen trees including exotics from Europe and Asia, reflect the "ordered nature" tradition started by earlier owners and expanded by Vanderbilt. The managed landscape exploited the terrain to enhance a scenic view of river and mountains described as one of the best along the Hudson. On the opposite shore, Frederick could see some elaborate estates similar to his own. Carefully planted trees and shrubs and formal Italian gardens produced at once the effect of a Renaissance villa and an English country park. The powerhouse was indicative of the wealth and independence of the Vanderbilts. A boat landing served passengers from the 158-foot steel-hulled yacht, familiar to ports of call in Europe and South America. Seven greenhouses supplied flowers and plants for all seasons. Thirteen men cared for the grounds and gardens.

The mansion — dignified, stately, elegant — forcibly underlines the desire to emulate European nobility. Its fashionable Beaux Arts version of Italian Renaissance design was by McKim, Mead, and White, foremost architects of their time. The interior affects the setting of a merchant prince. Europe was searched for rich furnishings and works of art. Louise Vanderbilt's bedroom is a recreation in the rococo style of Louis XV. Twenty-three servants were needed to operate the mansion. An air of prestige and affluence is created immediately on entering

by a tapestry showing the coat of arms of the powerful Renaissance Medici family. In the drawing room is a gold-leafed grand piano. The entire effect is rich and grand, with mansion and estate together presenting an ostentatious display of wealth.

The Vanderbilt holdings also included hundreds of acres of farmlands across the Albany Post Road (U.S. 9), with an elaborate complex of barns and allied structures, most of which still exist in private ownership. The farm supplied first-class meat and vegetables for the Vanderbilts and their guests, and gave expression to Frederick Vanderbilt's interest in pure-bred livestock, just as the formal gardens were an outlet for his interest in horticulture.

Although Frederick and Louise Vanderbilt traveled widely in Europe and spent time in their other homes in Maine, Newport, and Palm Beach, this estate was the central expression of their wealth and position. Here they entertained guests ranging from the Duke of Marlborough (husband of Consuelo Vanderbilt) to Franklin and Eleanor Roosevelt and Franklin's mother, Sara.

In scale and scope of operation, in expressive character and interest, the estate was at its greatest in the years 1900-1917. It was a monument to an era when less than a tenth of the population controlled more than nine-tenths of the wealth.

BACKGROUND

The site, comprising 211.65 acres, was conveyed to the United States of America by Mrs. Margaret Van Alen, Frederick Vanderbilt's niece, on May 21, 1940. The property was designated a national historic site by Secretary of the Interior Harold Ickes on December 18, 1940. Creation of the site was done at the explicit direction of President Roosevelt, who had a great interest in conservation and history, particularly that of Hyde Park and Dutchess County.

The designation order placed no limits on costs of development or on acreage. However, no additional lands have been acquired since the site was established.

Although created by separate legislation, the Vanderbilt Mansion National Historic Site is administered jointly with the Home of Franklin D. Roosevelt National Historic Site 2 miles south. Approximately 68 acres of the Morgan property adjacent to the Roosevelt Home have been offered to the United States and will become part of the jointly administered sites when accepted. Legislation will be necessary before the Morgan property can be added to the park.

Visitation to the site is about 272,000 annually, and approximately 164,000 people go through the mansion.

Vanderbilt Mansion is 6 miles north of the city of Poughkeepsie, the county seat of Dutchess County.

SUMMARY

The central proposal is the improvement of certain physical features and operational procedures to strengthen presentation of the estate as the setting for the elaborate and elegant way of life enjoyed by the Vanderbilts, with the main focus on the 1900-1917 period. This would be achieved by restoration and rehabilitation of the coach house and the powerhouse, selective restoration of the formal gardens and minor landscape features, a reorganized interpretive program at the pavilion, and better exhibition of the building. To support these efforts, additional areas of the mansion will be opened to visitors.

The maintenance function will be removed from the coach house, and the administrative and curatorial functions taken out of the pavilion; these functions will be relocated on the Morgan property, when acquired, to provide greater operational efficiency for both sites.

Visitors will be encouraged to make greater use of the grounds on foot, thus gaining a greater appreciation of the estate's natural environment. To stimulate this interest and simultaneously reduce automobile impact in the park, a minibus tour is proposed, operating in conjunction with a system outside the park. Opportunities for picnicking will be provided.

To maintain a live quality in the mansion, special activities such as musical programs will be offered. Also, compatible recreational and cultural uses of the site will be permitted, where appropriate to and harmonious with the site's purpose.

The Park Service will encourage the maintenance of high environmental quality by public agencies and private interests on lands near the site. The Service will also encourage and, where possible, support private owners of the Vanderbilt barns in the preservation of these important features of the estate.

Active participation in town and county planning by park management will continue, with special emphasis on appropriate land use and highway access. Support will be given to suitable tourist services in the village center that would encourage longer stays, lessen visitation pressure, and support extended site operation. The Park Service will explore with the town the feasibility of a minibus service linking the Vanderbilt Mansion, hamlet center, Roosevelt Home and other attractions.

The Park Service will support and encourage official agencies and private organizations in efforts to extend public recreational opportunities to the lands near the Hudson River between the Roosevelt and Vanderbilt national historic sites. This could include use of the Morgan property, when acquired, as one access to this potential recreation corridor.



Regional Context

Hyde Park is 80 miles north of Manhattan — the core of New York City and functional center of the New York metropolitan region. This region is in the heart of the northeast urbanized corridor popularly called "megapolis."

The New York metropolitan region is the largest and possibly most complex in the world, containing about 10 percent of the Nation's population, and about a 9,000-square-mile area in 28 counties in New Jersey, New York, and Connecticut. Forecasts indicate a 1985 population of 25 million (25 percent over 1970) and 30 million by 2020.

Population growth has caused near saturation in close-in suburbs, and a new tier — including Dutchess County — is feeling increased pressure. Population expansion into the outer counties is being complemented by a continuing rise in industrial development and new commercial subcenters. This has important implications in terms of housing, employment, transportation, and sewage disposal.

With this regional mix of population growth and economic development has come a heightened interdependence. A striking example of this is the New York City proposal to draw water from the Hudson River about 1,000 feet offshore from the Maritje Creek outlet just below the home of FDR — this would require a 40- to 50-acre treatment plant in Hyde Park. However, under State law, Hyde Park would also draw water from the facility.

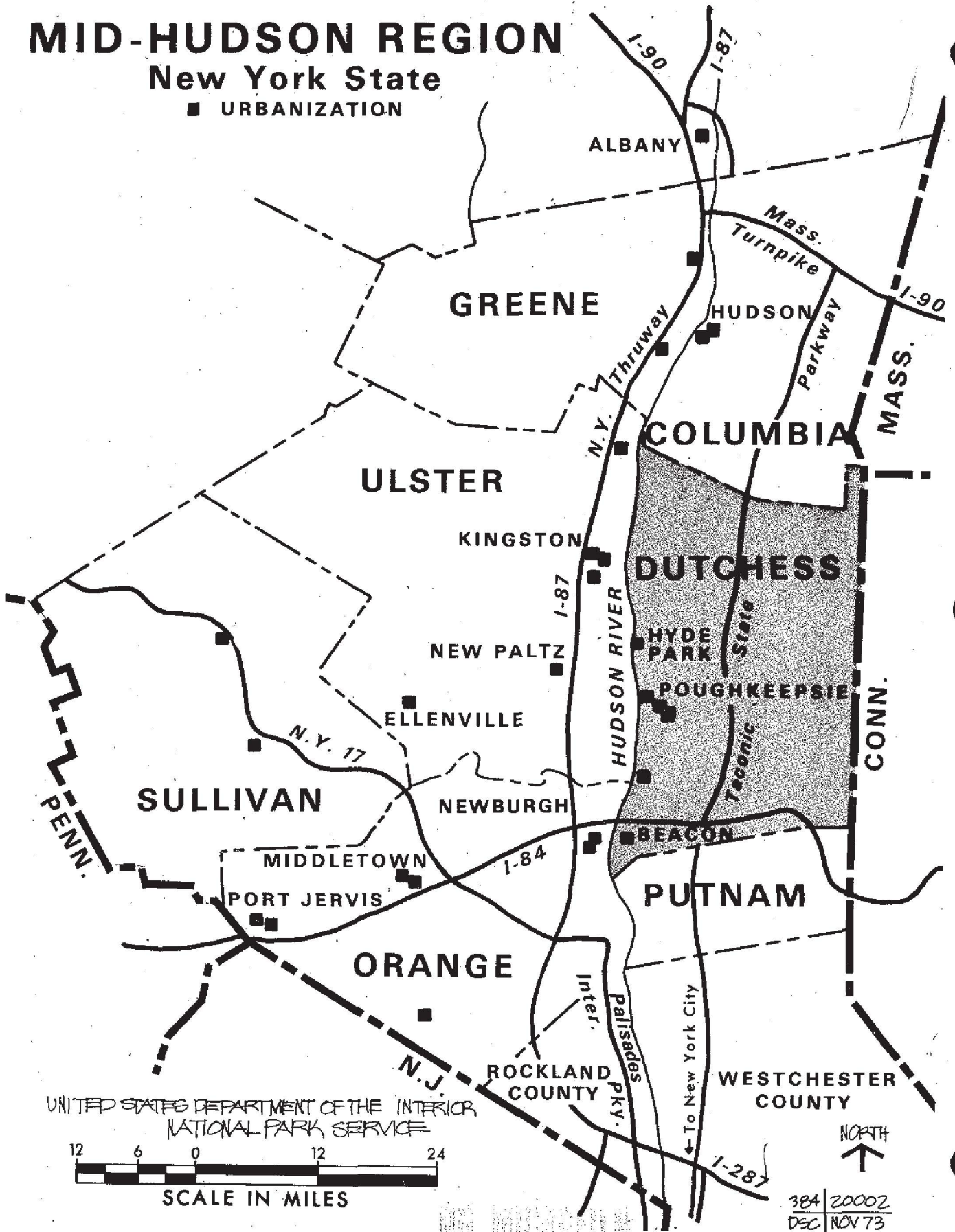
A number of planning agencies have been created to provide guidance for development and transportation in the region. The agencies agree on two basic concepts: growth should focus on the communities or urban centers — with their dependent subcenters or satellites — that surround the metropolitan cores; these urban centers should be linked to key highways, and they should provide connections with bus, air, and improved high-speed railway routes.

Closely allied with these concepts is a strong emphasis on open-land preservation for recreation, ecological protection, scenic value, and low-density development. Natural features would act as controls, separating urban and rural environments — the "greenbelt" concept — and help prevent urban sprawl. Dutchess County is considered particularly significant in the growing New York State area (New York City and Long Island, plus Rockland, Orange, Dutchess, Putnam, and Westchester Counties) of the region, with a potential 20 percent of the recreation land for 10 percent of the area population.

MID-HUDSON REGION

New York State

■ URBANIZATION



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

12 6 0 12 24
SCALE IN MILES

384 20002
DEC NOV 73

Of particular importance for Dutchess County and Hyde Park is *The Mid-Hudson: A Development Guide*, prepared in 1971 (see appendix D). The guide proposes in outline planned development for the New York Counties of Orange, Sullivan, Ulster, Greene, Columbia, Dutchess, and Putnam.

The guide, in order to eliminate the "spread city" development so typical of the 1950's, emphasizes two ideas: clustering of new growth, jobs, housing, and major facilities in existing urban centers, and preservation of much of the significant open space.

Two of the major urban centers are Poughkeepsie and southern Dutchess County (Beacon-Fishkill). The guide also encourages local tax-sharing arrangements for important facilities to ensure the most appropriate uses of land and to reduce wasteful intermunicipal competition.

An agency of more specific scope is the Hudson River Valley Commission, presently developing a comprehensive plan for the "Scenic and Historic Corridor," an area 1 to 2 miles wide on each side of the river. The commission acts as a review body, discouraging land uses detrimental to the scenic and cultural resources of the Hudson Valley. It also conducts research and provides technical assistance to local governments and private organizations.

DUTCHESS COUNTY

The subregional-level development beyond New York City started with residential growth of Westchester County. This was followed after World War II by a great increase in office complexes and light industry. Partly because of mountainous terrain and difficult soil conditions in Putnam County north of Westchester, resultant residential activity "leapfrogged" over Putnam into southern Dutchess County. From the regional viewpoint, the future of the upper part of Dutchess County suggests emphasis on recreational land and open-space use because of low development pressure.

The key concept of the 1965 *Dutchess County Development Plan* is the creation of strong "satellite centers," primarily shopping and business, around the Poughkeepsie urban nucleus. It recommends protecting rural and agricultural lands from urban encroachment through constraints on housing and economic development in open or sparsely developed areas. *The particular significance for Hyde Park is that the county plan conceives of the town as including both a "satellite center" and a considerable quantity of open space.*

