

assessment of alternatives
may 1978

D-1298

FIRE ISLAND
WILLIAM FLOYD ESTATE

NATIONAL SEASHORE / NEW YORK



**ASSESSMENT OF ALTERNATIVES
WILLIAM FLOYD ESTATE**

FIRE ISLAND NATIONAL SEASHORE
United States Department of the Interior / National Park Service

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PROBLEM STATEMENT

In 1965, the 612-acre William Floyd Estate--birthplace and residence of one of the signers of the Declaration of Independence--was donated to the United States by the Floyd descendants, along with its outbuildings and furnishings. In authorizing acceptance of the donation, Congress designated that the estate become a detached unit of Fire Island National Seashore, but it provided a 25-year use and occupancy agreement to the Floyd descendants.

In October 1976, the descendants relinquished their use and occupancy rights over 33.8 acres of the estate, including the major residence and outbuildings. Therefore, the National Park Service may begin to determine the direction for interpreting, developing, and managing the estate for use by visitors.

Broad objectives for the protection and public use of the estate are stated in the General Management Plan, Fire Island National Seashore (USDI, NPS, 1977). They are

- to maintain the features of the existing landscape and current land-use practices, and to stabilize existing structures until use/occupancy agreements expire and future public uses are determined

- to interpret the history and to preserve the historic resources of the estate as a continuum of the William Floyd family

In addition, the General Management Plan states that "interpretation at the William Floyd Estate will focus on the historical importance of William Floyd, . . . the importance of the estate to Long Island history as well as to American Revolutionary history, and the natural history of the estate grounds."

In acquiring the William Floyd Estate, the National Park Service has filled a critical void in its holdings associated with the American Revolution. The National Park System Plan states that "there is almost a complete absence of areas dealing with important political and diplomatic events associated with our wars" (USDI, NPS, The National Park System Plan: Part I, History, 1972, p. 28).

Among the more specific issues that must now be addressed are the following:

- What significance and story of the estate should be conveyed to the public?

What are the physical requirements of access, circulation, and support facilities in order to make the site more available to the public? Where can these facilities be located?

What work must be done to immediately stabilize or restore many of the historic structures, including the main house?

Where is the best place to locate facilities for maintenance and management? Should new housing for employees be provided, and if so, on or off site?

What are the future uses and interpretive values of the remainder of the estate so that present actions will not conflict with plans for the entire estate when it becomes available to the National Park Service in 1990?

This Assessment of Alternatives for the Floyd Estate considers these issues, and the alternatives are based on public views about the future of the estate gathered during public meetings in October 1977 in Patchogue, New York, as well as on the General Management Plan. An opportunity will be provided for all the alternatives in this report to be analyzed, and public comment will be requested and incorporated where appropriate.

After concurrence on a recommended alternative by the North Atlantic regional director, a comprehensive plan will be developed. This plan will include the physical requirements for the preservation, protection, and use by visitors of the resources, as well as a determination of the appropriate themes and architectural treatment of the estate's buildings.

An interpretive plan will be undertaken after the comprehensive plan is developed and approved. However, this assessment will guide the development of interpretive facilities, media, and programs.



FRONT (SOUTH) VIEW, FLOYD HOUSE

DESCRIPTION OF THE ENVIRONMENT

REGIONAL AND LOCAL SETTING

The William Floyd Estate is on the south shore of Long Island, within the town of Brookhaven, Suffolk County, New York. As a historic remnant of 18th-century country life, the estate provides an open-space relief from a region characterized by an overcrowded highway network, an inefficient mass transit system, and a pattern of dense residential land use. The urban sprawl of New York City serves as a transportation barrier between Long Island and points west.

Access to the estate is primarily by automobile via major east-west corridors and the William Floyd Parkway, which leads south into the Mastic Beach community. Access through the community is varied and confusing, with the most direct route being Neighborhood Road. Mass transportation systems such as rail, bus, and air are available, but limited. Bikeways have been provided along major limited-access highways and the William Floyd Parkway.

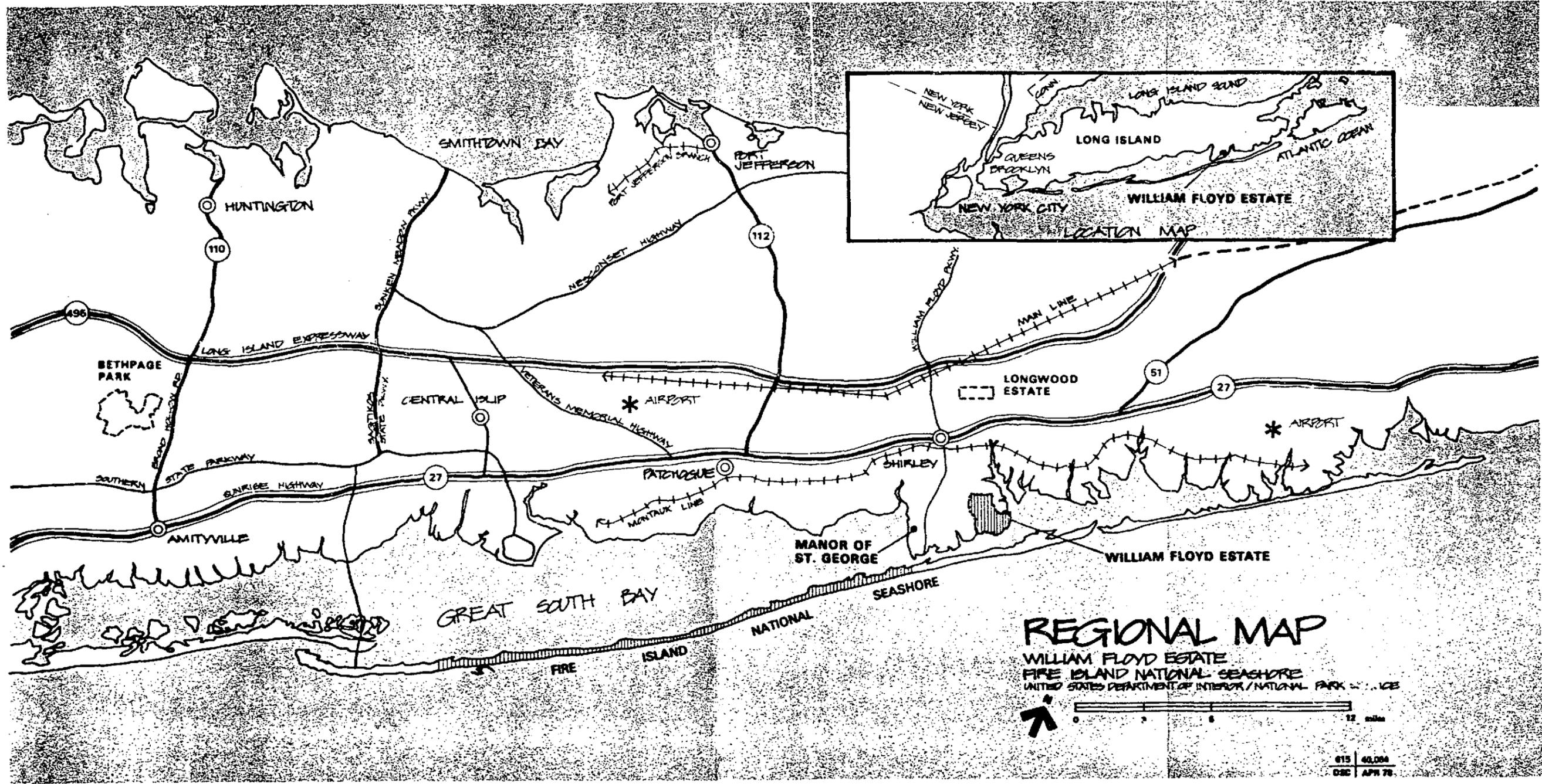
Communities near the estate--Mastic Beach, Mastic, and Shirley--reflect the gradual change from rural lifestyles that centered around villages to the present-day urban lifestyles that center around suburban developments. Land use adjacent to the estate is primarily a pattern of bedroom communities, serving work centers as far west as New York City. Commercial uses are characterized by developments along arterial streets, shopping centers, and some remaining village core areas. The closest sizable industrial area is Brookhaven National Laboratory, 8 miles north of the estate.

Suffolk County has undergone rapid growth in the last decade, with an in-migration of young families accounting for at least 70 percent of the growth, causing south-shore communities to have typically large, school-age populations. However, the recent rapid increase in housing and industrial-type expansion is declining.

EXISTING CONDITIONS

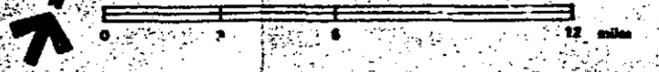
The William Floyd Estate is adjacent to Mastic Bay. The site rises gradually from mean sea level to an elevation of 20 feet. Approximately 25 percent of the land area lies in tidal salt marsh, with the remaining land composed of mature timber forests and cultivated fields.

Access to the house is by way of a gravel road that turns off through an inconspicuous entrance from a maze of community roads.



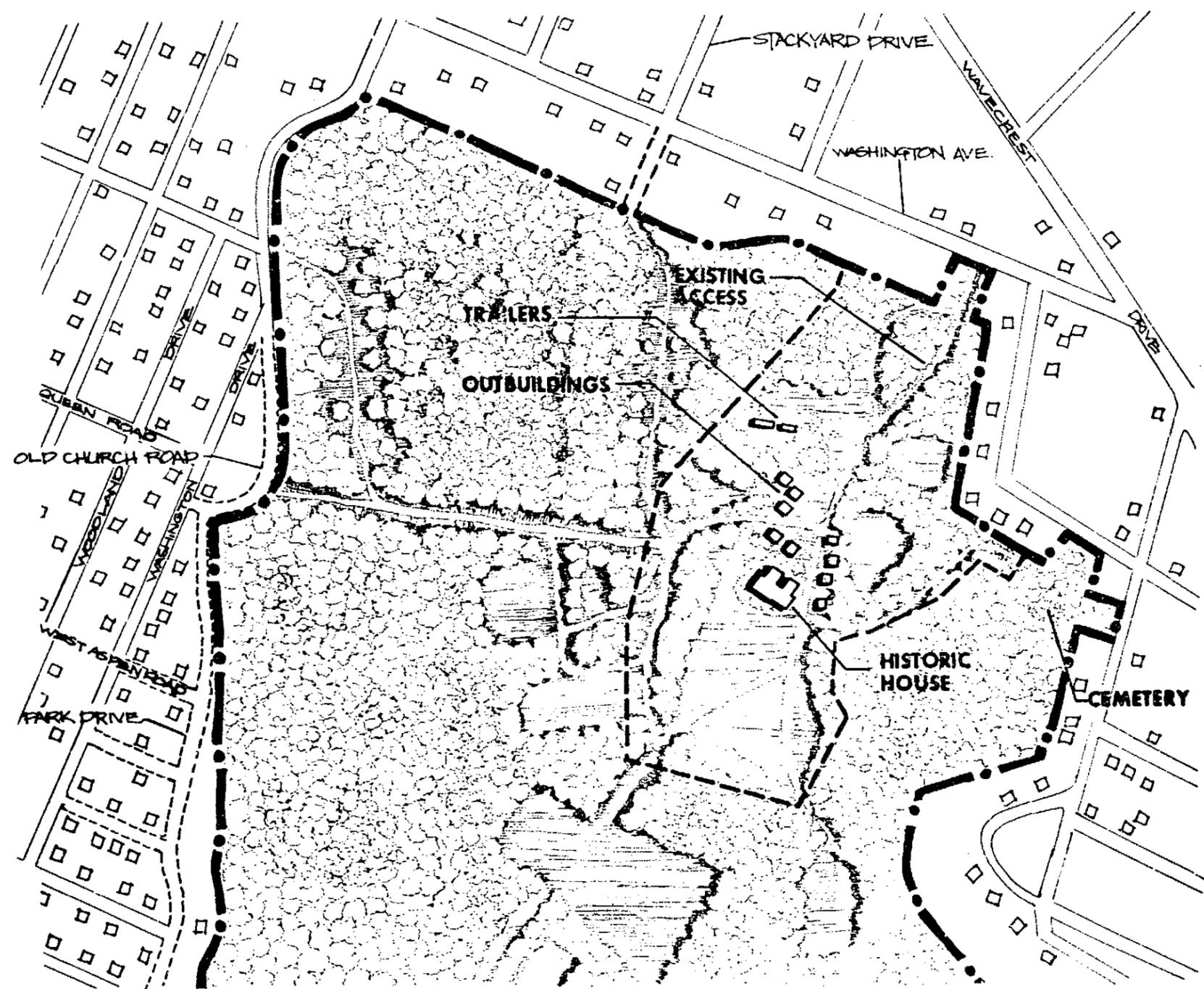
REGIONAL MAP

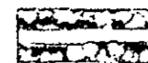
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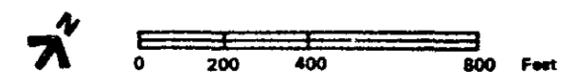
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ON MICROFILM



- ESTATE BOUNDARY 
- HISTORIC CORE (33.8 ACRES) 
- DIRT ROAD 
- PAVED ROAD 
- HISTORIC PATHS 

EXISTING SITE
 WILLIAM FLOYD ESTATE
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All other roads within the estate are grass-covered trails that blend with the forest environment. In addition to the main house, there are outbuildings in generally poor condition, a private cemetery with a burial section for slaves, and remnants of gardens, orchards, possible historic roads, trails, fields, and hedges, as well as other minor sites of potential significance. There are also two house trailers on site and an old sheep barn that is now used for maintenance, repair, and storage. The main house and outbuildings are further described below.

The Floyd House

Surrounded by old forest growth, the main house lies on a remote part of Mastic Neck. It faces south, looking across an expanse of lawn, and it stands nearly a mile back from the bay, probably placed there for protection from easterly storms.

The Floyd house is a 25-room, two-story, white frame structure built around 1724, but containing 19th- and 20th-century additions. William Floyd was born in the original part of the house in 1734. This earliest structure saw many changes, each generation adding or removing according to needs of the family. The evolution of these changes is analyzed in the estate's "Historic Structure Report" (USDI, NPS, 1977). The house now contains furnishings of many periods and also serves as a temporary administrative office. First-floor framing and timber floor joists have been found to be weakened by powder post beetle, causing a severe limitation to the visitor capacity of the house. A coal-burning heating system was converted to oil in 1974. The lack of adequate climate control contributes to the deterioration of the furnishings. Utility systems are substandard: The existing water system does not meet health standards; the septic system needs improvements; and electrical power is transmitted to the house by overhead wires. The perimeter of the site is subject to vandalism and trash dumping, although a chain link fence has been partially completed to offer some protection.

Although the estate is closed to the general public, various groups interested in history have been given guided tours of the main house by the Park Service since October 1976 (about 25 persons per month). These tours have been given on a reservation basis, with requests coming from organized groups. In addition, school groups have used the estate in conjunction with the national environmental education development program, visiting the grounds during the day. For the purposes of this plan, future use by visitors is viewed as occurring primarily on an extended seasonal basis, from April through October.

