



Alexander Hamilton: Estate Grange and Other Sites

Special Resource Study / Boundary Study
St. Croix, U.S. Virgin Islands



ALEXANDER HAMILTON: ESTATE GRANGE AND OTHER SITES SPECIAL RESOURCE STUDY / BOUNDARY STUDY

St. Croix, U.S. Virgin Islands

Lead Agency: National Park Service

The Department of the Interior, National Park Service (NPS), has prepared the *Alexander Hamilton: Estate Grange and Other Sites Special Resource Study / Boundary Study* to evaluate the potential of four sites associated with Alexander Hamilton's childhood and adolescence on St. Croix, U.S. Virgin Islands to be included within the national park system. As directed by Congress, this document includes a special resource study that evaluates four sites for their inclusion in the national park system as new, independent units.

The boundary study portion of this document evaluates the potential of one of the sites, Estate Grange, as an addition to an existing unit of the national park system (Christiansted National Historic Site). The other three sites were not analyzed in the boundary study because they either did not possess extant resources or the resource type and associated interpretive theme is currently sufficiently represented at Christiansted National Historic Site. The boundary study evaluated several factors to determine the feasibility of adding the area to Christiansted National Historic Site, whether other options for management were available, and how the area would enhance visitor enjoyment of Christiansted National Historic Site related to park purposes.

SUMMARY

INTRODUCTION

The Department of the Interior, National Park Service (National Park Service), has prepared this special resource study / boundary study to evaluate the potential of four sites associated with Alexander Hamilton's childhood and adolescence on St. Croix, U.S. Virgin Islands to be included within the national park system. As directed by Congress, this document includes a special resource study that evaluates four sites for their inclusion in the national park system as new, independent units. The boundary study analyzes one of the sites, Estate Grange, as an addition to an existing unit of the national park system (Christiansted National Historic Site).

LEGISLATIVE HISTORY

In 2009, Congress directed the Secretary of the Interior (Secretary), in consultation with the governor of the Virgin Islands, to evaluate the potential to establish a unit of the national park system that would commemorate Alexander Hamilton's time on St. Croix, U.S. Virgin Islands. Section 7203 of the Omnibus Public Land Management Act of 2009 (Public Law 111-11, signed March 30, 2009) directs the Secretary to evaluate "Estate Grange and other sites and resources associated with Hamilton on St. Croix." The legislation specified that this special resource study, containing the study findings and the Secretary's recommendations, be submitted to Congress within three years of the study funding.

SPECIAL RESOURCE STUDY AND SUMMARY OF FINDINGS

The special resource study addresses four properties, including Estate Grange. National Park Service *Management Policies 2006*, Section 1.3.1 directs that proposed additions to the national park system must possess

significance at the national level. For cultural resources, national significance is evaluated by applying the National Historic Landmarks (NHL) nomination criteria contained in 36 CFR Part 65. None of the four properties analyzed was determined to possess national significance, and therefore none is eligible for inclusion in the national park system as a new, stand-alone unit.

Estate Grange. Located approximately 1.5 miles from Christiansted, this former sugar plantation changed hands several times, but was owned by Alexander Hamilton's uncle from 1738 to 1764. Alexander Hamilton's mother was married at Estate Grange and is believed to be buried there. Evidence indicates that Alexander Hamilton never lived at Estate Grange. The property features several historic structures, including a main house and slave quarter ruins, and cultural landscape features.

Lot 34 Company Street. A building once stood in this now vacant lot in downtown Christiansted that was the home of Alexander Hamilton, his mother, and his brother for nearly two years. Alexander Hamilton's mother ran a store on the ground floor and the family lived upstairs.

Lot 23 Company Street. Alexander Hamilton and his family rented a residence at this location from late-1767 until just before New Year's Day 1768. The building that the family lived in was later removed and the lot is presently a landscaped garden. Very little is known about the ownership of the property and no information was identified regarding the construction or style of the former residence and outbuildings.

Lots 7-8 King Street. The Beekman and Cruger store and warehouse complex where Alexander Hamilton worked was located on Lots 7-8 King Street. The extant structure has undergone several episodes of remodeling and its history is uncertain.

Conclusion. The four sites were individually evaluated and not found to possess national significance. Therefore, none of the sites qualifies as a new independent unit of the national park system.

BOUNDARY STUDY AND SUMMARY OF FINDINGS

Preparation of the special resource study led to a decision to analyze the potential for including Estate Grange within the national park system through an addition to the boundary of an existing national park unit, Christiansted National Historic Site (CHRI). Therefore, this document also includes a boundary study. Boundary studies can be initiated without an act of Congress, although actual changes to park boundaries do require congressional approval.

National Park Service *Management Policies 2006*, Section 3.5 directs that boundary adjustments to existing units of the national park system meet at least one of the following criteria:

- Protect significant resources and values, or enhance opportunities for public enjoyment related to unit purposes.
- Address operational and management issues, such as the need for access or the need for boundaries to correspond to logical boundary delineations such as topographic or other natural features or roads.
- Otherwise protect unit resources that are critical to fulfilling the unit's purposes.

Additionally, all recommendations for additions must meet all of the following criteria:

- The added lands will be feasible to administer, considering their size, configuration, and ownership; costs; the views and impacts on local communities and surrounding jurisdictions; and other factors such as the presence of hazardous substances or exotic species.
- Other alternatives for management and resource protection are not adequate.

Estate Grange was considered as an addition to Christiansted National Historic Site based on its potential to enhance opportunities for public enjoyment related to park purposes. The purpose and significance of Christiansted National Historic Site is to preserve the nationally significant historic structures and grounds in the Christiansted waterfront/wharf area and to interpret the economy and way of life during the Danish colonial era.

Estate Grange is geographically separated from the Christiansted waterfront/wharf area and CHRI resources. Furthermore, although Estate Grange would provide an opportunity to interpret the economy and way of life of a historic Danish sugar cane plantation, the property has not been identified as an outstanding example of this resource type. Therefore, the Estate Grange property is not strongly connected to the purpose and significance of Christiansted National Historic Site and the potential for public enjoyment related to park purposes is limited.

The National Park Service also found the proposal to add Estate Grange to Christiansted National Historic Site infeasible for several reasons. Factors that would hinder potential NPS management of the property include the following.

- Access — although connected to a major road, the property is about 1.5 miles from Christiansted. A proposed highway across the southern portion of the estate property would present access and resource management issues.
- Current and potential uses of the study area — tenant occupation of the site and lease agreements present potential encumbrances to NPS acquisition.
- Costs — the substantial costs for property acquisition, research, preservation treatments, and site development could exceed NPS funding feasibility during this period of fiscal constraint.

Conclusion. The Estate Grange study area does not meet the criteria to be included as an addition to Christiansted National Historic Site.

A GUIDE TO THIS DOCUMENT

This special resource study / boundary study is organized into the following chapters. Each chapter is briefly described below.

Chapter 1: Purpose and Background provides a brief description of the study area and an overview of the study's purpose, background, and process. This chapter also summarizes the NPS findings on the special resource study and the boundary study.

Chapter 2: Historical Background and Resource Description provides an overview of Alexander Hamilton's childhood and adolescence on St. Croix and includes historical background related to sugar cane agriculture on St. Croix. The chapter also describes the four sites evaluated in the special resource study.

Chapter 3: Evaluation of the Four Sites as New, Independent Units of the National Park System describes the evaluation criteria and findings for the four study sites. This chapter provides the analysis and evaluation required in a special resource study.

Chapter 4: Evaluation of Estate Grange as an Addition to Christiansted National Historic Site evaluates the potential of adding Estate Grange to an existing unit of the national park system. This chapter provides the analysis and evaluation required in a boundary study.

Chapter 5: Public Involvement, Consultation, and Coordination describes the history of public and agency coordination during the planning effort and any future compliance requirements. It also lists agencies and organizations that will receive copies of the document and a list of preparers.

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Chapter 1

Purpose and Background

CHAPTER 1: PURPOSE AND BACKGROUND

PURPOSE OF THIS SPECIAL RESOURCE STUDY / BOUNDARY STUDY

New lands are typically added to the national park system by an act of Congress. However, before Congress decides to create a new national park system unit, it needs to know whether the area's resources meet established criteria for designation. The National Park Service (NPS) is often tasked with evaluating potential new areas for compliance with these criteria and documenting its findings in a special resource study.

In 2009, Congress directed the Secretary of the Interior (Secretary), in consultation with the governor of the Virgin Islands, to evaluate the potential to establish a unit of the national park system that would commemorate Alexander Hamilton's time on St. Croix, U.S. Virgin Islands. Section 7203 of the Omnibus Public Land Management Act of 2009 (Public Law 111-11, signed March 30, 2009) directs the Secretary to evaluate "Estate Grange and other sites and resources associated with Hamilton on St. Croix." The legislation specified that this special resource study, containing the study findings and the Secretary's recommendations, be submitted to Congress within three years of the study funding.

This document contains both a special resource study and a boundary study. The special resource study evaluates four sites as potential new additions to the national park system. The boundary study evaluates only the Estate Grange property as a potential new addition to an existing national park system unit, Christiansted National Historic Site.

The purpose of the special resource study is to provide Congress with information about the quality and condition of the Estate Grange property and three other sites and their relationship to criteria for parklands. This report summarizes the NPS findings and, in combination with additional analysis, provides a comprehensive assessment of these four properties as potential additions to the national park system.

In contrast to special resource studies, boundary studies may be initiated without an act of Congress, although actual changes to park boundaries do require congressional approval. During development of the special resource study, the National Park Service decided to also analyze the potential of including Estate Grange within the national park system through an addition to the boundary of an existing park unit, Christiansted National Historic Site.

Estate Grange was analyzed in the boundary study in an effort to analyze preservation options for resources at this site and to evaluate the opportunities for public enjoyment related to the purpose and significance of Christiansted National Historic Site. The resources at Estate Grange which illustrate the colony's economy, including the production and refinement of sugar cane and its products, can be broadly linked to the purpose and significance of Christiansted National Historic Site.