DUTCHESS COUNTY PLAN

URBAN AREAS

-  CENTRAL-CITY
-  SATELLITE-CENTER
-  COMMUNITY CENTER
-  RESIDENCE AREA

RURAL AREAS

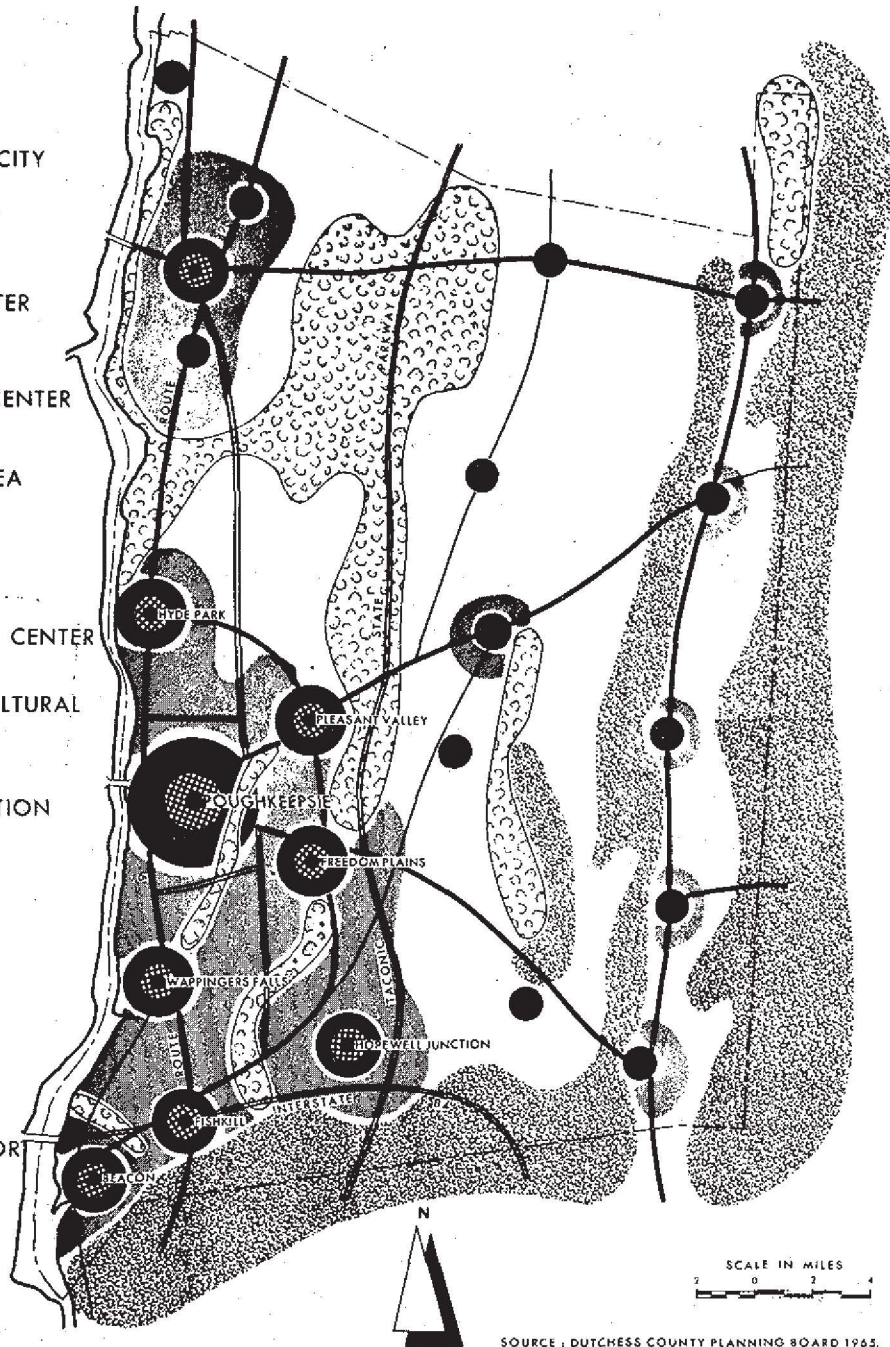
-  AGRICULTURAL CENTER
-  RURAL AGRICULTURAL AREA
-  RURAL-RECREATION

CONSERVATION/ RECREATION

-  OPEN SPACE

HIGHWAYS

-  EXPRESSWAY OR PARKWAY
-  ARTERIAL
-  MAJOR COLLECTOR



SOURCE : DUTCHESS COUNTY PLANNING BOARD 1965.
JULY 1970 PAW

UNITED STATES DEPARTMENT OF THE INTERIOR • NATIONAL PARK SERVICE

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ON 11/11/75

County population is projected to increase 80 percent from 220,000 to about 400,000 in 1990, and Hyde Park almost 95 percent from 16,500 to 32,000. Significantly, about 75 percent of county population is in the southwest corner, about 20 percent of the land area.

TRANSPORTATION

The most significant freeways in the Dutchess County area are the north-south New York Thruway (I-87) west of the Hudson, and connecting I-84, which in turn intersects U.S. 9, 20 miles south of Hyde Park, and the Taconic State Parkway just east of U.S. 9. Both of these connect near Albany with the Massachusetts Turnpike (I-90). Projected is the Hudson River Expressway from Albany to the Mid-Westchester Expressway (I-287).

Improved rail lines with high-speed service are proposed on the Penn-Central from New York City to Buffalo, with stations in Beacon and Poughkeepsie. Here connections would be provided with regional rail, bus, and air routes; to facilitate the latter, a new airport is proposed in southwest Dutchess County.

FEATURES OF INTEREST

National Park System units in Hyde Park are the Home of Franklin D. Roosevelt National Historic Site and the Vanderbilt Mansion National Historic Site, 2 miles north. The sites are jointly administered. The Vanderbilt barns east of U.S. 9 (now in private ownership) house the Hyde Park Playhouse.

Four miles north of Vanderbilt Mansion is Norrie State Park, with camping and picnicking facilities. Two miles beyond is the Ogden Mills Memorial State Park, an historic mansion similar in character to Vanderbilt Mansion.

Within 50 miles of Hyde Park are the U.S. Military Academy at West Point and several State parks and historic sites. The Catskill Mountains, offering camping, hunting, and fishing, are within 25 miles.

Across the Hudson River in Ulster County are a number of interesting homes and institutions on large estates. Some are prominently located on the bluff, and most of the large buildings have been adapted for use by private schools and religious orders. In the aggregate they make a strong scenic contribution to the region.

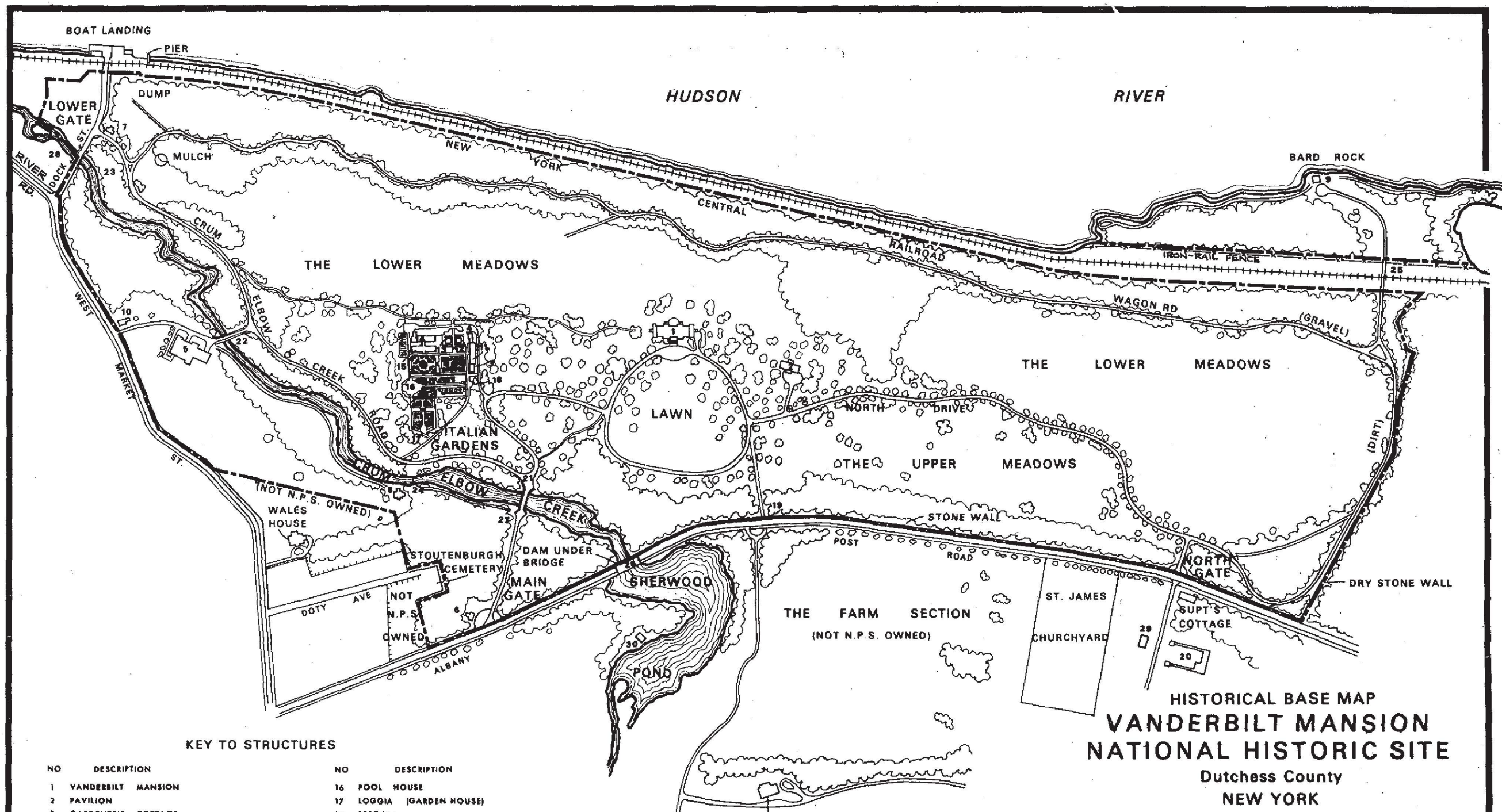
Other National Park System areas are the New York City Group, Saratoga National Historical Park above Albany, Sagamore Hill National Historic Site on Long Island, and Morristown National Historical Park in New Jersey.

Resource Highlights

HISTORY

On May 12, 1895, the *Poughkeepsie Sunday Courier* announced that "another millionaire" had come to Dutchess County — Frederick William Vanderbilt had purchased the Hyde Park estate of Walter Langdon, Jr., acquired by his grandfather, John Jacob Astor, in 1840. The estate included an elegant mansion 150 feet long, the third on the site. Walter Langdon, Sr., had built the house, replacing a large and handsome structure that burned in 1845. The earlier building was the work of a previous owner, Dr. David Hosack, from whose heirs John Jacob Astor acquired the estate. Dr. Hosack actually enlarged a house dating from 1795 that was built by Dr. Samuel Bard. All the owners prior to Vanderbilt were interested in horticulture and contributed to the basic layout of the estate.

Langdon and his wife at first used the Hyde Park property only seasonally, but in 1882 they came to the estate on a permanent basis and Langdon lived the life of a country gentleman. He made considerable improvements to the property, adding the gardener's house and toolhouse in 1875 and rebuilding the barns twice after fires in 1872 and 1883. (The present barns, now privately owned, were built in 1901.) Langdon was active in the Hyde Park community and in the social



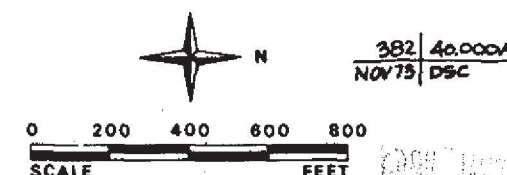
KEY TO STRUCTURES

NO	DESCRIPTION	NO	DESCRIPTION
1	VANDERBILT MANSION	16	POOL HOUSE
2	PAVILION	17	LOGGIA (GARDEN HOUSE)
3	GARDENER'S COTTAGE	18	PERGOLA
4	TOOL HOUSE	19	SUBWAY
5	COACH HOUSE	20	BARN
6	MAIN GATE HOUSE	21	WHITE BRIDGE
7	LOWER GATE HOUSE	22	RUSTIC BRIDGE
8	POWER HOUSE	23	LOWER DAM
9	BOAT HOUSE	24	POWER HOUSE DAM
10	COACHMAN'S COTTAGE	25	RAILROAD BRIDGE
11	CARNATION HOUSE	26	ALBANY POST RD. BRIDGE
12	PALM HOUSE	27	WHITE BRIDGE DAM
13	PALM HOUSE	28	DOCKSTREET BRIDGE
14	ROSE HOUSE	29	DAIRYMAN'S HOUSE
15	ROSE HOUSE	30	ICE HOUSE

HISTORICAL BASE MAP VANDERBILT MANSION NATIONAL HISTORIC SITE Dutchess County NEW YORK

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Denver Service Center Division of Central Map Service



functions of the "River Families," then the backbone of New York Society. Mrs. Sara Delano Roosevelt noted Langdon's death and "the great loss to us" in her diary on September 17, 1894.

Frederick Vanderbilt's acquisition of the estate marked the beginning of 5 years of intensive development, for Langdon had allowed the mansion and grounds to deteriorate to an alarming degree. Frederick Vanderbilt, however, had the desire and the money (he was worth, conservatively, \$20 million) to change and renovate as he saw fit.

The Vanderbilt fortune had been founded by Cornelius Vanderbilt, who started with a ferry service in New York City and other enterprises, including oyster boating in Virginia where he became "Commodore." By the 1830's his ships were operating on the Hudson and along the east coast; these operations were followed by a California service netting \$10 million. He also operated profitable steamship lines during the Crimean and Civil Wars.

About the same time, Cornelius began to transfer his wealth from shipping to railroads, and his fortune kept growing. When he died in 1877, his estate totaled \$105 million, more money than was in the United States Treasury. Ninety million dollars went to his eldest son, William H. Vanderbilt.

During the 8 years prior to his death in 1885, William operated the railroads and increased the family fortune, leaving an estate of about \$200 million. Elder sons William K. and Cornelius received the bulk of the inheritance. Frederick and another son were each granted \$10 million.

Frederick W. Vanderbilt attended Yale and then entered the family railroad business, but as a result of a liaison with a married woman who divorced her husband to marry Frederick, he was excluded from control. By 1885 he was a director of several railroads and, using a financial base of \$12 million plus his own native shrewdness, he built a fortune in the stock market.

Eventually a director of 43 railroads and several other corporations, with a \$1 million checking account, Frederick was still a man with relatively simple personal tastes.

Vanderbilt's original intention was to put a new facade on the central portion of the Langdon mansion, replace the wings, and redecorate the interior. By September 1895, plans had been completed, and a pavilion was erected nearby as temporary quarters. While the Vanderbilts lived there Mrs. Vanderbilt brought to it an air of "quiet domesticity," although the pavilion was designed for eventual use by Frederick's gentlemen friends.

When work started on the mansion, the architects explained to Vanderbilt that structural defects would necessitate complete demolition and construction of a new building. By January 1897, the foundations had been built on the lines of the old structure. The installation of wall tapestries, ceilings, marble mantels, columns, pilasters, and woodwork began in 1898. By December 1, construction was complete, and the finishing touches and installation of furniture followed. Entire cost was \$2¼ million. On May 12, 1899, the first house party was given.

Planning for the rest of the estate began in 1895, and development proceeded during the new mansion's construction. Roads, dams, ponds, bridges, outbuildings, a water system, a powerhouse, and an electrical system were created. Built in 1896-1897 were the coach house and stables, four greenhouses, the Howard Mansion for a niece of Louise, and the Wales house for a Yale classmate of Frederick Vanderbilt. This house was described by a Poughkeepsie newspaper as a "commonplace structure of red brick," because it was only a Georgian house with 16 rooms and 3 baths! Trimming, transplanting, and replanting of trees were undertaken. In 1898, three gatehouses were built, designed — as was the mansion — by McKim, Mead, and White. Altogether, the full estate comprised 600 acres.

Except for the creation of the Italian gardens and the addition of the 64-acre Sexton tract, after 1900 only minor changes or improvements to the estate were made. In 1906, alterations were made to the drawing room, main hall, and second floor hall of the mansion.

For the Vanderbilts and other members of their set, the season began in November, when they traveled to New York City for the opera and social season, with occasional weekends at the pavilion. In February they enjoyed the warmth of Palm Beach, yacht-cruising off South America, or a sojourn in California. Early spring to mid-July was spent at Hyde Park, and from mid-July to Labor Day at one of their summer places or cruising about Europe. In the fall it was back to Hyde Park, where Frederick Vanderbilt and his estate won prizes in the Dutchess Horticultural Society flower show and in the Dutchess County Fair. The Roosevelts also participated in these events.

The Vanderbilts entertained their friends and neighbors in style, though Frederick preferred walking alone through the estate, savoring the Hudson Valley panorama. They also — particularly Mrs. Vanderbilt — took a personal interest in the welfare of their employees and the residents of the Hyde Park area, performing many benefactions for them and the town generally. The employees of the estate and farm received bonuses each Christmas until Mrs. Vanderbilt's death in 1926.