Outbuildings

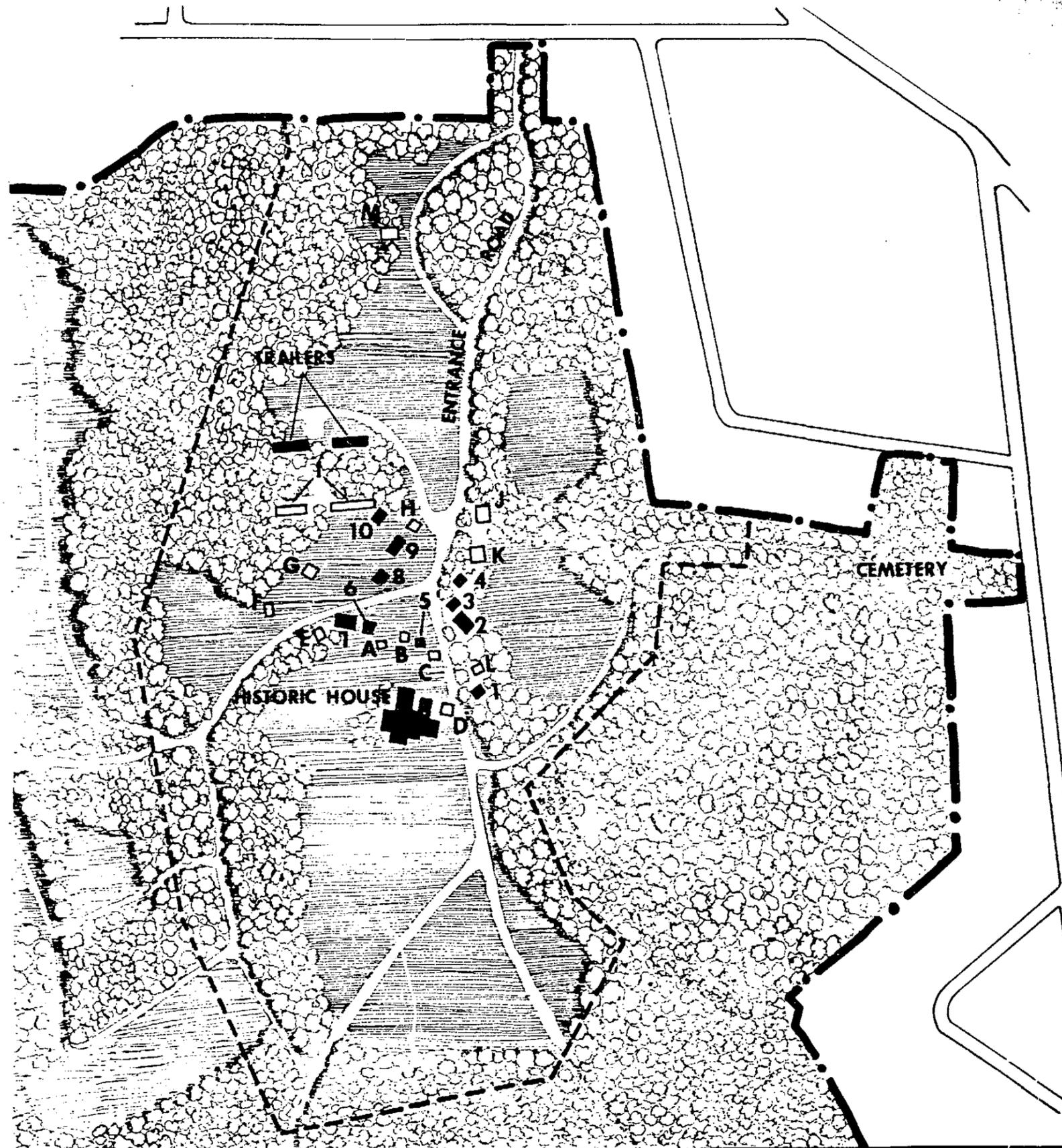
It is impossible to determine the exact number of outbuildings and their uses during the days of William Floyd's ownership. No doubt some buildings were moved from one site to another. However, the location of the buildings and their uses during Floyd's time were about the same as in the second half of the 19th century. At that time, there were at least 14 auxiliary buildings that formed a veritable settlement north of the house. Most of them were located within a high board fence that bound them roughly into a circle. A gate northeast of the fence gave access to the buildings and the house. Remains of this gate are found north of the house on the main entrance road.

The accompanying map shows the location of ten existing outbuildings and the sites of other structures that previously existed. Most of the latter buildings, according to tradition and internal evidence, were probably built originally during the years when William occupied the house.

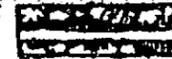
Existing records do not provide information about the original construction dates of the existing outbuildings. Buildings 1, 2, and 3 seem to have been built after 1911; building 5, added during the second half of the 19th century, is built on the location of an old blacksmith shop; buildings 4, 6, 7, 8, and 10 are original structures in part or are built at least on the site of the original structures that were erected perhaps during the first half of the 18th century. Besides the known sites of historic buildings, there were undoubtedly other buildings in different parts of the farm. The slave cabins were located within a mile of the "big house," on the fringes of the forest.

Cemetery

On the northeast corner of the estate grounds is a 1-1/2 acre, L-shaped cemetery surrounded by a white wooden fence. The cemetery has been the burial ground for Floyd family members (and one servant) since William Floyd's parents, Nicol and Tabitha, were interred there in 1755. The most recent gravestone is that for Arthur Z. Gardiner, erected in 1975. There are in all 51 grave sites marked by headstones; most have footstones as well. In addition, the original marker from William Floyd's grave in Westernville is there. Adjacent to the family cemetery is a smaller clearing containing seven simple white crosses inscribed with the first names of male servants or slaves. The land was donated to the Park Service in 1968. Members of the Floyd Family Cemetery Association retain burial and visitation rights.



HISTORIC PATHS



ESTATE BOUNDARY



HISTORIC CORE



EXISTING BUILDINGS

- 1 Caretaker's Workshop
- 2 Carriage House
- 3 Woodshed
- 4 Corncrib
- 5 Ice House
- 6 Storage Crib
- 7 Old Shop (formerly grain house)
- 8 Barn
- 9 New Barn
- 10 Old Sheep Barn



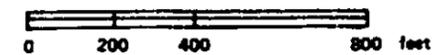
SITES OF HISTORIC BUILDINGS

- A Storage Crib
- B Hog Pen
- C Goose House
- D Unidentified Building (ca. 1790)
- E Old Wagon House
- F Calf Barn
- G Unidentified
- H Barn Building
- I Sheep Shearing Sheds
- J Robinson Barn
- K Original Horse Barn
- L Smoke House
- M Overseer's House



EXISTING HISTORIC BUILDINGS/SITES

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CULTURAL ENVIRONMENT

Historical Background

The following description is taken from the "Historic Resource Study, William Floyd Estate, Fire Island National Seashore" (USDI, NPS, 1974).

William Floyd. William Floyd, best known as one of the signers of the Declaration of Independence from the colony of New York, was born at Mastic, Long Island, on December 17, 1734. His father, Nicoll Floyd, was a wealthy and respectable landowner of Suffolk County. Tabitha Smith, his mother, was the daughter of Col. Jonathan Smith, grandson of Richard (Bull) Smith, founder of Smithtown.

Very little is known of Floyd's early life, but it was probably spent in the circle of an extensive family connection, which comprised the most distinguished families of the province. Mastic, the huge family estate where he lived, abounded with game of every variety and much of his time was devoted to hunting, an amusement to which he was addicted all his life. His education, according to his grandson, was chiefly confined to the useful branches of knowledge, and he seems to have been mainly concerned with business.

Floyd's education was interrupted by the death of his father and mother in 1755, and he became responsible for managing the estate and its many self-sustaining activities and for the care of his younger siblings. In 1760 he married Hannah Jones of Southampton. His family name gave him advantages of social position and influence, and he gradually became a man of distinction beyond his immediate neighborhood.

As a leading member of society, and despite his many other interests, Floyd apparently became a close student of public affairs. In the colonial militia, he rose to the rank of colonel in the First Suffolk County Regiment during the American Revolution and after the war became a major general in the state militia. His military career was uneventful, with the exception of one occasion when he prevented some British forces from landing on Long Island.

Floyd served a short time in the Provincial Assembly of New York and then became delegate to the First Continental Congress at Philadelphia in 1774. In the following year he was again elected a delegate to the Continental Congress and continued as a member until after that body adopted the Declaration of Independence on July 4, 1776. He and the other four delegates from New York voted for its adoption, but Floyd was the first New York man to sign the famous document.



PORTRAIT OF WILLIAM FLOYD c. 1792

During the whole revolutionary period, the British forces controlled virtually all of Long Island. While the property of Loyalists was more or less respected and protected, that of the Whigs suffered severely in many cases. Floyd's Mastic estate was taken over in 1777 by a company of horsemen during his attendance in Congress. Mrs. Floyd and the children were driven from the Mastic home in haste and confusion and were taken in by friends in Middletown, Connecticut. Floyd's home was occupied by the British, and his efforts to rescue his personal effects were fruitless. He was away from Long Island for about six years.

In 1777 Floyd was appointed a senator in the newly created state of New York. In 1778 he was again elected a delegate to the Continental Congress and from then on for many years was either a member of the Congress or the state senate. While he was a refugee, his wife, Hannah, died in 1781.

When Floyd returned to Mastic in 1783, he found the estate despoiled: desolate fields, uprooted trees, charred remains of fences, and a house that was uninhabitable. Eventually the house was restored and refurnished, and Floyd played host to many famous men, among them Jefferson, Madison, and Lafayette.

In 1784 Floyd married Joanna Strong of Setauket, and by 1785 the condition of the farm was improving. Floyd's son, Nicoll, was 22 years old, and it has been inferred that the management of the Mastic estate was largely in his hands while his father was absent or occupied with the affairs of government.

Four times between 1792 to 1820, Floyd was a presidential elector, and in 1801 he was elected a member of the convention to revise the constitution of New York State.

Later in life, Floyd withdrew from the old house in Mastic and left the administration of his estate to his son, while he himself undertook the pioneering and carving out of a new estate in upper New York. In 1784 he had bought a tract of land in Western, now Westernville, Oneida County. He undertook the improvement of this land, and in 1803 he gave the Mastic estate to his son, Nicoll. His remaining years were spent clearing and transforming the land into a number of cultivated fields.

Floyd enjoyed good health until a short time before his death on August 4, 1821. He is buried in the Presbyterian Cemetery in Westernville, next to his wife, Joanna. In about 1895 a new memorial stone was erected and his original gravestone was removed to the family cemetery at Mastic.

History of the Estate and Succeeding Generations. Like those of many other large landowners on Long Island, the fortunes of the

Floyds were founded in agriculture. Some of the most striking features of the Mastic estate today are the extensive physical remnants of hedges and ditches that mark the original boundaries of the fields.

Floyd's estate encompassed over 4,000 acres at a time when most farms generally ranged in size from 100 to 150 acres. Farms produced food, fuel, and clothing. Any surplus was shipped from the nearest landing market, and the sea was the highway from Long Island to New York and New England. In this way the farmer was able to gain a small extra income and to enjoy a better lot than the man struggling in the backcountry or on the frontier.

William Floyd's wealth was far greater than the average farmer's. His father had built up a large estate which, under his management, continued to prosper, and by 1790 Mastic was a busy estate supporting many persons. Floyd employed free skilled labor in managing his estate, but he also depended on slaves, as did other landowners. In addition, Indian labor came from a Poosepatuck village, located about 2 miles north of the Floyd house.

After Nicoll Floyd (1762-1852), the only son of William, took over complete control of the farm in 1803, he lived continuously at Mastic and held responsible positions in the county. He also held an office that gave him work at the edge of the sea--Office of Wreck Master. Shipwrecks occurred quite often near Mastic and it was up to the wreck master to get to the spot rapidly and provide assistance, besides being responsible for salvage operations.

During Nicoll's time, the Mastic farm reached its point of highest productivity. The farm developed gradually into a great estate that resembled a southern plantation, with many Indians and slaves working in the fields. He built a number of ships on a lot near Home Creek called "Great Boat Place," and he was very active in trade with New York City, which was carried on chiefly by boats of shallow enough draft to navigate the many shoals of Great South Bay. Nicoll went less far afield than his father, contenting himself with local offices and shipping ventures, including whaling.

After the death of Nicoll in 1852, Mastic passed on to his son, John Gelston Floyd (1806-1881), who presumably grew up at the farm with three brothers and three sisters. A living was more easily and agreeably made out in the world than on the farm, and John Gelston became a lawyer, served three terms as representative in Congress, and was also a state senator. During his long absences, the land was still farmed, but at an increasing loss. Fairly early in life he suffered a stroke and became an invalid for his last 20 years. In the book As Told by the Attic Letters, Cornelia Floyd Nichols refers to this era as "a tragic period in the history of the Old Mastic House."

After the death of John Gelston Floyd, there was a big task of rehabilitation to be done, for during the years of sickness the land was reduced to a sad state and the house was encumbered with mortgages. The 2,200 acres that were left were broken up and divided between heirs; to John Gelston Floyd, Jr. (1841-1903), went the old house and 687 acres. With the estate divided, John Gelston, Jr., found no inducement to continue farming his portion of land, and the place gradually ceased to be a working farm--the house became a summer vacation home and the woods a family hunting ground.

In 1965, when the Floyd property became a detached unit of Fire Island National Seashore, the land was being used principally as a wildlife habitat where the family hunted and fished in accordance with New York State laws. Mainly through good land use throughout nine generations of the family, the estate is a rare and outstanding sanctuary of plant and animal life.

Comparable Vicinity Resources

The vicinity of the Floyd Estate has several complementary historic resources. Closest are Woodhull cemetery in Mastic Beach (resting place of Gen. Nathaniel Woodhull) and the Manor of St. George, estate of Col. William Smith, a leading figure in colonial Long Island history. Both sites have strong associations with the revolutionary period. Representing somewhat later times, Old Bethpage State Park and the developing Longwood Estate in Shirley offer a restored atmosphere and living-farm interpretation (see the Regional Map).

Archeological Resources

An archeological investigation of the William Floyd Estate was conducted in 1976. This included a surface inspection of areas not covered by dense vegetation, and a map was prepared identifying archeologically sensitive areas based upon this information. Other archeologically sensitive areas containing subsurface historic and prehistoric sites are expected to exist.

The 1976 investigation identified some archeological deposits that might be useful in restoring the house or preparing interpretive exhibits. These areas are the former west wing, the large white barn area, the remains on Home Creek, and one or more former wells.

Careful archeological investigation of certain areas that might be disturbed must be undertaken prior to restoration or development

by the National Park Service. An archeological survey of key areas would be undertaken prior to development of the comprehensive design. In areas where no development is planned, it is recommended that disturbance to the ground be avoided. At the time of construction, archeological monitoring would take place.

NATURAL ENVIRONMENT

Topography

The topography of Long Island is the result of glaciers, with the present landforms emerging upon their retreat. Sea levels rose as a result of glacial melt, inundating coastal lands on the Continental Shelf and creating new coastlines inland. The action of currents and waves created two separate geomorphic formations along the south shore of Long Island -- the eastern headland of steep, eroded cliffs with narrow, cobbled beaches and the western barrier islands. These barrier islands have created a series of shallow lagoons, including Great South Bay, Narrow Bay, and Moriches Bay. Tidal marshes have developed in the shallow margins and drainage ways of the bays. On the estate, the marshes (approximately 149 acres) vary from 0.2 to 0.4 mile wide.

Intermediate soils with high water tables at or near the surface extend inland from the marsh. These soils have high permeability, a seasonal high water table, exposure to flooding, and susceptibility to erosion. The forested uplands of the estate develop from sandy soils typical of the glacial outwash plain of south shore Long Island. They are coarse-textured and well-drained.