ORGANIZATION OF DOCUMENT

This document encompasses both a special resource study and a boundary study. The document presents information on historic context and existing conditions in "Chapter 2: Historical Background and Resource Description." "Chapter 3: Evaluation of the Four Sites as New, Independent Units of the National Park System" addresses the evaluation criteria specific to the special resource study, in particular the topic of national significance. "Chapter 4: Evaluation of Estate Grange as an Addition to Christiansted National Historic Site" addresses the evaluation criteria specific to a boundary study and the topic of "feasibility," which is common to both types of studies. "Chapter 5: Public Involvement, Consultation, and Coordination" describes public and agency involvement in the study process.



Map 1. Study Area Locations

INTRODUCTION TO THE STUDY AREAS

Estate Grange

Estate Grange is located in an area of rolling hills approximately 1.5 miles inland from the town of Christiansted, St. Croix, U.S. Virgin Islands (see Map 1). At the time research and analysis were conducted for this study, the Estate Grange included approximately 118 acres under the ownership of the M.K. Armstrong Trust.¹ The site is studied in the “Special Resource Study” section of this document because of its connection to Alexander Hamilton’s family. The site is also studied in the “Boundary Study” section of this document for its contribution to and consistency with the purpose of Christiansted National Historic Site. The purpose of the Christiansted National Historic Site is to protect and interpret the economy and way of life that existed in the Virgin Islands under Danish sovereignty between 1733 and 1917.



Figure 1. Estate Grange main house

Estate Grange is one of the earliest sugar plantations established on St. Croix. Most (about 79%) of the original acreage and many of the structures associated with the historic sugar plantation remain today. Estate Grange was owned by Alexander Hamilton’s uncle from 1738-1764. Alexander Hamilton’s mother, Rachel Faucett, was married at Estate Grange in 1745 and is believed to be buried

¹ Note: In 2012, after analysis for this study was completed, the Trust sold a substantial portion of the property but retained 26 acres that include the main house and other buildings in the core of the historic estate. Throughout this document, the property is discussed as being 118 acres, reflecting the size of the study area.

there. No evidence exists to indicate that Alexander Hamilton ever resided at Estate Grange.

Lot 34 Company Street

This lot in downtown Christiansted is the location of a former residential building where Alexander Hamilton, his mother, and his brother lived for nearly two years. His mother ran a store on the ground floor, selling foods and other items to plantations. Rachel and her two sons lived upstairs (Larson 1952). In 1767, the family temporarily moved down the road to 23 Company Street, possibly because a hurricane had damaged their property. They returned to 34 Company Street in early January, 1768, where they remained until Rachel’s death from yellow fever on February 19, 1768 (Chernow 2004).



Figure 2. Lot 34 Company Street as seen from the street

Little else is known about the property until 1847, when the lot was owned by M. de Francis, who sold it to the St. John’s Episcopal (Anglican) Church (engelske kirke). The church has owned the lot ever since. Today the lot sits empty and abandoned behind a tall brick wall (Figure 2).

Lot 23 Company Street

Alexander Hamilton and his family rented a residence at this location from Captain William Egan for a short period (late 1767 until just before New Year’s Day 1768). Very little is

known about the property's ownership. The building in which the family lived is no longer standing. There is no available information regarding the construction or style of the former building or of its outbuildings. Today Lot 23 is a landscaped garden (Figure 3).



Figure 3. Lot 23 Company Street

Lots 7-8 King Street

The Beekman and Cruger store and warehouse complex where Hamilton worked was located on Lots 7-8 King Street. The property has changed hands many times. The structure(s) have undergone several episodes of remodeling and the history of the extant structure is uncertain (Figure 4).



Figure 4. Lots 7-8 King Street

STUDY METHODOLOGY / PROCESS

By law (Public Law 91-383 Section 8 as amended by 303 of the National Parks Omnibus Management Act [Public Law 105-391]) and NPS policy, potential new units of the national park system must

- possess nationally significant resources,

- be a suitable addition to the national park system,
- be a feasible addition to the national park system, and
- require direct NPS management or administration instead of alternative protection by other agencies or the private sector.

The criteria for boundary adjustments (NPS *Management Policies 2006*) requires the National Park Service to first demonstrate that the area protects significant resources and values or enhances opportunities for public enjoyment related to park purposes. Of the four sites, Estate Grange was the only property with the potential to enhance opportunities for public enjoyment of Christiansted National Historic Site related to park purposes. Thus, the boundary study portion of this document only evaluates Estate Grange. Additional criteria for additions to existing NPS units state that the area must be

- feasible to manage and that
- other alternatives for management and resource protection are not adequate.

The following methodology was used to determine if Estate Grange and other study areas satisfy the special resource study or boundary study requirements.

1. Assess public opinion and ideas about managing the site. During a process called “scoping,” information was obtained about the broad range of potential ideas, goals, and objectives that future visitors, unit neighbors, local and state government agencies, regional residents, and the general public would like to see achieved at Estate Grange. Information and ideas for the other candidate sites (Lot 34 Company Street, Lot 23 Company Street, and Lots 7-8 King Street) were also collected during the scoping process. Scoping occurred continuously throughout the planning process. A summary of stakeholder ideas and concerns is presented in chapter 5.

2. Evaluate national significance and suitability of primary site features. To be eligible for designation as a new unit

of the national park system, areas must be nationally significant, a suitable addition to the national park system, and feasible to manage and operate. For cultural resources, national significance is evaluated by applying the National Historic Landmarks (NHL) nomination criteria contained in 36 CFR Part 65. Chapter 3 presents a complete discussion of national significance.

Because none of the four sites was found to possess national significance and thus do not qualify as new independent units of the national park system, discussions of suitability and feasibility were not required for the special resource study portion of the document.

3. Evaluate feasibility and suitability of changing the boundary of Christiansted National Historic Site to include Estate Grange in the boundary study. The boundary study discusses the significance of Estate Grange to determine how it fits into the thematic context of Christiansted National Historic Site. The boundary study also evaluates Estate Grange according to the criteria published in *NPS Management Policies 2006* (section 3.5.1), which states the property must “protect significant resources and values, or . . . enhance opportunities for public enjoyment related to park purposes” to be considered for inclusion within the unit boundary.

A discussion of the feasibility and suitability of including Estate Grange within the boundary of Christiansted National Historic Site is presented in chapter 4.

4. Evaluate the need for direct National Park Service management. If the resources meet the criteria for inclusion within Christiansted National Historic Site, the boundary study process continues with an analysis to assist in determining the need for direct NPS management instead of alternative protection by another group. To be considered, an area must meet the standard that “[o]ther alternatives for management and resource protection are not adequate.” A discussion of the need for direct NPS management is presented in chapter 4.

5. Transmit Study Report to Congress. The study report and summary findings will be transmitted by the National Park Service to the Department of the Interior. The Department of the Interior will transmit the study and a recommendation to Congress.

STUDY LIMITATIONS

Special resource studies and boundary studies serve as reference sources for members of Congress, the National Park Service, and other persons interested in the potential designation of an area as a new unit of the national park system. The reader should be aware that the analysis and findings contained in this report do not guarantee future funding, support, or any subsequent action by Congress, the Department of the Interior, or the National Park Service.



Figure 5. Christiansted National Historic Site



Chapter 2

Historical Background and Resource Description

CHAPTER 2: HISTORICAL BACKGROUND AND RESOURCE DESCRIPTION

INTRODUCTION

This chapter is divided into two parts: “Historical Background” and “Resource Description.” Both sections contain information that is relevant to the evaluation of candidate sites contained in chapters 3 and 4 of this study.

Congress directed the National Park Service to investigate sites associated with Alexander Hamilton’s boyhood and adolescence on St. Croix. Therefore, the “Historical Background” includes a summary of Hamilton’s life on the island. It also contains a discussion of the importance of sugar cane to St. Croix’s economy during the 18th and 19th centuries, which is relevant to the discussion of Estate Grange.

The second section, “Resource Description,” addresses all four candidate sites. It contains brief histories of the properties and descriptive information about their primary resources, including historic architecture, cultural landscape, and archeology.

HISTORICAL BACKGROUND

Alexander Hamilton’s Childhood and Adolescence on St. Croix

Note: if not cited specifically, the information presented in the following section has been gathered and synthesized from the following sources: Brookhiser 2000; Chernow 2004; Cissel 2004, 2007; Flexner 1978; and Larson 1952.

Piecing together the elements of Alexander Hamilton’s life on St. Croix proves challenging. Historians and biographers have distilled facts from a combination of historic records including population rolls, legal documents, and letters and poems Hamilton wrote as a youth. Nevertheless, there is a lack of agreement about certain aspects of his life, including the year of his birth.

Later in life Alexander Hamilton claimed he was born in 1757. However, records strongly suggest he was born in 1755. Currently, most researchers use 1755, though some still contend 1757 may be accurate (Larson 1952; Hacker 1957).

Rachel Faucett’s Marriage to Johan Lavien.

Alexander Hamilton’s connection to St. Croix begins 10 years before his birth when his mother, Rachel Faucett, married Johan Michael Lavien. Born on Nevis in 1729, Rachel was 16 on her wedding day. She and her mother arrived in St. Croix to visit her sister, Ann, and Ann’s husband, James Lytton, at their home, Lot 9 Company Quarter, located about 1.5 miles outside Christiansted. James Lytton had purchased the property in 1738, four years after the Danish colony of St. Croix was founded. Since at least 1769 the property has been called “Grange” (referred to as “Estate Grange” in this study). There is no evidence the residence was known as such at the time of Rachel’s wedding.

Rachel’s husband, 12 to 22 years her senior, had been a merchant on Nevis who came to St. Croix to better his fortune. Presumably, the couple lived at Lavien’s estate at Lot 12b Company Quarter, a cotton plantation Lavien had purchased prior to the marriage. This period of busy development on St. Croix saw settlers clearing St. Croix’s forests to create cultivable lands, which were subdivided into estates each measuring 150 Danish acres² (Boyer 1983, Haagensen 1758, Hopkins 1987).

In 1746, Rachel gave birth to the couple’s only son, Peter Lavien. By 1750, for reasons that we can only speculate, Rachel left her family. With hopes of teaching her a lesson and forcing her to return home, Lavien had her imprisoned for several months at Fort Christiansvaern, Christiansted. This imprisonment, however, had the opposite effect. Upon her release, Rachel left for St. Kitts in the fall of 1750 with her mother.