Frederick's wealth continued to increase, and in 1923, he was one of 74 Americans with an annual income of more than \$1 million. His careful study of the stock market paid off, and the crash of 1929 caused barely a flicker in his own finances. He continued to accumulate money during the depression. In 1938, when Vanderbilt was 82, the New York Central — which he had directed for 61 years — lost \$20 million. However, because Vanderbilt's estate held only a few thousand shares of New York Central stock, it increased \$4 million between his death June 29, 1938, and its settlement 15 months later. It totaled \$77 million. After \$41 million were taken by State and Federal inheritance taxes, the remainder was placed in a 100-share trust fund, which with cash gifts went to his niece, Margaret Van Alen (who also received the mansion), other nieces and nephews, Yale and Vanderbilt Universities, charitable institutions, and employees. Some of Frederick Vanderbilt's wealth was in stocks of tobacco, steel, mining, banking, oil, and railroad companies, but two-thirds was in non-taxable New York State and City bonds. By the end of the 1930's, the fortune accumulated by the "Commodore" and doubled by his son, William Henry Vanderbilt, had been diminished by fine living or divided and subdivided by the increasing number of heirs who spent their wealth living like Vanderbilts.

In 1940, Mrs. Van Alen gave the mansion to the United States in memory of her aunt and uncle. But it is also, in fact, a monument to an era when the Nation surged to world prominence as an industrial leader. The age of machines created vast amounts of wealth, accumulated and augmented in a business society whose first law was survival of the fittest. From this came such palatial estates as the home of Frederick W. Vanderbilt.

SITE

After his initial land acquisition in 1895, Vanderbilt purchased the 64-acre Sexton tract to the north in 1905. Thus, the land estate at its largest totaled over 600 acres, including the farm east of U.S. 9. Today, this estate has dwindled to only 211.65 acres, because the farmlands were disposed of after Vanderbilt's death in 1938, during the settlement of his entire estate.

The scenic quality of the land strongly attracted Vanderbilt, as it does visitors today, who often linger until sunset to enjoy the panoramic views of the Hudson River, the Shawangunk Mountains to the west, the Catskills to the north, and the ring of hills in the foreground. This view is heightened when seen from the plateau on which the mansion sits. The plateau drops sharply to a meadow, and then a succession of knolls, belts of trees, and open ravines. Near the mansion is a rich composition of lawns and stately specimen trees. In the distance runs Crum Elbow Creek with several dams and waterfalls in near-forest seclusion. The whole

effect is that of an English country park. In the meadow are 125 acres — 20 in lawns and 66 in trees. The latter include nine species from other parts of the United States and 14 exotics from Europe and Asia. Although the grounds were laid out during a period of 140 years — dating back to Dr. Samuel Bard in the 1790's — the effect today bears Frederick Vanderbilt's stamp. It represents a managed landscape, planned and executed with subtlety and skill, and reveals Vanderbilt's serious interest in horticulture.

The formal Italian gardens were an integral part of the elaborate way of life of extremely wealthy men such as Vanderbilt. Earlier and less elaborate versions had been created since 1830 by his predecessors, Dr. David Hosack and Walter Langdon, Jr. When Vanderbilt inherited them, they consisted of three parts: greenhouse garden (flanked at first by seven greenhouses, converted after 1905 to five by Vanderbilt), pool garden, and rose garden. The latter two in particular were defined and punctuated by pergolas, loggias, arbors, garden houses, walls, pools, and hedges. Two major structures to the north are the gardener's cottage and the toolhouse.

Today the plants and the greenhouses are gone. Wood arbors have been removed, and the gravel walks are covered with grass. The remaining brick walls and piers, statuary, urns, etc., need extensive repairs. The pools are empty.

As previously mentioned, the extensive farmlands and elaborate outbuildings east of U.S. 9 are now subdivided and privately owned.

BUILDINGS

The imposing three-story limestone mansion powerfully dominates the bluff where it overlooks the Hudson panorama. Masterfully designed and executed, it is a fitting symbol of the Gilded Age. The 54-room structure was built on the same site as two earlier mansions dating to the 1790's. It presently contains a mixture of high-quality tapestries, oriental rugs, and porcelains; marble floors and walls; finely crafted Renaissance original and revival furniture; sculpture; and period allegorical and genre paintings. The third-floor guestrooms lack some furniture and furnishings, and are not exhibited to the public. Servants' rooms on the third floor are occupied intermittently by transient National Park Service personnel.

Two other structures are of particular interest. The cobblestone, slated-roofed powerhouse is a romantic building nestled in the woods on Crum Elbow Creek. A prime symbol of Vanderbilt's self-sufficiency, it was one of the first private powerhouses built, and one of the few extant today. The roof structure is deteriorated and the generating machinery needs rehabilitation.

The coach house is a showpiece — a large, elaborate 2½-story building in brick and half-timber. At present it functions primarily as the maintenance center for both the Vanderbilt and the Roosevelt sites, and is deteriorating from this use. Vanderbilt cars and a carriage are on exhibit to visitors. The second floor is used for two National Park Service staff apartments and storage.

Near the mansion is the pavilion, presently housing the Vanderbilt visitor center, and curatorial space and administrative offices for both historic sites. Finished in pebble stucco, it was used by bachelor guests, and on occasional winter weekends by Frederick and Louise Vanderbilt. The building has a delightful charm that contrasts nicely with the solemn mansion.

The main and lower gatehouses are built of limestone, as is the mansion. They have a lively elegance that gives them distinction, particularly in relation to the handsome wrought-iron gates nearby. Park Service employees occupy them today, carrying on their use in Vanderbilt's era.

At the north edge of the formal gardens are two quaint brick-and-frame buildings, the only buildings extant from Langdon's occupancy — the toolhouse and the gardener's cottage. Until 1954 they were connected by the long carnation greenhouse. Interiors have been modified and they are now occupied by Park Service personnel.

Of the various bridges and dams built by Vanderbilt, one is particularly significant — the White Bridge over Crum Elbow Creek near the main gate. A graceful single arch, it is thought to be one of the earliest reinforced concrete bridges in the United States.

Possibly unique on a private estate is the concrete subway built under U.S. 9 for delivery wagons and for teamsters from the farm to the east.

Until its demolition in 1953, a 1½-story frame boathouse stood at Bard Rock. This was used for sailboats and other small craft, and to bring in by launch passengers from Vanderbilt's yacht anchored in the river. The house was built between 1890 and 1903 by Samuel B. Sexton, whose estate Vanderbilt acquired in 1905.

A dressed stone wall about 6 feet high encloses the estate, with massive stone piers and wrought-iron gates at the entrances. Originally the wall was surmounted by wrought-iron spikes; these were removed and used for scrap metal during World War II.

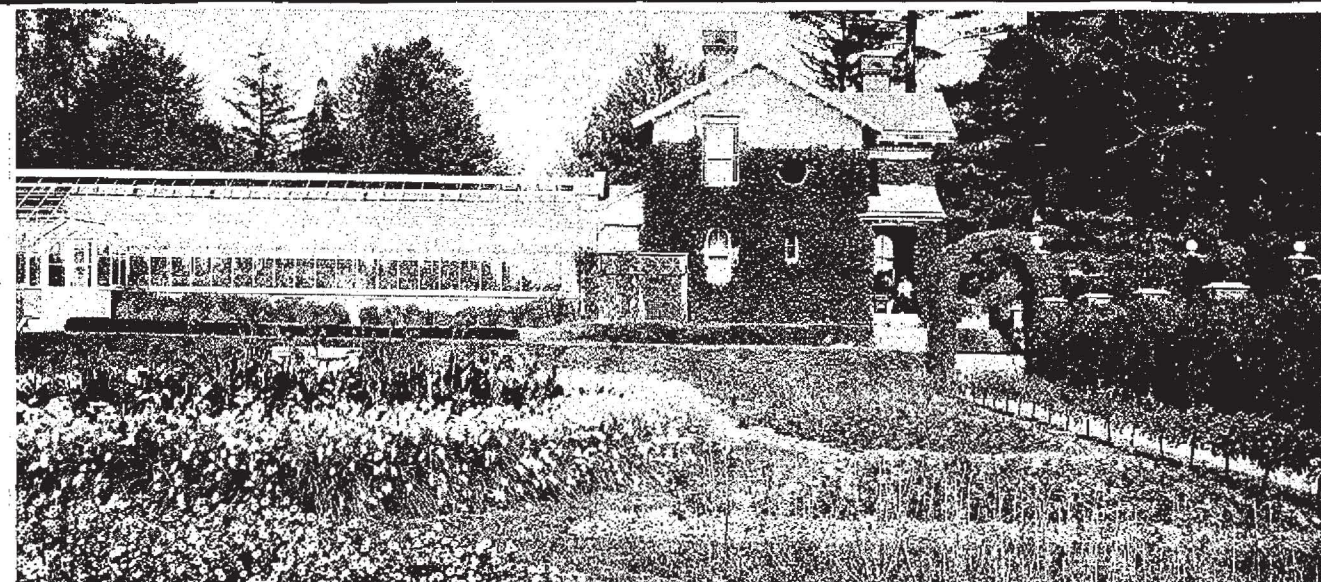


PAVILION FROM THE EAST

VANDERBILT MANSION, FROM NORTHEAST (EARLY PHOTO)



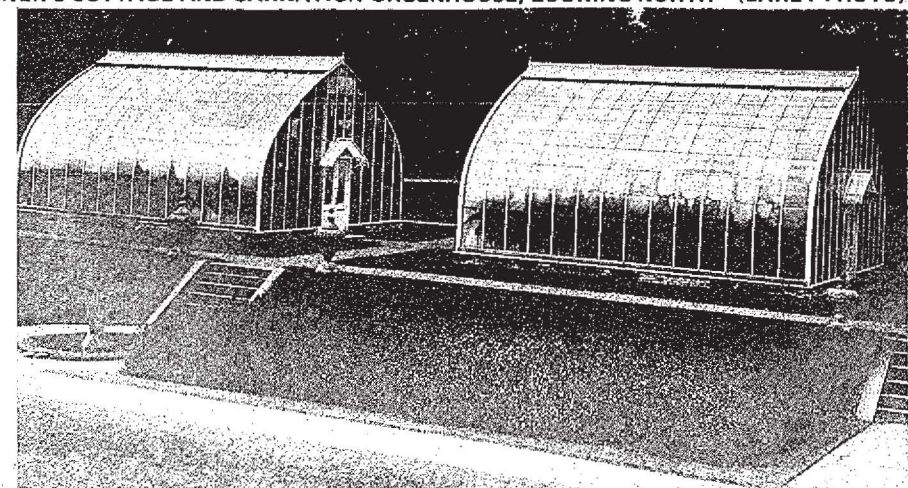
COACH HOUSE FROM SOUTHWEST



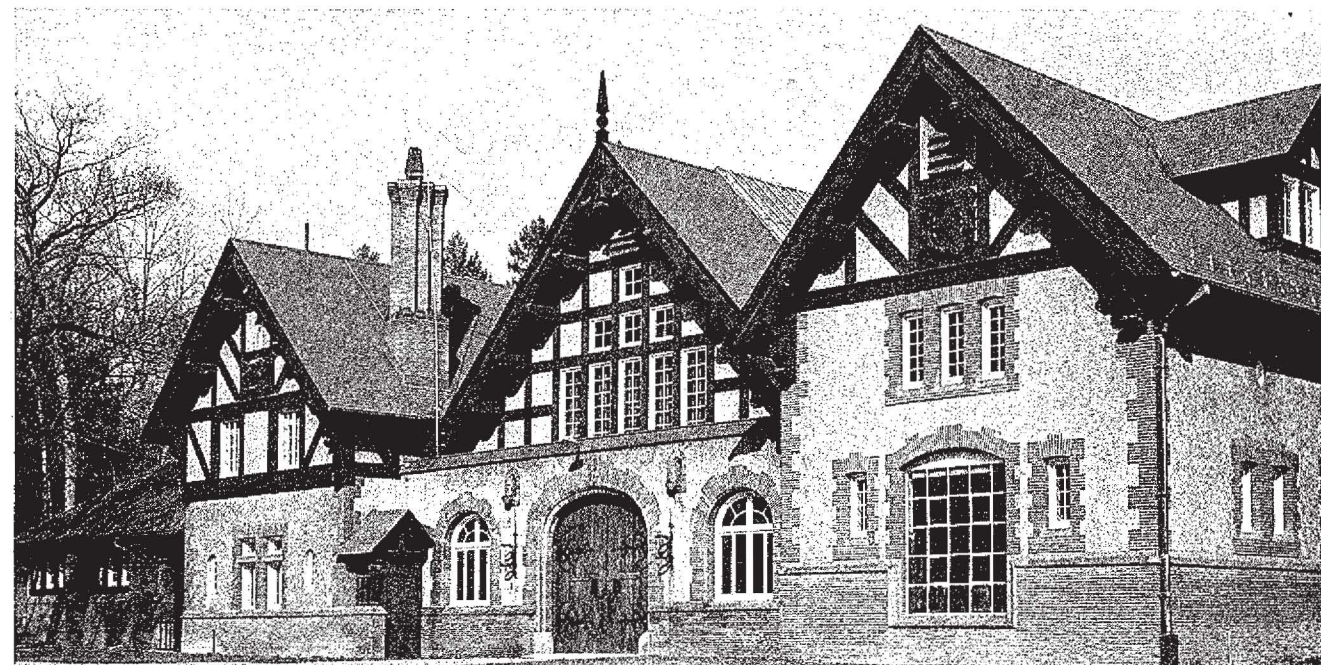
FLOWER BEDS, GARDENER'S COTTAGE AND CARNATION GREENHOUSE, LOOKING NORTH (EARLY PHOTO)



PERGOLA AT EAST END
OF ROSE GARDEN



VIEW OF PALM HOUSES, LOOKING SOUTHWEST. EARLY 20TH CENTURY



The Plan

COMPREHENSIVE PLANNING IN HYDE PARK

Frederick P. Clark Associates, Planning Consultants, prepared a comprehensive plan for the town of Hyde Park that was presented at public hearings in the summer of 1972. The plan is an extensive revision of a plan prepared in 1958 by the same firm.

This discussion suggests ways in which the plan, effectively implemented, could enhance the experience of tourists visiting the national historic sites and ensure environmental protection of these sites. Continued active participation in the planning process by park management will be vital to achievement of these goals.

From the tourist point of view there are two elements to the town: the western corridor containing U.S. 9 and the hamlet and the lands stretching westward to the river; and the balance of the town, centering along U.S. 9G to the east, which constitutes the more residential or "internal" area.

All possible efforts should be made to preserve, maintain, and enhance the western element — to increase its attractiveness and reinforce its tourist orientation. This is an area encompassing the two historic sites, the State parks, and the scenic open and forest lands spreading to the river. Here the visitor hopes to find an enjoyable recreational drive through pleasant country and an attractive hamlet.

Unfortunately, a mixture of commercial establishments, residential areas, and multiple direct accesses to U.S. 9 presently create danger and congestion. Congestion and commercialism are particularly inappropriate in the vicinity of the national historic sites, especially the Roosevelt Home where a quiet, rural flavor is desired.

Two interrelated courses of action are suggested. First, facilities and activities of interest to tourists could be concentrated in the hamlet center. This would provide alternatives for tourists waiting to visit the national historic sites (especially the Roosevelt Home when very busy) and would support and reinforce extension of hours at the sites. It would also encourage tourists to stay longer in Hyde Park, possibly overnight.