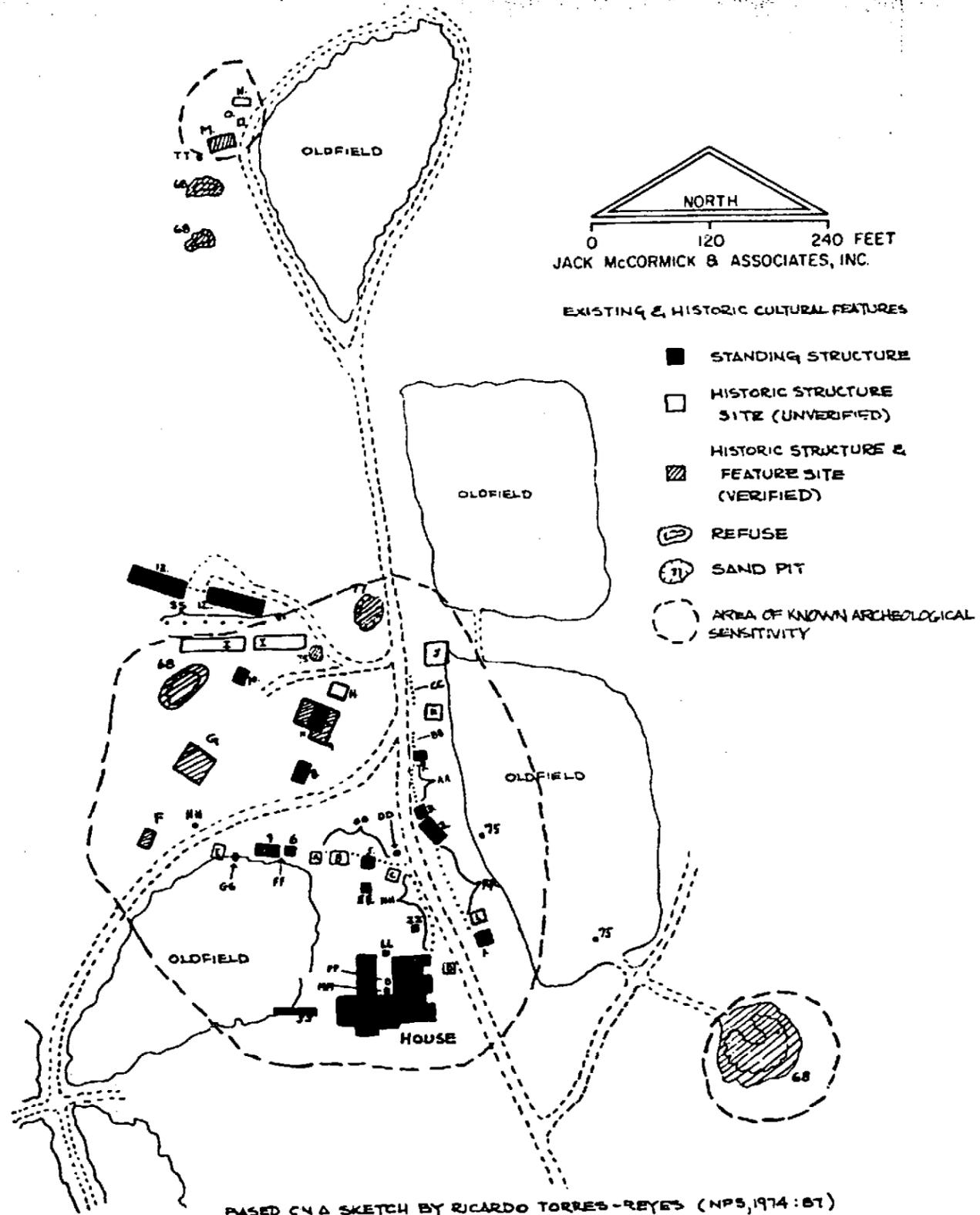
Flood zones on the estate have been located according to the "Flood Hazard Boundary Map of the Town of Brookhaven, New York," printed by the Federal Insurance Administration, Department of Housing and Urban Development. There are three flood zones on the estate:

Zone A9 is an area of special flood hazards with a base flood elevation of 6 feet, mean sea level, dated June 11, 1976. This zone includes low areas most affected by floods of an intensity occurring every 100 years.

Zone B is an area of moderate flood hazards.

Zone C is an area of minimal flood hazards.

The estate house and the outbuildings are located in the zone of minimal flood hazards. Construction of new visitor and maintenance/administrative facilities would not be at locations where the elevations are below the 100-year flood level.



BASED ON A SKETCH BY RICARDO TORRES-REYES (NPS, 1974: 67) AND FIELD INVESTIGATION 1976.

KEY TO ARCHEOLOGICAL MAP*

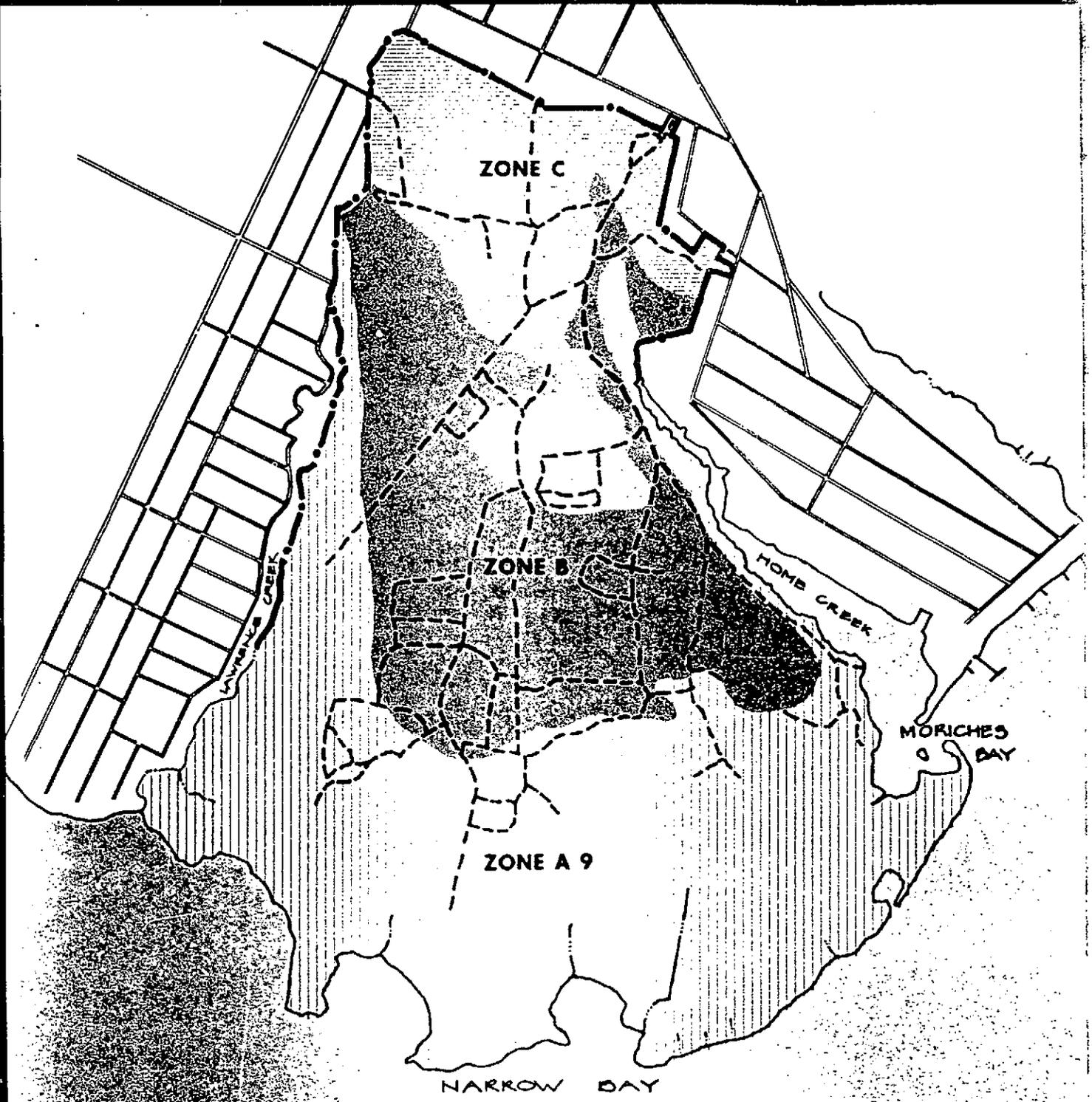
N	Overseer's Carriage House	F	Calf Barn
O	19th-Century Privy	E	Old Wagon House
M	Overseer's House	7	Old Shop
TT	Ring	6	Storage Crib
68	Dump	GC	Small Pump Shed
15	Mobile Home	75	Cistern
12	Mobile Home	A	Storage Crib
SS	Fence Posts	B	Hog Pen
77	Sand Pit	5	Icehouse
I	Sheepshearing Sheds	OO	Board Fence
68	Dump	DD	Gazebo
75	Well	FF	Board Fence
J	Robinson Barn	C	Goose House
10	Old Sheep Barn	75	Cistern or Wastewater Facility
H	Barn Buildings	RR	Fence Posts
CC	Various Fence Posts	EE	Primitive Split-Pole Shed
K	Original Horse Barn	NN	Board Fence
11	Present Barn	L	Smokehouse
9	Shed or Barn	II	Cistern or Septic Tank
BB	Board Fence	1	Caretaker's Workshop
4	Corn Crib	75	Well
G	Stable	LL	Cistern
8	Barn	D	Unidentified Buildings
AA	Board Fence	PP	Cistern
3	Woodshed	MM	Downspout Drain
HH	Incinerator	JJ	Brick Walk
2	Carriage House	68	Dump

* Features are listed in general sequence from north to south.

WILLIAM FLOYD ESTATE
FIRE ISLAND NATIONAL SEASHORE
SUFFOLK COUNTY, NEW YORK
SEPTEMBER 1976

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FLOOD HAZARD MAP

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Climate

Long Island has a temperate maritime climate, and ocean currents moderate extremes of temperature. The mean annual temperature is about 50 degrees Fahrenheit, with an average frost-free period of 180 days a year. The annual precipitation of 45 inches tends to be evenly distributed throughout the year. Precipitation results from extratropical storms in autumn, winter, and spring; from thunderstorms during the summer; and from hurricanes in late summer and autumn. Snowstorms occur periodically from October to April, but rarely does snow remain on the ground for more than a few days. Relative humidity averages around 75 percent and varies little during the year. This tends to make the climate uncomfortable, especially in winter when chill factors may be high.

Animal Life

On Long Island's south shore, much of the original vegetation, particularly tidal marsh, has been altered or otherwise exploited. On the William Floyd Estate, the upland vegetation has been changed; however, the tidal marshes have been relatively undisturbed. The vegetation types remaining on the estate provide important habitat for terrestrial and aquatic wildlife. In recent years, the estate has been managed mainly for hunting pheasants and waterfowl.

Little work has been done to establish checklists for animal groups, and there are almost no data on numbers or distribution. The only exception concerns birds. Approximately 350 species of birds have been recorded in the general vicinity of the estate.

The northern bald eagle, proposed for inclusion on the list of threatened and endangered species, has been sighted on the estate grounds. No other species of threatened or endangered animals is known to occur on the estate.

The Floyd Estate supports terrestrial vertebrate species and a relatively large number of invertebrates, mostly insects. No comprehensive listing of insects exists. Only the culturally important insects--the so-called pests--have received attention, and then only to elucidate enough of their life histories and habitats to facilitate effective control. Vector control activities on the upland grounds and tidal marshes of the estate will be consonant with the policies established in the 1977 General Management Plan for Fire Island National Seashore. Further ditching of tidal marshes will not be undertaken on the estate, and mosquito control through the use of insecticides will be allowed only when the National Disease Control Center has declared a public health emergency.

The tidal marshes of adjacent bay waters are exceedingly rich in both vertebrates and invertebrates, and they maintain extensive commercial fishing and shellfishing industries as well as recreational fishing and waterfowl hunting.

Plant Life

The 612 acres of the William Floyd Estate support diverse patterns of forests, thickets, and herbaceous plant communities. The property has a long history of vegetative manipulation to improve habitat values for deer, small game, and other wildlife. The Floyd descendants, on occasion, mow or cultivate scattered fields. In addition, some of these areas are planted annually in ryegrass; others are managed to maintain hedgerows, lespedeza, and multiflora rose to improve wildlife cover. The fields are interspersed among upland forests, lowland forests, and thickets. No plant species has been listed as threatened or endangered.

Oak, black cherry, and black locust predominate in the upland forest type. Thickets of arrowwood, black cherry, sumac, sassafras, and other species occur on disturbed sites. Upland forests are susceptible to fire, and evidence of fire damage is present in some areas. A major fire in the early 1960s may be responsible for the predominance of the black locust/black cherry forest community in some locations on the estate. Most thickets are probably transitional to upland forest communities.

The lowland forest type consists mainly of tupelo, red maple, and white oak. Swamp forests consisting mainly of tupelo occur in lowland areas where the water table is at or near the surface. This type is above the normal high tide line, but these areas are subject to flooding during moderately severe storms. However, almost all the land on the estate lying below 10 feet above mean sea level was flooded during the 1938 hurricane. Most of the large red oaks and other dominant trees were uprooted or damaged by high velocity winds.

A L T E R N A T I V E S

In this section, alternatives for interpreting and developing the William Floyd Estate are suggested. Except for a "no-action" alternative, the alternatives are organized according to the following categories: interpretive theme, architectural treatment, support facilities, and the estate grounds. To develop a comprehensive plan for the Floyd Estate, one alternative should be selected from each of these categories. Selection of an interpretive theme and the degree of architectural treatment will affect development of support facilities, such as the location of administrative functions (see Appendix B). Consideration should also be given now to what future use should be made of the estate when all of it is available to the National Park Service in 1990. This will help ensure that an action taken now will not preclude a future desired use of the estate grounds.

Because the William Floyd Estate is listed on the National Register of Historic Places, historic structures and archeological sites will receive the protection and maintenance required by law. National register forms are now being revised to define the qualities that merited the site's listing on the register. Any action that is taken will comply with the "Procedures for the Protection of Historic and Cultural Properties" by the Advisory Council on Historic Preservation (36 CFR, Part 800), National Park Service Management Policies, and all other Park Service historic preservation policies and procedures.

"NO-ACTION" ALTERNATIVE

Description

Under this alternative, the William Floyd Estate would not be developed, and the present level of preservation, protection, and use by visitors would continue. Because the National Park Service is required by law to protect and maintain properties under its jurisdiction that are listed on the national register, such actions will be pursued at the estate. However, no actions would be taken to solve the following problems: limited public access; lack of interpretive services; insufficient security; confusing and inappropriate access; insufficient parking; uncontrolled pedestrian access; inadequate administrative, maintenance, and residential facilities; and inadequate or visually intrusive utility systems.

Impacts

Although the public could be provided access to the estate grounds under the no-action alternative, the very limited opportunities for access to the historic structures would prevent considerable numbers of visitors from being able to appreciate firsthand a significant cultural resource. Furthermore, by adopting the no-action alternative, the National Park Service would not wholly be fulfilling its purpose as stated in the Organic Act of 1916, which is "to conserve the scenery and national and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."

INTERPRETIVE THEME ALTERNATIVES

Interpretive themes are normally drawn from the significance cited in an area's establishing act. In this case, the site was referred to as the birthplace and residence of Gen. William Floyd. However, because the site may possess other values that might lead to other interpretive programs, the following themes are presented as alternatives.

Under each alternative, information about William Floyd would obviously be included; however, the emphasis under each succeeding alternative would be changed because the time period would be expanded. The greater the time period considered, the less it would allow attention to be focused on any one idea, person, or period.