² 1 Danish foot equals 1.297 English feet, or 0.318 meters; 40,000 square Danish feet to the acre

Alexander Hamilton's Childhood and Adolescence

1745 – Rachel Faucett marries Johan Lavien at No. 9 Company Quarter (Estate Grange)

January 11, 1755 – Alexander Hamilton born on Nevis to Rachel Faucett and James Hamilton (some sources say 1757)

1765 – The Hamiltons return to St. Croix

Rachel Faucett Lavien begins renting No. 34 Company Street

January 1766 – James Hamilton returns to Nevis

1766 – Alexander begins working for Beekman and Cruger as a clerk

1767 – Rachel moves the boys from No. 34 Company Street to No. 23 Company Street and back to No. 34 Company Street

February 19, 1768 – Rachel Faucett Lavien dies

August 1769 – Alexander and James (brother) separated

October 3, 1772 – Alexander Hamilton's letter published in the Royal Danish American Gazette

1773 – Alexander Hamilton leaves St. Croix for New York

Early Life on Nevis. Sometime in the early 1750s, Rachel met James Hamilton, the fourth son of a Scottish laird. Hamilton had journeyed to the Caribbean to make his way in the world and was employed by Archibald Ingram in Basseterre, St. Kitts. The couple settled on the island of Nevis where they had two sons, James (b. 1753) and Alexander, believed to have been born on January 11, 1755 (Cissel 2004). It appears the family lived together on Nevis for several years. It is unclear whether James was aware that the

mother of his children was still married to Lavien or whether she and James were posing as a married couple.

Contemporary Events on St. Croix. Back on St. Croix, Johan Michael Lavien filed for divorce in 1759, accusing Rachel of “mistakes. . . indecent and very suspect,” as well as desertion and adultery, accusations that had not surfaced nine years earlier when he had her imprisoned. The divorce was granted on June 25 and Rachel was found guilty and was not permitted to remarry. Rachel may not have known about these proceedings for nearly six years due to her habitation on Nevis.

By December, 1764, James and Ann Lytton sold Lot 9 Company Quarter (i.e., the Estate Grange property) to Nicholas Tuite, leaving St. Croix for St. Kitts in 1765. Ann died the following year and James Lytton returned to St. Croix.

Arrival in St. Croix. There has been some debate about when Alexander Hamilton set foot on St. Croix and this controversy bears upon this study's evaluation of Estate Grange. In his 1957 biography, *Alexander Hamilton in the American Tradition*, Louis Hacker records that the family crossed to St. Croix, “when Alexander was seven” — i.e., in 1762 (Hacker 1957). Historical records, however, establish with some certainty that the correct year was 1765. In 1952 Harold Larson published an article titled, “Alexander Hamilton: The Fact and Fiction of His Early Years,” which relies heavily on research conducted by Major General H.U. Ramsing in the Danish West Indian records in Copenhagen — a source that was not available to many other chroniclers. Larson records that James Hamilton, Rachel, and their two boys moved to St. Croix “in the summer of 1765” when James was sent there to collect a debt owed to his employer, Archibald Ingram (Larson 1952). By that date, Hamilton's relative, James Lytton, had already sold the Estate Grange property (Larson 1952).

By July, 1765, James and Rachel had separated for reasons unknown. In January, 1766, James returned to Nevis, leaving behind

his common-law wife and children. James Hamilton never saw them again, spending the rest of his years living on Tobago, Bequia (Grenadines), and St. Vincent. He and Alexander maintained limited contact until James' death in 1799.

In August, 1765, Rachel and her brother-in-law James Lytton were in contact, when he purchased six walnut chairs with leather seats. Rachel is listed in the Matriklers from 1765 to 1768 with the last name Faucett, Lawine, and Lewin (alternate spellings of Lavien). Around this time Rachel began to rent Lot 34 Company Street, located around the corner from Christiansted's Sunday slave market. On the ground floor of the building Rachel ran a store that sold plantation foodstuffs and she and the boys lived in the upper story. Rachel purchased her supplies from her landlord Thomas Dipnall, and two merchants from prominent New York families, David Beekman and Nicholas Cruger. The two merchants had recently established a trading firm that imported almost everything necessary to operate a plantation such as cattle, mules, foodstuffs, flour, bread, wood, hoops, shingles, bricks, and slaves. In turn, the firm exported sugar, molasses, rum, hardwoods, dye woods, and cotton.

Employment by Beekman and Cruger. In 1766, 11-year-old Alexander began working as a clerk for the firm, Beekman and Cruger, at their business and warehouse located at Lots 7-8 King Street. Additional warehouses for the firm were located at Lots 23 and 26 Kings Cross Street. Later in Hamilton's life (as recollected by his son John), he described his apprenticeship at this firm as "the most useful part of his education" (Chernow 2004). During this time, Hamilton was introduced to the world of international trade. In 1769, David Beekman left the firm and was replaced by Cornelius Kortright.

During this period Christiansted was developing into a bustling international port and the island was entering its "Golden Age" of sugar agriculture. The free trade status of the Danish West Indies meant traders from the British colonies in North America could conduct commerce with merchants and

traders from French West Indian colonies. As a clerk, Hamilton would have visited the wharf houses, weighing houses, the Customs House, and the warehouses of the Danish West India Company to check his shipments. Today these buildings compose Christiansted National Historic Site.

By living on St. Croix, Hamilton would have been exposed to the harsh realities of slavery. His clerkship surely provided Hamilton a close look at the slave trade, as his employer was involved in the shipment and sale of human cargo. On January 25, 1771, during Hamilton's tenure, the firm ran a notice in the Royal Danish American Gazette advertising, "Just imported from the Windward Coast of Africa, to be sold on Monday next, by Messrs. Kortright & Cruger, At said Cruger's yard, Three Hundred Prime SLAVES" (Chernow 2004). Hamilton's responsibilities likely included inspecting slaves and having them groomed, fed, and priced for market. During this time Hamilton would have observed slaves being treated cruelly, including being branded by their new owners. In addition, he probably witnessed the deplorable conditions aboard slave cargo ships.

Life as an Orphan. Late in 1767, Rachel moved her family to Lot 23 Company Street, only to return to 34 Company Street just before the end of the year. In February, 1768, Rachel and Alexander were struck with an illness, most likely yellow fever. Though Alexander began to recuperate, Rachel's condition worsened, and on February 19 she died. She was buried the next day at the Lytton family cemetery, Lot 9 Company Quarter (i.e., Estate Grange). Included in Rachel's probate inventory were the six chairs purchased for her by James Lytton, several silver spoons, clothing, a bed with a feather comforter, porcelain plates, two metal candleholders, several slaves, and 34 books among other items. In 1901, Gertrude Atherton, while researching a book on Hamilton, erected a memorial to Rachel on the Grange property (Figure 6). (The marker, however, does not indicate the true location of Rachel's grave.)



Figure 6. Monument to Rachel Faucett Lavien

Rachel's former husband, Johan Lavien, had not had his final word. He laid claim to her estate, asserting that James and Alexander were illegitimate and Peter Lavien (Johan and Rachel's son) was her rightful heir. James Lytton and his son Peter Lytton represented the Hamilton boys in court. However, the court agreed with Lavien's claim and, in November, 1769, Peter Lavien traveled to St. Croix from his home in South Carolina to claim his inheritance. Rachel's personal effects were auctioned and Peter Lytton purchased her 34 books.

While Rachel's estate was being disputed, Peter Lytton became guardian of the Hamilton boys; however, on July 16, 1769, Lytton was found dead in a pool of blood, apparently having committed suicide. His will did not provide for James and Alexander, only for his mistress and their son. The boys went to live with their uncle, James Lytton, yet when James died only a month later (on August 12) he left the boys without a guardian.

The Hamilton brothers were then separated. James was apprenticed to a carpenter, Thomas MacNobeny and possibly went to live with him. Alexander continued to work for Beekman and Cruger, and lived in the home of Thomas Stevens and his family. Alexander befriended Stevens' son Edward, or Ned, who was one year older than Hamilton. Some biographers have speculated that Thomas Stevens was actually Alexander Hamilton's father (Chernow 2004; Flexner 1978). Others dismiss the notion as rumor — one of several concerning Alexander Hamilton's early life.

Early Literary Pursuits. Alexander began to write poetry during this period, and found an outlet for his verse in the newly established *Royal Danish American Gazette*. The newspaper published his poetry which he signed "a youth of about 17. . .A.H." Additionally, Hamilton wrote letters telling of his desires to leave St. Croix and grand aspirations for success. In one such correspondence to Ned Stevens, dated November 11, 1769, while Stevens was attending King's College in New York, young Alexander confesses

. . .my weakness, Ned, my ambition is [so] prevalent that I contemn the groveling and condition of a clerk or the like, to which my fortune, etc., condemns me, and would willingly risk my life, though not my character, to exalt my station (Chernow 2004).

In 1771, Hamilton turned 16 and was obligated to serve in the militia, participating in monthly drills. At this time he would have been present at slave executions at Fort Christiansvaern and assisted in keeping the peace and preventing riots. From 1771 to 1772, he was left to "mind the store" for five months while Nicholas Cruger was required to return to New York due to ill health. Some historians have interpreted this as evidence of the trust his employer placed in Hamilton and of the youth's exceptional job performance. Others have explained that Hamilton likely operated under the guidance of Cornelius Kortright during Cruger's absence (Larson 1952).

While on St. Croix, Hamilton met the Reverend Hugh Knox, a Presbyterian minister who arrived from Saba in 1771 and became pastor to a small church. Reverend Knox occasionally served as an editor for the *Gazette*, and saw intelligence and ambition in the adolescent Hamilton.

