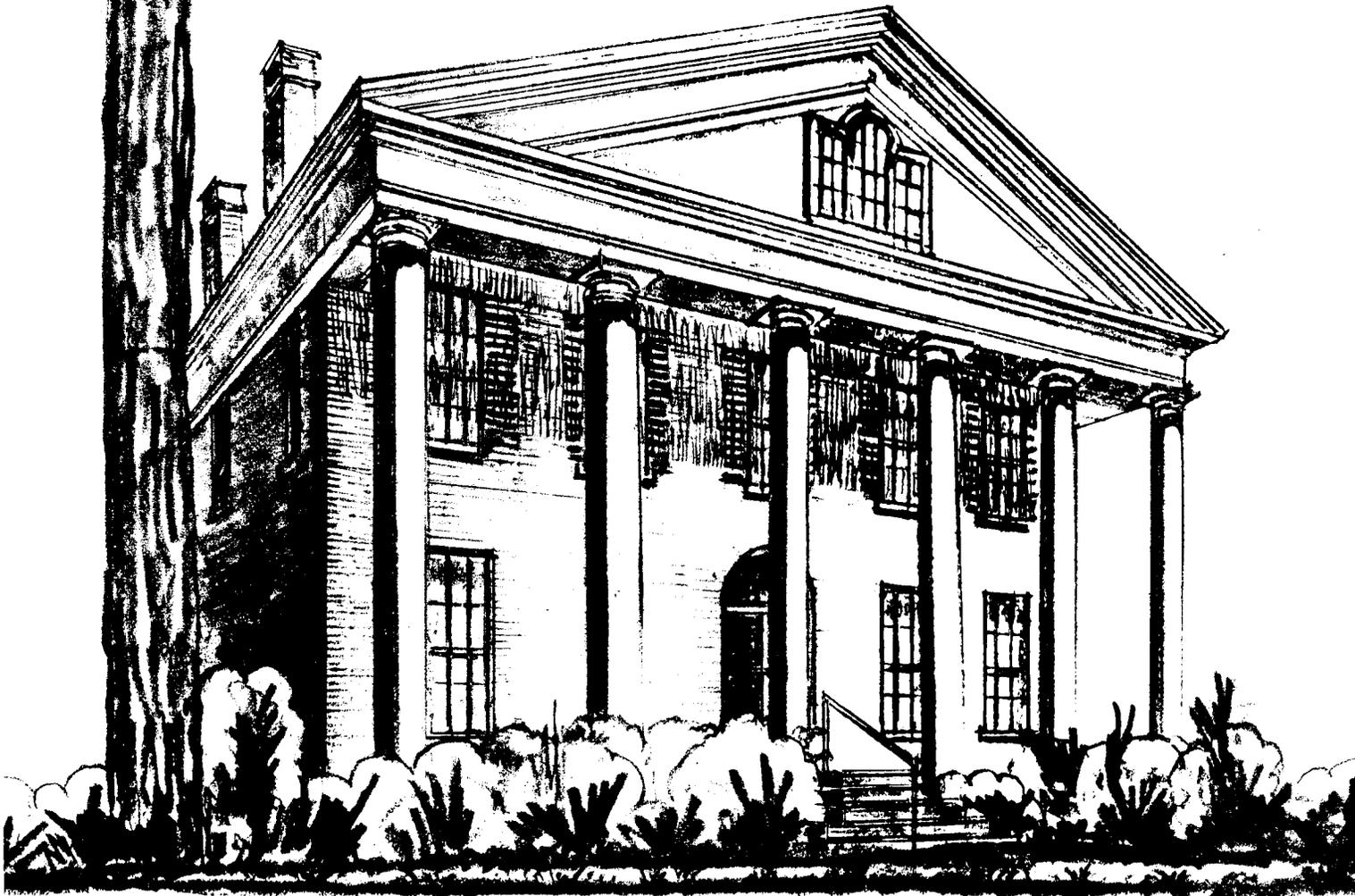


ANSLEY WILCOX HOUSE
NATIONAL
HISTORIC SITE

NATIONAL PARK SERVICE
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A MASTER PLAN REPORT



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UNITED STATES DEPARTMENT OF INTERIOR

NATIONAL PARK SERVICE

A
MASTER PLAN
for
ANSLEY WILCOX HOUSE NATIONAL HISTORIC SITE
Buffalo, New York

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¹ These photographs courtesy of Buffalo and Erie County Historical Society.

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PURPOSE

The purpose of Ansley Wilcox House National Historic Site is to preserve the Ansley Wilcox House and interpret the inauguration of Theodore Roosevelt as President of the United States here on September 14, 1901, and the meaning of this event to the nation.

OBJECTIVES

1. Service to Visitors: The National Park Service will work with the administering organization to assure that high-quality interpretive services are available to the visitor.
2. Primary Pattern of Use: Facilities needed to present the site's story to the visitor will be provided in the Ansley Wilcox House. Space not required for these facilities will be put to such adaptive use as the operating agency and the National Park Service agree is desirable and appropriate.
3. Historical Features: Surviving elements of the 1901 decor will be preserved whether they are found in public use or adaptive use areas.
4. Scope of Collections: The National Park Service will encourage the operating organization to build a museum collection limited to furnishings in the house in 1901, or their equivalent, and objects directly related to the interpretive theme and subtheme.
5. Visitor Information: Visitors will be given information about, and encouraged to use, other historical and cultural features in Buffalo.
6. Interpretive Theme: The story to be told at Ansley Wilcox House is the inauguration here of President Theodore Roosevelt and the meaning of this event to our nation. The history of the house and its owners is a subtheme, as is Roosevelt's conservation interests and achievements.

SUMMARY

This plan establishes general directions and guides for the development of Ansley Wilcox House National Historic Site. It provides for restoration of the two rooms and hallway most closely associated with the inauguration of Theodore Roosevelt, for refurnishing the room in which the oath of office was administered, and for additional space for interpretive displays and devices. It provides for adaptive use of that part of the structure not necessary to the fullest visitor use and enjoyment. It recommends a program of grounds development which will enhance the setting of the house, while providing visitor parking and walks, parking for the organizations using the adaptive space, and for the access and parking rights leased to the Liberty Bank by former owners.

The plan also provides for operation and maintenance of the site. It recognizes the role of the Theodore Roosevelt Inaugural Site Foundation, Inc. as the operating agency, and establishes broadly stated guides for this agency's use in operating, interpreting and maintaining the site.

Finally, the plan provides a framework upon which to build a close and harmonious relationship between the Foundation and the National Park Service.

REGIONAL CHARACTERISTICS AND ANALYSIS

Access and Circulation

Buffalo is served by several major airlines, by train, and by interstate bus lines. The city is also the center of a well-developed highway network. Interstate 190, Interstate 90 (the New York State Throughway), United States Routes 62, 219, 20 and Alternate 20, Canada's Queen Elizabeth Way, Ontario Route 3, and New York Routes 5, 16, 264 and 265 all pass through or near the city.

Interstate 90 and Interstate 190 join to the southeast of the city and are connected by the Scajaquada Expressway across the northern part of the city to form an inner beltway. Exits from this inner beltway provide easy access to Delaware Avenue and the Ansley Wilcox House. The house is also on an intracity bus route.

Population Data

The Buffalo Standard Metropolitan Statistical Area, which includes Erie and Niagara counties, had a 1960 population of 1,306,957; an increase of 20% over the 1950 figure of 1,089,230. The population of the city itself declined 8.2% from 580,132 in 1950 to 532,759 in 1960, and to an estimated 505,000 in 1965.

Natural, Historical and Recreational Features and Facilities

The Niagara Frontier, of which Buffalo is the center, is rich in natural, historical and recreational features. Pre-eminent among the natural features is, of course, Niagara Falls and the gorge of the Niagara below it. The region was of great strategic importance from the French and Indian War through the War of 1812; was the terminus of the Erie Canal, and hence, the gateway to the west in the years after the War of 1812; and was, and is, an important milling, manufacturing and electric power generating center. A wealth of historical and cultural features survive to illustrate this past. Lakes Erie and Ontario, their tributary streams, and comparatively heavy snowfalls in the southern portion of the region, combine to provide a base for recreational developments.

Outstanding among the facilities developed around these features are:

Park and Recreational

Numbers are keyed to Features of Interest Map.