Although the alternative chosen would be emphasized in terms of programs, media, and expenditures, interpretation of other historical periods would not be entirely neglected. For example, the family might provide a lead-in for interpreting the early history of the estate in alternatives 1 and 2, while the family itself would be emphasized in alternative 3.

The themes should be assessed for their significance, value, and relevance to local and national visitors, for their impact on the physical resources, and for their feasibility of implementation (using appropriate media and programs).

Alternative 1--William Floyd, Signer of the Declaration Of Independence, and Construction of House Until Floyd's Departure to Westernville (1724 to 1804))

Description. This theme would tell the story of the 56 men who affixed their names to a document that made them traitors in the

eyes of the ruling power--perhaps the strongest world power at that time. They knowingly risked their lives and property for intangible ideals, fully cognizant of the odds of a successful rebellion. William Floyd could also be symbolic, representing the lesser-known signers--men who perhaps were not as articulate as Thomas Jefferson or as fiery as Sam Adams, but who took the same ultimate risk. In this sense an empathy with these daring men could be conveyed to today's visitors. The estate itself would represent a portion of the tangible property that Floyd was gambling, and it would serve as a symbol of an independent lifestyle that could more easily be secured under an independent nation.

The in-depth story of this alternative would include an analysis of the kind of revolution America underwent, leading up to the question of rebellion against an outside power. It would also involve an analysis of colonial Long Island and the other figures in the area associated with the political and revolutionary events of that time. The economics of the period would be examined, as well as how the estate functioned before and after it was confiscated and occupied by the British. The alternative could illustrate an ironic point from today's perspective--that the signers, including Floyd, were the patrician class, risking considerable wealth and security, for an ideal that guaranteed neither.

Impacts. This alternative would emphasize the significance of the William Floyd Estate as stated in the enabling legislation. Emphasis on one theme that concentrated on a relatively short period of time would allow in-depth interpretation of this period and its associated themes, but detailed interpretation about other historic periods and the development of the estate would not be provided. There would be opportunities for supplementary information on early local history and revolutionary war history on Long Island. This theme would also complement other local interpretive attractions, such as the Manor of St. George, the Longwood Estate, and the Talmadge Trail, possibly increasing their visitation. Because of the limited time frame that would be dealt with, there would be less potential for theme evolution and change.

Alternative 2--The Estate: Construction of the House to the Sub-division of the Land (1724 to 1881)

Description. This theme would encompass the first alternative theme, but would extend into the estate era--covering the estate's apex as a self-sufficient plantation that combined agriculture with early shipbuilding and the beginning of the whaling industry, as well as its dissolution as a productive farm and year-round residence. The estate theme would provide the opportunity to interpret the New York estate system and its English roots. It also

could illustrate the economic and political development of Long Island during this era.

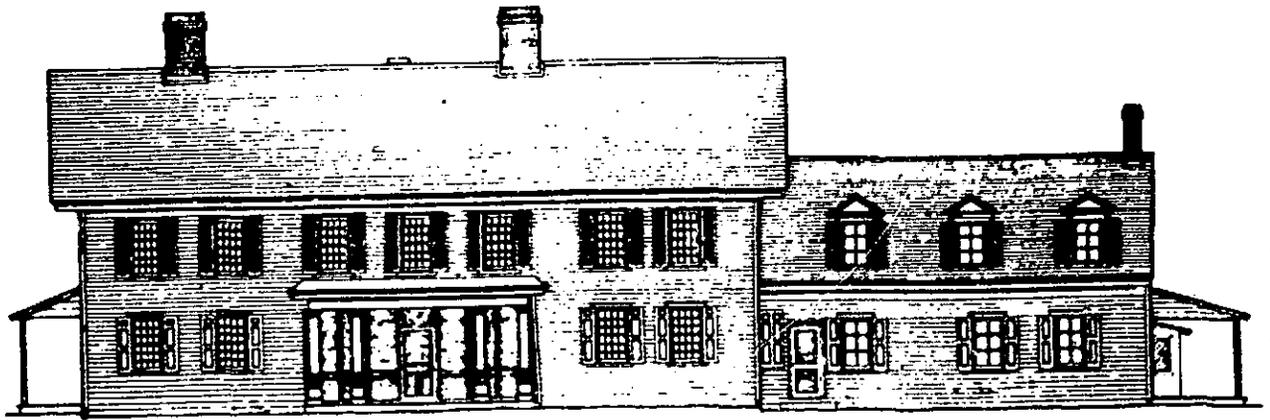
Impacts. Because this alternative would emphasize two major themes (the story of William Floyd and the estate as an operating farm), information about William Floyd would not be as extensive as under the previous alternative. Expanding the theme to cover the estate would increase people's awareness and understanding of the estate as a functioning plantation. Interpretation could also introduce people to the early history of Long Island, and like the previous alternative, it might foster interest in other local attractions (the Manor of St. George, the Longwood Estate, and the Talmadge Trail). There would be more opportunities for environmental education and cultural history under this alternative. The history of the estate after 1881 would not be dealt with, consequently a complete picture of the estate would not be given. Because more outbuildings would be used for interpretation, visitors could be dispersed, thus lessening impacts of highly concentrated use at any one site.

Alternative 3--A Continuum of Family History: Construction of the House to the Last Occupancy by the Family (1724 to 1975)

Description. This theme would stress the significance of the house as a residence for more than two centuries for a single family, as well as slaves, workers, companions, relatives, friends, and guests. Within this theme, various facets of life on the estate would be considered: the immigration of the first Floyd from Wales, acquisition of the land and construction of the first house, the American Revolution and William Floyd's role in it, additions and changes to the house, the transition from working farm to country retreat and hunting lodge, and the subsequent decision to donate the estate to the National Park Service. All of these facets would become elements of the continuum, presenting a story of change, and yet also showing a type of permanence within a changing world. Each generation of the family and each phase of the estate would be equally important, for they are all part of the estate's history.

In a time when society has become extremely mobile, with families tending to move frequently and over long distances, the ancestral home is largely a thing of the past. But there is an increasing interest by, and need for, people to relate to a story such as can be told at the Floyd Estate. The acclaim of a popular book and television serial like "Roots," is an example of this interest.

Basically the contemporary Floyd family is much like any other family, and that is what makes the story important--only a fascinating string of historical incidents, demonstrating both luck



South Elevation (Front)



East Elevation (Side)



North Elevation (Back)

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ARCHITECTURAL ELEVATIONS, FLOYD HOUSE, 1977

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and ability, makes this family's heritage so remarkable. Interpretation would talk about a way of life of a group of people, as well as about the fame of one.

Impacts. Alternative 3 would cover the entire history of the estate, as well as the Floyd family, providing the public with an overview of all facets of the estate's development. Because recent events would be related as well as historic ones, visitors might be better able to relate to contemporary events. In-depth interpretation of any one subject would be difficult; however, an overview of Floyd family history would be presented. Because long spans of time would be hard to relate through personal services, a film presentation or publications might be best suited to comprehensive interpretation.

Like alternative 2, this alternative would provide opportunities for environmental education and cultural history. Similar to the previous two alternatives, extensive use would be made of the house and outbuildings, allowing for dispersal of visitors and a subsequent lessening of impacts of concentrated use at one place at one time. Because the theme would be so broad, there would be less room for fostering visitors' interest in other local attractions.

ARCHITECTURAL TREATMENT ALTERNATIVES

There are three alternatives for the architectural treatment of the main house and outbuildings, which could be used with any of the interpretive themes. They are complete restoration to a certain historic period (no adaptive uses would be allowed), preservation of the structures for adaptive and interpretive uses, and preservation of the structures as they are now (adaptive uses would not have to occur).

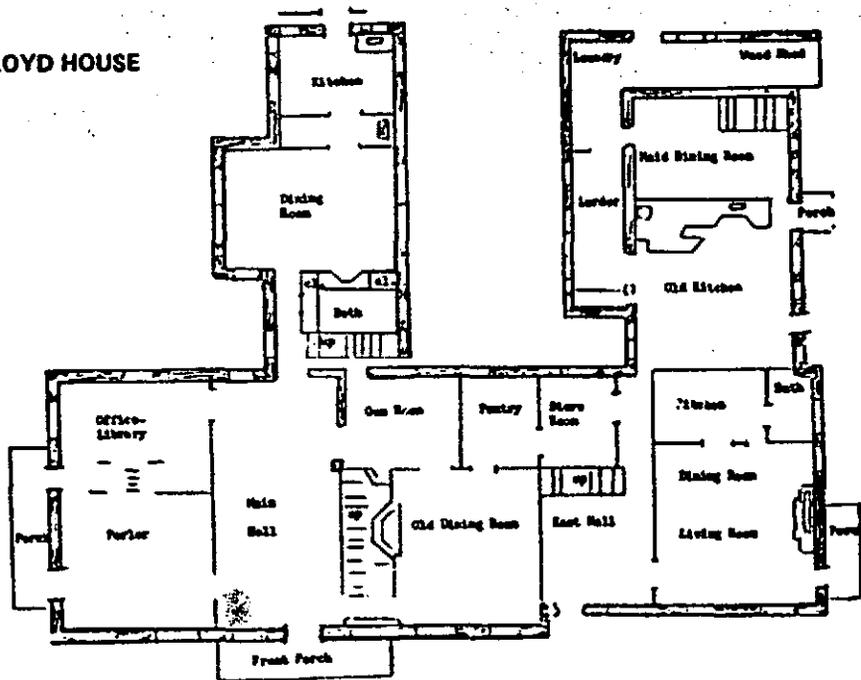
Alternative 1--Complete Restoration of the Main House and Outbuildings

Description. Under this alternative, the historic house would be restored as a museum, with necessary adaptations for heating, lighting, protection, etc. The immediate surroundings would also be restored in conformance with a historic grounds study. Restoration would be as faithful as possible to the period selected for the interpretive theme (see "Interpretive Theme Alternatives").

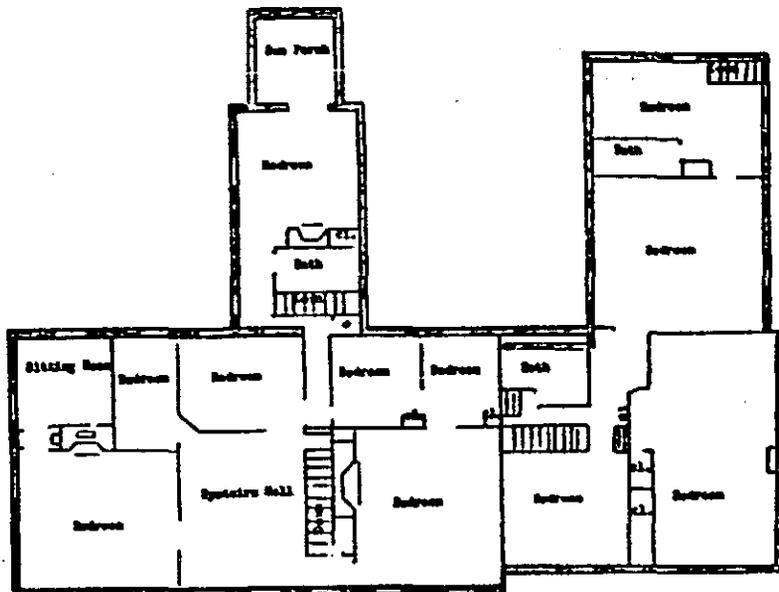
Impacts. Restoration would aid in conveying the period of the interpretive theme by providing a correspondingly authentic historical setting. Restoration to a certain period would lose the later fabric of the estate (although nothing identified as significant on the national register would be lost). Alteration could affect

FLOOR PLANS, FLOYD HOUSE

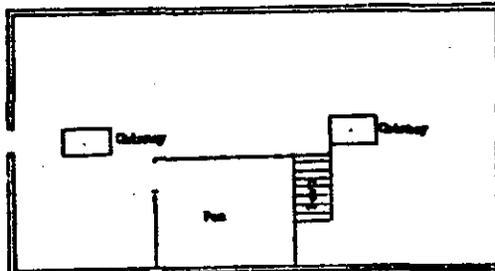
First Floor



Second Floor



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unevaluated elements of the structures or estate that are potentially significant historically or archeologically. This alternative would not allow for functional adaptive use, thus necessitating construction of additional buildings for such uses. The possible lack of research material might hamper an authentic restoration. Research and restoration would be expensive.

Alternative 2--Preservation of the Main House and Outbuildings for Interpretation and Adaptive Use

Description. Preserve the main house and outbuildings for interpretation and adaptive uses, such as office, curatorial and storage space, and interpretive orientation. Priorities guiding preservation would be the need of interpretation and adaptive use.

Impacts. Preservation could aid in conveying the interpretive theme period, although not as thoroughly as restoration. There might be a loss of some unevaluated elements of the buildings or estate that are historically or architecturally significant, and some of the fabric or character of the estate under later adaptations might be lost. Portions of the buildings could be adapted to administrative, interpretive, and storage needs, thus making it unnecessary to construct new buildings. There would be a high cost of continued maintenance, including high energy consumption, in sections of buildings adapted for special uses.

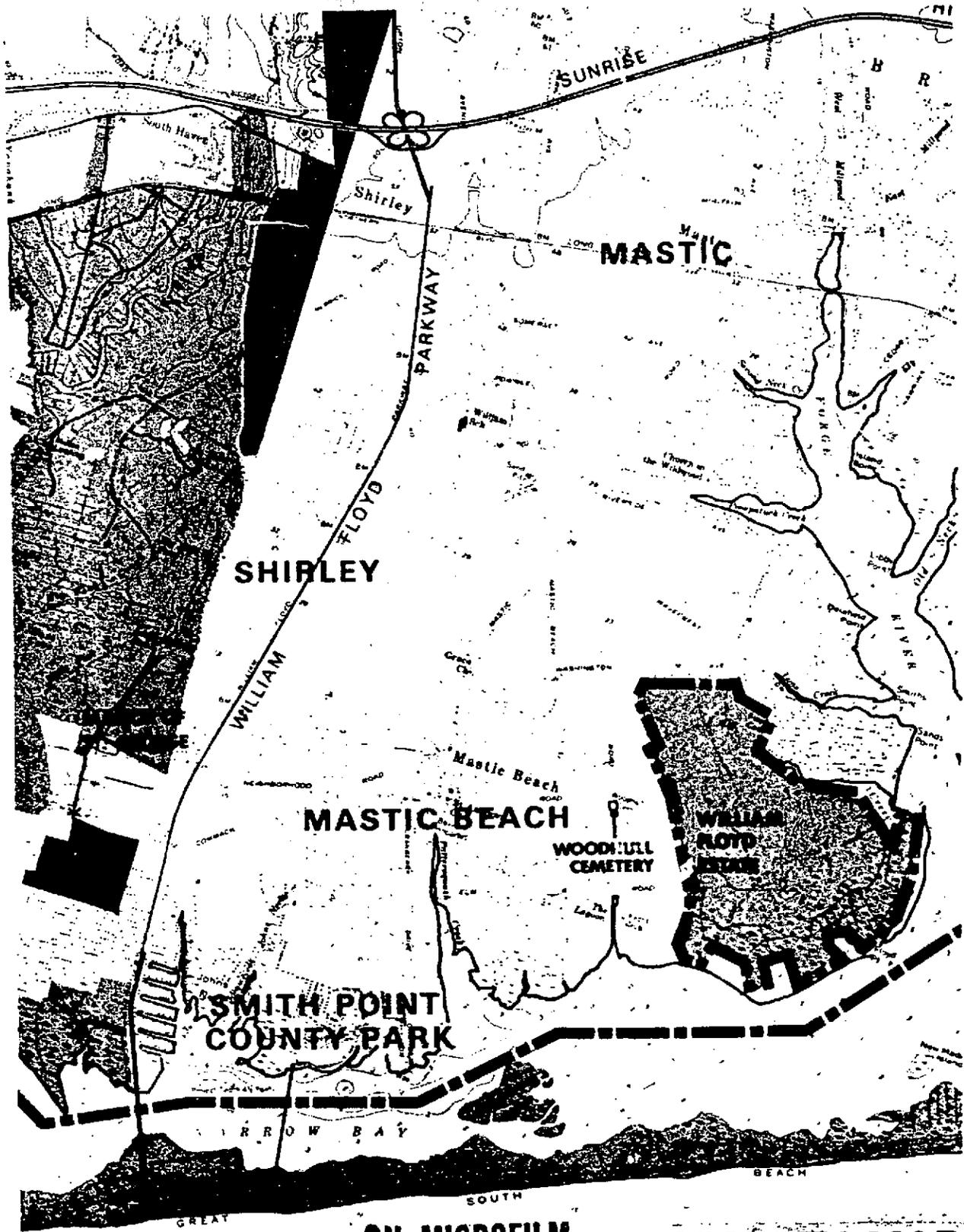
Alternative 3--Preservation of the Main House and Outbuildings

Description. The main house and outbuildings would be preserved as they are now. Adaptive uses would not have to occur.