On August 31, 1772, a severe hurricane struck St. Croix and Alexander wrote his observations in an eloquent letter to his father, James Hamilton, where he provided details of the storm's wrath. He showed the letter to Reverend Knox, who encouraged him to have it published anonymously in the

Gazette. Published on October 3, 1772, this letter is said to have generated quite a positive reaction in the community. Reverend Knox began an effort to raise the funds necessary to get the foundering Hamilton off the island so he could obtain the education he so desperately desired. Although it is not known exactly who his sponsors or donors were, it is possible that his employers and possibly Thomas Stevens were responsible for funding Hamilton's journey to New York. According to Larson, Cruger was the primary sponsor (Larson 1952).

Based on current evidence, it is believed that Hamilton did not leave for his new life in New York immediately. Instead he published several poems in the Gazette, which appeared from October, 1772 through February, 1773. During this period he also served as power of attorney for his cousin Ann Lytton Venton who, in 1770, returned to St. Croix from New York after the deaths of her brother Peter and father James Lytton. Ann left her husband on St. Croix and returned to New York with her daughter in 1773, leaving Alexander to collect her inheritance payments from her father's estate on May 3, May 26, and June 3, 1773.

Departure for New York. Hamilton left St. Croix sometime after June 3, 1773, never to return. Reverend Knox wrote many letters of introduction that assisted with his entrance to the Elizabethtown Academy, a preparatory school for boys in New Jersey. Cornelius Kortright's family firm in New York handled his financial affairs.

Formative Experiences on St. Croix. Several biographers and local historians assert that Alexander Hamilton spent his formative years on St. Croix and that his experiences on the island helped mold his beliefs and frame his future. Undoubtedly, there is much truth to this notion. But Hamilton left St. Croix when he was an adolescent and never returned. Later in life he spoke little about his childhood, leaving historians little direct evidence with which to substantiate these claims.

It is safe to conclude that working in his mother's shop and later for the import-export firm Beekman and Cruger provided Hamilton with knowledge related to business, finances, and trade on which he would draw later in life — for instance, as the first secretary of the United States Treasury. While a young clerk, Alexander complained about his lowly status; yet later in life he reflected on the experience more favorably. In *The Life of Alexander Hamilton*, John C. Hamilton, Alexander's son, recorded that his father called his tenure with Beekman and Cruger "the most useful part of his education" (Chernow 2004). Biographer Ron Chernow describes this apprenticeship as "an excellent training ground for Hamilton," pointing out that the young clerk would have had to "monitor a bewildering array of goods... learned to write in a beautiful, clear, flowing hand... chart courses for ships, keep track of freight, and compute prices in an exotic blend of currencies, including Portuguese, British, Spanish, Danish, and Dutch" (Chernow 2004). Chernow deduces that Hamilton absorbed these and other lessons that his position offered.

He developed an intimate knowledge of traders and smugglers that later aided his establishment of the U.S. Coast Guard and Customs Service. He saw that business was often obstructed by scarce cash or credit and learned the value of a uniform currency in stimulating trade. Finally, he was forced to ponder the paradox that the West Indian islands, with all their fertile soil, traded at a disadvantage with the rest of the world because of their reliance on only the sugar crop — a conundrum to which he was to return in his celebrated Report on Manufactures. It may be that Hamilton's preference for a diversified economy of manufacture and agriculture originated in his youthful reflections on the avoidable poverty he had witnessed in the Caribbean (Chernow 2004).

Researchers have also concluded that Hamilton's strong antislavery stance was shaped by what he witnessed on St. Croix. The Danish had a reputation for very harsh treatment of slaves and enforced control

severely (Hoffman 2006). Local historian William Cissel writes that, “Among the Founding Fathers, Hamilton viewed slavery from a unique socioeconomic (orphaned and relatively impoverished) and geographic (West Indian) perspective” (Cissel 2004). As an adult, Hamilton opposed slavery on moral and legal grounds, serving as secretary of the New York Society for Promoting the Manumission of Slaves (also known as the New York Manumission Society). Hamilton served in this capacity even though — like many men of his time — he purchased and owned house slaves.

Others interpret Hamilton’s ambition and drive as a product of deep-seeded feelings of shame stemming from his illegitimate birth and humble position on St. Croix. Intriguing as these claims may be, they must be scrutinized. Research undertaken for this study has yielded little firm supporting evidence. Beyond the oft-cited remark about his apprenticeship with Beekman and Cruger being the “most useful part of his education,” it appears that Hamilton offered few quotations to directly link his experiences as a youth with his accomplishments as an adult.

The Importance of Sugar Cane Agriculture on St. Croix

The production of sugar cane and the manufacture of its products, sugar and rum, has a long history on St. Croix. These activities reached their height during the late 18th and early 19th centuries, when they were the dominant economic activities on the island.

Sugar was brought to the Caribbean by Columbus during his second voyage. It is possible that sugar arrived on St. Croix as early as the 1620s or 1630s, having been brought by the first European settlers. During this period, Dutch, French, and English colonists all attempted to settle the island. The Dutch are credited with bringing sugar to the Lesser Antilles, of which St. Croix is part, in the 1630s and 1640s. During the 1650s the French introduced otaheight sugar from Madagascar to the island chain; it became the

primary sugar grown and cultivated on St. Croix (Lewisohn 1963).

Historic maps dating to the 1660s and 1670s depict an English sugar works (sucre de Anglois) on the south side of the island, evidence that sugar was then present.

In 1733 Denmark purchased St. Croix from the French Crown, and the Danish West India and Guinea Company governed the island for the next 19 years. During this period, settlement of St. Croix proceeded quickly. The island’s forests, previously burned by French colonists, were cleared to create cultivable lands (Haagensen 1758).

The Rise of Sugar Cane on St. Croix

1630s–1640s — Dutch introduce sugar to the Lesser Antilles

1650s — Otaheight sugar introduced

1733 — Denmark purchases St. Croix from the French Crown

1754–1815 — St. Croix’s “Golden Age” of sugar

1755 — 1.5 million pounds of sugar produced on St. Croix

1770 — Almost 17 million pounds of sugar produced on St. Croix

1812 — Roughly 46 million pounds of sugar produced on St. Croix

These lands were then subdivided to provide equally sized and valued properties to investors (Hopkins 1987). Known as matriculens, each estate measured roughly 2,000 feet (east-northeast to west-southwest) by 3,000 feet (north-northwest to south-southeast), for a total of 150 Danish acres (Boyer 1983). By 1740, there were 122 sugar estates, 113 cotton estates, and 10 other small lots on the island (Hopkins 1987). Because so much of the cultivable land was devoted to either sugar cane or cotton, most other provisions such as breadstuffs, salt-meat, and even salt-fish, had to be imported (Hovey 1994).

In an attempt to promote settlement and the establishment of plantations on St. Croix, settlers were granted seven-year tax exemptions. Even with incentives, establishing a sugar estate was expensive, requiring enormous investments that could either pay off handsomely or end disastrously. The estimated cost for establishing an estate at the beginning of the Danish era was roughly 17,000 rigsdalers value current (v.c.). By 1770 this cost had risen to between 50,000 and 70,000 rigsdalers v.c. (Lewisohn 1963). The earliest estate houses were simple and modest, constructed of wood. It was not until after the 1750s when many of the grand estate houses — known locally as great houses — were constructed.

Sugar agriculture became the lifeblood of the Danish colony, gaining dominance on St. Croix in the second half of the 18th century. By the early 19th century, cotton had lost much of its economic and social significance. Between 1750 and 1767, 33 cotton plantations converted to sugar agriculture, and by 1815 cotton estates had virtually disappeared from the island. Until 1754, the colony was controlled by the Danish West India and Guinea Company, who maintained a monopoly requiring planters to sell their sugar to them, and no one else. The island's "Golden Age" (1754-1815) began when the Danish Crown purchased the shares of the company, taking over its debts and implementing a free trade policy. Large numbers of settlers arrived, especially from neighboring English islands. In 1764, there were 64 sugar works on the island. At its peak in 1796, there were 114 windmills and 44 animal mills on the island. In 1803, there were 181 sugar estates. In 1755, 1.5 million pounds of sugar were being produced on St. Croix. By contrast, nearly 17 million pounds were being produced by 1770. At its peak in 1812, Crucian estates were producing 46 million pounds of sugar annually (Westergaard 1917).

This output was extremely dependent upon the labor of enslaved Africans. In 1803, the population of the island was roughly 30,000, of which some 26,000 were slaves engaged in planting and processing sugar cane. St. Croix was an important node in the triangular

network that connected Europe, Africa, and the Caribbean through the trade of human cargo, sugar, and rum, with Christiansted serving as the administrative center of Denmark's West Indian colonies. The peak of Christiansted's maritime trade coincided with the height of sugar cane cultivation. During the second half of the 18th century, approximately 1,500 vessels on average entered and exited Christiansted harbor annually (Island Resources Foundation 1988).

Typical Physical Layout of Sugar Plantations. Typical sugar estates from the "Golden Age" consisted of a main house, servants quarters (to support the main house), cisterns, a cook house, kitchen garden, an overseer's house, slave village and associated buildings and areas (e.g., hospital, provision grounds, cemetery), a windmill or animal mill (or both), and the buildings of the factory area (e.g., boiling house, storage houses, and a distillery) (Figure 7). Well towers, or water pumping mills, used water funneled through a channel to drive cane mills. Most estates had a well tower. According to David Hayes, an archeologist living on St. Croix, an inventory conducted in 1970 found that there were only about 50 well towers left on St. Croix (David Hayes, personal communication, 2008). There may have also been a lime kiln and often these properties contained family cemeteries.

On each of these estates, roughly a quarter to a third of the lands were used for living space, pasture, and timber. To a large degree sugar estates were self-sufficient communities, where many items necessary for the estate's operations were produced.

Types of Mills. Mills were required to grind cane and extract the juice that would be refined into sugar. Animal mills were the first mills on St. Croix. These mills consisted of a round shed surrounded by an earthen or low stone wall, which housed grinding machinery. Animals would be harnessed to a pole attached to the center shaft. By the middle of the 18th century, however, windmills were being erected across the island. These windmills were of the Dutch style, in which the dome and sails could be turned directly

into the wind. Speed was regulated by using wood shutters or louvers in portions of the sail, in lieu of canvas.