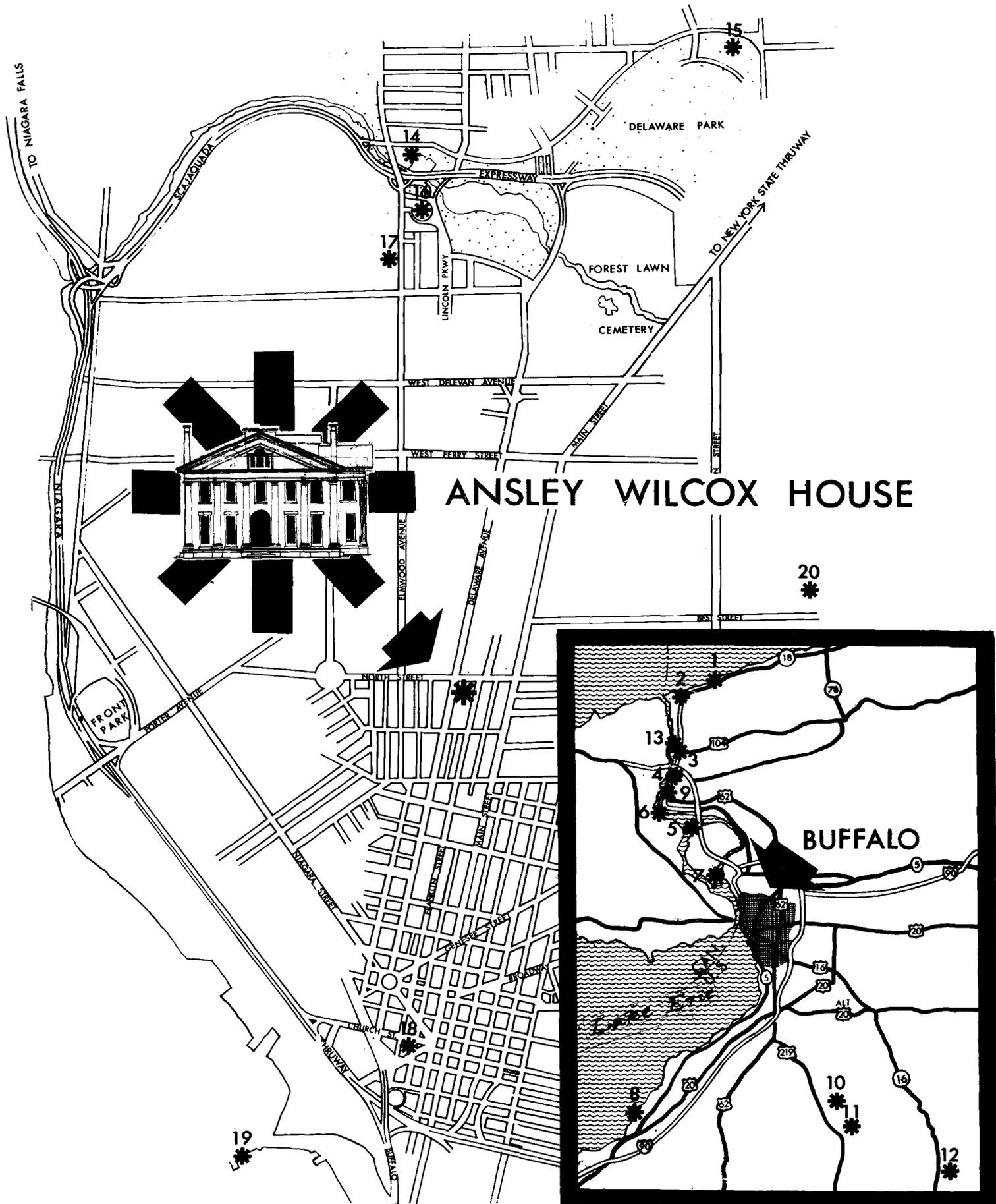
1. Four Mile Creek State Park - 150 acres, picnicking, boating, swimming, fishing.
2. Fort Niagara State Park - 450 acres, restored Fort Niagara, picnicking, camping, hiking, boating, fishing.
3. Lewiston Heights State Park - 9 acres, picnicking.
4. Devil's Hole State Park - 42 acres, picnicking, nature study.
5. Buckhorn Island State Park - 896 acres, picnicking, hiking, boating, nature study.
6. Niagara Reservation - 431 acres, view of Falls, picnicking, hiking, boating, nature study.
7. Beaver Island State Park - 740 acres, view of Falls, picnicking, hiking, boating, swimming, fishing, winter sports.
8. Evangola State Park - 515 acres, picnicking, hiking, boating, swimming, fishing, winter sports.
9. Whirlpool State Park - 126 acres, picnicking, hiking, nature study.
10. Glenwood Acres Ski Area.
11. Kissing Ridge Ski Area.
12. Blue Mountain Ski Area.
13. New York State Power Authority's Power Vista - A visitor center which explains the purpose, background and operation of the Niagara generating plant and its Canadian equivalent, the Sir Adam Beck generating plant.

Both Erie and Niagara Counties have 2500-acre county park systems with facilities for picnicking, camping, boating, and swimming. The New York State Barge Canal is available for canoeists.

Historical and Cultural

Numbers are keyed to Features of Interest Map:

14. Buffalo and Erie County Historical Society - This organization occupies the New York State Pavilion from the Pan American Exposition. It is an active society and its museum has excellent, modern exhibit units. The Society furnished all photographs in this report except two.
15. Buffalo Zoo.



ANSLEY WILCOX HOUSE

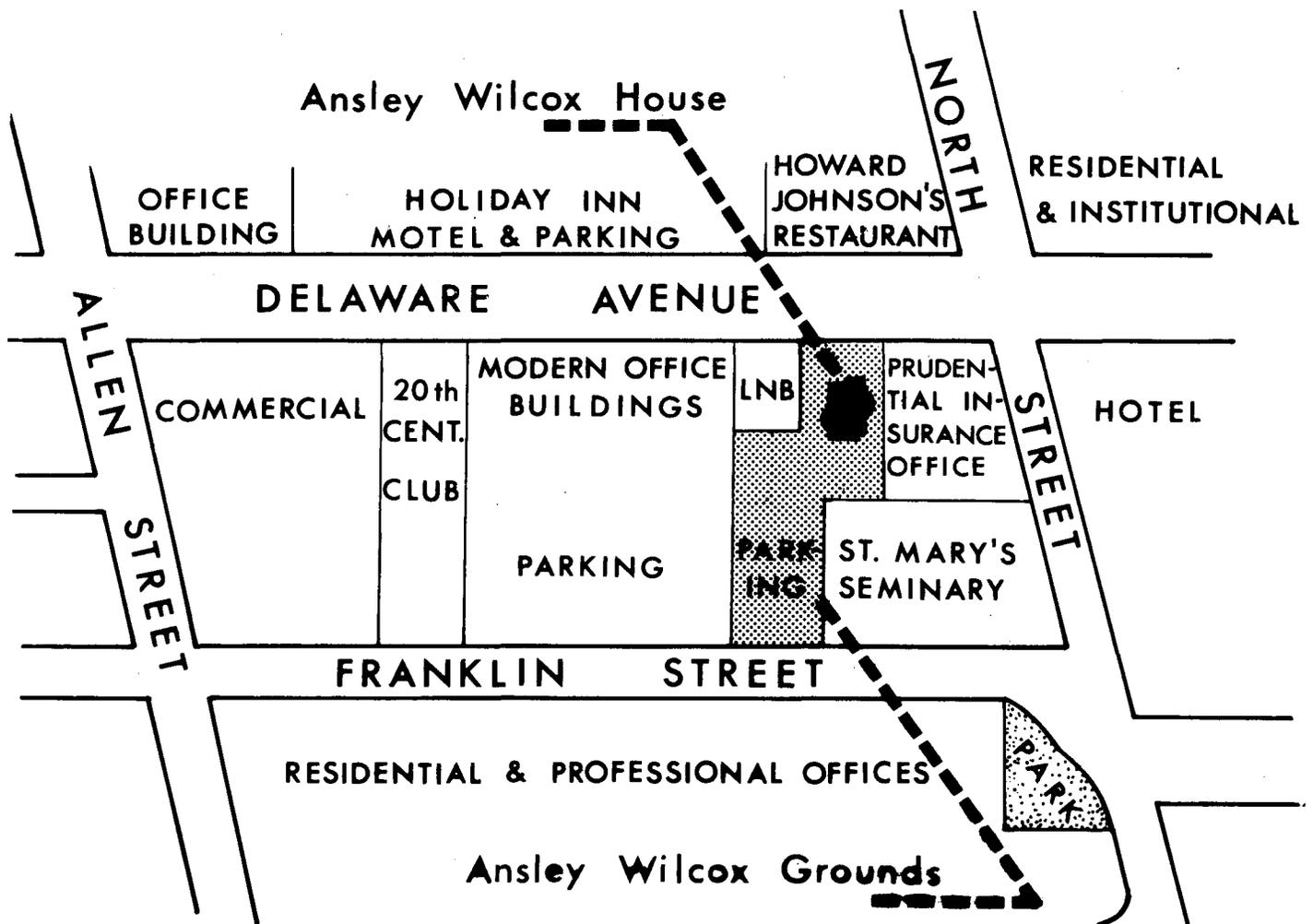
* FEATURES OF INTEREST

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16. Albright - Knox Art Gallery.
17. Buffalo State Hospital - Designed by Henry H. Richardson.
18. Prudential Building - This office building, one of Buffalo's first all-steel frame buildings, was designed by Louis Sullivan, and has a world-wide reputation.
19. 1833 Lighthouse.
20. Buffalo Museum of Science.

In addition, the Niagara Frontier and Buffalo are dotted with other historical and cultural sites and structures. A guide to historic Buffalo, prepared by the historical society, lists some 73 sites and structures. Since many of Buffalo's historic structures have disappeared, sites predominate in this list.

Surroundings and Existing Use



Delaware Avenue, its Victorian homes shielded from the street by triple rows of elms, was, in 1901, Buffalo's finest residential street. Indeed, it was one of the finest residential streets in the United States. Franklin Street in the vicinity of the Wilcox Mansion was a perhaps less impressive, but still very pleasant, residential street.

With the income tax, World War I, and the depression, many of the older houses along Delaware Avenue were converted to institutional use, or became multi-family residences, or were replaced by modern commercial buildings. The area surrounding the Ansley Wilcox House is now a melange of Victorian mansions, many now in use as nursing homes and so forth, parking lots, modern office buildings, hotels, motels and restaurants, and older commercial structures. The trend from residential to institutional and commercial use continues, with an increased emphasis on building modern offices and motels rather than adapting older structures to office use. Almost all surrounding lands are privately owned.