Second low-density, low-intensity land uses could be retained in the western corridor (both sides of U.S. 9), especially toward the river and near the historic sites. Decreased traffic on U.S. 9 will depend on effective land-use planning.

Increased emphasis on intensive resident-oriented commercial activity along this route will not result in a decrease. To be effective as a tourist corridor, U.S. 9 should be conceived as a vital esthetic environment — a pleasureable experience — not as unlimited access to property. Crucial factors in maintaining this character will be sign control and high design standards — particularly vital in the vicinity of these national historic sites.

The town should consider establishment of an historic district (or districts), covering the national historic sites and the hamlet center. Such identification could give a measure of land-use control, help preserve historic character, and strengthen efforts to restore or reconstruct historic buildings and adapt them to productive uses.

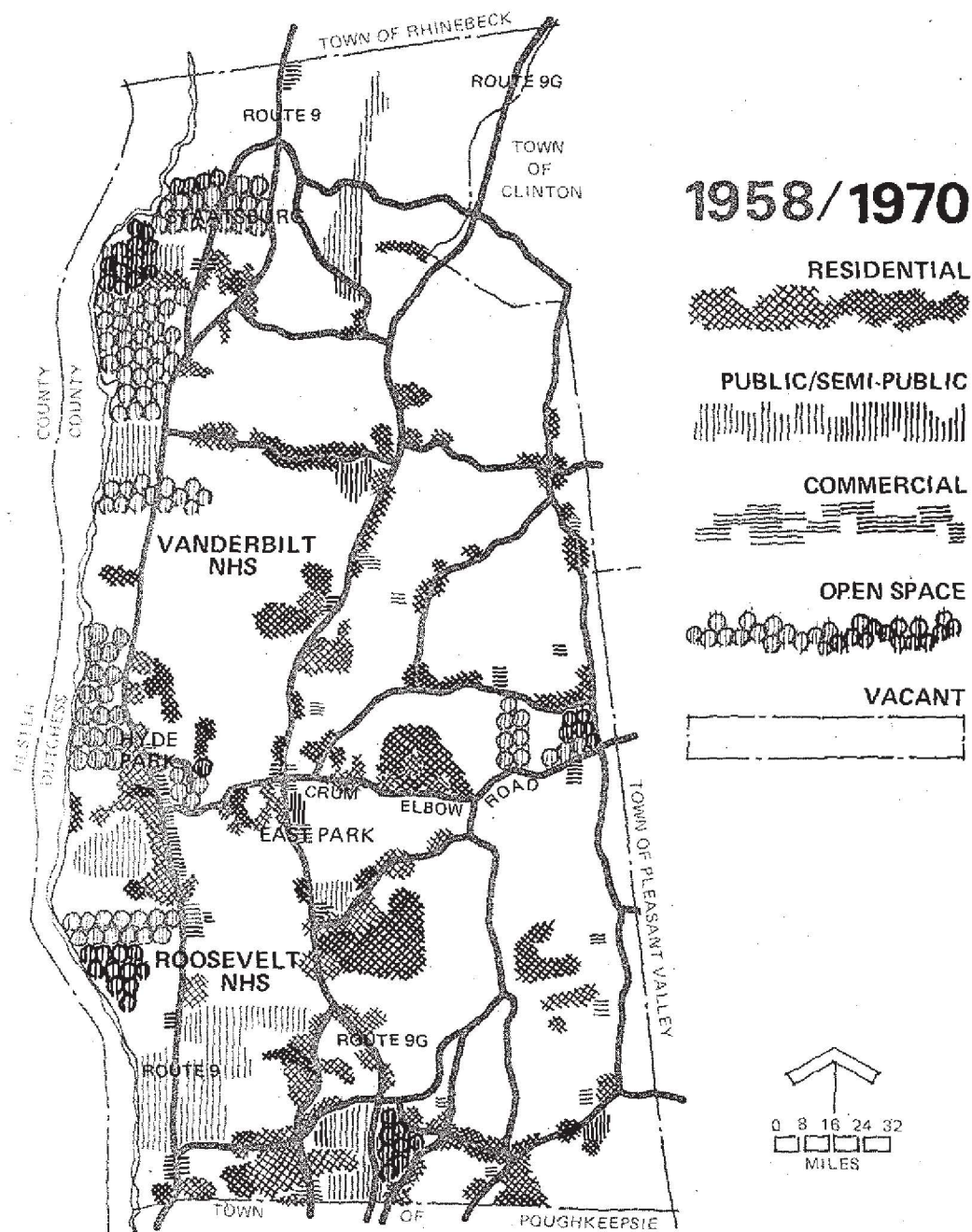
Often overlooked is the fact that the many thousands of dollars generated each year by the Roosevelt and Vanderbilt national historic sites contribute to the town's economy, through expenditures both by the Park Service and by tourists. The town also gains tax revenues through these activities. An economic survey should be made jointly by the Park Service and the town concerning tourist and National Park Service spending patterns in Hyde Park. This would demonstrate the impact of Park Service operations on the town's economy and would prompt greater cooperation toward policies and actions that will benefit both.

Although it is not subject to control by either the town of Hyde Park or the National Park Service, Ulster County directly across the Hudson River is important to both. The scenic views of the bluffs and mansions are an important part of the experience for tourists. The Park Service and the town, which are both working to preserve the scenic appearance of the east bank of the Hudson, should strongly express their interest in the maintenance of scenic quality in Ulster County and should offer practical assistance to this end.

DEVELOPMENT AND OPERATIONS

The Park Service should seek cooperation of the town in stabilizing conditions on surrounding property. This could consist of maintaining open space and public or institutional uses, in addition to the residential uses already established.

Consideration should be given to changing the access to and the circulation within the park. A long-range plan would be to eliminate the intrusion of private automobiles and bring visitors in by minibus that would also stop at the FDR Home, special visitor facilities in the hamlet center, and the Hyde Park Playhouse (Vanderbilt Barns). The minibus trip could also stimulate a circuit of the grounds; views of the estate would encourage people to get out and experience it on foot. It is essential that the load carrying capacities of bridges be determined and considered in planning.



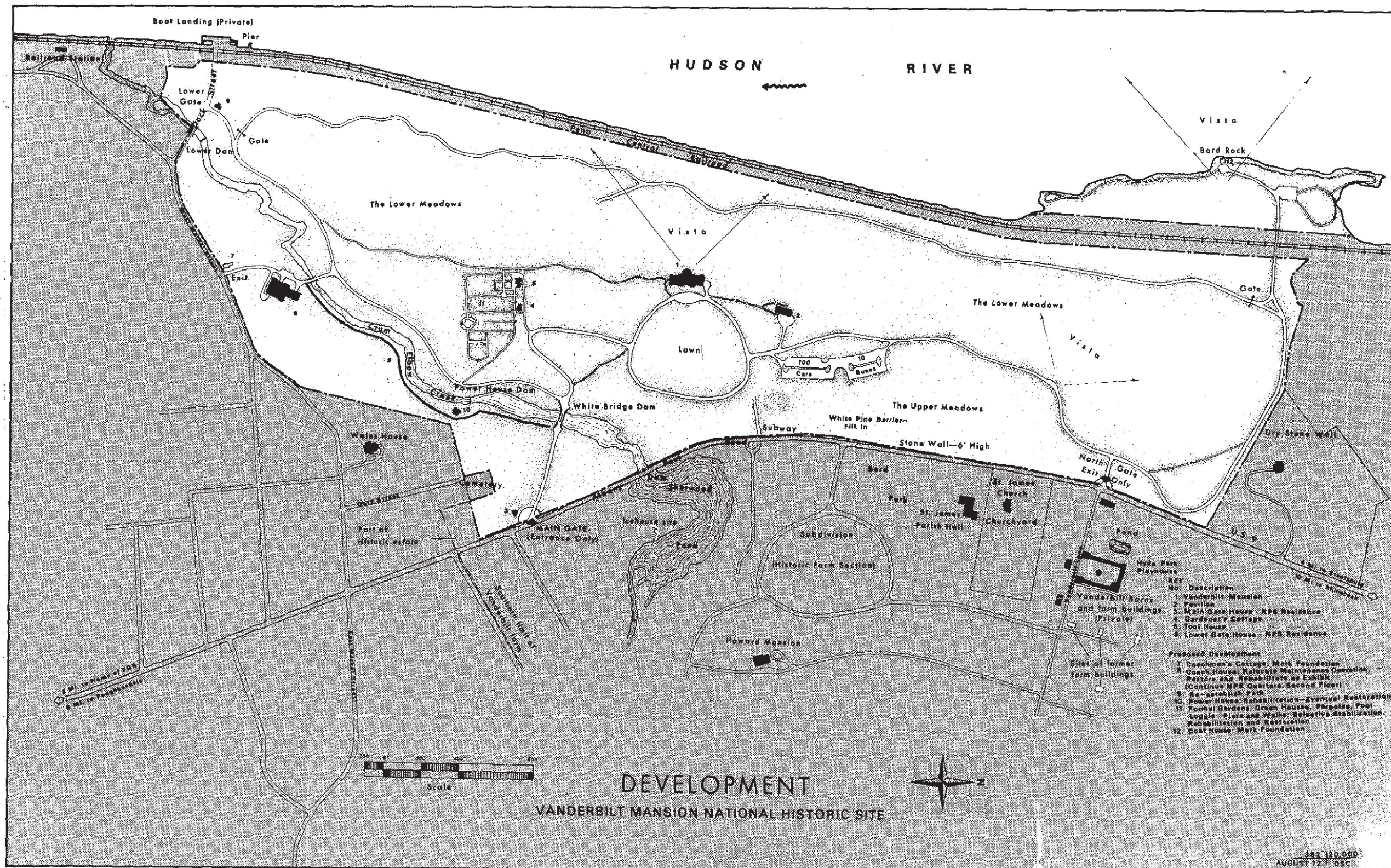
Generalized Land Use

TOWN OF HYDE PARK

UNITED STATES DEPARTMENT OF THE INTERIOR • NATIONAL PARK SERVICE

SOURCE: FIELD SURVEY — FREDERICK P. CLARK ASSOCIATES, PLANNING CONSULTANTS

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The focal point for all development, restoration, and interpretation should be the period from 1900 to 1917, when the estate was at the height of its grandeur.

Visitors should be encouraged to stroll freely over the grounds. Lunching should be allowed at a number of places, not just at Bard Rock. The estate was conceived as a managed landscape; accordingly, esthetic aspects should be carefully maintained. These include selective topping and removal of trees to maintain vistas; conscious balancing of open meadows, lawns, specimen trees, and shrubs; removal of dead trees and brush; and cleaning of ponds and waterfalls to preserve the delightful sound and sight of moving water. Enjoyment of the grand panorama of the Hudson River and the Shawangunk and Catskill Mountains is one way that visitors can identify with Frederick Vanderbilt. An understory of pines should be planted along Albany Post Road, to maintain the feeling of privacy created by Vanderbilt and to provide a present-day insulation against traffic.

The formal gardens cannot be restored to their early 20th century magnificence, but a partial effort can be made. Rehabilitation of gravel paths, walls, and piers could establish the basic outlines. Next could come the identification of more detailed features by use of ground cover or grass patterns. Other low-maintenance features that act as focal points could be restored, such as arbors, trellises, pergolas, etc.

Later stages could reintroduce a selected number of planting beds, to illustrate the types of plants used in the prime historic period.

Assistance should be sought from other sources. Different bedding sections could be identified with the various organizations that assisted financially in their restoration. Labor could be provided by Youth Corps or volunteer groups. A donor should be sought to set up a trust fund to maintain the gardens in the future.

An important restoration/rehabilitation project is the coach house. Next to the mansion, this is the prime structural feature of the estate. The building should become a major center of interpretive interest and visitor activity when the maintenance operation now housed there is moved to the Morgan property. However, the restoration project could go forward even before this move. Of special importance is replacement of the present roof with tile. The two apartments on the second floor will continue to be occupied by Park Service staff personnel.

Also important is restoration of the architecturally interesting powerhouse. This is a rare structure and one of the earliest still in existence. It is also important symbolically, indicating the Vanderbilt's independence and wealth. Restoration of the roof structure is the principal job. Interior rehabilitation is also needed. The generator and other parts should also be rehabilitated to simulate operating

conditions. Financial assistance might be obtained from major manufacturers, trade associations, or regional power companies.

The path or road trace from the White Bridge to the powerhouse and to the carriage house should be restored. This path is needed for access and would provide a delightful walk along Crum Elbow Creek away from road traffic on the opposite side.

Administration functions will be removed from the pavilion (now seriously overcrowded) and located at the "Bellefield" mansion on the Morgan property; the Roosevelt administration operation will also be transferred there. Also relocated to the Morgan property will be the curatorial workshop and office now in the pavilion's kitchen space. The visitor center operation in the pavilion is being revamped, and particular attention is being paid to the preservation of the historic fabric. This may permit restoration of the sunporch and its use as a pleasant lounge area. By means of removable screens and glass panels, it could be used throughout the year.

When the necessary furnishings have been acquired and the spaces rehabilitated, the mansion third-floor guestrooms should be exhibited to visitors. Use of the servants' quarters on the third floor by transient National Park Service personnel will continue.

The boathouse at Bard Rock was an important feature of the estate, where launches brought passengers ashore from the Vanderbilt yacht anchored in the stream. Yachting was an important symbol of Vanderbilt status, and it was also an historical recall of "Commodore" Cornelius Vanderbilt's far-flung shipping interests, which were the foundation of the Vanderbilt fortune. The site of this interesting building should be marked.

Although not part of the site, the elaborate Vanderbilt barns across U.S. 9 from the north gate were an integral part of the estate, as the nucleus of the farm operation associated with Frederick Vanderbilt's interest in purebred livestock. This is a most unusual and architecturally interesting group of buildings; also included are the creamery and the dairyman's house and garage on the south side of Vanderbilt Lane. At present, the barns are operated as the Hyde Park Playhouse. This is the kind of activity, discussed elsewhere, that would give visitors to Hyde Park an inducement to stay longer.

The Park Service should explore with the buildings' owner ways in which cooperative programs could be developed to give visitors an understanding of the role and importance of these buildings, or at least suggest that visitors take a look at them. Acquisition of these buildings is not recommended, but their preservation in present or similar uses is encouraged. As a measure of protection, the owner should be encouraged to seek National Register of Historic Places designation for these structures. The State Historic Preservation Officer should be encouraged to seek this designation.



VANDERBILT BARNS FROM THE SOUTH. LARGE BARN HAS BEEN CONVERTED TO A THEATER.

Efforts should be made to complete the mansion's collection of furniture and furnishings, oriented to the 1900-1917 period. This should include acquisition of objects removed between Frederick Vanderbilt's death in 1938 and the transfer of the mansion to Federal ownership in 1940. Related to this, a library should be established as a working preservation tool.

Regional colleges should be encouraged to have students do research projects using the mansion's collections. Material developed from the studies could support site management and provide ideas for interpretive programs.

Details of possible visitor activities, such as carriage rides and musical programs, are covered in the next section.