Impacts. Preservation of the main house as it is now might not aid in conveying all of the interpretive themes that have been considered. Visitors could possibly be confused by interpretation of earlier themes that have little to do with the visible resources. None of the present character of the house would be lost. Costs of stabilization and continued maintenance (including energy resources) for the entire building would be high. Portions of the building could be used adaptively for administration, interpretation, and storage, thus making it unnecessary to construct additional buildings.

SUPPORT FACILITY ALTERNATIVES

As previously stated, the general direction for development planning has been spelled out in the General Management Plan for Fire Island National Seashore: provide for the physical requirements for preservation, protection, and visitor use the



ON MICROFILM, VICINITY MAP

**WILLIAM FLOYD ESTATE
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UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

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resources. With this premise in mind, basic planning philosophies were developed upon which alternative routes and locations of facilities were weighed. These include the following:

All facilities and development should be located, designed, constructed, and landscaped to minimize environmental intrusions and to reflect the rustic setting. The use of concrete curbs, gutters, and other refinements should be discouraged. Development must blend with and preserve the existing natural conditions.

The visitor entrance should be on the northwest side of the estate because primary visitor access is from William Floyd Parkway to the west.

Park maintenance and residential access routes should be separated from the visitor experience to eliminate confusion, visual impacts, and safety hazards. The existing north access road would serve this function very well.

The 15,000-square-foot parking area must provide space for 30 cars and 3 buses to accommodate visitors touring the main house as well as expected future use of the estate grounds.

Taking these prerequisites into consideration, three alternatives for facility placement and access were generated. Although various elements were placed in three alternative packages for ease of presentation, certain elements of each alternative can be taken out and placed in another alternative, thus allowing greater flexibility in final decision making.

In the first two alternatives, administrative and interpretive services would be headquartered in the main house; while in alternative 3, a new building would be constructed near the visitor parking lot. Access would differ under each alternative, as would the visitor parking lot and pedestrian access to the main house. The site of the maintenance facility would be the same under each alternative. It will be necessary to ensure that the facility development alternative is compatible with the alternatives chosen for interpretive theme and architectural treatment (see Appendix B).

Alternative 1

Description. This alternative would provide a direct and pleasing approach to the estate's center. The parking lot would be located in a natural open space of adequate size, and pedestrian access would be directed to the front entrance of the house. The visitor

area and the service area would be separated by the main house, and the administrative office and interpretive services would be located within the house. Staff housing would be located off site (see Alternative 1 map).

Access--Principal access would be along Neighborhood Road, which ties in directly to the William Floyd Parkway at the entrance to the Manor of St. George. At the junction of Neighborhood Road and the estate's west boundary, the route skirts the estate to the entrance. The two-way visitor access road would require a 24-foot clearing, and it would follow approximately 600 feet of new road through large trees, 900 feet along a historic alignment, and approximately 800 feet of improved city right-of-way. The alignment is direct and has an excellent, mature tree canopy.

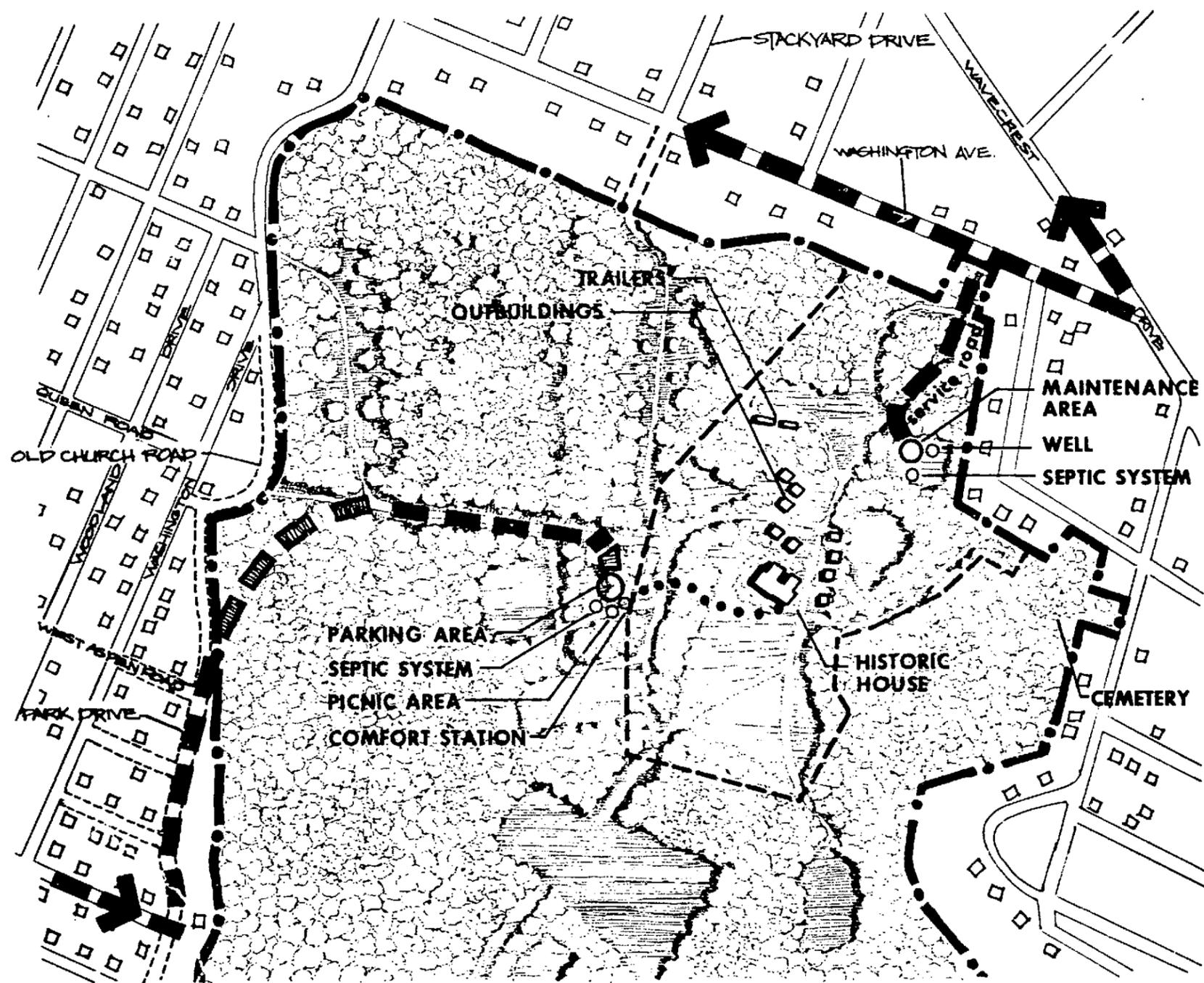
Parking--The 30-car/3-bus parking lot would be located between the estate's historic core and the grounds. An existing open field would be used for the parking lot, a comfort station, a visitor orientation wayside exhibit, and a 10-unit picnic site.

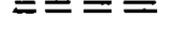
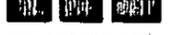
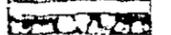
Pedestrian access--Pedestrian access from the parking lot to the house would be along a 550-foot path passing through woods, by fields, and along historic, lopped-tree fences. Approximately 250 feet from the house, the trail would break through the forest edge, providing a dramatic view of the estate house, and would proceed directly to the front entrance.

Administrative offices and interpretive services--Administrative offices and interpretive services would be located within the estate house.

Maintenance area--The 800-foot service road would utilize approximately 700 feet of the existing route into the estate and would be improved to meet National Park Service standards. The additional 100 feet would be new road through scrub growth. Located in a field would be a 1,500-square-foot, asphalt-paved area, with two staff parking sites, and all would be surrounded by a chain link fence. This area would also include a 1,500-square-foot structure, containing a two-vehicle garage, a shop, and an office. The maintenance area would be separated from the visitor area by historic resources.

Individual wells suitable for fire protection would be developed. They would be compatible with fire equipment currently in use in neighboring communities. No large reservoirs would be needed. Additional fire hydrants would be strategically located throughout the estate's historic core.



- PROPOSED ACCESS 
- PEDESTRIAN ACCESS 
- ESTATE BOUNDARY 
- HISTORIC CORE (33.8 ACRES) 
- DIRT ROAD 
- PAVED ROAD 
- NEW ROAD CUT 
- HISTORIC PATHS 

ALTERNATIVE 1

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Staff housing--Housing would be located off site.

Utilities--Water and septic systems would be required at the comfort station in the visitor parking lot and the maintenance area. The maintenance septic system and well could be shared with the estate house. Specific recommendations for septic system implementation will be made in July 1978 following completion of the Fire Island National Seashore wastewater treatment assessment.

Telephone service would be required to the administrative office and maintenance area. Buried electrical service (along existing roads) to the maintenance area, the estate house, and the comfort station would be required. Trash disposal would take place off the estate and would be handled by contract.

Fire and intrusion system--A fire and intrusion alarm system installed in the estate house is considered inadequate and will be improved. The historic core would also be protected by an intrusion and fire detection system in conjunction with patrols and the local community authorities.

Impacts.

Impacts on cultural resources--Water, sewer, power, and telephone lines to serve the main house would have to be buried in the archeologically sensitive areas surrounding the house. This may result in disturbance of undiscovered archeological resources. Because of this possibility, any ground disturbance would be monitored so that any resources that were discovered would receive professional examination and assessment. Where ever possible, buried lines would be located along existing roads.

Adaptive use of portions of the house for interpretation and administration might change the character of those aspects that qualified the resource for the National Register of Historic Places, depending on the qualities identified in the upcoming revision of the register forms.

Construction of new facilities would introduce physical or visual intrusions not in character with the cultural resources or their settings. The access roads, service roads, parking lot, pedestrian trail, and maintenance facility would be considered intrusive.

Resource erosion and damage would be likely to increase with increased visitor traffic.

In the case of interpretive programs using the estate house, increased visitation would increase the possibility of vandalism. However, increased presence of National Park Service staff at the estate would help keep the resources from being vandalized and visitors from trespassing on culturally significant lands.

Introduction of additional automobiles would result in sounds out of character with the cultural resources.

Impacts on visual quality--Locating visitor access roads under high and broad tree canopies would create a visually pleasing experience for most visitors. It would also suggest the shady quality of the old estate, thereby conveying a historical mood.

The open field in which the parking lot would be located would limit the maximum amount of parking space as well as restrict potential overflow parking off the surfaced area.

The pedestrian trail from the parking lot would offer an opportunity to interpret the lopped-tree fences and would lead visitors to the front entrance of the house.

Impacts on visitors--Public benefit from the estate would increase because a developed site would interpret a part of the nation's heritage that is not now interpreted.

Information, orientation, and access would be improved significantly by constructing or upgrading facilities.

Vehicular traffic and its associated impacts would increase with more visitors.

Facilities and interpretation would greatly contribute to visitor enjoyment and understanding of the estate, enhancing their safety and apprising them of administrative and regulatory information intended to discourage destructive activities and resource degradation.

Location of the maintenance facility away from the historic buildings would prevent its intrusion on the historical scene and on the visitor experience.

The quality of solitude at the estate would be lessened because development of facilities would bring more visitors. However, more people would have an opportunity to visit the site.

Locating the parking lot between the historic buildings and the rest of the estate would reduce crowding and confusion because it would allow easy and efficient dispersal of those

visitors interested in the cultural resources and those interested in the environmental education resources.

This alternative would provide a relatively direct route to the estate, making the visitor experience more pleasant.

Impacts on the socioeconomic environment -- Traffic would increase on Neighborhood Road and Park Drive by a maximum of 60 round trips per day, based on the expectation of 60 visitor cars entering and leaving the estate daily. This is a relatively small percentage increase in traffic on Neighborhood Road; however, it would be a large increase for Park Drive, which has little or no traffic.

There would be an increase in use of Washington Avenue by maintenance vehicles, since the service road intersects Washington Avenue.

Expenditure of federal monies for planning, design, construction, and maintenance of proposed facilities, as well as for additional staffing to meet increased use by visitors, would be required.

Federal monies expended for construction, operation, and maintenance of the cultural and environmental resources would be added to local and regional economies.

More visitors would come to the estate as facilities were developed, bringing greater tourist expenditures in the local communities.

Development of the estate would not substantially alter the character of the local community, except through localized increases in traffic on Neighborhood Road and Park Drive.

Impacts on the natural environment--The following amounts of land surface would be disturbed by constructing visitor facilities and maintenance/administrative sites:

Visitor access road	-35,200 sq. ft. (woodland)
Parking lot	-15,000 sq. ft. (grassland)
Pedestrian path	- 4,400 sq. ft. (woodland, grassland)
Maintenance road	-14,000 sq. ft. (woodland)
Maintenance facility	- 3,000 sq. ft. (grassland)
Water well with 2,000 feet of water lines	- 4,000 sq. ft. (along existing old trails)
	-16,000 cu. ft. of soil would be displaced

- | | |
|--|--|
| Two septic systems and
sanitary sewer lines | - 600 sq. ft. (woodland, grassland)
- 4,800 cu. ft. of soil would be
displaced |
| Buried power and
telephone lines | - 1,400 sq. ft. (woodland, grassland)
- 2,800 cu. ft. of soil would be
displaced |

Soils would be compacted in areas used by visitors.

There would be disturbance of vegetation from use by visitors. This would probably be greatest in the vicinity of the proposed picnic area. Tree damage would result from soil compaction, root suffocation, and possible vandalism.

Litter would increase, as would the possibility of man-caused fires.

Air pollution levels within the estate would increase.

Sound levels would increase.

Nonrenewable resources would be expended in constructing facilities and in maintaining the site.

New facilities on the estate would require additional trash disposal off the estate grounds.

Impacts on National Park Service management--Location of the administrative offices and interpretive services in the historic house would eliminate the need for a new facility for these uses. This administrative use would not interfere with selected interpretive and historical values.

More visitors would increase visitor-related problems, such as man-caused fires, safety precautions, litter, and increased automobile use.

Additional capital expenditures would be required for emergency equipment, maintenance vehicles, interpretive devices, etc.

The attraction of more visitors to the estate would require a larger staff and increased funding for expanded protection, interpretation, information, orientation, maintenance, management, and cooperative and clerical services. Having

one main visitor entrance to the estate would aid security and control by Park Service managers.