Regional Analysis

The Ansley Wilcox House is a dignified and attractive mansion in a vicinity which is changing from residential to modern commercial use, and which has already lost several of the mansions which gave it its original character. Establishment of the national historic site will preserve the Ansley Wilcox House as a community landmark. Development of the grounds will help stabilize use, particularly the residential and professional office use along the east side of Franklin Street, by providing an attractive open green space where there is now a blacktop parking field. While the site will attract visitors to downtown Buffalo, its major contribution to the regional use pattern will be as a tie with the neighborhood's past, and as an aesthetically pleasing structure in a well-landscaped setting.

RESOURCE DESCRIPTION

History

The Ansley Wilcox House falls within Historic Site Survey theme, "Political and Military Affairs after 1865."

The land on which the Ansley Wilcox House stands was, as was most of western New York State, part of the Holland Land Company's grants. Wilhelm Willink, a Holland Company agent, is the first name to appear on the abstract title. On March 1, 1809, Willink conveyed title to the property to Ebenezer Walden.

In 1838, at a time when the outbreak of the "Patriot War" in Canada had strained relations between that country and the United States, three companies of United States Artillery were ordered to Buffalo to establish a garrison. Walden's land was leased for the purpose, and a post, Poinsett Barracks, was erected on it. A row of officers' quarters along Delaware Avenue was a prominent feature of the post. The front part of the present Ansley Wilcox House was part of this row. From this time until Poinsett Barracks was abandoned with the coming of the war with Mexico, the double, two-family structure housed the commanding officer and the post surgeon.

As was the case with most military posts of the 1830's and 1840's, a number of officers who served at Poinsett Barracks later attained distinction. Among the commanding officer residents in the Ansley Wilcox House were Bennett Riley, later a Mexican War General and Territorial Governor of California, and Silas Casey, later the author of "System of Infantry Tactics" adopted by the Army in 1862. Among the post surgeons was Dr. Robert Wood, son-in-law of Zachary Taylor, father of the distinguished Confederate naval officer, John Taylor Wood, and himself an Assistant Surgeon General. Among other officers who served at Poinsett Barracks, and must have frequented the house, were John C. Pemberton, Arnold Elzey, Samuel P. Heintzelman, a future Union corps commander, Henry J. Hunt, who would command the Union artillery at Gettysburg, and John Sedgwick. During this same period, Millard Fillmore, a prominent Buffalonian, was also a frequent participant in the social life of the post.

In the late 1840's, Poinsett Barracks was abandoned, and the house passed into private ownership. A prominent Buffalo judge, Joseph G. Masten, was its first private owner, followed by a distinguished Buffalo lawyer, Albert P. Laning, and then by Frederick A. Bell. In 1883, the building was purchased by Dexter P. Rumsey for his daughter, Mary, the wife of Ansley Wilcox.

Previous owners had by this time built a frame addition at the rear of the building, and a brick coach house nearby. By 1901, Wilcox had further improved the property. A Buffalo architect, George Cary, rebuilt the addition and remodeled the interior. The remodeling did not affect the interior of the original part, except for two first floor parlors which were made into a large library.

The house was now transformed into a stately mansion, flavored with both Greek Revival and Adamesque styles, and seasoned with the eclecticism of the late 19th century. It was the scene of many glamorous social events, such as the visit of Vice President Theodore Roosevelt while he was in Buffalo to open the Pan American Exposition in May 1901.

On September 6, 1901, President McKinley was shot while attending a reception at Buffalo's Temple of Music. Vice President Roosevelt rushed to Buffalo by special train from Vermont, where he had had a speaking engagement. On September 10, the physicians' reports being favorable, Roosevelt joined his wife and children in the Adirondacks. On the 13th, while the Vice President and his party were climbing Mount Marcy, a messenger brought word that the President was dying, and that the members of the Cabinet wished the Vice President to come to Buffalo. At 11 o'clock that evening, Roosevelt started for Buffalo, arriving there at 1:30 the next afternoon. President McKinley had died early that morning.

The new President went at once to pay his respects to Mrs. McKinley. He then was driven to the home of his friend, Ansley Wilcox, where the members of the Cabinet were waiting. Secretary of War Root suggested that Roosevelt take the oath of office at once. The President agreed, and, for the first time in our history, a President took his oath of office away from the capital.

Ansley Wilcox later described the day's events in a statement now in the collections of the Buffalo and Erie County Historical Society:

"On Saturday, September 14th, 1901, at about 3:15 P. M., President Roosevelt took the oath of office in the library at our house in Buffalo, administered by Judge Hazel, in the presence of six members of the cabinet and a few other persons. At that time he made his announcement about continuing the policy of President McKinley, and requesting the cabinet to continue in office.

"Immediately afterwards an informal cabinet meeting was held in the library. Mr. Root, Secretary of War, asked me if I had the Messages and Papers of the Presidents, and at his request I found in Volume 8, page 34, the proclamation of President Arthur on

the death of President Garfield, September 22nd, 1881. This was examined and considered at the cabinet meeting.

"Later, President Roosevelt, in our morning room, which he used as an office, drafted the manuscript of his proclamation announcing the death of President McKinley and appointing Thursday, September 19th, a day of national mourning, &c. The first rough draft of this proclamation, all in his handwriting, is attached hereto.

"An hour or so later he read this in the morning room to a small company that happened to drop in, -Governor Odell, Congressman Lucius N. Littauer, William C. Warren, and myself, and asked us to criticise it. His stenographer, Mr. Loeb, had made a clean copy, and in this the changes which were then agreed upon were inserted. Unfortunately this second copy was thrown away. Governor Odell and Warren made few suggestions, -Littauer and I made a good many, several of which were adopted, as will appear by the copies of the proclamation as printed.

"The paper was sent up to Mr. Root, Secretary of War, and Mr. Cortelyou, Secretary to the President, at Milburn's house, and was issued that same evening and dated from Washington."

Mr. and Mrs. Wilcox continued to reside in the house until their deaths in the late 1920's. The house was then purchased by Oliver and Kathryn Lawrence, who converted it to a restaurant.

Building and Grounds

The grounds, as shown on the sketch plan on page 6, are bounded on the west by Delaware Avenue, on the east by Franklin Street, and on the north and south by commercial properties, a parking lot and a school. The house stands on a rise, and is set well back from Delaware Avenue. The intervening space is in trees, shrubs, and lawn. A blacktop drive along the north boundary provides a passage from Delaware Avenue to the rear of the property. The grounds to the rear are dotted with elms, but are entirely paved and in use as parking. Along the south boundary, a passage leads to a drive-in teller's window of the Liberty National Bank and, via a ramp, to the rear of the property and Franklin Street.

The two and one-half story house with basement is of brick, painted white, and has composition roll roofing. From Delaware Avenue, stone steps and a walk lead to the front entrance under a two-story Tuscan colonnaded portico across the front, with a Palladian window in the pediment. There

is also a side entrance from the north driveway. On the south a wide wood terrace, dating from the restaurant period, extends out from another side entrance. The exterior is in sound condition with the exception of one section of deteriorated brickwork and deteriorated woodwork here and there.

The basement is dry, and is accessible from both outside and within the house. Basement floors are partly cement and partly unfinished, walls are stone and brick, and the ceiling is formed of exposed construction. The basement has one bathroom and contains an oil-fired boiler, two oil tanks, a panelboard, and other equipment both active and abandoned.

The first floor rooms have wooden floors, plaster walls, and plaster or acoustical board ceilings. The restaurant stair tower has concrete floor, brick walls and wood ceilings. Several first floor rooms retain substantial elements of original decor, such as the walls, ceilings, and fireplaces of the library and the morning room. The remaining first floor rooms have undergone various degrees of alteration and deterioration. There is one toilet facility near the north entrance.

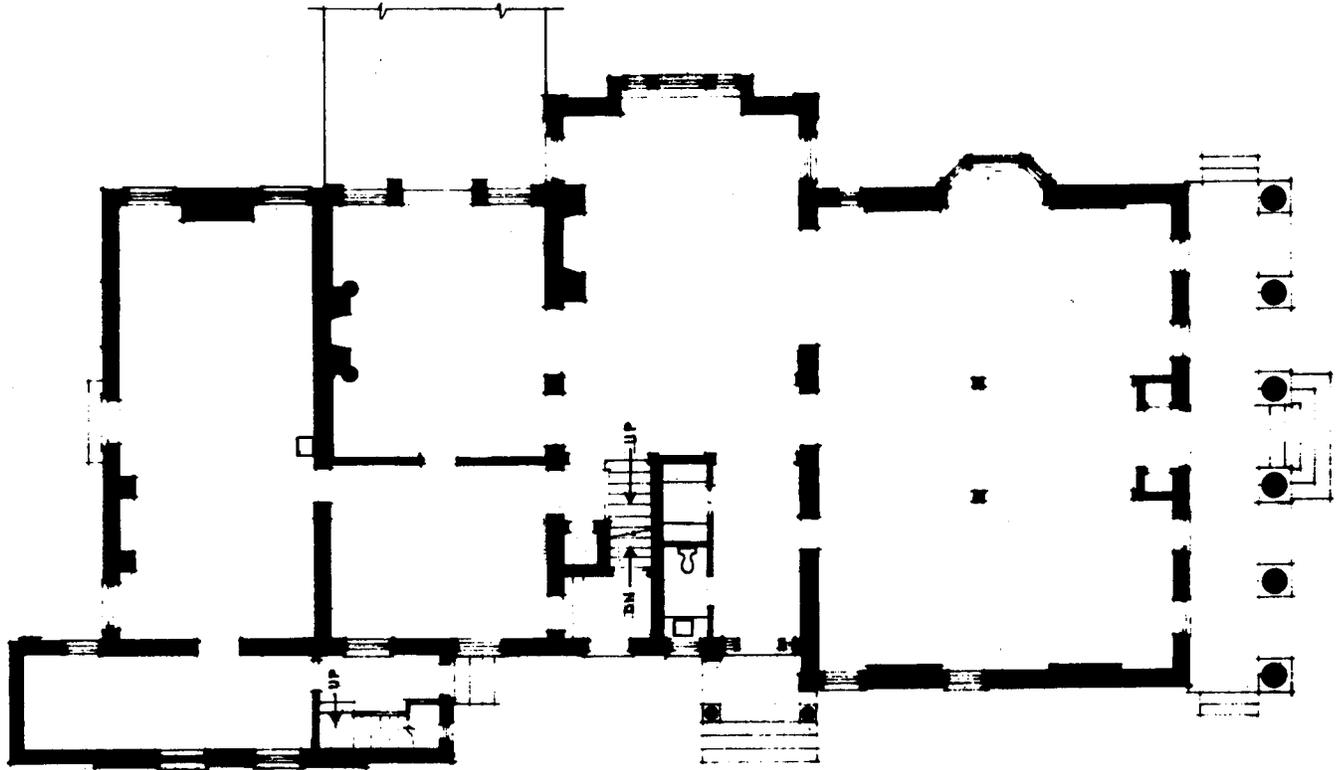
Two sets of stairs provide access to the second floor. This floor contains one large room in the front, five other rooms, a hall, two bathrooms and a restroom. Floor coverings vary, some are asphalt tile, some wood, the hall is carpeted, and one room has exposed subfloor. Walls and ceilings are either papered or painted plaster.