Although not under control of the Park Service, the scenic views of the bluffs and imposing mansions across the river in Ulster County are an important part of the experience for visitors at the site. The Park Service, which is doing a great deal to preserve the scenic view from Ulster County to the east side of the Hudson, should strongly express its interest in maintenance of scenic quality in Ulster County, and offer cooperative assistance (if practical) to this end.

INTERPRETATION

General

There are certain natural ties between the Home of Franklin D. Roosevelt and Vanderbilt Mansion National Historic Sites that should be stressed in interpretive programs for the two areas. Visitors who see both sites will be immediately struck by the contrast. Despite its lack of inhabitants, the home itself retains the quality that FDR wanted: looking "lived in." The mansion seems more like a relic out of the past — a palace that is cold, remote, and untouchable even without its ghosts. Even if the proposals bring it more to life as it was in its heyday, the mansion will always retain some of those detached qualities that will forever provide this interesting contrast between the older wealth and the newer wealth.

Franklin Roosevelt clearly had his roots in Hyde Park on the Hudson; Frederick and Louise Vanderbilt seem more to have spread theirs among this place and Newport, Bar Harbor, New York City, Palm Beach, and the spas of Europe. Yet, as friends and neighbors, they shared an interest in the welfare of the town of Hyde Park and were prime movers in its history. The mansion became a national historic site because of FDR's interest and was even used by his staff during the hectic days of his World War II leadership.

Although opportunities such as these exist for joint interpretive focus, each area requires a particular interpretive approach based on its special qualities: the mansion is a monument to an era; the home is a memorial to a remarkable man and his unique wife.

Interpretive Objectives

The late 19th Century was a period of cultural immaturity, a sort of delayed childhood. Although the hardboiled captains of industry and the robber barons of finance could prove themselves masters of the material, they — or their wives — created another world of fantasy. They had not been born in castles or palaces, so they pretended they were knights and ladies, feudal lords and chatelaines issuing orders to retainers in uniform. If they had no rich heirlooms, they bought them. If older families of better taste looked down upon them, they spent their riches defiantly enough to compel the traditionary families to come to heel.

— Howard Mumford Jones
The Age of Energy

Vanderbilt Mansion National Historic Site symbolizes the era when wealthy American industrial/financial leaders developed great estates and lived in the manner of European royalty. As such, it represents an important phase of the economic, sociological, and cultural development of America. Interpretive programs for this park must convey to visitors a sense of this era, which has been variously characterized as the Gilded Age, the Age of Enterprise, the Age of Energy, and the Age of the Moguls. Recognizing that this historic period largely determined the conditions we have inherited today, the site's interpretive programs should tie past to present to make the total evolution meaningful to modern visitors. The complete way of life (numerous houses, yachts, social life) should be stressed, as well as the sources of the great wealth. The contrasts between various lifestyles during the era should be subtly woven into the presentations, but attempts to moralize should be avoided.

Painting an era with broad strokes, the interpretive programs need to highlight the *people* who lived and worked on the estate. Frederick and Louise Vanderbilt should be revealed as flesh-and-blood human beings — not cardboard cutouts akin to the marble fixtures — as should the relatives and friends who visited them, and the large staff who served the mansion, grounds, and farm.

While the major mission of an historic estate is to convey a sense of people, activities, and events, and not to concentrate on furnishings, there is a need to look closely at them, too. A great many of the objects — outstanding tapestries, hand-carved woodwork — are unusual examples of their kind. Thus, much more than other historic structures, the Vanderbilt Mansion is a *museum* and should be interpreted as such. Indeed, its furnishings should be maintained, rehabilitated, and replaced in the spirit that existed during the Vanderbilts' residence here, to retain this rich and unique character.

It is also essential to illustrate man's relationship with his environment in the 19th century "ordered nature" landscaping and gardens much admired in that period. This concept will permit interpretive programs to look at the history of the estate, its many fine trees, its formal gardens, and the outstanding Hudson River views.

Interpretive Concept

The interpretive concept for Vanderbilt is twofold: an intensive focus on the period from 1900 to 1917, the heyday of this unique way of life; and concern for the environment in which the Vanderbilts developed the estate.

The National Park Service tended to "freeze" the site's character in its condition at the time of park establishment in 1940, long after the era that the mansion and grounds should essentially reflect. Interpretation should instead highlight features that speak eloquently about the estate's most active years. An excellent example of this interpretive approach was the "restoration" of the Edward Simmons' ceiling painting in the Gold Room, after its discovery in 1962, to capture the feel of the early 20th century focus period.

More can be done to achieve this feeling: flowers, activity touches, the opening of additional rooms, fireplaces aglow, clocks running, tables set, and music. However, if an item dates to a later day (for instance, a 1933 sink in the kitchen) it need not be removed, but can be explained in the context of the focus period. It is hoped, however, that this refocus will make the place more "active" and be truer to history by emphasizing the phase of its existence that led to its designation as a national historic site.

In keeping with the desire to emphasize the years from 1900 to 1917, more interpretive attention should be given to the estate. The mansion was only one factor in an enterprise of vast proportions, and too little has been done over the years to bring these other features to life. Accordingly, a feature like the coach house should be more appropriately refurnished to reflect its use during the historic period. The powerhouse should be repaired, rehabilitated, and opened to visitors. Aspects of the formal-garden enterprise should be reactivated to give some idea of this huge operation and to promote the "ordered nature" concept previously mentioned. Ultimately, a more elaborate landscape plan might be in order, with selected additional features reconstructed. There should be a strong interpretive thrust toward visitor appreciation and understanding of the estate features beyond the mansion.

This desire to look *outward* tends to merge with the concern for the environment in which the Vanderbilt estate was developed. Of special importance is the farm section across the Albany Post Road. Now privately owned, this area has a barn complex and several other buildings that vividly convey the importance of the farm developments of the Vanderbilt estate. They add a "just right" character to the desired community environment.

See appendix C for further details.

Appendixes

- A: STATEMENT FOR MANAGEMENT AND PLANNING
- B: DESIGNATION ORDER
- C: INTERPRETATION – DETAILS
- D: REGIONAL FACTORS AND PLANNING AGENCIES
- E: DUTCHESS COUNTY/HYDE PARK
- F: MANSION FLOOR PLANS
- G: BIBLIOGRAPHY
- H: MASTER PLAN TEAM AND CONSULTANTS

A: STATEMENT FOR MANAGEMENT AND PLANNING

The following statement by the superintendent of Vanderbilt Mansion National Historic Site reflects park management's needs and goals relative to this master plan.

PURPOSE OF THE PARK

Secretary of the Interior Harold L. Ickes designated a portion of the estate of Frederick W. Vanderbilt and the structures thereupon as Vanderbilt Mansion National Historic Site on December 18, 1940, because they are "representative and illustrative of their period and hence of national significance in the economic, sociological, and cultural history of the United States."

Thus the primary purpose of the park is threefold: (a) to explain the significance of these wealthy Americans and the era they represent in the economic, sociological, and cultural history of the United States; (b) to let present and future generations know what estate- and mansion-living was like for the Vanderbilts and similar wealthy people who lived at the top of the social and economic ladder; (c) to illustrate a phase of man's relationship with his environment.

MANAGEMENT CATEGORY

Historical.

LAND CLASSIFICATION

All land is Class VI land (historical and cultural areas).

BASIC DATA HIGHLIGHTS

Vanderbilt Mansion National Historic Site includes 211.65 acres located west of U.S. Route 9 on the east bank of the Hudson River in the township and hamlet of Hyde Park, Dutchess County, New York. It is 6 miles north of the city of Poughkeepsie. The Poughkeepsie Dutchess County Standard Metropolitan Statistical Area has a population of approximately 222,000 people. Seventy-five percent of these people live in the southwestern part of Dutchess County, which includes Hyde Park. It is 80 miles north of New York City and 70 miles south of Albany.

Dutchess County is traditionally rural, but is experiencing constantly increasing urbanization. Hyde Park is under extreme pressure to suburbanize and "develop" its land in the form of shopping centers and other developments. Because of this pressure, the Park Service must work to preserve the historic integrity of the site and surroundings.

Summers in the Hudson Valley are often hot and humid. Winters often have severe temperatures of well below zero. Snowfall averages 60 inches a year; individual storms often produce 1 foot or more. The fall-color season attracts many visitors.

Mr. and Mrs. Frederick W. Vanderbilt and many others of their class selected or built homes along the Hudson for their spring and fall residences. The scale and character of the architecture and grounds are an expression of power and affluence. The interior of the mansion likewise is indicative of a formal and elegant way of life. None of these great Hudson River estates are still operating in the grand style. Several are open to the public, including the Franklin D. Roosevelt estate, "Springwood," the State-owned Mills Mansion, and "Olana," Frederick Church's home. "Clermont" (Livingston Manor), also owned by the State of New York, is proposed for public exhibit when funds are available.

The Frederick W. Vanderbilts purchased the property in 1895. The present mansion was completed in 1899. They utilized the house and grounds until 1926, the year of Louise Vanderbilt's death. Frederick continued to live there until his death in 1938. Two years later it was given to the Federal Government by his heir. F. W. Vanderbilt was the grandson of the famous "Commodore" who made the family fortune in shipping and railroads. Frederick's father left an estate of over \$200 million, with Frederick receiving approximately \$10 million. A quiet and retiring individual, Frederick did not pursue the ostentatious type of existence of several of his brothers and sisters. He devoted his time to increasing his wealth through careful investment, and on his death left an estate of approximately \$77 million.

During 1970, 270,968 persons visited the historic site, 162,921 of whom went through the mansion. The trend has been a gradual increase in numbers of visitors each year since a combined ticket with the Home of Franklin D. Roosevelt National Historic Site was instituted.

Funding for preservation, restoration, and replacement of the buildings and their contents, other structures, and landscape plantings have never equaled the standards established by Frederick Vanderbilt. The National Park Service has a commitment to President Roosevelt to replace trees and other plantings as they die. Environmental controls are needed to protect buildings, structures, and furnishings.

There are 11 historic buildings on the site. The mansion and the pavilion, which serves as a visitor center and park headquarters, are generally open to visitor use. The coach house carriage wing is used for exhibits; the main portion houses two apartments and the park maintenance operation. Two gatehouses, the gardener's cottage, and the toolhouse are used for employee residences. Crum Elbow Creek flows through the site. Several other historic-period buildings are in disrepair or have been torn down or moved away. The formal gardens are deteriorating. Across the Albany Post Road (Route 9) from the historic site is a complex of buildings that were part of the Vanderbilt farm. The barns are currently used as a summer theatre; the superintendent's and dairyman's house, creamery, and garage are private homes.

MANAGEMENT OBJECTIVES

General Management Objectives

Administration. Vanderbilt Mansion National Historic Site is administered jointly with the Home of Franklin D. Roosevelt National Historic Site; headquarters for both are currently in the Vanderbilt pavilion. The Morgan property, located just north of the Home of Franklin D. Roosevelt National Historic Site, has been offered to the National Park Service. If it is accepted as an addition to the Roosevelt Home site, the joint headquarters will be moved to the Morgan mansion. A Supervisory Park Technician (GS-7) is in charge of visitor services in the Vanderbilt Mansion.

Level of Operation. The park is open all year. During the low travel season in the winter months the historic buildings may be closed 2 days a week, and are closed Christmas and New Year's Day. No visitor overnight facilities are available. Consideration should be given to lengthening visitor hours and/or opening 7 days a week, as visitation demands. Twenty-four-hour manned protection service is required throughout the year.

Fee Collection. This is an area under the Land and Water Conservation Fund. The entrance fee is a joint fee with the Roosevelt Home. A combined fee for the Franklin D. Roosevelt Library, Franklin D. Roosevelt Home, and Vanderbilt Mansion should be explored and initiated if feasible.

State and Local Cooperation. Park management will actively participate in community and regional planning to ensure that the respective interests and needs of both park and community are mutually respected for compatible progress in a balanced environment. Cooperative solutions to such mutually important problems as zoning, traffic control, law enforcement, and retention of a quality environment will be sought through communication with town, county, and State agencies. Particular emphasis should be placed on working with historical and environmental agencies and organizations. Cooperative efforts toward completion of a study to determine the economic impact of visitation and of government funds on the economy of the local region should be given.

Access and Circulation. Adequate visitor access, circulation, and parking will allow optimum visitation. One-way roads and restricted traffic patterns may be used for safety. Roadside parking may be provided in selected areas.

Land. No additional lands will be sought. However, through other means, the National Park Service will encourage compatible use and preservation of the barns and buildings east of Route 9 that were once a part of the estate.

Visitor Sales Service. Interpretive materials and services will be provided by the Hyde Park Historical Association.

Contractual Services. Contractual services will be utilized where they are advantageous to park operations.

Resource Management Objectives

Historical Preservation. Physical management of the historic resources will be aimed at preserving and/or restoring the historic buildings, their contents, and the grounds, and at recreating the environment which Mr. and Mrs. Vanderbilt knew and enjoyed. The approved resource management plan and interpretive prospectus will guide such management. All physical features of the park, building contents, and grounds will be given maximum security and protection, including intensive guard service and automatic detection devices for fire, burglary, and other hazards. Environmental controls will be included within buildings.

Development and Use. Area development and use will be in accordance with carrying capacity (land and buildings), architectural character, management efficiency, historical data, interpretive objectives, ecological principles, and a

quality visitor experience. The interpretive prospectus and resource management plan will determine what historic buildings and portions of buildings will be refurnished and/or exhibited, as well as other functional information and interpretive arrangements.

Research. A continuing research program oriented toward management and interpretation of this historical resource will be developed at the site and pursued by historians, curators, and others, as appropriate. Full written and photographic records will be kept of the structures and objects therein and used in the development of furnishing plans.

Visitor Use Objectives

Interpretive Theme. The interpretive theme of Vanderbilt Mansion National Historic Site is the way of life characteristic of the wealthy estate owners in the very late 19th century and first decades of the 20th century, and their significance in the economic, sociological, and cultural history of the United States. Frederick Vanderbilt owned the mansion from 1895 to 1938. Interpretation will emphasize the years from 1900 to World War I.

Visitor Facilities. The Vanderbilt pavilion, with improved exhibits and audiovisual program, will continue to be used for visitor orientation and interpretation. The luncheon area at Bard Rock provides minimal picnic sites, but picnicking will be allowed at other selected sites compatible with area resource values. No fires will be allowed.

Compatible Public Use. Compatible recreational and cultural uses of the site will be encouraged where they do not conflict with or injure the historic resource. An active program of interpretation for school groups will be continued.

Visitor Services. All visitor-services employees on the grounds and in the buildings serve dual functions: (a) protection of the area and the visitors, and (b) interpretation. The nature of the mansion requires that staff for protection and interpretation be on duty at strategic locations at all times when the park is open to the public. A school-group service program encourages use of the site as an extension of the classroom.

Interpretive Method. In accordance with an approved interpretive prospectus, interpretation will seek to inspire visitors to do and learn more by themselves regarding area resources and values. Written information and interpretive methods, including audio, wayside exhibits, and room labels will be provided as an extension of the personal-services program. All appropriate methods for developing "living history" and related cultural activities for this site will be utilized.

B: DESIGNATION ORDER

14. Vanderbilt Mansion National Historic Site

Designation of certain lands to comprise the site: Order of December 18, 1940

ORDER DESIGNATING THE VANDERBILT MANSION NATIONAL HISTORIC SITE, HYDE PARK, N. Y.