During the “Golden Age” of sugar it was common for estates to contain both a windmill and an animal mill — the animal mill having been constructed earlier and retained as a backup for windless days (Lewisohn 1970). Historic maps indicate that, at least for a time, this was the case at Estate Grange. Mills driven by steam were expensive. Although they were available early in the 19th century, they did not gain popularity on St. Croix until after emancipation in 1848.

Varying Levels of Success. Caribbean sugar estates bring to mind images of grand estates, with owners’ families removed from the sweat and labor required to preserve their lifestyle. While some landowners did become quite wealthy, they were subject to high insurance rates, debts, and mortgages. Additionally, they faced the constant threat of droughts, hurricanes, and other natural disasters that could wipe out entire crops. Early success and quick profits often vanished (Lewisohn 1963). A number of sugar estates never produced great wealth.

The island’s prosperity began to slow with the cessation of Denmark’s participation in the Atlantic slave trade in 1792. Around this time, competing beet sugar prices caused a sharp decline in the profitability of cultivating sugar cane. In the first half of the 19th century the price of sugar declined, resulting in decreased harvests and numerous foreclosures. Between 1800 and 1850, the sugar harvest on St. Croix was reduced by one-third. From 1829 to 1836, the state wrote off much of the debt and took possession of many properties, making them Royally Leased Estates.

By 1847, there were only 132 private estates remaining. Following emancipation in July, 1848, the enslaved labor that supported the estate system disappeared.

In 1877, in response to a severe drought that further limited cane production, a centralized sugar factory, the Danish West Indies Corporation, was established in Christiansted to provide economic assistance. Cane was taken to one of five pressing stations across the island. When additional hurricanes and droughts struck the island in the late 19th and early 20th centuries, St. Croix’s economy fell into decline.

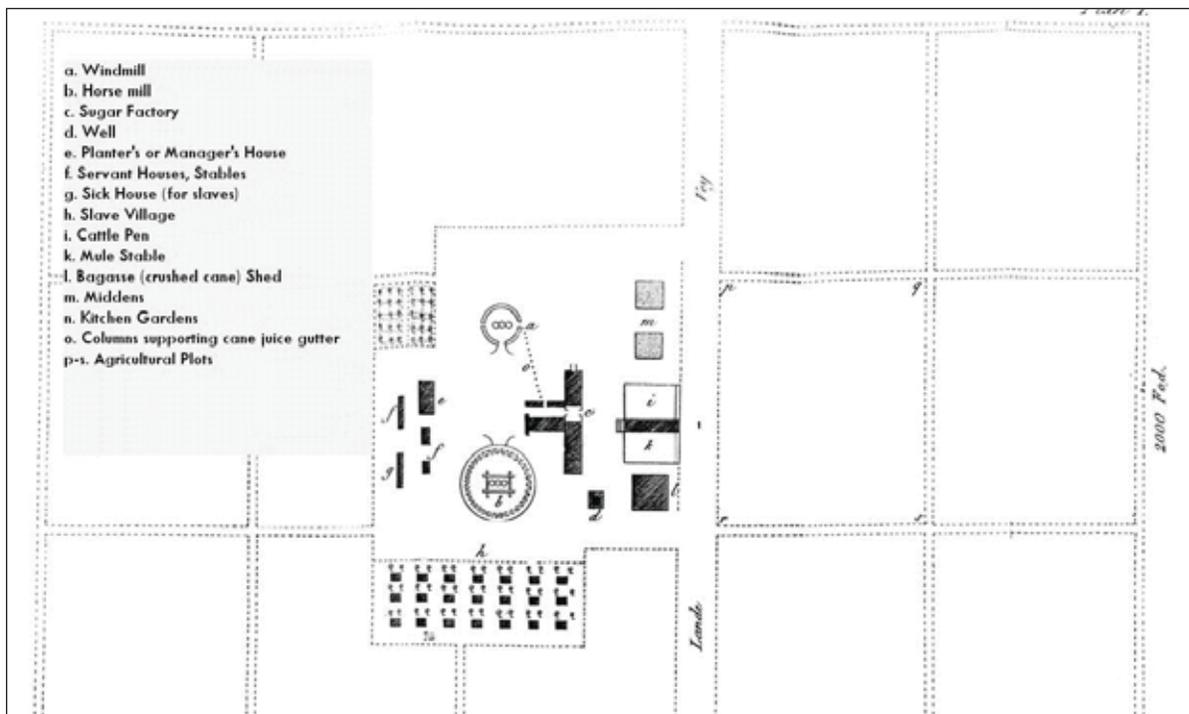


Figure 7. Historic representation of a typical sugar estate (Map courtesy of P.L. Oxholm, Royal Library, Copenhagen; key typed for clarity by National Park Service)

Estate Grange in Context. Estate Grange was a fairly typical, modest Crucian sugar estate and its history appears to follow a standard pattern of success and decline. One of the earliest estates on the island, it was established in 1738, toward the beginning of the Danish era during the rule of the Danish West India and Guinea Company. The first house built by James and Ann Lytton was likely modest, perhaps a simple wood, stone, or stone and wood structure, with a separate kitchen and servants' quarters. At the time, the estate also contained a small slave village of wattle and daub huts.

With increasing success, the Lyttons built a larger home around 1761. This home survives today, although it was modified in the early 20th century. By 1778, the property featured both an animal mill and a windmill. Eventually the animal mill was replaced or ceased to be used. Foundations or other remnants of these mills may be present. In time, individual slave huts were replaced with stone and stone rubble row houses; ruins of some of these stone houses survive. In connection with declining sugar prices and other troubles described above, Estate Grange became a Royally Leased Estate in 1835, and was eventually worked in combination with nearby estates. Estate Grange's history and resources are described in more detail below.

DESCRIPTION OF THE STUDY SITES

This special resource study addresses four properties on St. Croix. These include Estate Grange, a historic sugar estate located approximately 1.5 miles outside of Christiansted, and three properties within the Christiansted urban area. The three urban properties include two sites where Hamilton lived with his mother and brother and the former location of the Beekman and Cruger store and warehouse, where Hamilton worked for seven years as a youth.

- Estate Grange (also known as Number 9, Company Quarter — a historic sugar cane estate)
- Lot 34, Company Street (once the site of a residence in which the family lived)

- Lot 23, Company Street (location of a temporary home)
- Lots 7-8, King Street (former location of Beekman and Cruger)

The following section is based on the information available to date. Following the acquisition of the Virgin Islands by the United States in 1917, many of the archival records regarding ownership and construction periods were taken to Copenhagen, Denmark, and housed in the Danish Royal Archives resulting in gaps of information. The St. Croix Landmarks Society Research Library and Archives at Whim Plantation has copies of census records from 1841 to the 1930s and numerous statistical records such as landlists, matricals, tax records, and slave lists, in addition to historic maps.

All information used in this section was gathered and summarized from the following sources: Brookhiser 2000; Chernow 2004; Cissel 2004, 2007; Dahl and de Fine Licht 2004; Flexner 1978; Hatchett 1859, 1863; Larson 1952; Colby Charts; and the Office of the Recorder of Deeds.

Estate Grange

History of the Property. The first record of the 150-acre estate, Number 9 Company Quarter, dates to May 24, 1738. James Lytton and his wife Ann (Alexander Hamilton's maternal aunt) are described as purchasing the lot for 300 rigsdalers. It is not clear when Lytton put his land into cultivation; it is possible that he harvested timber from the property for several years (Hopkins 1987). In 1751, the Lyttons are listed with 28 slaves, and from 1755 through 1758, Lytton is listed with a wife and two children. According to a 1754 map of the island, there is an animal mill (haste mølle) on the property, south of the intermittent stream or "gut" that runs east-west through the property. By 1761, the original house was either replaced or substantially altered. Today the main house bears a cornerstone stating "De Anna / Anno 1761" (Figure 8), translation Year 1761.



Figure 8. Main house cornerstone

In December, 1764, the Lyttons sold the property to Nicholas Tuite, and by 1766 the property is listed with John Dann, who was perhaps a tenant. The house and land are not referred to as “The Grange” until 1769 (Cissel 2007). To date, our best source of information regarding the layout of the plantation during the late 18th century is a 1778 map, illustrated by Peter Lotharius Oxholm, which includes the property. This map depicts both a windmill and an animal mill, the main house perched atop a prominent hilltop, a slave village of modest dwellings, and a network of rectangular fields.

Robert Tuite is listed as the owner from 1774 to 1777 and in 1784, but by 1797 the property was listed to Henry Seeton and his wife. It is possible Seeton was a property manager for Tuite who owned 65 slaves working 6,000 acres. The 1799 Oxholm map of the island depicts a windmill (vind mølle), but not an animal mill, suggesting that the animal mill had been replaced by then.

There are some discrepancies between historic maps and documentation of ownership in the 18th century. According to the 1754 map of St. Croix by Beck, the name Thomas Lillie is recorded on this lot. On a colored, updated 1767 version of the Beck map, Number 9 is listed with the name Roger Ferrall. It is possible these were errors in the transcription of information to the map, or that they were actually managers acting on behalf of the owners.

In 1816, the 150-acre property is listed with 103 slaves, 99 acres in sugar cane cultivation, and 51 acres in other cultivation. On July 13, 1819, Chamberlain R. Tuite transferred the property to Count Charles McCarthy. By April 11, 1835, however, Estate Grange was sold at auction to the Royal Loan Commission (mortgage holder). It appears that at this time Estate Grange was a Royally Leased Estate (Kongelige Forpagtede Plantager). In 1838, Company Quarter #22a was added to Estate Grange. This increased the property to 225 acres; it was cultivated alongside the nearby estates, Work and Rest (465 acres), and Humbug (Hambug) and Retreat (310 acres). A total of 90 slaves were listed as workers on the combined 1,000 acres. In 1862, 364 acres were in sugar cultivation among these estates. By 1863, Estate Grange is again listed at 150 acres with one domestic servant, 30 first class field laborers, 15 second class, 15 third class, 6 non-field laborers, and 3 second class workers. Estates Humbug and Retreat continued to be cultivated with Estate Grange and Work and Rest until 1884, after which they were parceled out (in 1883), along with 332 acres of Estate Work and Rest. Between 1880 and 1889, only 294 acres were in sugar cultivation.