Unlike the other two floors, the third floor has low ceilings (about seven feet) owing to the gable arrangement. There are a number of naturally lighted rooms and one bath. Finishes are similar to those of the second floor. The third floor is accessible by a single stair.

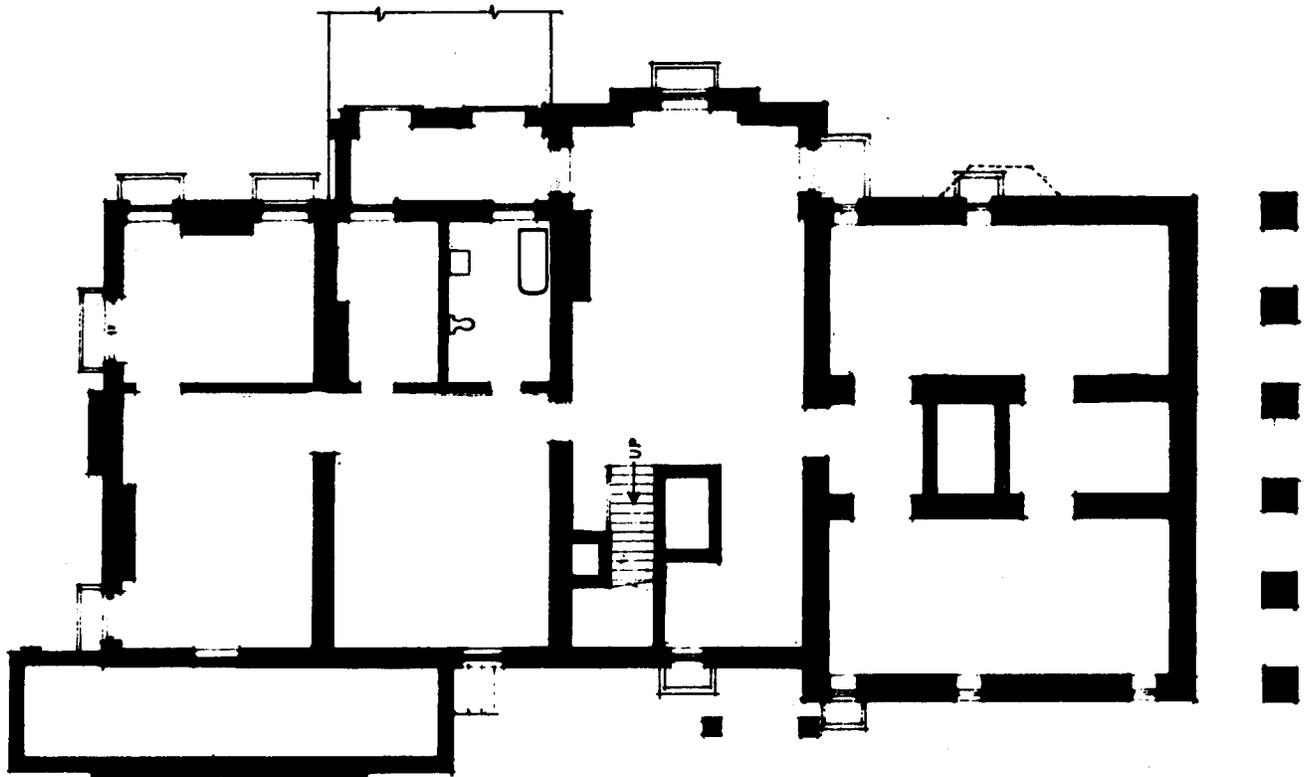
The house is now vacant and devoid of furniture, but is heated. Its interior has undergone neglect and some vandalism.

RESOURCE EVALUATION

The Ansley Wilcox House is significant as the place where Theodore Roosevelt took the oath of office as President of the United States. It is one of five sites outside Washington, D. C. where the Presidential oath has been administered. In addition, the house is of importance for its other historical associations — as the officers' quarters of the Poinsett Barracks, for instance — and as the best surviving example of Greek Revival architecture in Buffalo.