[Dec. 18, 1940—5 F. R. 5232]

WHEREAS the Congress of the United States has declared it to be a national policy to preserve for the public use historic sites, buildings, and objects of national significance for the inspiration and benefit of the people of the United States, and

WHEREAS certain lands and structures in the town of Hyde Park, New York, part of the estate of the late Frederick W. Vanderbilt, have been declared by the Advisory Board on National Parks, Historic Sites, Buildings, and Monuments to be representative and illustrative of their period and hence of national significance in the economic, sociological, and cultural history of the United States, and

WHEREAS title to the above-mentioned lands and structures is vested in the United States, having been donated by Margaret Louise Van Alen for preservation as a memorial to her uncle, the late Frederick W. Vanderbilt, from whom she inherited the property by will:

NOW, THEREFORE, I, Harold L. Ickes, Secretary of the Interior, under and by virtue of the authority conferred upon the Secretary of the Interior by Section 2 of the act of Congress approved August 21, 1935 (49 Stat. 666), do hereby designate the following-described lands, with the structures thereon, to be a national historic site, having the name "Vanderbilt Mansion National Historic Site":

All those pieces or parcels of land, together with the structures thereon, situated in the Town of Hyde Park, County of Dutchess, State of New York, conveyed to the United States of America by Margaret Louise Van Alen by deed dated May 21, 1940, and recorded in the County Clerk's Office, Dutchess County, in book number 583 of deeds at page 323, and more particularly bounded and described as follows:

PARCEL 1

Beginning at the northeasterly corner of a stone post in a corner of wall in the westerly line of the Albany Post Road, and in the southerly line of lands of the Huyler Estate, and running thence along the easterly face of the wall, the westerly line of said Post Road, south 21°00'30" west 83.65 feet; south 22°51'10" west 140.32 feet; south 21°30'50" west 396.97 feet; south 15°07'20" west 42.81 feet; south 9°51'40" west 206.21 feet; south 9°45'00" west 231.40 feet; south 8°38'50" west 873.49 feet; south 7°15'30" west 193.15 feet; south 1°45'40" west 37.14 feet; south 1°00'50" east 68.41 feet; south 2°30'40" east 170.55 feet; south 4°20'10" east 100.16 feet; south 5°57'20" east 142.63 feet; south 12°55'11" east 68.20 feet; south 19°26'40" east 34.40 feet; south 22°03'40" east 39.58 feet; south 25°33'50" east 32.47 feet; south 27°35'20" east 206.71 feet; south 25°23'50" east 143.02 feet; south 25°57'40" east 77.08 feet; south 24°39'30" east 305.01 feet; south 25°04'50" east 122.08 feet; south 22°00'00" east 115.89 feet; south 20°24'20" east 226.52 feet to a crow'sfoot cut in the easterly wall;

VI. NATIONAL HISTORIC SITES—VANDERBILT MANSION

thence leaving the Albany Post Road south 75°53'20" west 213.84 feet to the southeastern corner of the Old Stoutenburgh Cemetery; thence following the boundary wall of said Cemetery north 19°08'30" west 130.72 feet; south 77°56'05" west 108.95 feet; south 11°37'28" east 134.28 feet; thence leaving said wall and following along a board fence at the end of Doty Avenue south 77°05'01" west 11.97 feet to a corner; thence leaving said fence south 75°45'23" west 267.06 feet to a post; thence south 13°40'33" west 820.27 feet to a crowfoot cut in the top of the stone wall along the northerly line of West Market Street; thence following along said stone wall south 44°40'02" west 10.95 feet; south 40°33'30" west 43.20 feet; south 35°08'40" west 203.25 feet; south 34°28'20" west 32.94 feet; south 50°37'10" west 23.63 feet; south 57°39'40" west 25.53 feet; south 62°40'00" west 38.32 feet; south 68°36'10" west 305.06 feet; south 68°13'40" west 16.44 feet; south 62°55'30" west 19.28 feet; south 58°24'40" west 420.71 feet; south 62°53'20" west 27.41 feet; south 68°09'40" west 110.01 feet; south 78°03'45" west 31.73 feet; south 85°08'00" west 132.14 feet to an angle in said wall where it leaves said street; thence south 57°30'10" west 10.54 feet to a point, being a corner of lands of the New York Central Railroad Company; thence along the same north 60°40'40" west 160.90 feet; north 59°22'40" west 28.95 feet; south 43°23'20" west 5.67 feet; and north 59°36'40" west about 8.10 feet to a point in the westerly bank of Crum Elbow Creek; thence down and along the same to a point distant south 44°14'10" west about 215.95 feet from the last above-described point; thence leaving said creek and still along the lands of said railroad company north 51°35'50" west about 48 feet to a rail monument; thence on the same course 39.86 feet to another rail monument; north 83°02'40" west 48.38 feet; north 1°30'20" east 138.45 feet; and north 36°30'50" west 69.81 feet to the southerly end of the fence; thence along the easterly face of said fence north 1°08'50" east 65.66 feet; north 6°44'50" east 406.07 feet; north 9°09'40" east 276.67 feet; north 7°43'50" east 334.57 feet; north 3°55'00" east 199.67 feet; north 13°02'30" east 2722.14 feet; north 12°42'20" east 240.24 feet; north 11°16'00" east 61.08 feet; north 9°03'40" east 172.43 feet; 6°51'00" east 94.61 feet; north 5°45'00" east 50.94 feet; north 3°07'30" east 238.42 feet; and north 2°33'30" east 1095.27 feet to a concrete post at the end of the fence in the southerly line of lands of the Huyler Estate; thence along the same, a wire fence south 44°27'50" east 93.57 feet; south 67°20'20" east 69.38 feet; north 69°44'20" east 132.07 feet; north 23°26'50" east 24.90 feet to the westerly end of a wall; thence along said wall south 74°46'00" east 234.67 feet; south 82°22'40" east 234.06 feet; south 60°17'00" east 578.04 feet; south 60°35'50" east 176.17 feet; and south 61°01'40" east 85.38 feet to the point or place of beginning. Containing 201.086 acres.

PARCEL 2

Beginning at a concrete fence post in the westerly line of lands of the New York Central Railroad Company, and on the high water line of the Hudson River, said point being distant north 24°46'00" west 275.62 feet from the northwesterly corner of the above-described Parcel 1, and running thence along the westerly face of the fence, the line of said railroad lands, south 3°00'00" west 1639.27 feet and south 3°04'40" east 102.20 feet to another point on the high water line of said river; thence up and along said high water line to the point or place of beginning. Containing 10.56 acres. Together with all rights of the United States in and to the roadway and

VI. NATIONAL HISTORIC SITES—VANDERBILT MANSION

bridge connecting the above-described parcels over the lands of the New York Central Railroad Company.

The administration, protection, and development of this national historic site shall be exercised by the National Park Service in accordance with the provisions of the Act of August 21, 1935, *supra*.

Warning is expressly given to all unauthorized persons not to appropriate, injure, destroy, deface, or remove any feature of this historic site.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Department of the Interior to be affixed, in the city of Washington, this 18th day of December, 1940.

[SEAL]

HAROLD L. ICKES,
Secretary of the Interior.

C: INTERPRETATION - DETAILS

The desired experience is not a highly regimented one. Although subsequent plans may bar visitor vehicles from the estate and involve numerous restorations and reconstructions, this plan will address itself mainly to *immediate* interpretive developments with some consideration of the distant future.

Upon entering the main gate, the visitor will immediately drive into a world apart. The bridge, the rushing waters of Crum Elbow Creek, the lawns, the trees, the approach to the mansion — all work to provide a marvelous decompression chamber that whets the appetite and sets the mood for further visitor experiences. The visitor center in the pavilion provides information and orientation, sales, and restrooms. There is an audiovisual room and a museum. Park headquarters is also located here. The administrative function and the museum/workshop operation will be transferred to the Morgan manor house, when it is acquired.

The information/orientation section and the sales section of the visitor center are currently being redesigned as more functional units, and improved exhibits and exhibit-room layouts are being prepared. A new audiovisual presentation is under development. The audiovisual room may be relocated from its present space to eliminate the present need to walk through one of the exhibit rooms to get to the audiovisual room. The sunporch could then be returned to its intended function or used as a pleasant lounging area.

The historical handbook is out of date and should be revised. A new park mini-folder is needed to stress the 1900-1917 period and give greater emphasis to the grounds and outbuildings of the estate; presently it describes only the

mansion. The recent acousti-guide tour of the mansion (it also interprets features along the walk from the pavilion to the mansion) is an excellent addition to the park's interpretive program. Eventually a new script should be written to give more attention to the years immediately following 1900, with music and sound effects to heighten the mood.

The mansion should have a furnishing plan that focuses on the period from 1900 to 1917 and makes recommendations on any needed acquisitions or changes. It should include suggestions for making the place more "lived in" (cut flowers, plants, and activity touches — place settings in the dining room, active fireplaces). Capacity should be limited to ensure a quality experience. Additional rooms in the basement (the kitchen and laundry room) and on the third floor should be opened for public viewing as circumstances warrant. There are demonstration opportunities in the kitchen and period dress would be in order here and elsewhere in the mansion. Advanced piano students should be encouraged to practice during visiting hours on the Vanderbilt's gold-leaf Steinway grand piano. Evening concerts and musicales would be held outside the mansion. A sound-and-light presentation for the mansion could recapture the way of life of the bygone era. Although these programs are not to be undertaken lightly, there are few structures in the National Park System so well suited for such shows.

Visitors should be encouraged to see more of the estate. The excellent view of the Hudson Valley and the many fine specimen trees should be interpreted.

Hopefully, sections of the elaborate formal gardens can be restored. Perhaps this program can be started in a small way and expanded as experience dictates. Demonstration opportunities exist for such a development.

The powerhouse machinery should be repaired to appear operable, and opened to the public. Personal-services personnel or an audio message should tell about its functions.

The coach house can become an attraction second only to the mansion, and a more lively place as well. When the maintenance function is removed from the premises, the building should be selectively refurnished to more dramatically express its early use. In addition to the Vanderbilt automobiles, carriages and sleighs could be shown in place.

Driving one of the automobiles or carriages about the estate would enhance the period atmosphere. Regional art shows and crafts demonstrations could also be presented within and outside the structure. Antique car shows and similar events could be held here or elsewhere on the grounds.

D: REGIONAL FACTORS AND PLANNING AGENCIES

A number of government and private organizations are involved with planning in the New York metropolitan region (see Agency Planning Areas map).

Of the several agencies concerned with measuring, analyzing, planning, and guiding the growth of the New York region, the Tri-State Transportation Commission is considered by the Federal Government, New York, New Jersey, and Connecticut to be the area's official regional planning agency. The commission was established by Federal and State legislative action in 1965 and succeeds the Tri-State Transportation Committee formed by the Governors of the three States in 1961. The three States and the Federal Government finance the work of the commission, whose membership is comprised of the representatives of the three States and the U.S. Departments of Transportation, and Housing and Urban Development.

The commission's regional plan has three broad characteristics: the preservation and conservation of about half of the region's land for recreation, conservation, and low-density development; concentrations of economic activities on about 10 to 15 percent of the land at a variety of scales and locations; and the dispersal of housing in a wide variety of residential areas on the remaining land surrounding the urban concentrations and defined by the open space areas. The map on page 43 illustrates the Tri-State Transportation Commission pattern of land development density. A concept of the Tri-State Transportation Commission's plan for major open space is illustrated on page 44.

New York City has 28 percent of the 7.8 million gainfully employed people in the designated region, working in the 86 square miles of the Manhattan central business district. Business, managerial, and professional jobs will continue concentrating in New York. However, most of the blue collar jobs will be outside the central New York City area.

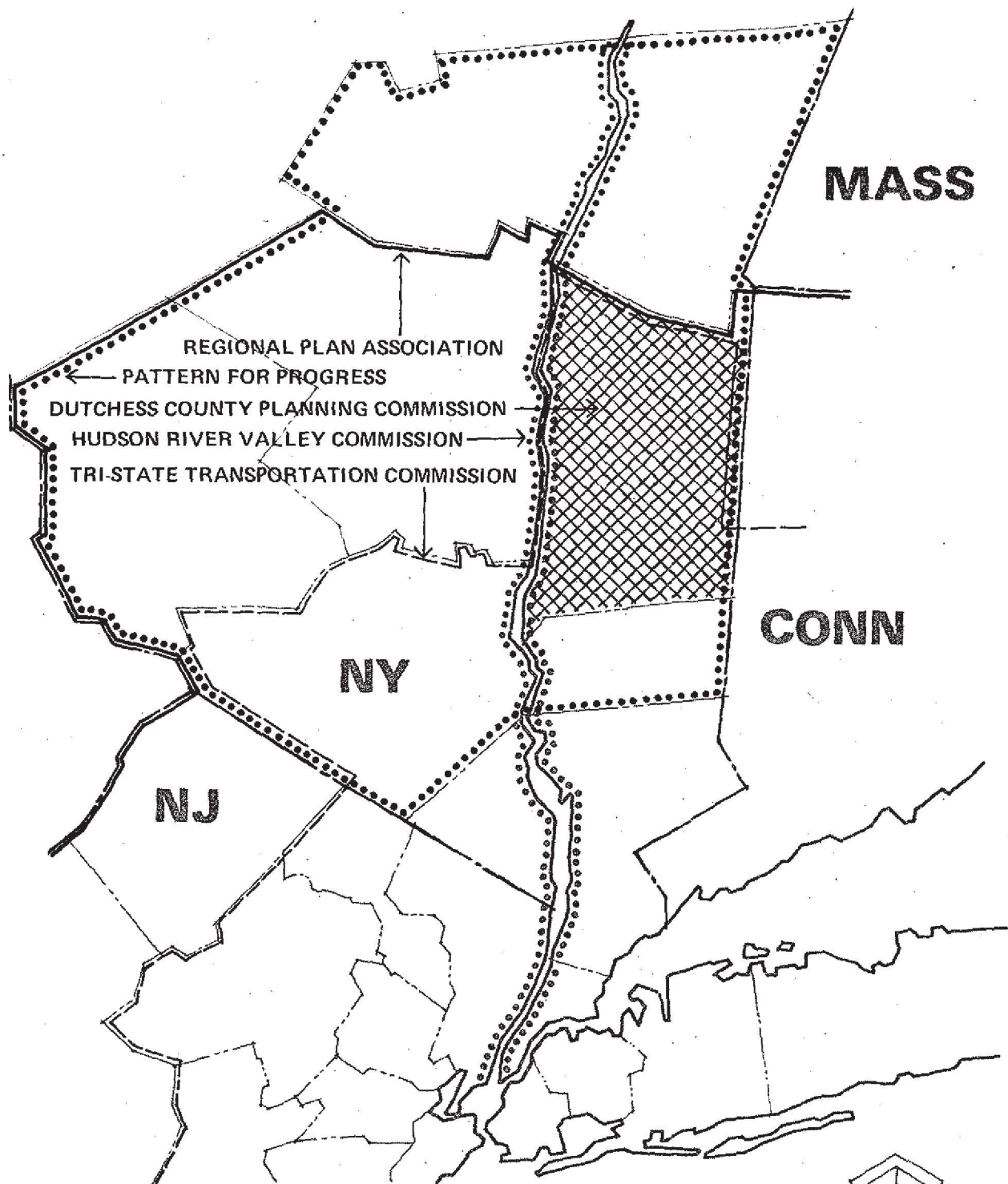
Dutchess County and six other New York counties have prepared a preliminary regional plan called *The Mid-Hudson: A Development Guide*. The area involved covers 51,000 square miles, and had a 1970 population of 750,000, anticipated to increase 60 percent to 1¼ million by 1985. Dutchess, the second most rapidly expanding county, is expected to increase by 115,000 (47 percent) to a 1985 total of 358,000. The guide was developed cooperatively by the following agencies.