In 1895, the Danish government began using Estate Grange as a botanical experiment station. Here they grew trees such as *lignum vitae*, mahogany, and *divi divi* which were to be used for reforestation efforts across the island and were available for purchase by land owners. Experiments were conducted on several kinds of plants the government was considering for agricultural purposes, including vanilla. During an 1886 yellow fever epidemic, the house was used as a convalescent home for those removed from the barracks in Christiansted. According to a draft national register nomination form completed in 1977, the soldiers who died here were buried on the property (Taylor).

In 1881, the estate was controlled by the State Treasury. It was transferred to the St. Croix Sukker Fabrik A.S. in 1905 and then to the St. Croix Sugar Factory in 1922 (also known as the West India Sugar Factory). In December, 1928, following a severe hurricane, the estate

was sold to the Armstrong family. The estate then passed between various members of the Armstrong family until 1969, when Leonard A. Burt and Malcolm Kenneth Armstrong were appointed Trustees of the estate. In 1973, John David Merwin, Esquire, was appointed Trustee of the M.K. Armstrong Trust and the MacKenzie Educational Trust. In 1980, title was vested in John D. Merwin, Trustee for the M.K. Armstrong Trust, and his duly qualified successor trustee or trustees.

Primary Resources. There remain several questions regarding the chronological development of the property and its extant resources. Some of these questions include the nature and extent of alterations to the main house in 1761 and after the Armstrongs took possession in 1928 (and during other times); the original use and location of the overseer's house; the potential existence of onsite additional slave village ruins or the ruins of the estate's industrial buildings; and the location of the Lytton family cemetery which would include the grave of Rachel Faucett Lavien.

Architecture of the Main House — Both the interior and the exterior of the main house have experienced changes, but the structure retains several characteristics typical of a late 18th and early 19th century house (Figures 9 and 10). It is a two-story (ground floor, upper floor), stone masonry, stone rubble, and brick structure, with a pyramidal, low-pitched hipped roof concealed by a low brick parapet (Figure 11).



Figure 9. Main house, south elevation



Figure 10. Main house, east elevation

In comparison to more ornate examples, there is little in the way of exterior ornamentation. For example, the house features a simply detailed cornice and flat lintels above the second floor bays. There is also a string or belt course between the lower and upper floors. These elements reflect a restrained Neoclassical or Greek Revival style that was gaining popularity in Europe in the second half of the 18th century.



Figure 11. Main house, detail of east elevation

Along the eastern elevation there are five bays on the lower floor and eight on the upper, one of which is full length. On the southern elevation there are three bays on the lower floor and four on the upper (with one full length bay). The exterior walls of the ground floor are arcaded with coral block, stone, and yellow brick reinforcement at the bays. They may have originally been full length openings that were later partially bricked in and converted to windows (Figure 12).



Figure 12. Later window addition

The building may have originally been roughly square, measuring approximately 45 by 45 feet (14 meters by 14 meters), with a hipped roof that encompassed at least one gallery on the west side of the building. The placement of a gallery, porch, or verandah on the western side of residential buildings was a common 18th century practice.

Following the 1928 hurricane, the Armstrong family enclosed the western gallery, converting it into a pantry, dining room, and primary entrance and staircase (Figure 13). Aerial photographs of the house illustrate



Figure 13. Dining room in the enclosed western gallery on left, entrance staircase on right

that an addition was built on the north side of the structure, measuring roughly 23 feet by 36 feet (7 meters by 11 meters). A draft national register nomination form states that the Armstrong family built this two-room addition after they purchased the property in 1928 (Taylor 1977).

This (northern) addition has resulted in the uneven spacing of windows on both levels of the eastern façade, and the misalignment of the windows and “door” (or full length bay) on the east side with the five-course brick parapet along the structure’s roof (see Figure 11). This uneven spacing and lack of alignment does not conform to the symmetrical Baroque and Neoclassical styles of the mid to late 18th century. The brick parapet, which is now centered along the entire eastern elevation — including the 1928 northern addition — must have been added (or reworked) after the northern addition was in place.

Another addition is evident from aerial photographs. This addition is located on the west side of the building, just north of the enclosed gallery/converted dining room, which now serves as a kitchen. It measures roughly 19 feet by 16 feet (6 meters by 5 meters). The windows in the parlor do not match either the original or addition windows of the bedrooms, and they do not encompass the entire bay as they do in the bedrooms (Figure 14).



Figure 14. From top to bottom, parlor windows and bedroom windows

The location of the original entrance to the main house is unknown. On the second floor there are two full-length bays that open to the air, one along the eastern wall and one along the southern wall (refer to Figures 9,

10, and 11). It is possible that there could have been an upper gallery that extended from the house and wrapped either partially or completely around the building, allowing these bays to serve as doors.

A gallery along the east side of the building could have been covered with an abat-vent style roof (a flat roof that extends from the façade).

However, the hipped roof as it exists today could not have covered or incorporated such a gallery, as it did on the west side of the building, potentially arguing against the presence of a gallery on either the south or east sides of the house. Preliminary investigation suggests that originally the main entrance may have been located on the eastern elevation rather than the southern, as it is today. If so, this façade would likely have presented a more conventional symmetrical appearance before the north addition was constructed. The (second story) bay on this wall could perhaps have been accessed by a “welcoming arms” entrance staircase that, for whatever reason, was destroyed. If such an entry did exist, archeology could potentially locate any buried foundations for original entrance stairs or gallery supports.

According to the information sheet provided during a tour of the house, the main room on the ground floor was the original dining room, which was a common practice in “olden times.” If the original openings were actually doors that opened to the outside, the downstairs could have served as a separate dining room. However, common practice for two-storied planter’s houses during the 18th century was for the ground floor to be used for storage (as a cellar) and upper floors as living space where cooling breezes could be enjoyed. Generally, only the largest houses had living quarters on both levels and separate buildings for storage. As stated previously, it is also known that the Armstrong family enclosed the cellar for the purposes of converting it to an apartment (Cissel 2007). The rooms downstairs are not finished; the walls are not plastered or lime washed but exposed coral block, stone, and brick (Figure 15). According to the (incomplete) draft

national register nomination form, the cellar was plastered but this plaster was removed during the 1928 renovations.



Figure 15. Cellar with unplastered walls

A stone and rubble masonry cistern is located just west of the main house. Upon close examination it was apparent that this structure was originally a small square building with windows and doors, which were bricked in during its conversion to a cistern. It is possible that this building was the original cookhouse (Figure 16).



Figure 16. Building converted into a cistern

Architecture of the Overseer's House — On many 18th and 19th century plantations the overseer's house is typically located between the planter's house and the slave village. At Estate Grange, the building known as the

overseer's house is located just 59 feet (18 meters) south and west of the main house. This building is roughly 558 feet (170 meters) northwest of the slave village. It is a two-story structure that sits on a slope, with only the upper floor observed from the eastern façade with a lower or "basement" floor accessible from the western, southern, and northern sides (Figure 17).

The house is built of stone and stone rubble masonry, with a ridge hipped roof. On the eastern façade the ground floor appears to be raised off the ground by about 3 feet. This structure has been modified, with the possible use of Portland cement to mud around replacement windows and to fill in other bays. It also appears that the windows on the front (eastern façade) of the building may have originally been taller and wider, and may have served as doors, while one bay was completely filled in (Figure 17).

It appears that an addition roughly 10 feet long by 10 feet wide (3 meters by 3 meters) was built on the north side of this structure at an unknown time; this would make the original structure roughly 21 feet by 41 feet (6.5 meters by 12.5 meters). It also appears that on the north wall of the original building a door or full-length bay was replaced by a small window (Figure 17).

The original date of construction for the building is unknown. The close proximity of this structure to both the main house and the possible original cook house, and its distant location to the slave village, argues for a different interpretation of this structure's purpose and use. It is possible that this structure could have served as housing for domestic servants. On the other hand, at some contemporary plantations on St. Croix such as Little Princesse, the overseer's house is on the opposite side of the main house and away from the slave village. Therefore, this building at Estate Grange could indeed have served as an overseer's house.

Ruins of another building are located south and east of the main house, between it and the slave village (Figure 18). It sits roughly 151 feet (46 meters) southeast of the main house

and only 426 feet (130 meters) northwest of the slave village. If the house commonly referred to as the overseer's house was used for domestic slaves, then this building could have been the actual overseer's residence. Conversely, this building could have been part of the industrial factory complex (see below).



Figure 17. Clockwise, starting at top left: overseer's house: rear, north ,front additions

Slave Village — When Estate Grange was a sugar cane plantation, the slave village was located southeast of the main building cluster. Oxholm’s 1778 map of Christiansted and its environs shows 20 structures arranged in a tight grid. The earliest slave houses would have likely been built of wattle-and-daub, with a thatch roof made of grass or sugar cane leaves. Stone masonry and rubble construction of slave housing did not begin in earnest on St. Croix until the end of the 18th century (Chapman 1996).

Early houses would have been individual units consisting of two rooms each. Later in the 18th and into the 19th centuries, multi-unit row houses were constructed that consisted of two units (four rooms), four units (eight rooms), or even more.

Today, the ruins of at least three stone rubble row houses (probably dating to the latter part of the 18th or early 19th centuries) stand among three 20th century, modest homes that are occupied by tenants. One of the modern structures could have been a row house converted for modern use. It is entirely possible that additional ruins are hidden away in the dense vegetation.

On Crucian estates the slave village was often located near the sugar industrial complex and Oxholm’s 1778 map indicates that this was the case for Estate Grange (see Figure 2). In addition to quarters, the village complex would have typically included a well, a provisioning ground(s), possibly a hospital, and a cemetery. Archeological site work has not taken place. However, such investigation could potentially identify the precise location and layout of the original slave quarters, and date the period of construction for surviving structures.

Industrial Buildings — Several industrial buildings were integral to the operation of the sugar plantation. Ruins of two such structures are described below. Additional ruins or foundations are presumed to survive on the property but their existence is unconfirmed at this time. Historic maps and contemporary aerial photographs provide general locations where such remnants may be present. A field

survey could confirm the presence of these resources and assess their conditions.