FIRST FLOOR PLAN



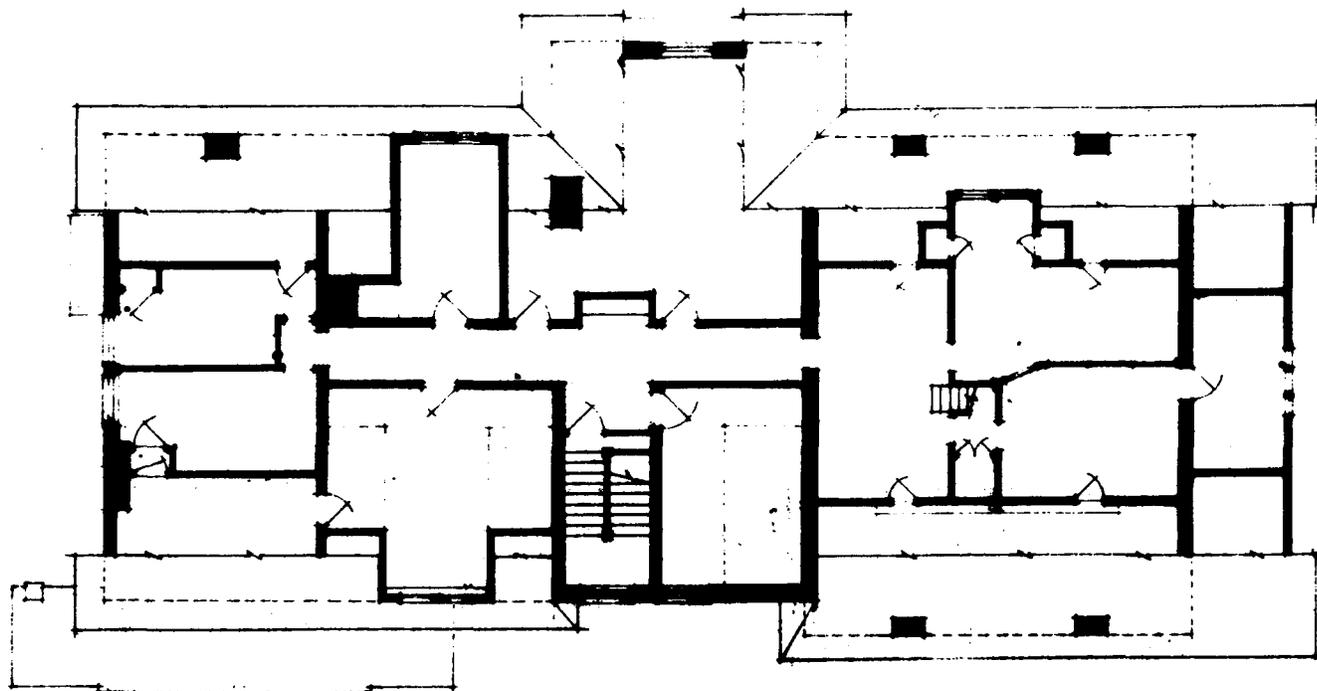
BASEMENT PLAN



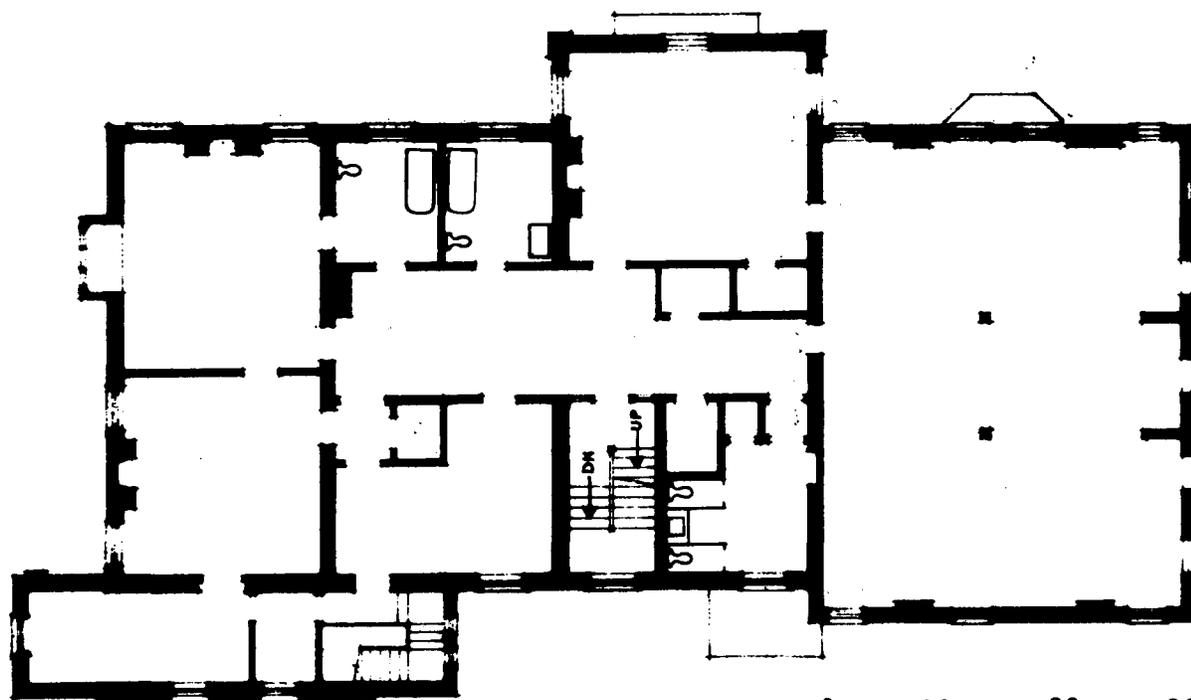
Scale in Feet



EXISTING CONDITIONS: BUILDING
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THIRD FLOOR PLAN



SECOND FLOOR PLAN

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Scale in Feet



EXISTING CONDITIONS: BUILDING
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MP-ANWI-4



CIRCA 1901

ARCHITECTURE: EXTERIORS

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SHT 1

ON MICROFILM

14



1966

ARCHITECTURE: EXTERIORS

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SHT 2

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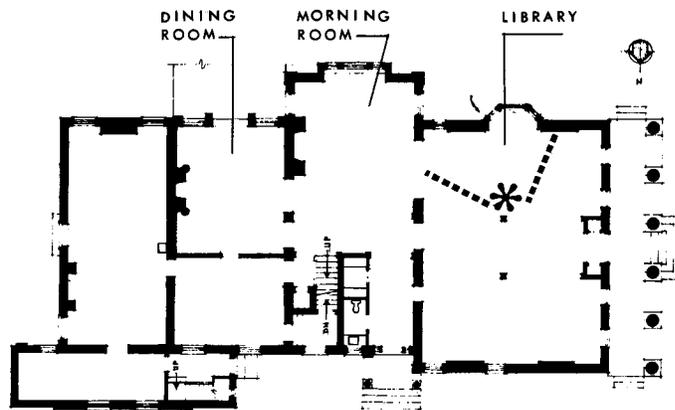


1965

ARCHITECTURE: EXTERIORS

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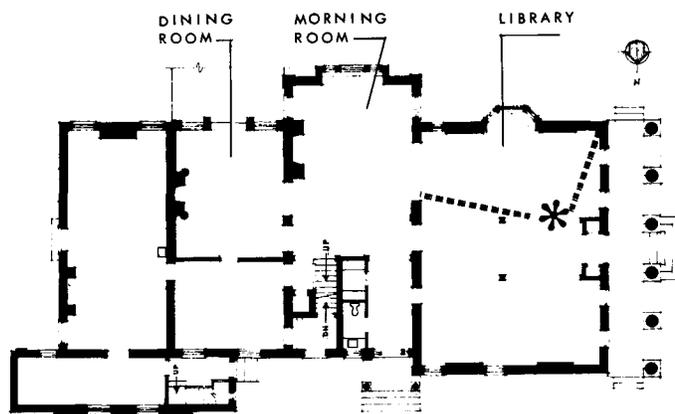
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FIRST FLOOR PLAN

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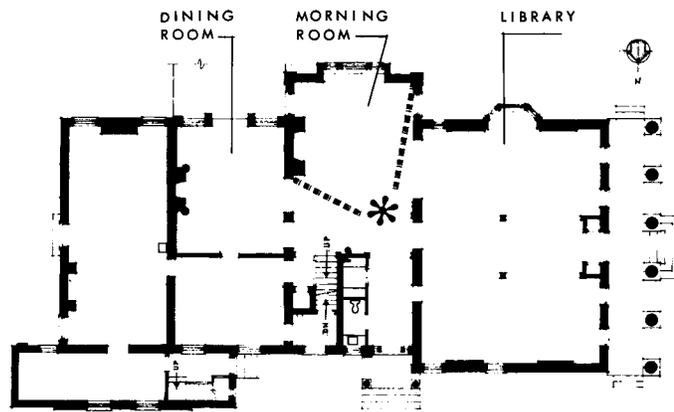
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FIRST FLOOR PLAN

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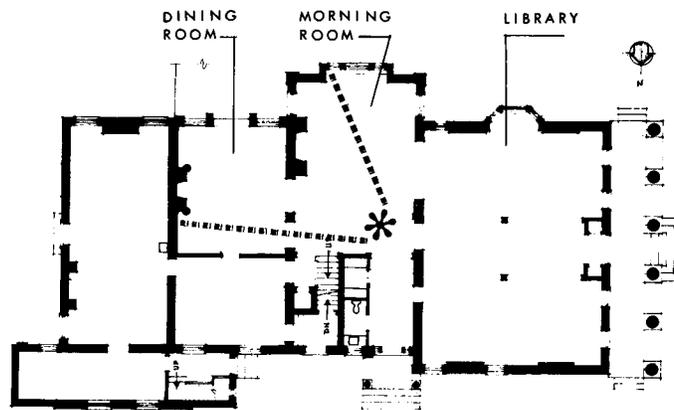
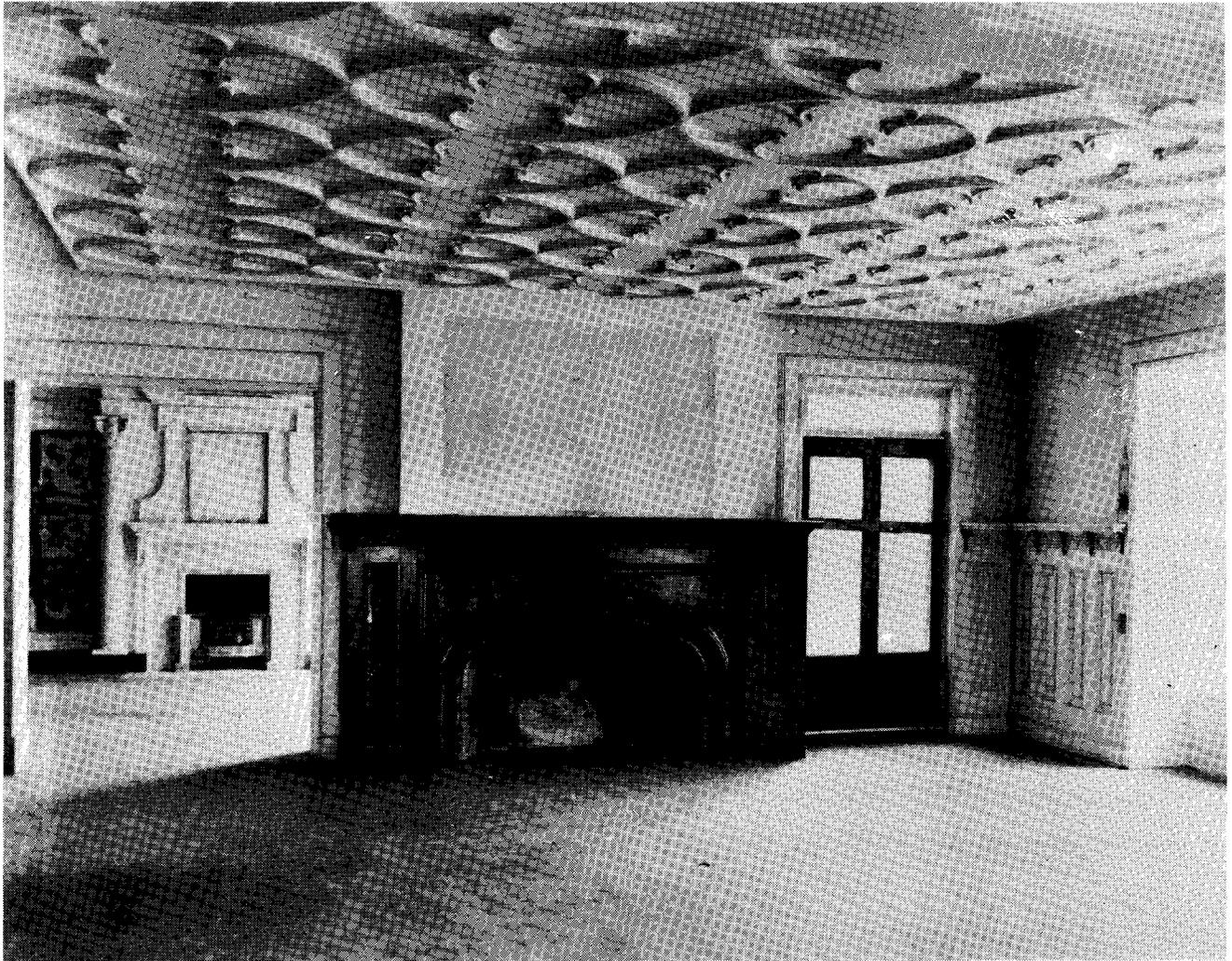
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FIRST FLOOR PLAN