MID-HUDSON PATTERN FOR PROGRESS

This is a non-profit citizens' regional planning and development corporation, in full operation since 1967, and specifically concerned with helping to guide future development in the seven mid-Hudson counties — Columbia, Dutchess, Greene, Orange, Putnam, Sullivan, and Ulster.

Pattern's membership represents a working coalition of regional interests, business, industry, government officials, conservationists, and civic groups. Together, they work to influence decisions and initiate new programs in such region-structuring areas as transportation, housing, higher education, and general economic development.

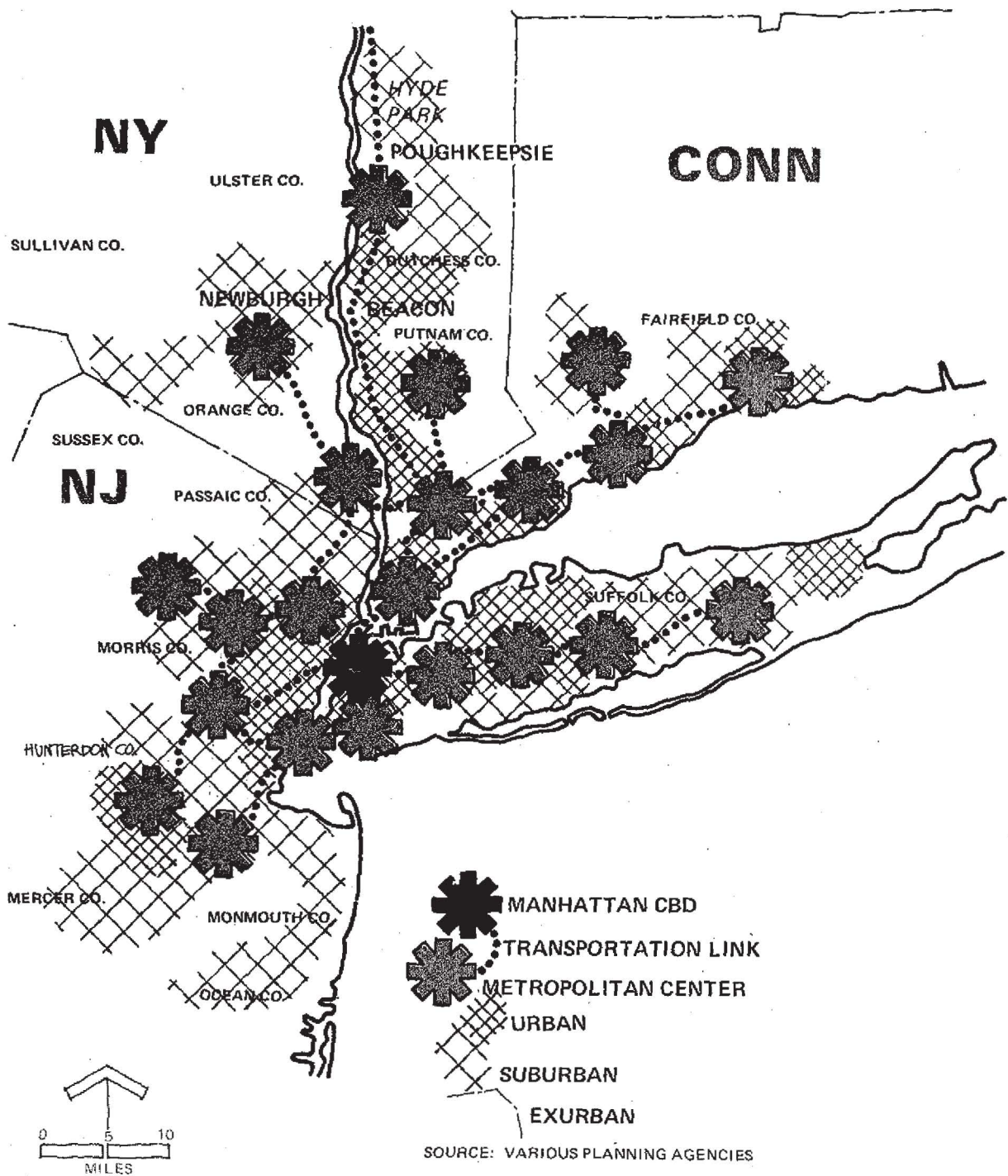
In the regional development program, Pattern will serve as the bridge between the participating agencies and mid-Hudson communities, working with local leaders to determine community needs and coordinate the efforts of the major participants toward meeting those needs.



Agency Planning Areas

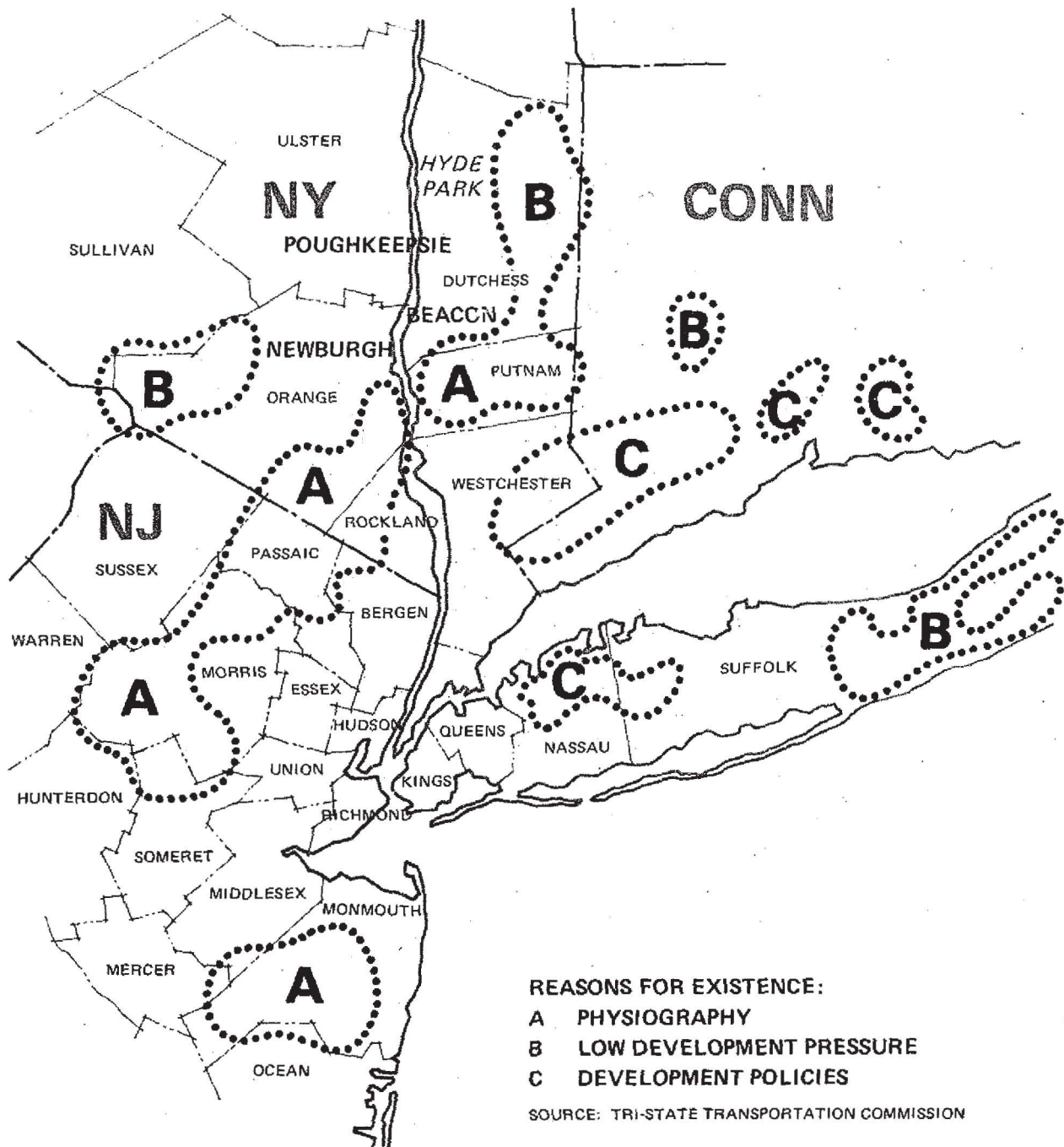
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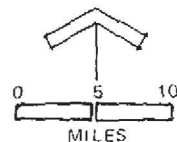
Land Development Density

UNITED STATES DEPARTMENT OF THE INTERIOR · NATIONAL PARK SERVICE



Major Open Space

UNITED STATES DEPARTMENT OF THE INTERIOR • NATIONAL PARK SERVICE



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REGIONAL PLAN ASSOCIATION (RPA)

RPA is a non-profit citizen's research and planning organization serving a 31-county New York, New Jersey, and Connecticut urban region. Since 1929, when its first regional plan was published, RPA has been helping to guide the development of the region, suggesting the location of many of the highways, bridges, airports, rail, and park networks that subsequently were built in the region. Late in 1968, RPA released the draft of its second regional plan, a set of policies and principles for guiding development to the year 2000. By then, another 10 million persons will have been added to the New York region's 20 million population.

The second regional plan emphasizes the enlargement of choices and opportunities for all the region's residents — for jobs, housing, education, recreation, transportation, strengthening local and metropolitan communities, better design of what man builds, and a better relationship of man's designs to the whole ecological system.

THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION (UDC)

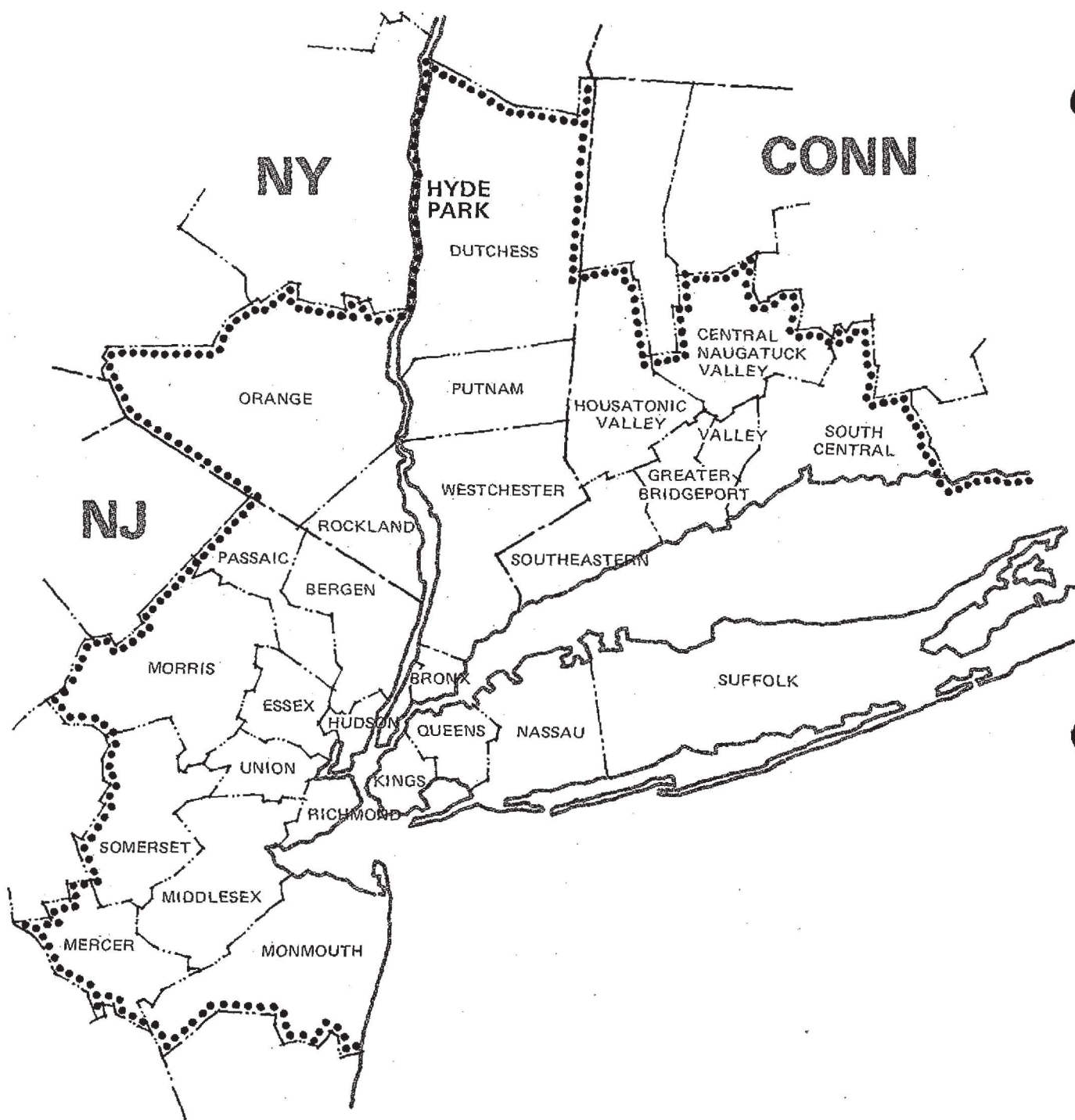
UDC is a public-benefit corporation, an agency of the State created April 10, 1968, when Governor Nelson A. Rockefeller signed into law the New York State Urban Development Corporation Act. The Governor and leaders of both houses of the State legislature joined in the bipartisan creation of UDC.

UDC combines the energies of private enterprise with a variety of public programs, to help renew New York State's cities and towns, and to plan and develop the orderly growth of new urban areas. UDC's purpose is to carry out development programs — in cooperation with local communities and private enterprise — that will increase low- and moderate-income housing, help alleviate unemployment, revitalize industry, and expand community facilities.

UDC may acquire land by purchase or condemnation; may build residential, industrial, commercial, educational, recreational, and cultural facilities; may sell or lease to private investors; and may sell bonds to finance projects.

UDC has been authorized by law to issue notes and bonds up to \$1 billion.

The Urban Development Corporation could particularly benefit Dutchess County and Hyde Park through its mid-Hudson subsidiary corporation. However, although empowered to build facilities regardless of community approval or zoning restrictions, the corporation according to policy has acted only when requested by local officials.