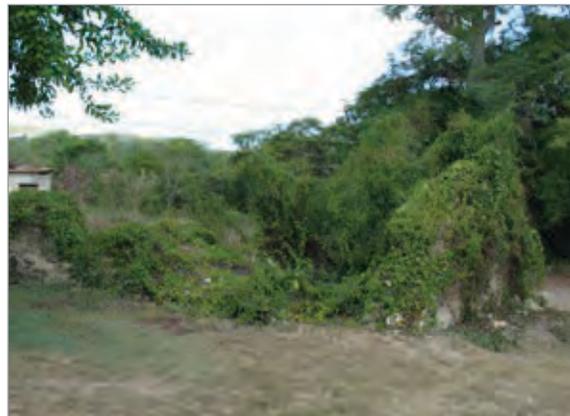


Figure 18. Ruins at Estate Grange: slave quarters and other structures

The 1778 Oxholm map depicts two mills — an animal mill and a windmill — present at that time. The windmill is shown along a primary internal road on top of a slight elevation to catch prevailing winds. The animal mill was drawn just to the east and slightly south. Aerial photographs suggest the potential location of this animal mill ruin, located near

the middle of the property, east of the slave village area.

In addition to mills, other industrial buildings on the estate likely included a boiling house, storage houses, and a distillery. Although not identified in the tax records, such buildings were typically constructed on sugar estates of this period. In the dense vegetation north of the slave village area, researchers found a ruin of a structure, measuring approximately 16.75 meters by 15.7 meters. The ruin consists of two rooms — one is approximately 6.5 meters wide and the other is approximately 9.2 meters wide. Constructed of stone, coral, and brick rubble, the building was once covered in plaster. Discussions with local archeologists and historians have revealed that the measurements for this structure match those for an early sugar factory (18th century), but additional research and archeological testing would be necessary to determine the building's function and age. Patches of Portland cement demonstrate that the building was repaired over time and it may have been used into the 19th century. Other ruins of industrial buildings may be present nearby (Figure 19).



Figure 19. Industrial building ruin

Additionally, a well tower remains near the southwest corner of the property along the intermittent stream or “gut” (i.e., close to the boundary with Anna’s Hope) (Figure 20). This well tower is constructed of coral

block, masonry rubble, red clay, and Danish yellow brick. It is roughly 30 feet high, and measures roughly 15 feet (nearly 5 meters) in diameter. The walls are about 3 feet (1 meter) thick at the base. There is a date stone located on the southwest side of the tower marked “V.C.H./1874/2917” (Figure 21). Therefore, the tower was built after the island’s “Golden Age” while Estate Grange was a royally leased estate.

Estate Grange’s Cultural Landscape — A cultural landscape is a reflection of human adaptation and use of natural resources on a physical landscape. These human activities are expressed in the ways land is organized, divided and subdivided, the patterns of settlement, use, systems of circulation, and the kinds and layout of structures that are built.

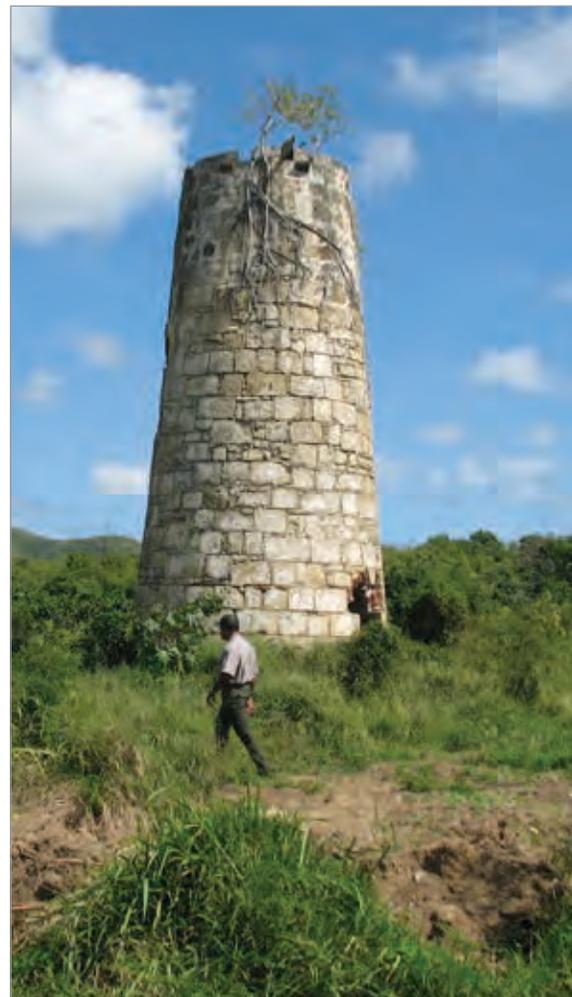


Figure 20. Well tower at southwest corner of Estate Grange property



Figure 21. Well tower date stone, 1874

A cultural landscape is defined by both physical materials (e.g., roads, buildings, retaining walls, vegetation, etc.) and their reflections of cultural values and traditions.

Historic Depictions of the Estate Grange Landscape. The cultural landscape of Estate Grange reflects evolving patterns of land use over 200 years (1733 through present day). Historic maps of the estate provide our best evidence for the appearance of the cultural landscape during the mid- to late-18th and 19th centuries. These maps illustrate natural features such as hilly terrain and the intermittent stream or “gut,” as well as human-made ones including fields, roads, and buildings. Some features remain in good condition today; others exist as ruins or as remnants; others, no doubt, are concealed by vegetation.

The earliest map of the island that shows any detail regarding Lot 9 Company Quarter was published in 1750 by Johann Cronenberg and Johann von Jaegersberg. The map shows a house on the property; James Lytton is labeled as the owner. This map suggests that only the northern portion of the property had been cleared at that time. It does not depict a mill. Like the Cronenberg and Jaegersberg map, the 1754 map by Beck illustrates the island’s estates, their primary crop — whether sugar or cotton — and the types of mills present. On the Beck map, Lot 9 Company

Quarter contains an animal mill, located south of the intermittent stream or “gut.” This map, however, incorrectly places the intermittent stream or “gut” near the middle of the property, far north of its actual location (see Figure 23).

Peter Lotharius Oxholm’s 1778 map of Christiansted and its environs depicts the property — labeled “Grange” — with a main house in the shape of an “L”; a rectangular building to the south; a windmill and an animal mill (many plantations featured both); another building to the east; an “L”-shaped building to the south (likely the factory); and a slave village consisting of four rows of five houses/huts (20 total) (Figure 22).



Figure 22. Detail of 1778 Oxholm map of Estate Grange

In some instances, future archeological investigations may help to resolve apparent discrepancies between the configurations of buildings mapped in 1778 and those currently existing. Also of interest on the 1778 map are rectilinear agricultural fields defined by internal roads. On a map of St. Croix prepared by Oxholm in 1799, the animal mill has disappeared (see Figure 23). This map also shows the location of the main house, though its orientation appears off by 90 degrees.

Extant Landscape Resources. Cultural landscape features from different periods survive in varying conditions. Very little on-site investigation of the cultural landscape has taken place. A more comprehensive survey would surely bring to light additional features and furnish additional information about known resources.

Natural Features. St. Croix contains a large, gently rolling to flat coastal plain that did not require extensive terracing for sugar agriculture. These circumstances are very different from those on St. John and St. Thomas, which feature very steep slopes and little coastal plain. On those islands, terracing was required in order to create lands amenable to plantation agriculture. Today, as in the past, the property's topography consists of rolling hills that slope down to an intermittent stream or "gut."

Approximately 60 acres of the property continue to be utilized for agriculture (see chapter 4); therefore, the property possesses a mix of farm and subtropical dry forest that is somewhat reminiscent of historic conditions. However, production of sugar cane ceased long ago. In many locations, formerly cleared agricultural fields have returned to tropical "bush (i.e., shrubs, shrublands, or woodlands.) Generally, vegetation on the property does not reflect historic conditions. Dating from various periods, other landscape features are located in and around the main building cluster. These include terraced gardens, stone walls, and paved walkways. Two stone monuments have been erected north of the main house.

One of these monuments honors Danish gendarmes who died in an 1866 yellow fever epidemic. The other, erected by Gertrude Atherton in 1901, commemorates Rachel Faucett Lavien, the mother of Alexander Hamilton. Nearby stands a stone belfry, with the estate bell, which was cast in Amsterdam in 1761.

Summary of Resources — In summary, specific historic buildings, cultural landscape features, and other resources surviving on the property include

- Masonry main house, ca. 1761 (substantially modified over time, but appearing to retain a moderate to fairly high level of integrity — potentially with a core dating to ca. 1738);
- "Overseer's House," construction date unknown, used as a rental property until Hurricane Hugo in 1989;
- Original cook house, possibly converted to a cistern at an unknown date;
- Slave quarter ruins (at least three, others possibly concealed by vegetation);
- Possible modified slave rowhouses, currently occupied by tenants (some appear of entirely modern construction while others may potentially incorporate elements of historic structures);



Figure 23. Left to right: 1754 Beck Map, 1778 Oxholm Map, and 1799 Oxholm Map

- Standing well tower alongside the intermittent stream or “gut,” erected in 1874 when Estate Grange was a royally leased estate;
- Cast iron cistern for main house likely dating to the second half of the 19th century;
- Possible older brick and stone cistern, located in dense, overgrown vegetation (Figure 24);
- Garden pathways and stone walls;
- Portions of the historic road network, including an entrance drive from the estate’s early development, now lined with lignum vitae trees (likely from 1895 to 1905) and other internal roads and road traces;
- Pillars at entrance to main access drive;
- Arched stone belfry with an estate bell, cast in Amsterdam in 1761 (Figure 24);
- Memorial for Rachel Faucett Lavien, erected by Gertrude Atherton in 1901;
- Monument for the Danish gendarmes, who died in an 1866 yellow fever epidemic; and probably
- Unverified ruins of industrial buildings (e.g., factory, mills) — for example the two-room ruin north of the slave village

Lot 34 Company Street

History of the Property. Little is known of the ownership of 34 Company Street, Christiansted between the late 1700s and the mid-1800s. Alexander Hamilton, his mother Rachel Faucett, and his brother James, lived at this location for nearly two years. Rachel rented the property from Thomas Dipnall possibly beginning in 1766, after James Hamilton (the father) left the island and his family (Larson 1952). She ran a store on the ground floor, selling foods (e.g., beef, pork, rice, and flour) and other items to plantations. These goods were purchased from her landlord and David Beekman and Nicholas Cruger. Rachel and her two sons resided upstairs during this period (Larson 1952). It is likely that Alexander helped his mother run the store, experience that he took with him when he began working for Beekman and Cruger in 1766 (Larson 1952). In 1767, the family temporarily moved down the road to 23 Company Street, possibly because a hurricane had damaged 34 Company Street. They returned to Lot 34 in early January, 1768, where they remained until Rachel’s death from yellow fever on February 19, 1768 (Chernow 2004).