Locating the ranger residence off site would increase the need for intrusion control methods and equipment.

Because the main house is not well insulated, it could be more expensive to heat and to maintain than a new structure.

Cost Estimate. The total estimated cost of alternative I for support facilities, is \$461,000. The specific cost breakdown follows:

Access Road

Improve community road - 800 lin.ft. - \$8,000 (by community)
New park road requiring timber cuts - 500 lin.ft.
New road along existing route - 900 lin.ft. \$ 60,000

Service Road

New road along existing route - 800 lin.ft. 16,000

Parking Area

36 spaces (30 cars and 3 buses) 36,000
Comfort station - 380 sq.ft. 45,000
Septic system 20,000
Water line - 1,200 lin.ft. 12,000
Picnic area - 10 units 7,000

Pedestrian Access

Soil/cement path - 6 ft. wide - 550 lin.ft. 8,250

Interpretive Trail

Soil cement path - 6 ft. wide - 1,000 lin.ft. 15,000

Maintenance Area

Structure - 1,500 sq.ft. 124,500
Asphalt service pad - 1,500 sq.ft. 1,170
6-foot chain link fence - 240 lin.ft. 3,000
Septic system 20,000
Well system 18,000
Pumping station, including building and chlorination 12,000

Miscellaneous Utilities

Electrical and telephone - 1,400 lin.ft.	28,000
Overhead power to underground - 1,500 lin.ft.	15,000

Signs and Markers

Miscellaneous walks, benches, landscape planting, drinking fountain, etc.	20,000
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Alternative 2

Description. In this alternative, a historic access route would be used, connecting with a somewhat confusing system of community streets. The parking lot would be located within sight of the estate structures. Pedestrian access would be around the side of the estate house, providing a circuitous approach to the house entrance. The visitor area and the service area would be separated by some of the estate outbuildings. Administrative offices and interpretive services would be within the house. Staff housing would be located on platted lots within the eastern park boundary (see the Alternative 2 map).

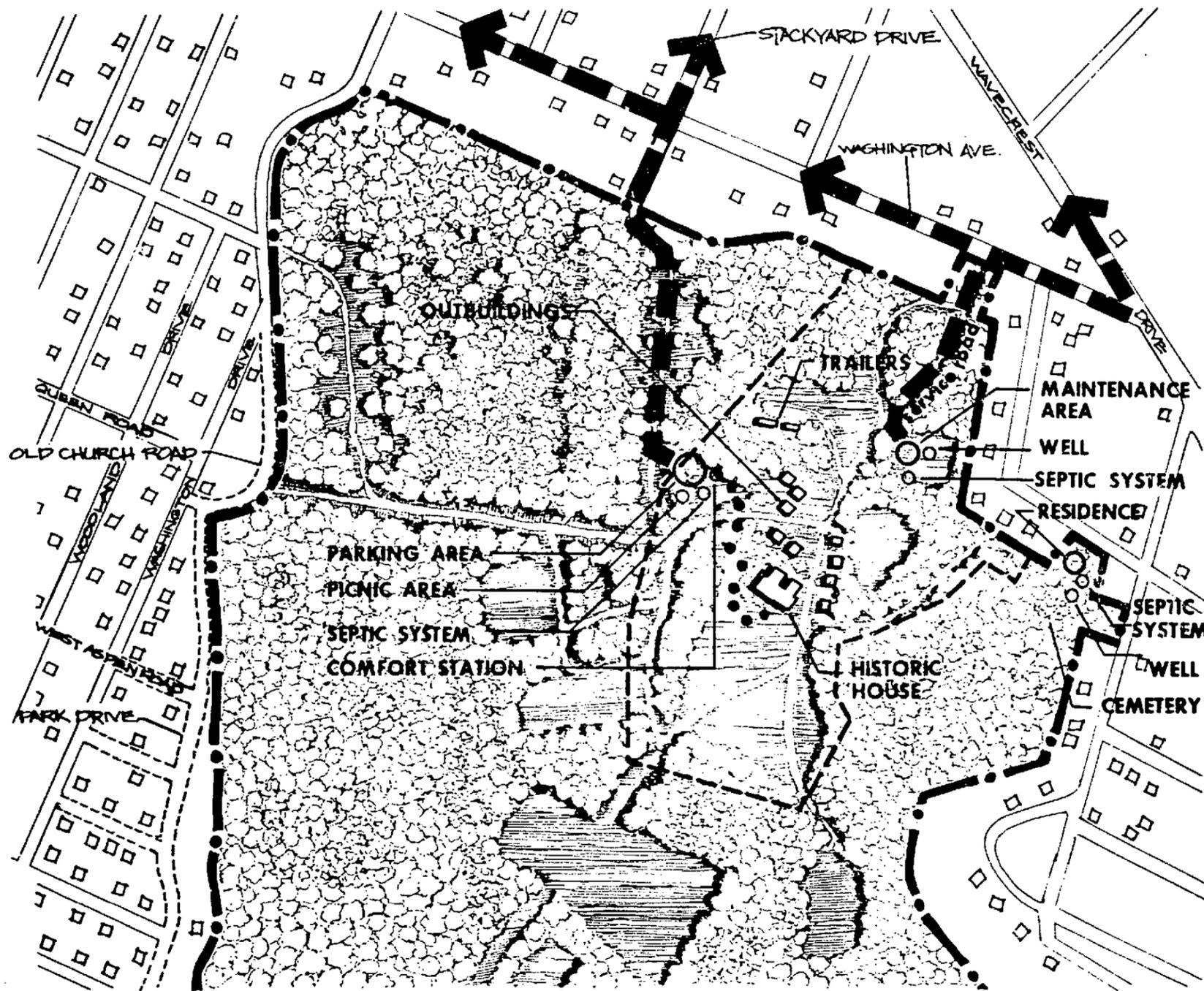
Access--Access to the estate from the William Floyd Parkway would be through a maze of neighborhood streets north of the estate, passing rather close to three houses near the entrance. On the estate, access to the parking area would be along a two-way route that is approximately 1,000 feet long and passes through an area of medium-sized trees. About 200 feet of road outside the estate would have to be constructed to connect with Stackyard Drive's unpaved right-of-way.

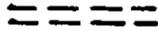
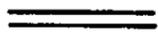
Parking--The parking lot would be located in a large clearing within sight of several of the estate outbuildings. The site is larger than required to handle the maximum number of vehicles, as well as a comfort station, visitor orientation device, and 10 picnic units.

Pedestrian access--A 400-foot pedestrian access path would skirt the west side of the house around the front. Approximately 100 feet of the path would pass through intermittent tree cover.

Administrative offices and interpretive services--These would be located in the estate house.

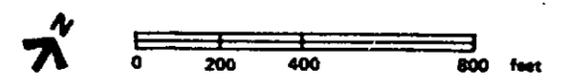
Maintenance area--The 800-foot service road would utilize approximately 700 feet of the existing route into the estate and



- PROPOSED ACCESS 
- PEDESTRIAN ACCESS 
- ESTATE BOUNDARY 
- HISTORIC CORE (33.8 ACRES) 
- DIRT ROAD 
- PAVED ROAD 
- HISTORIC PATHS 

ALTERNATIVE 2

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would be improved to meet National Park Service standards. The additional 100 feet would be new road through scrub growth. Located in a field would be a 1,500-square-foot, asphalt-paved area, with two staff parking sites, and all would be surrounded by a chain link fence. This area also would include a 1,500-square-foot structure, containing a two-vehicle garage, a shop, and an office. The maintenance area would be separated from the visitor area by historic structures. Individual wells suitable for fire protection would be developed. They would be compatible with fire equipment currently in use in neighboring communities. No large reservoirs would be needed. Additional fire hydrants would be strategically located throughout the estate's historic core.

Staff housing--Housing would be located on a platted lot inside the eastern boundary on Homecreek Drive. This wooded site is approximately 1,000 feet from the estate house.

Utilities--Water and sewer utilities would be located at a comfort station in the visitor parking lot and at the maintenance area. Specific recommendations for septic system implementation will be made in July 1978, following completion of the Fire Island National Seashore wastewater treatment assessment. The estate house could share water and sewer utilities with the maintenance area. Telephone and power would be buried along existing roads and would lead to the comfort station, the house, and the maintenance area. Telephone lines would be buried. Trash would be disposed of by contract off site.

Fire and intrusion system--The fire and intrusion alarm system installed in the estate house is considered inadequate and will be improved. The historic core would also be protected by an intrusion and fire detection system in conjunction with patrols and the local community authorities.

Impacts.

Impacts on cultural resources--Water, sewer, power, and telephone lines to serve the main house would have to be buried in the archeologically sensitive area surrounding the house. This might result in disturbance of undiscovered archeological resources. Because of this possibility, any ground disturbance would be monitored so that any resources that were discovered would be professionally examined and assessed.

Adaptive use of portions of the house for interpretation and administration might change the character of those aspects that qualified the resource for the National Register of Historic

Places, depending on the qualities identified in the upcoming revision of the register forms.

Construction of new facilities would introduce physical or visual intrusions not in character with cultural resources or their settings. The access roads, service roads, parking lot, pedestrian path, and maintenance facility would be considered intrusive.

Resource erosion and damage would be likely to increase with more visitor traffic.

Interpretive programs using the estate house would increase the number of visitors and the possibility of vandalism. However, increased presence of the National Park Service staff at the estate would help keep the resources from being vandalized and visitors from trespassing on culturally significant lands.

Introduction of additional automobiles would cause sounds out of character with the cultural resources.

Impacts on visual quality--The pedestrian access path would present views of outbuildings before visitors were told anything about the estate. The path would lead around the side of the estate house.

An open field would provide an area larger than required for parking and would expose the field to overflow parking. The parking lot would be visible from the main house and would have to be screened to preserve the historical setting.

The access road would lead through medium-sized trees. This would provide a partial canopy and a suggestion of the shady quality of the old estate, conveying some of the historical mood.

Impacts on visitors--Development at the estate and interpretation would highlight a part of the nation's heritage that is not adequately covered now, thus increasing the benefit of the estate to the public.

Information, orientation, and access would be improved significantly through improved facilities.

Vehicular traffic would increase with more visitors.

Facilities and interpretation would greatly contribute to enjoyment and understanding of the estate by visitors,

enhancing their safety and apprising them of administrative and regulatory information that would discourage destructive activities and resource degradation.

Location of the maintenance facility away from the historic buildings would prevent its intrusion on the historic scene and on the visitor experience.

The quality of solitude at the estate would be lessened because of increased visitation resulting from development of facilities. However, more people would have an opportunity to visit the site.

The location of the parking lot would not conveniently separate the historic buildings from the rest of the estate, causing some crowding and confusion for visitors interested in the cultural resources and for those interested in the environmental education resources.

This alternative would provide a number of difficult and confusing access routes to the estate from the William Floyd Parkway, which could negatively affect the visitor experience.

Impacts on the socioeconomic environment--This alternative would bring more automobiles to small community roads and would require placement of signs directing visitors to the estate. There would be an increase in traffic on Washington Drive and on Stackyard Drive of a maximum of 60 round trips per day, based on the expectation of 60 cars entering and leaving the estate each day. There would be a relatively low increase in traffic on Washington Avenue, but a large increase in traffic on Stackyard Drive, which is only about 200 feet long, has three residences on it, and is closed at the estate boundary.

There would be an increase in use of Washington Avenue by maintenance vehicles, since the service road intersects this street.

Expenditure of federal monies for planning, design, construction, and maintenance of proposed facilities, as well as for additional staffing to meet increased use by visitors, would be required.

Federal monies expended for construction, operation, and maintenance of the cultural and environmental resources would be added to local and regional economies.

More visitors would come to the estate as facilities were developed, bringing increased tourist expenditures to the local communities.

Development of the estate would not change the character of the local community, except through localized increases in traffic on Washington Avenue, Stackyard Drive, and other streets in the community.

Impacts on the natural environment--The following amounts of land surface would be disturbed by construction of visitor facilities and maintenance/administrative sites:

Visitor access road	- 16,000 sq. ft. (woodland)
Parking lot	- 15,000 sq. ft. (grassland)
Pedestrian path	- 3,200 sq. ft. (grassland)
	- 800 sq. ft. (woodland)
Maintenance road	- 14,000 sq. ft. (woodland)
Maintenance facility	- 3,000 sq. ft. (grassland)
Staff housing	- 1,200 sq. ft. (woodland)
Water well with 2,000 feet of water lines	- 4,000 sq. ft. (along existing old trails)
	- 16,000 cu. ft. of soil would be displaced
Three septic systems and sanitary sewer lines	- 900 sq. ft. (grassland)
	- 7,200 cu. ft. of soil would be displaced
Buried power and telephone lines	- 1,400 sq. ft. (along existing old roads)
	- 2,800 cu. ft. of soil would be displaced

Soils would be compacted in areas used by visitors.

There would be disturbance of vegetation from use by visitors. This would probably be greatest in the vicinity of the proposed picnic area. Tree damage would result from soil compaction, root suffocation, and possible vandalism.

Litter would increase, as would the possibility of man-caused fires.

Air pollution within the estate would increase.

Sound levels would increase.

Nonrenewable resources would be expended in constructing facilities and in maintaining the site.

New facilities at the estate would require additional trash disposal off the estate grounds.

Impacts on National Park Service management--Location of the administrative offices and interpretive services in the historic house would eliminate the need for a new facility for these uses. These administrative uses would not interfere with selected historical or interpretive facilities.

More visitors would increase visitor-related problems, such as man-caused fires, safety precautions, litter, and increased automobile use.

Additional capital expenditures would be required for emergency equipment, maintenance vehicles, interpretive devices, etc.

Increased numbers of visitors would be attracted to the estate, requiring a larger staff and increased funding for expanded protection, interpretation, information, orientation, maintenance, management, and cooperative and clerical services. Having one main visitor entrance to the estate would aid security and control by Park Service managers.

Because the main house is not well insulated, it could be more expensive to heat and maintain than a new structure.

Locating the ranger residence on site would decrease the need for an extensive intrusion control system.

Location of the administrative offices and interpretive services in the main house would eliminate the need for a new facility for these uses.

Cost Estimate. The total estimated cost of alternative 2 for support facilities is \$528,750. The variations from alternative 1 are

- \$20,000 less for the access road
- 5,000 more for the parking lot
- 2,250 less for pedestrian access
- 85,000 more for an on-site residence
- 6,000 less for the road (expenditure by community)

Alternative 3

Description. A one-way system of vehicular access would be developed to enter the estate via Neighborhood Road and exit via Wavecrest Drive. Parking would be located in a large open field somewhat removed from the estate house. The pedestrian access path would be routed through a mixture of wood and field areas, entering at the front of the estate house. The visitor area and the service area would be separated by the historic resource. Administrative offices, interpretive services, and comfort facilities would be in a new building near the parking lot. Staff housing would be located off site (see the Alternative 3 map).