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SHT 3

ARCHITECTURE: INTERIORS ON MICROFILM



FIRST FLOOR PLAN

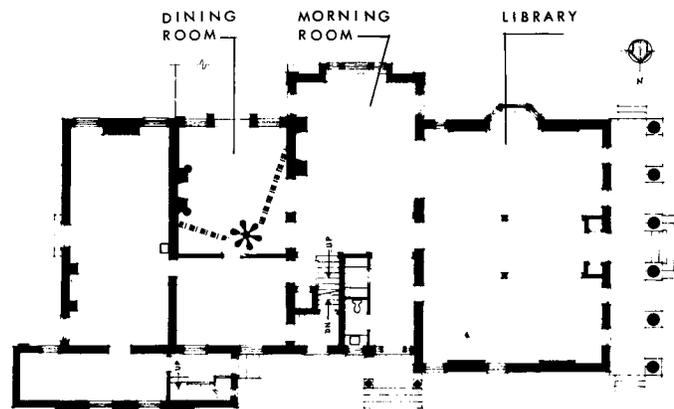
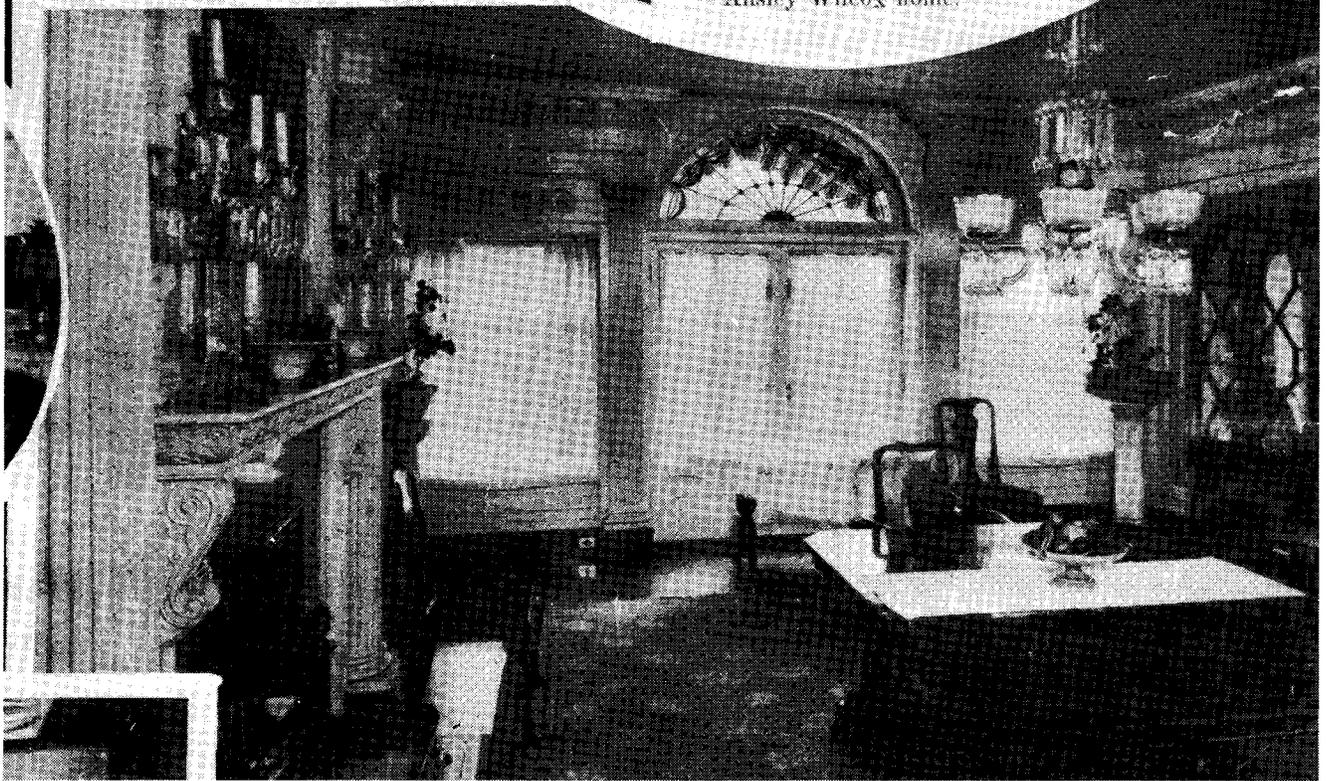
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ARCHITECTURE: INTERIORS

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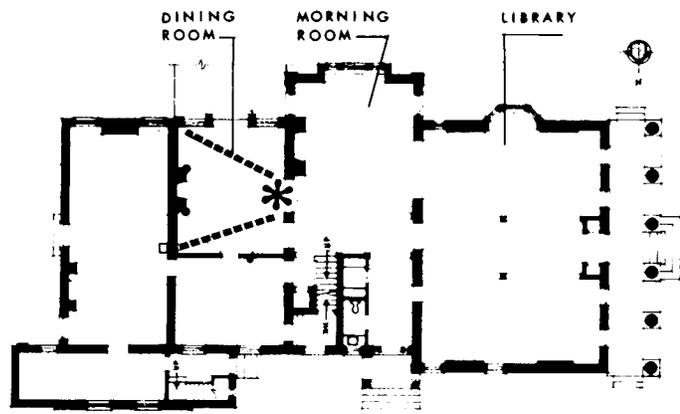
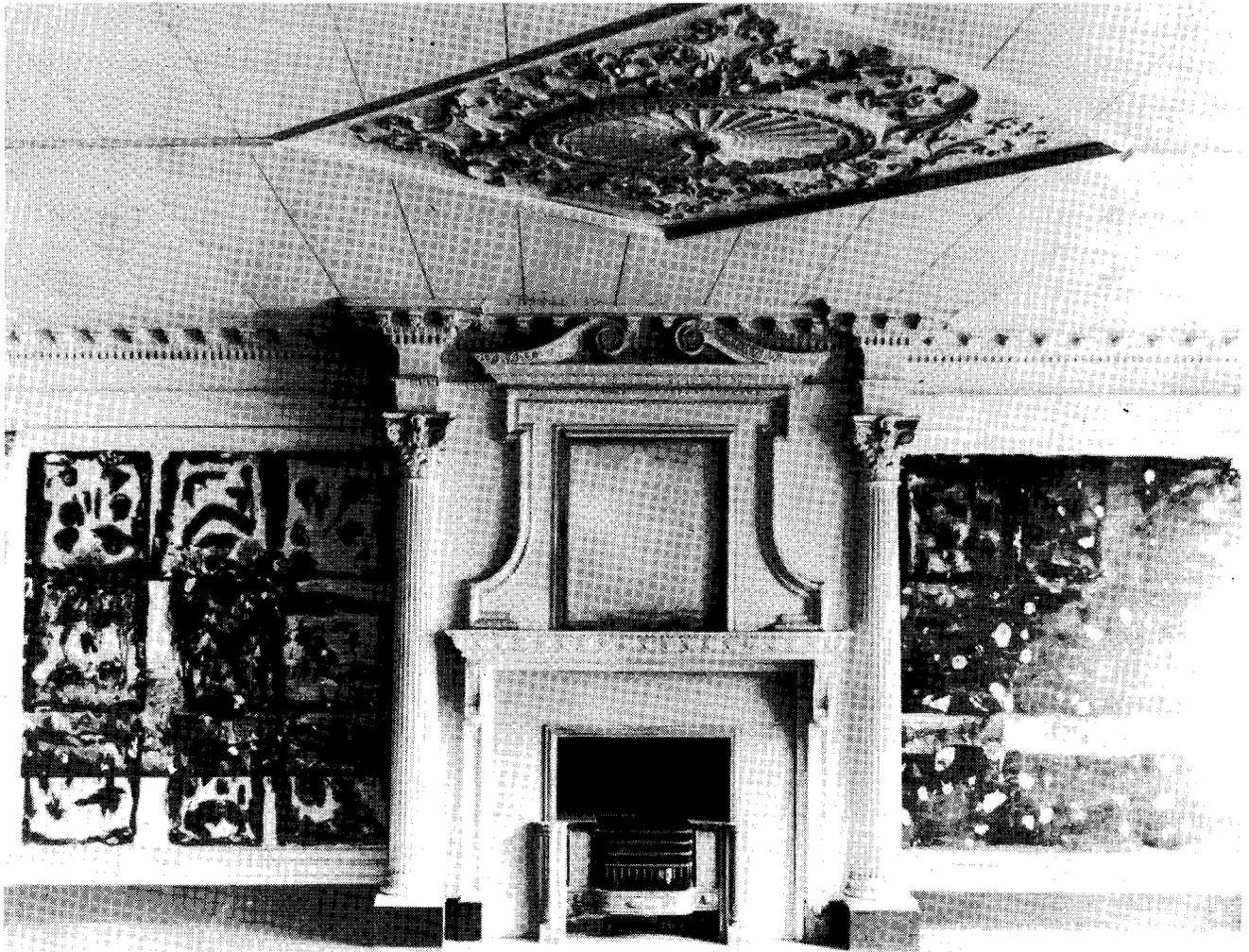
An artistic corner in the
Ansley Wilcox home.