Tri-State Region

COUNTIES AND PLANNING REGIONS

UNITED STATES DEPARTMENT OF THE INTERIOR • NATIONAL PARK SERVICE

E: DUTCHESS COUNTY/HYDE PARK

ECONOMIC PROSPECTS — GREATER POUGHKEEPSIE AREA

Projections indicate marked employment growth for the 1970-1985 period in manufacturing (23 percent), services, government, and retail trade. Jobs in supporting enterprises — construction, transportation, and utilities — will also increase. Losses in jobs will occur in agriculture, forestry, and fisheries. Office jobs are expected to increase significantly (22 percent) to an estimated 32,400 in the seven-county mid-Hudson area by 1985, and by the year 2000, office jobs will exceed those in manufacturing.

County-wide, the greatest economic growth will occur within the greater Poughkeepsie area, with the southern third of Hyde Park falling in this sphere. The remainder of Hyde Park is considered within the Upper Hudson River Valley area.

In regional terms, although New York City is still a powerful economic magnet, light industries and office complexes are increasingly locating further and further out in the region, including Southern Dutchess County. Hyde Park feels this impact in the demand for residential development, plus allied retail and service facilities. Hyde Park — particularly the southern park — is on the urban/rural demarcation line. The *Dutchess County Development Plan* suggests a dual role for the town: a pleasant, peaceful suburban area, and an open-space resource area with riverfront and farmland features. This is very close to the vision Franklin D. Roosevelt had of the character Hyde Park should retain.

Hyde Park contains 24,000 acres, approximately 37.4 square miles, 75 percent undeveloped (uncommitted or vacant). The town stretches 10 miles along the Hudson, varying in width from 2½ to 5 miles. 1970 population was 16,700, and 1985 projections are for about 27,000. Density in 1970 was about 60 percent greater than the county's: 439 persons per square mile, or 2½ families per acre, with 90 percent on single-family lots. Residential land is only 8.7 percent of total land area, but 82.4 percent of total assessments. Residential land (6,000 acres) is the largest part (35 percent) of developed (committed) land. Next is recreation/open-space land — National Park Service sites, camps, State parks — at 30 percent.

Projections indicate larger growth from 1970 to 1985 than from 1960 to 1970. Trends since 1960 reveal more older families with larger incomes and fewer young children. The numbers of young adults and persons over 55 are below average for the county. There are 3,760 owner-occupied housing units, and 5,000 rental units (including vacant). No cooperative or condominium apartments have been built.

Development on about 70 percent of the land is considered difficult to very difficult for physiographic reasons: steep slopes, rocky terrain, and shallow or poorly drained soil. By ironic coincidence, about 75 percent of all land is classified vacant. Much of this could be agricultural land, but such use is uneconomical. At the same time there is a need for housing land; unfortunately, the constraints of terrain, soil, and so forth mean high site-preparation costs (roads, sewage, and other utilities) indicating the logic of high-density, but low land coverage, development.

ZONING

There is a wide discrepancy between *intended* land use according to zoning districts, and the way land is actually used.

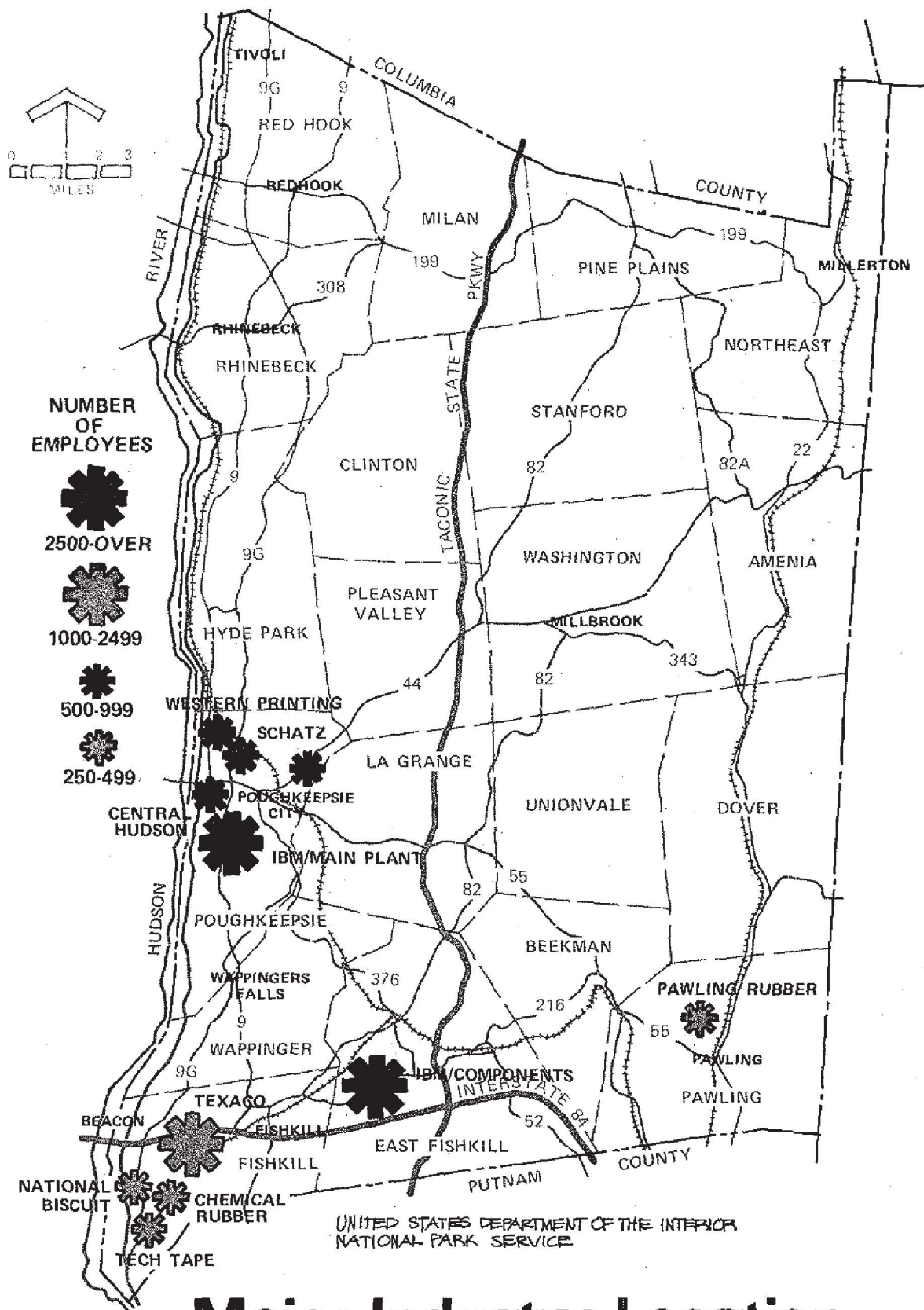
Although 91 percent (22,000 acres) of all land is zoned residential, less than ¼ (5,000 acres) is developed for this purpose, most of it being used for public, semi-public, and recreational purposes. This is true particularly in R-40 district land (much of which is along the river and U.S. 9) due to *terrain difficulties*. Some residential use occurs in business zones. RG districts (garden apartments) are smallest in total zoned acreage (291) and acreage developed for apartments (15), with the most intensive use being 17 dwelling units/acre. The 15 acres used for garden apartments is less than land used for mobile homes — 16 acres. RG zones have been granted as requested and are thus scattered without pattern, in some cases a considerable distance from major roads (9-9G).

The same patterns occur in other classifications. Although 1,200 acres are zoned industrial, only 190 acres are committed, and of these only 10 are used for industrial purposes. The zones include 29 acres of residential use, including three for apartments.

COMMERCIAL ZONES

Planned Business (BP) -	¼ retail, ¾ vacant.
Local Business (BL) -	12½ acres retail, 50 percent vacant — dominant use is residential.
General Business (BG) -	561 acres, smattering of everything, residential dominant — "scatteration" along U.S. 9 and U.S. 9G.

Of particular interest in the commercial category is the land zoned for limited office uses, consisting of 330 acres, vacant except for a very few scattered houses. *All this land is in estate holdings west of U.S. 9, commanding beautiful access to the river.*



Major Industry Location

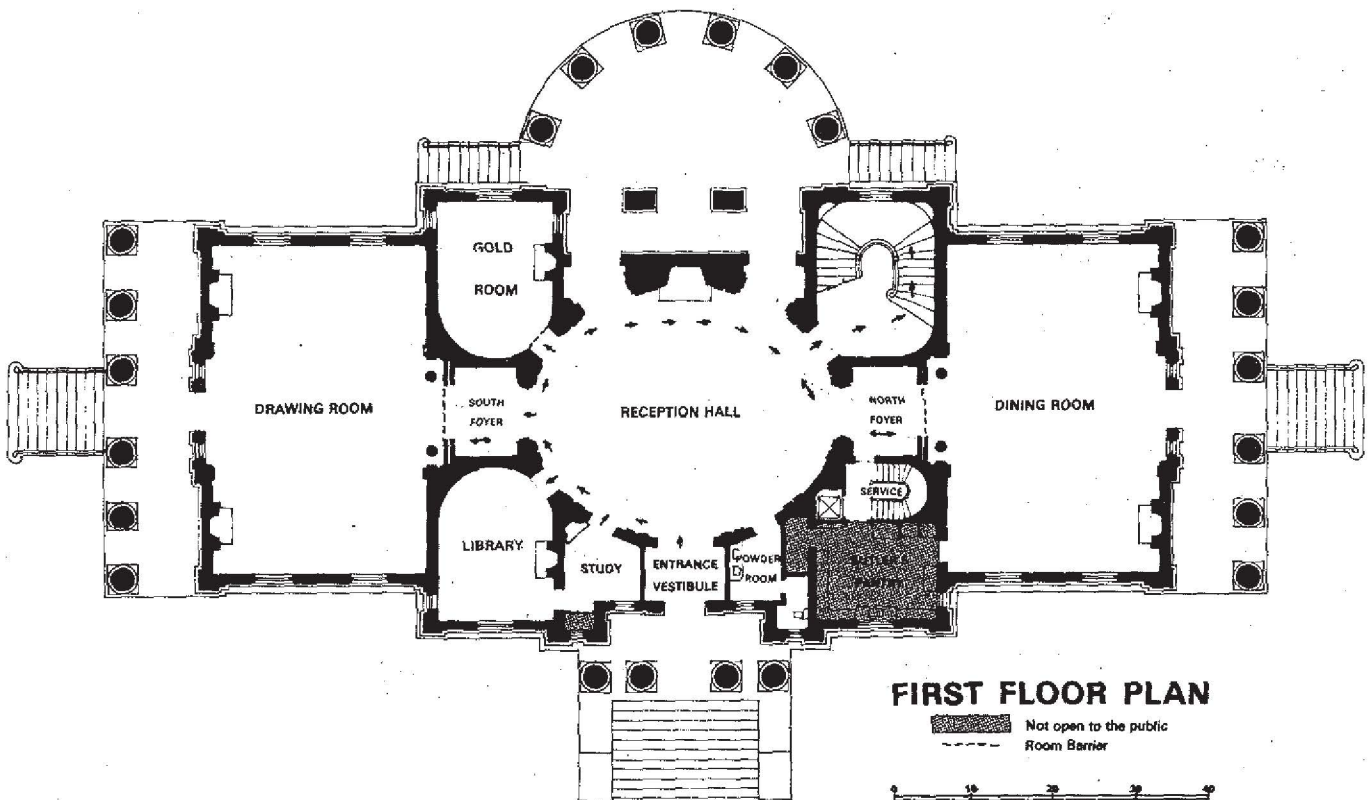
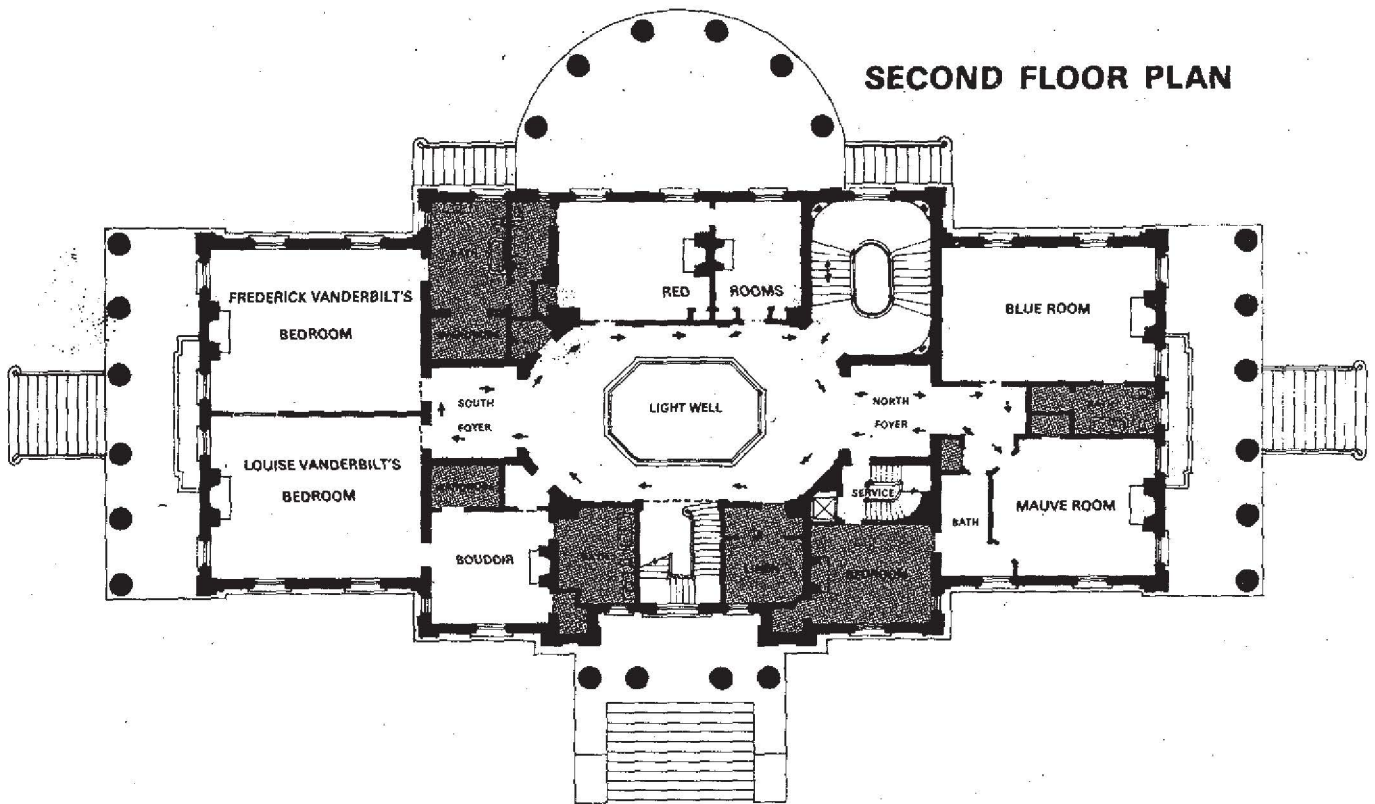
DUTCHESS COUNTY, NY

SOURCE: DUTCHESS COUNTY DEPT. OF PLANNING

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F: MANSION FLOOR PLANS

SECOND FLOOR PLAN



FIRST FLOOR PLAN

Not open to the public
Room Barrier

SCALE IN FEET

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As the Nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, parks and recreation areas, and to ensure the wise use of all these resources. The Department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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