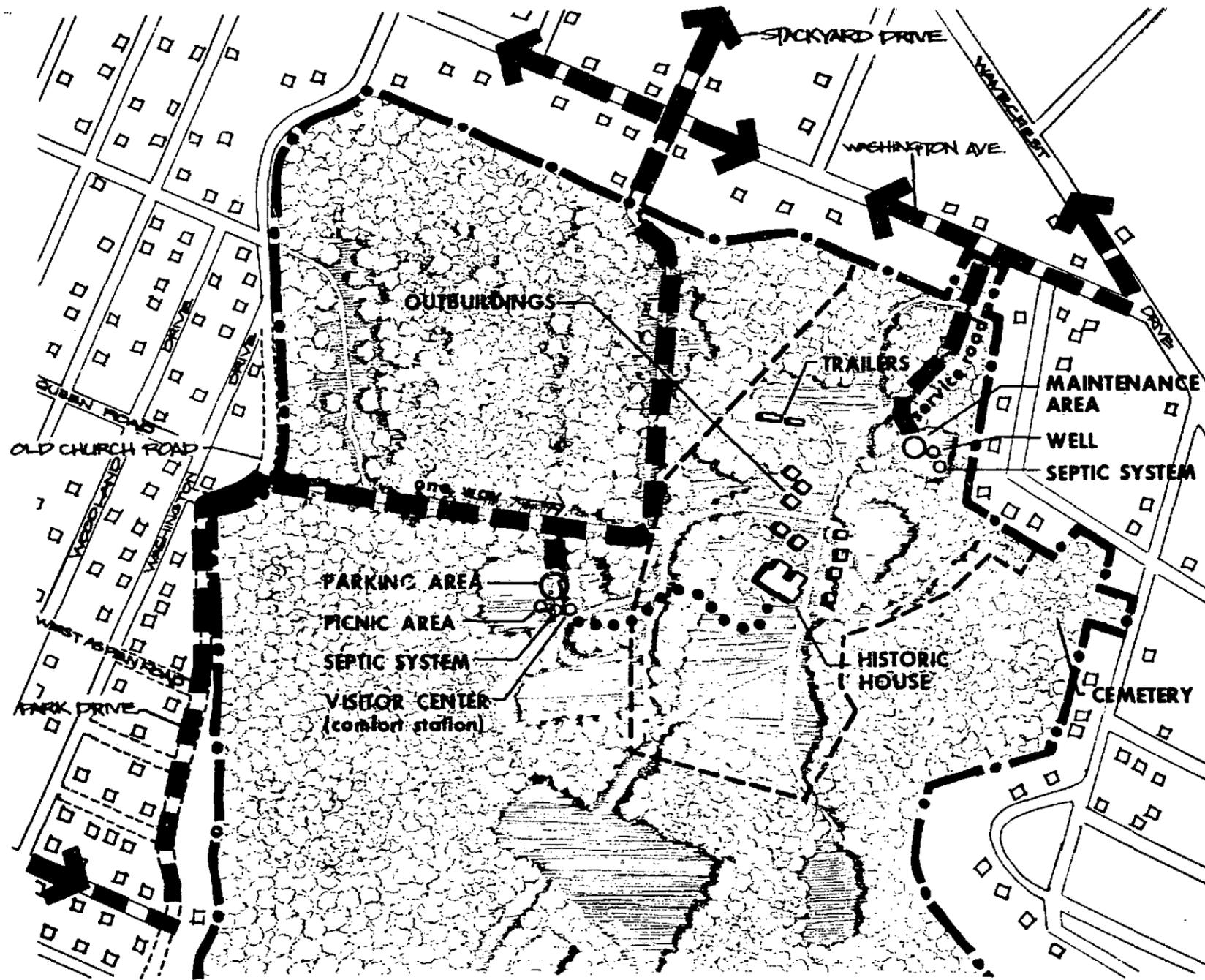
Access--To disperse the impact of automobiles on the surrounding community, a one-way road system for access to the estate would be instituted. Neighborhood Road, Park Drive, and Old Church Road would provide ingress to the estate; Stackyard Drive and Wavecrest Drive, egress. Circulation within the estate would be by way of 1,800 feet of existing routes, widened by 4 feet to handle one-way traffic. There would be minimal clearing. Outside the estate, 1,200 feet of Park Drive and Old Church Road and 200 feet of Stackyard Drive would require improvement. This entry route would pass by the backyards of Mastic Beach residences, and the exit route would be via minor streets of the community.

Parking--The parking lot would be located in a large field between the historic core and the estate grounds. This field is larger than required to handle the design capacity.

Pedestrian access--Approximately 500 feet of the 750-foot pedestrian access path would be through woodlands and past historic, lopped-tree fences and field areas. Approximately 250 feet from the house, the trail would break through the forest edge, providing a dramatic view of the estate house, and would proceed to the front entrance.

Administrative offices and interpretive services--The administrative office, interpretive services, and comfort station would be located in a new 1,000-square-foot building adjacent to the parking lot.

Maintenance area--The 800-foot service road would utilize approximately 700 feet of the existing route into the estate and would be improved to meet National Park Service standards. The additional 100 feet would be new road through scrub growth. Located in a field would be a 1,500-square-foot, asphalt-paved area, with two staff parking sites, and all surrounded by a chain link fence. This area would also



ALTERNATIVE 3
 WILLIAM FLOYD ESTATE
 FIRE ISLAND NATIONAL SEASHORE
 UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE



ON MICROFILM

include a 1,500-square-foot structure, containing a two-vehicle garage, a shop, and an office. The maintenance area would be separated from the visitor area by the historic resources. Individual wells suitable for fire protection would be developed. They would be compatible with fire equipment currently in use in neighboring communities. No large reservoirs would be needed. Additional fire hydrants would be strategically located throughout the estate's historic core.

Staff housing--Housing would be located off site.

Utilities--One water and septic system would be developed at the visitor comfort station, and one in the maintenance area. Specific recommendations for septic system implementation will be made in July 1978, following completion of the Fire Island National Seashore wastewater treatment assessment. The maintenance area system could be utilized by the estate house. Telephone and power lines would be buried to the visitor center, the estate house, and maintenance area.

Fire and intrusion system--The fire and intrusion alarm system installed in the estate house is considered inadequate and will be improved. The historic core would also be protected by an intrusion and fire detection system in conjunction with patrols and the local community authorities.

Impacts.

Impacts on cultural resources--Water, sewer, power, and telephone lines to service the main house would have to be buried in the archeologically sensitive areas surrounding the house. This might result in disturbance of undiscovered archeological resources. Because of this possibility, any ground disturbance would be monitored so that any resources that were discovered would be professionally examined and assessed.

Adaptive use of portions of the house for interpretation might change the character of those aspects that qualified the resource for the National Register of Historic Places, depending on what qualities are identified in the upcoming revision of the register forms.

Construction of new facilities would introduce physical or visual intrusions not in character with the cultural resources or their settings. The access roads, service roads, parking lot, pedestrian trail, and maintenance facility would be considered intrusive.

Resource erosion and damage would be likely to increase with increased visitor traffic.

Interpretive programs using the estate house would result in more visitors, increasing the possibility of vandalism. However, increased presence of National Park Service staff at the estate would help keep the resource from being vandalized and visitors from trespassing on culturally significant lands.

Introduction of additional automobiles would result in sounds out of character with the cultural resources.

Impacts on visual quality--The narrow, one-way road would reduce the width of additional clearing (from 28 feet for a two-way road to 18 feet for a one-way road; the existing roadways are 12 feet wide). This access route would closely resemble a historically narrow access lane.

A one-way road would essentially double the length of road needed, exposing more estate grounds to automobile traffic.

The access road, passing under exceptionally broad-canopied trees, would suggest the shady quality of the old estate, thereby conveying its historical mood.

The open field that would be used for the parking lot is larger than necessary for the design size and would expose the field to overflow parking.

The pedestrian access path would lead to the front entrance of the house, creating a visually impressive experience.

Impacts on visitors--Public benefit from the estate would be increased because development would help interpret a part of the nation's heritage that is not now covered.

Information, orientation, and access would be improved significantly through improved facilities.

Vehicular traffic would increase with more visitors.

Facilities and interpretive programs would greatly contribute to visitor enjoyment and understanding of the estate, enhancing their safety and apprising them of administrative and regulatory information that would discourage destructive activities and resource degradation.

Location of the maintenance facility away from the historic buildings would prevent its intrusion on the historic scene and on the visitor experience.

The quality of solitude inherent at the estate would be lessened because of increased visitation resulting from development of facilities. However, more people would have an opportunity to visit the site.

The parking lot would be located between the historic buildings and the rest of the estate. This would reduce confusion and crowding because it would allow immediate dispersal of those visitors interested in the cultural resources and those interested in environmental education.

The pedestrian access path from the parking lot would offer an opportunity for interpreting the lopped-tree fences.

This alternative would provide relatively easy access to the estate, making the visitor experience initially more enjoyable. However, leaving the estate would be somewhat confusing because of the layout of streets in the Mastic/Mastic Beach area.

Impacts on the socioeconomic environment--There would be an increase in traffic by a maximum of 60 round trips per day on Neighborhood Road, Park Drive, Stackyard Drive, Washington Avenue, and other streets in the local area, based on the expectation of 60 cars entering and leaving the estate each day. This would spread the traffic over a large number of streets in the local community. This increase would be relatively small on Neighborhood Road and Washington Avenue and other streets of the community, but it would be a large increase over the present use of Park Drive and Stackyard Drive.

Development of the estate would not substantially alter the character of the local community, except through increased traffic on local streets.

There would be more use of Washington Avenue by maintenance vehicles, since the estate service road intersects this street.

Expenditure of federal monies for planning, design, construction, and maintenance of proposed facilities, as well as for additional staffing to meet increased use by visitors, would be required.

Federal monies expended for construction, operation, and maintenance of the cultural and environmental resources would be added to local and regional economies.

More visitors would come to the estate as facilities were developed, bringing greater tourist expenditures in the local communities.

Impacts on the natural environment--The following amounts of land surface would be disturbed by constructing visitor facilities and maintenance/administrative sites:

Visitor access road	- 24,400 sq. ft. (woodlands)
Parking lot	- 15,000 sq. ft. (grassland)
Pedestrian trail	- 6,000 sq. ft. (woodland, grassland)
Maintenance road	- 14,000 sq. ft. (woodland)
Maintenance facility	- 3,000 sq. ft. (grassland)
Water well with 2,000 feet of water lines	- 2,000 sq. ft. (along existing old trail) - 16,000 cu. ft. of soil would be displaced
Two septic systems and sanitary sewer lines	- 600 sq. ft. (woodland, grassland) - 4,800 cu. ft. of soil would be displaced
Buried power and telephone lines	- 1,400 sq. ft. (woodland, grassland) - 2,800 cu. ft. of soil would be displaced

Soils would be compacted in areas used by visitors.

Vegetation would be disturbed by visitor use. This would probably be greatest in the vicinity of the proposed picnic areas. Tree damage would result from soil compaction, root suffocation, and possible vandalism.

Litter would increase, as would the possibility of man-caused fires.

Air pollution levels within the estate would increase.

Sound levels would increase.

Nonrenewable resources would be expended in constructing facilities and in maintaining the site.

New facilities at the estate would require additional trash disposal off the estate grounds.

Impacts on National Park Service management--Greater numbers of visitors would increase visitor-related problems, such as man-caused fires, safety, litter, and more traffic.

Additional capital expenditures would be required for emergency equipment, maintenance vehicles, interpretive devices, etc.

Increased numbers of visitors would be attracted to the estate, requiring a larger staff and greater funding for expanded protection, interpretation, information, orientation, maintenance, management, and cooperative and clerical services.

Locating the ranger residence off site would increase the need for an extensive intrusion control system.

Because there would be different entry and exit points, Park Service managers would have to secure and control both points.

Construction of an administrative and interpretive facility would allow building design to conform to managerial needs.

A new administrative structure should be less expensive to heat and maintain than the historic house.

Cost Estimate. The total estimated cost of alternative 3 for support facilities is \$509,000. The variations from Alternative 1 are

- \$12,000 more for the access road
- 33,000 more for the parking area, which includes a visitor contact facility
- 3,000 more for pedestrian access
- 6,000 more for the road (expenditure by community)

Summary of Support Facility Alternatives

All alternatives would require funds for design, construction, maintenance, and staffing to provide a visitor area at the Floyd Estate. All the alternatives except that calling for no action would sacrifice some of the solitude of the estate for this purpose. There would also be increased traffic on local roads, removal of vegetation, and disturbance of soils. Each of the alternatives would provide facilities for visitors. The location and size of the proposed maintenance area would be the same under each alternative, and the area would be moved from an outbuilding proposed for use by visitors to a site outside the archeologically sensitive core area.

Plan elements that would change in each alternative are the locations of the visitor entrance (and therefore the access route from the William Floyd Parkway), the access road on the estate, the visitor parking lot, the administrative and interpretive facilities, the pedestrian access path to the main house, and a staff residence. The location of the administrative and interpretive facilities would be affected by which alternatives for interpretive theme and architectural treatment were chosen. The other elements could remain the same regardless of the alternative selected.

In alternative 1 the visitor access road on Park Drive would provide visitors with the shortest and least complicated entrance to and exit from the estate via the William Floyd Parkway. It would have the least impact on local streets and traffic in terms of additional vehicles. It would require improvement of 800 feet of road along Park Drive, which would change the character of the drive and residents' perceptions of the drive. Traffic on this street due to park visitation is expected to be a maximum of 60 round trips per day, based on the expectation of 60 cars entering and leaving the estate each day.

Alternative 2 would have a greater impact on local streets and traffic than alternative 1. Stackyard Drive would receive the full maximum of 60 round trips per day. Because Stackyard is now closed at the estate boundary, opening it into the estate would change the character of the street and the way it is perceived by residents of the three houses along it. This entrance would be more difficult to find than the entrance in alternative 1.

Alternative 3 would have the greatest effect on community streets because entrance to the estate would be essentially by the same route as alternative 1, and egress by the same route as alternative 2. This would diffuse the effects of increased traffic more than the other alternatives because only half as much traffic would use Park Drive or Stackyard Drive. Alternative 3 would require changing the character of approximately 1,600 feet of Park Drive, 100 feet of Garden Drive, and 200 feet of Stackyard Drive, affecting more local residents than either alternative 1 or 2.

Alternative 1 would remove 35,200 square feet of large trees; alternative 2, 16,000 square feet of medium trees; and alternative 3, 16,400 square feet of large and 8,000 square feet of medium trees. These wooded entrance roads would set the mood for the visitor experience on the estate.

All three locations for the visitor parking lot would result in the same amount of meadow being paved. Only alternative 1 would locate the parking lot in a field too small to accommodate overflow parking.

Limiting the size of the parking area would aid in limiting visitor use to that which can be accommodated by programs and facilities. Alternatives 1 and 3 would provide visitors with relatively direct access to both the historic buildings and the natural area. In alternative 2, visitors to the natural area would start 400 feet farther down their destination than in the other alternatives, and they would also pass by the historic resource en route.

The pedestrian access path from the parking lot to the historic house would be 550 feet long in alternative 1, 400 feet long in alternative 2, and 750 feet long in alternative 3. Alternative 1 would require the least clearing because the tree cover is intermittent. While in alternatives 1 and 3 the first view of the house would be from the front, the trail in alternative 2 would lead visitors around the side of the house to the front.

Location of interpretive and administrative facilities in the house (alternatives 1 and 2) would eliminate the need for using additional resources to construct a suitable building elsewhere, but it would result in additional wear on portions of the house. More resources might be used in heating the house, since it is not well-insulated. Having interpretation and orientation in the historic house would also provide close association in the minds of the visitors between the resource and the story being conveyed. If located in an adapted part of the house, the interpretive media might be able to draw on the surrounding historic resources. Placing interpretive facilities near the parking lot (alternative 3) would allow visitors to receive immediate orientation, but it would separate the modern media from the historical scene. Because planning a new building would be accomplished in conjunction with selecting interpretive media, there would be more flexibility in media design. Also, a new building could be designed to incorporate energy-saving techniques. Construction of an administrative and interpretive facility would allow building design to conform to managerial needs as opposed to adapting the functions to an existing space.