FIRST FLOOR PLAN

442/20002
SHT 5

ARCHITECTURE: INTERIORS ON MICROFILM



FIRST FLOOR PLAN

442/2002
SHT 6

ARCHITECTURE: INTERIORS

ON MICROFILM

FACTORS AFFECTING RESOURCES AND USE

Legal Factors

Ansley Wilcox House National Historic Site was authorized by Public Law 89-708, approved November 2, 1966. This Act provides that the Secretary of the Interior shall acquire the Ansley Wilcox House property. It further provides for operation and maintenance, by a local group and no expense to the United States, as a national historic site for the inspiration and benefit of the people. It authorizes the appropriation of not more than \$250,000 for acquisition and not more than \$50,000 for restoration. The Secretary shall not obligate any funds nor establish the property as a national historic site in Federal ownership unless and until he has obtained commitments for donation of funds or services which he judges to be sufficient to complete restoration of the property and to operate and maintain it. The Secretary shall determine at the beginning of each fiscal year whether donations of funds or services will be forthcoming for this purpose. If he finds that sufficient donated funds or services will not be available to carry on or complete restoration and to operate the property, he shall dispose of the property for not less than its fair market value. Proceeds from such a disposal would be credited to the Land and Water Conservation Fund.

Jurisdiction is proprietary.

In 1959, the Liberty National Bank of Buffalo leased a parcel of the Ansley Wilcox property upon which the bank now stands. Included in the lease was a strip of land on which to build a drive-in ramp, provide access to a fifteen car-parking area, and provide ingress and egress to and from the parking area, and Delaware Avenue and Franklin Street. In 1964, the bank purchased the property outright. However, the authorizing legislation, passed two years after this transaction, describes the property as being subject to the 1959 lease. Therefore, the bank's rights under the 1959 lease are protected.

As the agency charged with protecting the President of the United States, the U. S. Secret Service is concerned with anything which might trigger a psychopathic personality. Therefore, any interpretive material on the assassination of President McKinley should be cleared with the chief of that bureau.

Land Status

Private - 1.026 acres

Other - None

Climate

The climate of Buffalo is typical of the Eastern Great Lakes region. Summers are warm, with a mean daily maximum temperature of 81.8° in July. Winters are cold, with a mean daily minimum temperature of 17.1° in February. Record high temperature of 99° was recorded in August 1948. Record low of minus 21° occurred in February 1934.

Precipitation averages 32 inches a year, and is evenly distributed throughout the year. Maximum rainfall recorded in a 24-hour period was 4.26 inches in August 1893. Maximum snowfall for a like period was 24.3 inches in December 1945. Mean annual snowfalls total 75.4 inches.

Prevailing winds are from the south and southwest, with a mean hourly speed of 14.5 miles per hour. Maximum velocity of 91 miles per hour occurred in January 1950.

RESOURCE USE

The Ansley Wilcox House is not now in use. The grounds north of the house and in the rear are used for parking.

It is difficult to estimate potential use. However, the Buffalo and Erie County Historical Society is used by approximately 110,000 people annually, of whom 30,000 are school children. Since the Ansley Wilcox House is downtown, potential use will be less. Still, it is readily accessible from the interstate system. An annual visitation of twenty to thirty thousand seems a reasonable estimate.

CARRYING CAPACITY

The estimated maximum carrying capacity of this area, assuming that it will be open nine hours a day, is approximately 1100 per day. This assumes that the capacity of that portion of the house devoted to visitor use is approximately 60 people, and that one-half hour will be spent in the house by the average visitor, so that 120 people per hour can visit the house without undue congestion.

THE PLAN

Interpretation

The national significance of this site lies in the inauguration of Theodore Roosevelt which took place in the library of the Ansley Wilcox House. Not only was this the first inauguration to take place outside of the nation's capital, but also, it marked the beginning of an administration of special significance to the nation. The history of the house and its occupants, while interesting, is a subtheme.

The interpretive challenge is to present the inauguration and convey an understanding of its significance with due regard to considerations of taste in presenting the tragic circumstances under which the inauguration occurred, and the need to give some detail regarding site and house history without letting this story overwhelm the primary story.

This interpretive challenge should be met by fully restoring and refurnishing the library and making this room the focus of interpretation. The porch, the main hall, and the morning room, all of which played a part in the events of the day, should be restored and representative furnishings replaced. The parlor across the hall will provide space for interpretation of the inauguration and on the history of the house and its occupants.

Visitors will enter through the north entrance. Initial contact, orientation, and sale of publications should be provided either adjacent to the entrance passage or in the morning room.

The latter room, in which Roosevelt issued a proclamation on the death of President McKinley, his first official act after taking the oath of office, is a particularly appropriate place in which to present the significance of Theodore Roosevelt and his administration. If demand warrants, and the Theodore Roosevelt Inaugural Site Foundation concurs, an auditorium for audio-visual programs might be provided elsewhere in the house.

This program will require:

1. Restoration and refurnishing of the library, and restoration and partial refurnishing of the morning room, hall, and porch.
2. Preparation of an interpretive prospectus acceptable to both the National Park Service and the Theodore Roosevelt Inaugural Site Foundation.
3. Implementation of the prospectus.

Grounds Development

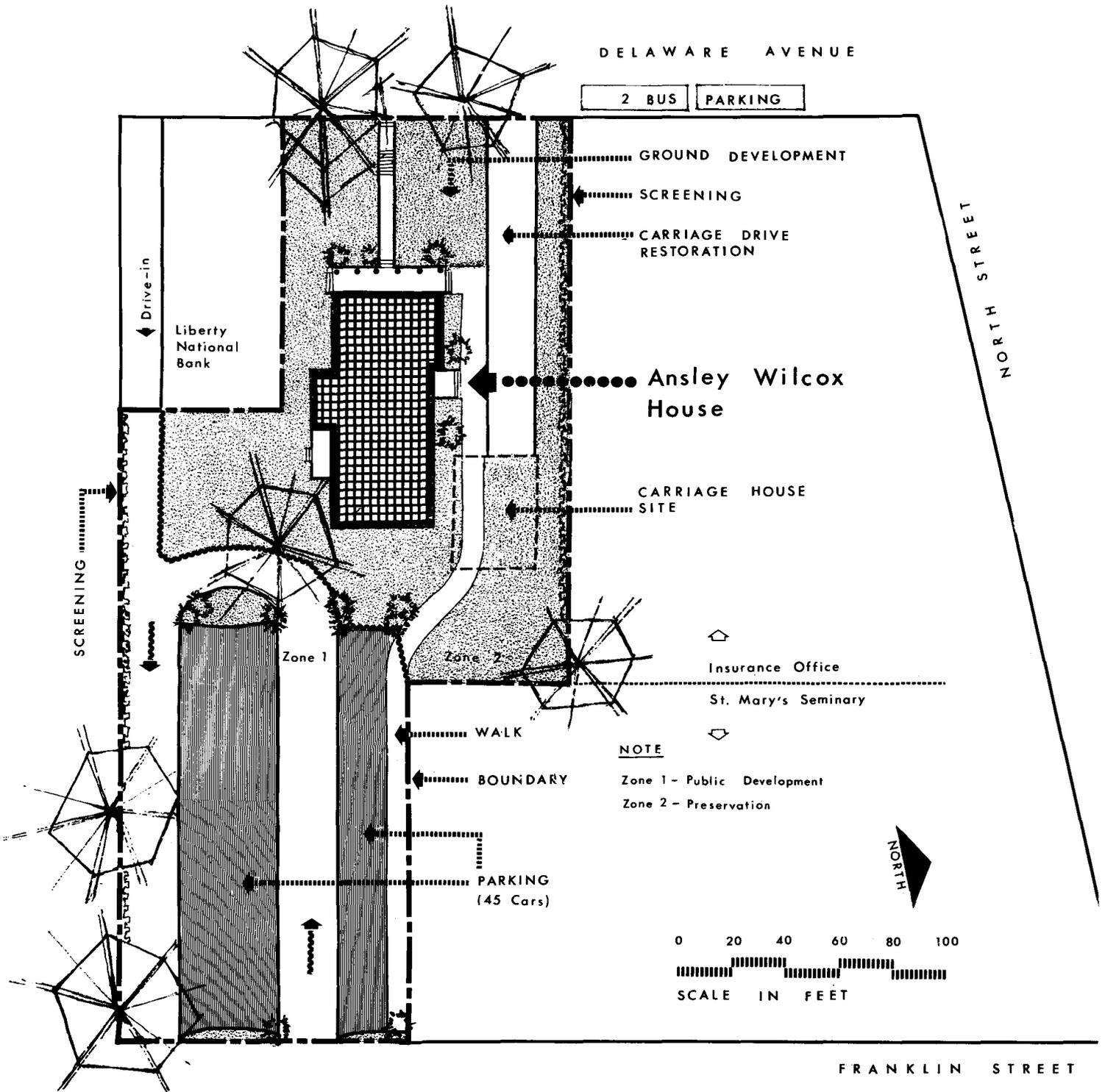
The problem to be solved through grounds development is that of providing an attractive and effective setting for the mansion while, at the same time, providing access, parking, and walks for visitor circulation, and doing so within a rather small area.

The recommended solution is shown on the General Development Plan. Grounds to the front and sides of the mansion will be so treated as to recreate the historic setting insofar as possible. To this end, such minor adjustments in plantings, step and walk surfaces, railings and so forth should be made, the carriage drive restored, and the outline of the carriage house marked. Screen planting should be provided along the north property line to at least partially obscure the adjacent Prudential Insurance Building. Screen planting should also be used to obscure the Liberty Bank as viewed through the windows of the library and morning room.

The grounds to the rear of the mansion will be used for parking and to provide a well-designed, landscaped open space. The Liberty Bank has access to this area from Delaware Avenue, through its drive-in window and ramp, and a minimum of 15 parking spaces plus an access through to Franklin Street must be provided for its use. In addition, 15 parking spaces should be provided for users of adaptive space in the Ansley Wilcox House and 15 more for visitors. Plantings along both property lines will screen adjacent uses from view. The remaining grounds will be landscaped to provide an attractive setting for the rear of the mansion as viewed from the parking areas, and to provide attractive open space into which the parking and access drive are blended. An existing overhead electric line which crosses the property just behind the mansion should be put underground. Bus parking will be provided on Delaware Avenue through agreement with the city. The placement of visitor parking at the rear of the mansion dictates use of the side (north) entrance, rather than the Delaware Avenue entrance.

This program will require:

1. Historical and perhaps archeological research to determine the dimensions and surfacing of the carriage drive.
2. Preparation of plans acceptable to the administering organization and to the National Park Service.
3. Implementation of the plans.



GENERAL DEVELOPMENT PLAN: THE GROUNDS

442/20007

MP-ANWI-5

ON MICROFILM

Building Development

The Ansley Wilcox House seems to be basically sound, although one section of exterior brickwork and some exterior woodwork have deteriorated and the interior has been remodeled and has undergone a period of neglect and vandalism. The house is now kept heated and watertight and the exterior was recently repainted.

This plan recommends rehabilitation of the exterior, including restoration of any portions which have undergone incompatible change. The restaurant stair tower will be retained to serve adaptive uses of the second floor. The plan also recommends restoration of the first floor library, central hall and morning room, partial restoration and rehabilitation of the reception parlor to provide a setting for exhibits, installation of two restrooms in the space next to the side entrance now occupied by a toilet, rehabilitation as needed of wiring, plumbing and heating systems, and rehabilitation of the remainder of the interior to fit it for adaptive use.

This program will require:

1. Research and the preparation of Historic Structure report.
2. Preparation of drawings for the rehabilitation and restoration.
3. Implementation of these plans.

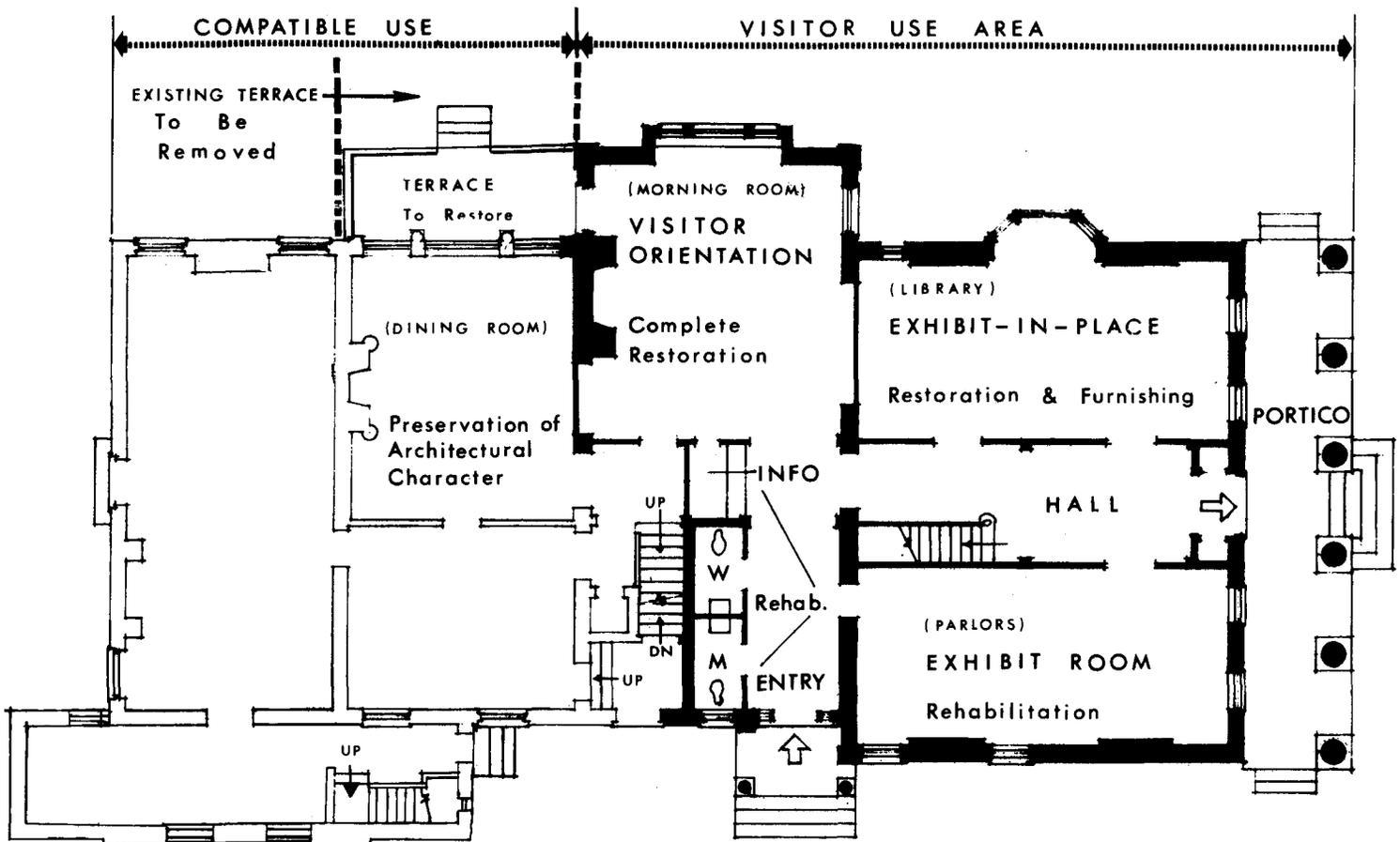
0 5 10 15 20 25

SCALE IN FEET

NOTE:

A portion of the first floor, as shown, is designated for visitor use.

The rest of this floor, together with the the second and third floors, are to be utilized by "compatible groups."



GENERAL DEVELOPMENT PLAN: THE BUILDING - FIRST FLOOR

442/2008

ON MICROFILM

Implementing the Authorizing Act

The Act authorizing establishment of Ansley Wilcox House National Historic Site is unique. It provides that the Secretary of the Interior is not to acquire and begin to restore the property until he has commitments that donated funds or services sufficient to complete restoration of the property and to operate and maintain the site will be available. It further provides that the Secretary shall determine at the beginning of each fiscal year whether and to what extent donated funds and services will be available for the ensuing year. If funds to carry on or complete the restoration and to operate and maintain the property are not forthcoming, the Secretary is directed to sell the property. Appropriations of up to \$50,000 for the restoration of the real property described in section 3 of the Act is authorized. Neither the Act nor the legislative history contain any guidelines as to the extent of restoration expected, standards of operation and maintenance, or the relationship between the National Park Service and the operating agency. However, the requirement that the Secretary shall assure himself that donated funds will be available for restoration, maintenance and operation implies that he will set standards in these areas and that there will be a continuing relationship between the National Park Service and the Theodore Roosevelt Inaugural Site Foundation.

Guidelines as to the extent of restoration and development necessary are set forth elsewhere in this Master Plan. Guidelines as to standards of maintenance and operation, as to the details of the relationship between the Park Service and the Foundation, and as to the amount of donated funds and services necessary to complete restoration of and to operate the site remain to be worked out.

A close and harmonious cooperation between the Service and the Foundation is essential in arriving at guidelines which will serve the interests of both parties and provide the visitor with a worthwhile and enjoyable experience. Standards for restoration, development, maintenance and operation, which provide a satisfactory experience and which the Foundation can reasonably be expected to meet, should be worked out jointly in cooperative agreement form. The cost estimates needed to determine the adequacy of donated funds and services should be prepared on a program or work item basis, so that donated materials and services can be assigned full value. The federal appropriation authorized for restoration of the property should be expended to complement donated funds, materials and services, insofar as this is possible. The National Park Service should make technical advice and assistance available to the fullest extent possible under the authorizing legislation and within available funds and staff.

Adaptive Use

Many preservation agencies, including the National Trust, have recognized that historic houses need not all be exhibited; that many can best be preserved through putting them to some compatible use. When this can be done, the structure remains an economic asset, and revenue from use contributes to its maintenance and preservation.

The Ansley Wilcox House is large and only a few of its many rooms are intimately related to the events of Roosevelt's inauguration. The remainder, including all of the second and third floors and at least two rooms of the first floor, is not directly related to those events, and effective presentation of the site's story does not require visitor access to them.

This plan recommends that the rooms which are not required for public use be put to adaptive use. Revenue from this use would assist the Inaugural Site Foundation to operate and maintain the house. The use should not be incompatible with the purpose of the site, and should be acceptable to both the Park Service and the Foundation.

Federal funds should not be used for rehabilitating adaptive use areas, and surviving elements of original decor should be preserved.

PRIORITY OF NEEDS

1. A cooperative agreement between the National Park Service and the Theodore Roosevelt Inaugural Site Foundation, including:
 - (a) A determination as to the adequacy of donated funds and services and
 - (b) a stipulation regarding the allocation of non-visitor use areas of the building for compatible functions and groups.
2. Land Acquisition.
3. Preparation of Historic Structure Report, Interpretive Prospectus and Furnishings Plan.
4. Building and grounds development.