In alternatives 1 and 3, the employee residence would be located off site. In alternative 2, the employee residence would be located in an area relatively remote from other Park Service facilities on the estate. The residence would require its own well and septic system, and the Park Service would assume responsibility for constructing and maintaining the residence, which could then be rented to an employee. In alternatives 1 and 3, the employee would be responsible for locating and paying for his own housing.

To mitigate adverse impacts, all facilities would be located, designed, constructed, landscaped, and maintained to minimize environmental intrusions. Informing visitors of administrative and regulatory policies should decrease destructive activities, thus

aiding in the protection of the area's resources and law enforcement activities. Regulating visitor distribution, channeling and planning use, monitoring resources, and enforcing Park Service regulations would help prevent the resources from deteriorating as a result of excess use. The only potentially significant unavoidable adverse effect in all alternatives would be increased automobile traffic on the residential roads surrounding the Floyd Estate.

THE ESTATE GROUNDS

Historically, the area behind the salt meadow was the fertile part of the estate. The land was cleared and used for crops, pasture, or other productive purposes. Lopped-tree fencing, involving a system of ditches and natural tree thickets, was used to divide the land into pasture lots (see Survey of the Estate Grounds illustration). During the intervening years, and because of the ensuing changes in the use of the land, much of the open field has been reclaimed by forest. Today the estate is an outstanding sanctuary of plant and animal life.

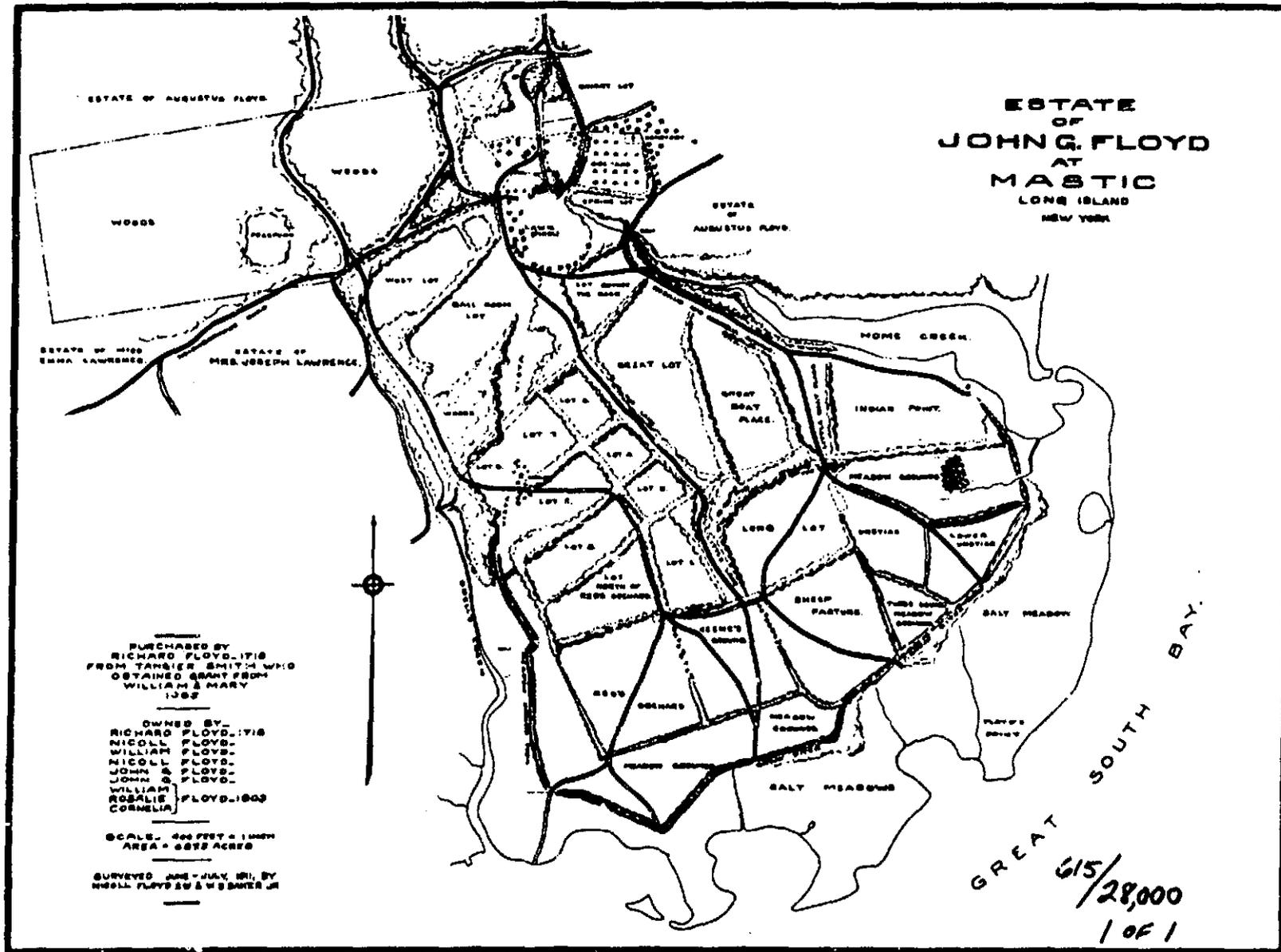
The following alternatives present three ways to manage the estate when the other 578 acres become available to the National Park Service in 1990. These alternatives should be considered now so that any present use of the estate's historic core would not conflict with a potential use.

Alternative 1--Cultural Values

This alternative would stress the cultural history of the estate--the activities that shaped it as a productive farm with roots in the English country estate system. It would emphasize the historical uses and could potentially modify the land to reflect these uses once the necessary research had been accomplished.

Alternative 2--Natural Values

This alternative would emphasize the natural history of the estate--from its original condition, through its economically productive period, to its contemporary state. It would stress natural processes and the estate's associated plant and animal life. The grounds would be heavily utilized for nature study and environmental education. Presumably, little manipulation of the grounds would be undertaken and natural processes would be allowed to continue unhampered.



ESTATE
OF
JOHN G. FLOYD
AT
MASTIC
LONG ISLAND
NEW YORK

PURCHASED BY
RICHARD FLOYD-1718
FROM TANSIE SMITH WHO
OBTAINED GRANT FROM
WILLIAM & MARY
1682

OWNED BY
RICHARD FLOYD-1718
NICOLL FLOYD-
WILLIAM FLOYD-
NICOLL FLOYD-
JOHN & FLOYD-
JOHN G. FLOYD-
WILLIAM
ROSALIE FLOYD-1800
CORNELIA

SCALE - 400 FEET = 1 INCH
AREA = 2872 ACRES

SURVEYED AND JULY 1811, BY
NICOLL FLOYD SR & W BAKER JR

GREAT SOUTH BAY
G15/28,000
1 OF 1

SURVEY OF THE ESTATE GROUNDS - 1911

ON MICROFILM

Alternative 3--Cultural and Natural Values

This alternative would recognize a combination of inherent values, utilizing the estate to convey both cultural and natural history. Both values would have equal status, and manipulation of the grounds for one value would not be undertaken if it greatly impacted the other. Cultural and environmental education would be interwoven. This alternative would hold less potential for manipulation of the land than alternative 1, but more than alternative 2.

APPENDIX A



Public Law 89-244
89th Congress, H. R. 8035
October 9, 1965

An Act

79 STAT. 757

To authorize the Secretary of the Interior to accept a donation of property in the county of Suffolk, State of New York, known as the William Floyd Estate, for addition to the Fire Island National Seashore, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the Secretary of the Interior is authorized to accept the donation of approximately six hundred and eleven acres of lands, submerged lands, islands, and marshlands or interests therein, known as the William Floyd Estate, located in the town of Brookhaven, county of Suffolk, and State of New York, delineated on a certain map entitled "Map of the Fire Island National Seashore, Including the William Floyd Estate", numbered OGI-0063, dated May 1965, which map or a true copy thereof shall be filed with the Federal Register and may be examined in the offices of the Department of the Interior. Such donation may be accepted subject to such terms, covenants, and conditions as the Secretary finds will be in the public interest.

Fire Island National Seashore, N. Y. Additional lands.

Filing with Federal Register.

Sec. 2. The Secretary is also authorized to accept the donation of the main dwelling on said lands, which was the birthplace and residence of General William Floyd (a signer of the Declaration of Independence) and the furnishings therein and any outbuildings, subject to like terms, covenants, and conditions. The Secretary is authorized to lease said lands, dwellings, and outbuildings to the grantors thereof for a term of not more than twenty-five years, at \$1 per annum, and during the period of the leasehold the Secretary may provide protective custody for such property.

Lease of lands, dwellings, etc.

Sec. 3. Upon expiration or surrender of the aforesaid lease the property shall become a detached unit of the Fire Island National Seashore, and shall be administered, protected, and developed in accordance with the laws applicable thereto subject, with respect to said main dwelling and the furnishings therein, to such terms, covenants, and conditions which the Secretary shall have accepted and approved upon the donation thereof as in the public interest.

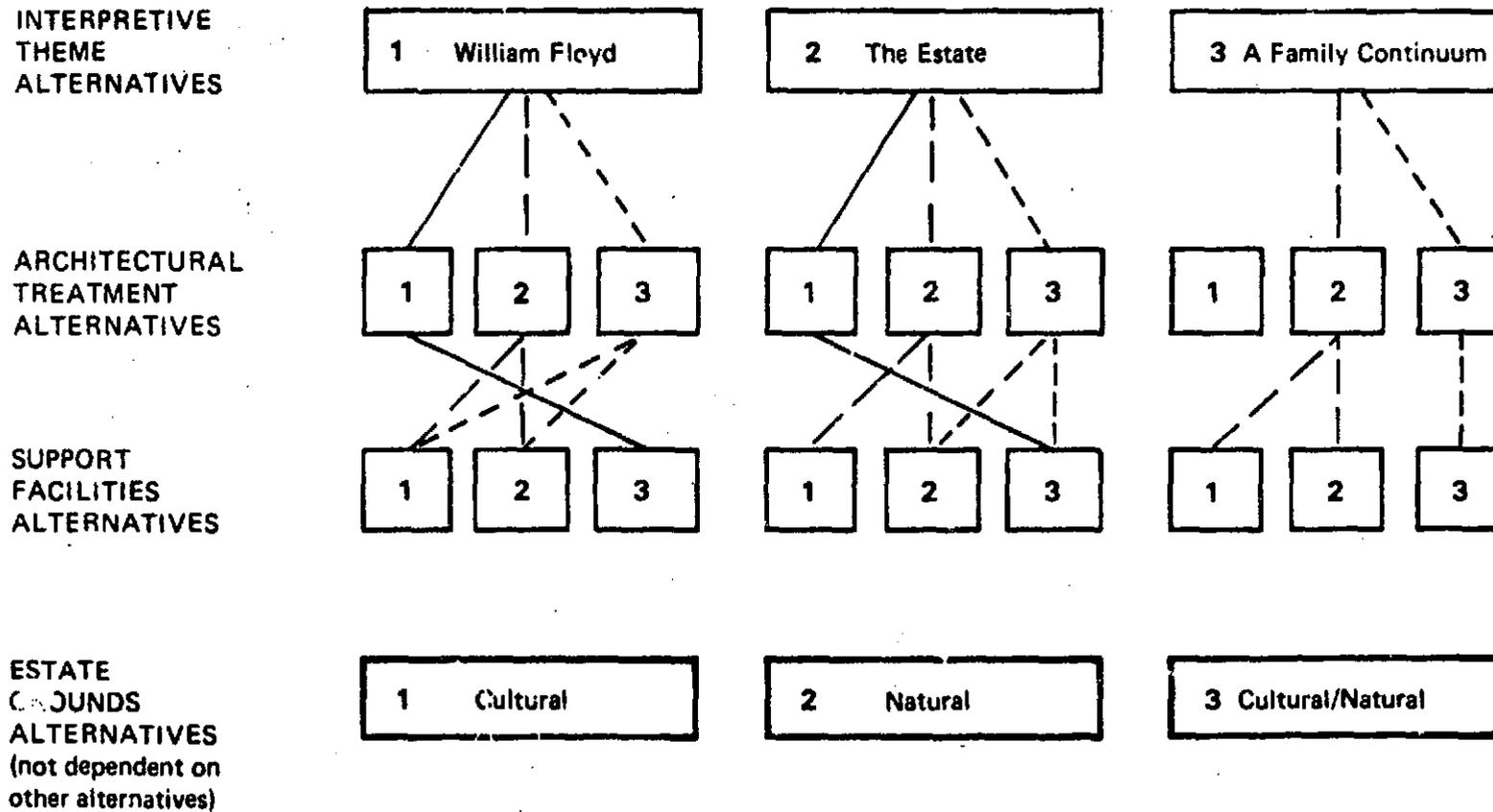
Approved October 9, 1965, 6:30 a. m.

LEGISLATIVE HISTORY:

HOUSE REPORT No. 980 (Comm. on Interior & Insular Affairs).
SENATE REPORT No. 763 (Comm. on Interior & Insular Affairs).
CONGRESSIONAL RECORD, Vol. 111 (1965):
Sept. 20: Passed House.
Sept. 23: Considered and passed Senate.

**APPENDIX B
MATRIX FOR SELECTING ALTERNATIVES**

This matrix of alternative selections has been developed in a puristic manner. Other alternative options are available depending on the degree of adaptive use and by interchanging support facility locations. Lines indicate which alternatives are complementary.



B I B L I O G R A P H Y

- U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE
- 1964 "Historic American Building Survey, General William Floyd House, HABS No. NY-5427," prepared by John C. Poppelier. Boston: North Atlantic Regional Office.
- 1973 Signers of the Declaration, Robert G. Ferris, ed. Washington, D.C.: U.S. Government Printing Office.
- 1974 "Historic Resource Study, William Floyd Estate, Fire Island National Seashore," by Ricardo Torres-Reyes. Available at Fire Island National Seashore, Patchogue, New York.
- 1976 "Final Report on a Document Review and Archaeological Reconnaissance on the William Floyd Estate and the Fire Island Lighthouse Tract." Unpublished report by Jack McCormick & Associates, Inc. Available at Fire Island National Seashore, Patchogue, New York.
- 1976 "Structure Field Inventory Report, Floyd House and Outbuildings," by Ricardo Torres-Reyes. Available at Fire Island National Seashore, Patchogue, New York.
- 1977 "A Suggestion for the Historical Interpretation of the William Floyd Estate," by Doug Dib. Available at Fire Island National Seashore, Patchogue, New York.
- 1977 Final Environmental Statement, General Management Plan, Fire Island National Seashore. Boston: North Atlantic Regional Office.
- 1977 General Management Plan, Fire Island National Seashore. Boston: North Atlantic Regional Office.
- 1977 "Historic Structures Report, William Floyd Estate, Fire Island National Seashore," by John M. Dickey. 2 vols. Available at Fire Island National Seashore, Patchogue, New York.

PLANNING TEAM

- Roger Buck, Team Captain
Landscape Architect, Denver Service Center
- Richard Marks, Superintendent
Fire Island National Seashore
- Blaine Cliver, Historical Architect
North Atlantic Region
- John Debo, Planner
Fire Island National Seashore
- William Schenk, Chief Ranger
Fire Island National Seashore
- Neil Bullington, Assistant Chief Ranger
Fire Island National Seashore
- Don Spencer, District Ranger
Fire Island National Seashore
- Steven Kesselman, Park Historian
Fire Island National Seashore
- Frank Collins, Landscape Architect
Denver Service Center
- Bonnie Campbell, Interpretive Planner
Denver Service Center
- Robert Rothweiler, Environmental Specialist
Denver Service Center
- Dave Wallace, Chief, Division of Reference Services
Harpers Ferry Center

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