Currently little is known about the property until 1847, when the lot was owned by M. de Francis, who sold it to the St. Johns Episcopal (Anglican) Church (engelske kirke). The church has owned the lot ever since. Today it sits empty and abandoned behind a tall brick wall (Figure 25). It is not known when the

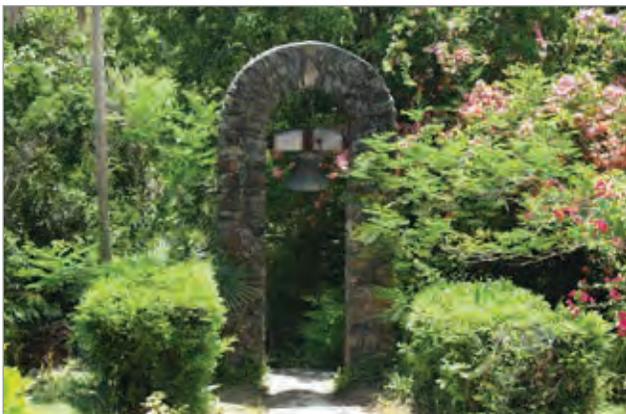


Figure 24. Stone belfry with estate bell, possible brick and stone cistern

building was removed — perhaps intentionally razed or possibly destroyed during the 1866 Christiansted fire.



Figure 25. 34 Company Street as it appears from the street today

Non-Extant Resources. The house in which Hamilton and his family lived was two stories tall, with a store on the ground floor and residence above. Following architectural practices of the time, it is possible that the ground floor was built of stone and brick masonry, while the upper floor was of wood frame construction. According to the 1779 Oxholm map of Christiansted, the main building at 34 Company Street fronted the street, and a side building ran perpendicular along the western side of the lot from the street toward the back of the property (Figure 26). It is not known if this outbuilding was standing during the family’s residence from 1766 to 1768. None of these buildings stands today.



Figure 26. Detail of 1779 Oxholm map of Christiansted. Two Company Street lots highlighted; 23 at right (east), 34 at left (west). Note: original map was not drawn with north at top.

Lot 23 Company Street

History of the Property. Little information is available about the historic ownership of 23 Company Street. From late 1767 until just before New Year’s Day 1768, Rachel Faucett rented the property from Captain William Egan. Nothing else is known about this property until a listing in 1879 (name illegible). In March, 1893, the property was owned by a J. Cornelius and S. Jackson, who sold it to a J. Jacobs.

In February, 1896, the property was sold to a C. Jacobs, and the following year sold again (name illegible). In December, 1902, the property changed hands from Abraham Williams to Mis. P (S) Bough. In December, 1924, in a deed of conveyance from Joseph E. Bough, acting as attorney to Susan Bough, the property was transferred to the Missionary Society of Most Holy Redeemer in the Virgin Islands. In March, 1993, it was deeded to the Redemptorists of the Virgin Islands, Inc. Today Lot 23 is a landscaped garden (Figure 27).



Figure 27. Lot 23 Company Street as it appears from the street today

Non-Extant Resources. The precise location of Lot 23 Company Street is in question because, prior to 1763, people in Christiansted did not number their houses. The practice began in earnest in 1766, but the numbers could change from year to year depending on whether a lot was subdivided. The lots on the block that include Lot 23 have been subdivided many times since Oxholm produced his map in 1779. According to this

map, there were only five lots on this portion of Company Street. Present-day Lot 23 is in the middle of the block. Based on the Oxholm map it appears that, in 1779, Lot 23 consisted of three buildings: one fronting the street on the eastern side of the lot; a smaller one in the southeast corner of the lot; and a third, even smaller one in the center rear, just west of the second (see Figure 26). It is not known if these buildings were standing in 1767 to 1768, when Rachel, Alexander, and James lived there.

The building in which the family lived is not extant today. There is no available information regarding the construction or style of this building or of its outbuildings. It is not known if these were wooden buildings or a combination of wood, stone, stone rubble, or brick. If they were constructed after the Building Code of 1747 they would have had to incorporate stone or brick masonry. This lot would have been within the burn zone of the 1866 Christiansted fire, but it is not known if the building, if standing, was affected.

Lots 7-8 King Street

History of Ownership. When Alexander Hamilton worked for Beekman and Cruger (1766-1773), the firm's store and warehouse complex was located on Lots 7-8 King Street. Based on the information available, in 1766 David Beekman and Nicholas Cruger were renting the buildings on Lots 7-8 King Street from Dr. Robert Mears. In 1768, the building was sold to Johannes Søbøtker and Judge Klingberg (of the High Court), but Beekman and Cruger continued to run their business from this location. In 1770, Nicholas Cruger purchased the house on Lot 8 King Street. By 1777, he had also purchased neighboring Lot 7 and acquired Lots 23 and 26 on Kings Cross Street, using them as warehouses.

For years, many on the island believed Hamilton had worked at a separate property, Lots 56-57 King Street, located across from Government House. This legend became so firmly established that the building is popularly known as "Hamilton House" and is highlighted on tourist maps under that name.

Cruger eventually did own this building; however, he purchased it in 1781, eight years after Hamilton left St. Croix (Cissel 2004). It is possible that Cruger purchased Lots 56-57 King Street and moved his operations there following the Great Hurricane of 1780, which killed over 22,000 people across the Caribbean.

In 1787, Lots 7-8 King Street is listed under H. Prætorius, and in 1803, with a Widow Andersen and children, Widow Ursine and children, and Ms. Rogiers, with 12 slaves. From 1838 until 1875, the Borch family owned the property. Presumably, it was during this period that the current building was constructed (or that major changes to the building were implemented).

By 1885, the Stakemann family is listed as the owner, and in February, 1887, the property is listed with Andreas Emil Stakemann. In a deed dated February 27, 1941, Erik Stakemann and Gladys Dagmar Stakemann are described as the property's owners. To this day the structure now occupying the site is frequently referred to as the Stakemann house.

In a deed dated December 26, 1986, the King Cross Association, Ltd. purchased the lot and maintains ownership today. The building now houses the St. Croix offices of the lieutenant governor of the Virgin Islands and other government offices.

Associated with this property is a sliver-sized lot that fronts Kings Cross Street, sitting between the street and the east side of 7-8 King Street. Lot 30 Kings Cross Street was owned by the Brady family in 1848, who sold it to the Stakemann family in 1892. In the 1980s, the Stakemann's sold the property to King Cross Association, Ltd.

Architecture. A historic structure stands on the site today. Elements of the building's history are not clear. It is believed to be a later structure than the one in which Hamilton worked; however, this building may incorporate elements of that older building.

The building standing today demonstrates elements of the Neoclassical and Italianate

styles. The Italianate style began in the early to mid-19th century and gained popularity during the second half of the century (Figure 28). The building has a two-floor arcade on the northern and eastern sides, with the second floor arcade appearing as a “portico” (north façade) and “loggia” (east façade), both with balustrades. The north façade “portico” is accessed by an exterior staircase on the west side of the building, while the eastern “loggia” is only accessed from inside the building. Portions of the second floor arcade have been enclosed with wood louvers, and fan lights sit atop the door at the top of the western exterior stairs.



Figure 28. Lots 7-8 King Street, north and east facade at top, exterior staircase at bottom

A contemporary building with similar architectural features (upper floor glass fan lights and wood louvered windows over an arcade) is on the upper floor Commandant’s

Quarters at Fort Christiansvaern, Christiansted National Historic Site. The columns and pilasters of the portico and loggia are in the Doric order. The exterior of the third/attic floor is shingled, with gables on the west and east sides and a large, three-window dormer on the north side. Three-part panels are located underneath the second floor windows.

The property is located within the boundary of Christiansted Historic District, which is listed in the National Register of Historic Places. Although the national register nomination does not contain information specifically relating to the property, it describes character defining features of the district that apply to the building. These include the 2-1/2 story construction; the hipped roof; and alignment of the building with the public sidewalk, with the upper floors built out over the walk, resulting in an impressive arcaded walkway (Wright and Richards 1976). In form and style, the building bears resemblance to 53 King Street at the northern corner of King Street and Queens Cross Street. The nomination form for Christiansted includes a photograph of this similar structure, but no information on it or on the King Street property.

The structures that Hamilton knew may have been removed and replaced over time by the current building (Larson 1952; Cissel 2004). On Peter Lotharius Oxholm’s 1779 map of Christiansted, 7-8 King Street is illustrated as a large, rectangular building fronting King Street. When the 1779 map is overlain on modern aerial photographs, the main building depicted by Oxholm aligns nearly perfectly with the structure standing today (Figure 29). It may be possible, therefore, that the current building occupies the same footprint as the older one or that it was built on the older foundation or incorporates other elements (e.g., lower walls) of the earlier building.

The building that stands today could have been built in the mid-19th century. Alternatively, it may be an older building that underwent several episodes of remodeling — perhaps one that followed the 1780 hurricane, and another following a fire that swept

through this part of Christiansted in 1866. According to Dahl and de Fine Licht (2004), a description of the house from 1853 states that it was a two-story masonry townhouse encompassing 4,616 square feet, with a closed, 164 square foot gallery facing the courtyard, another closed gallery measuring 105 square feet, and extensions on the southern and western portions of the building. Several small buildings are also described. In 1886, the attic space is listed, as is a kitchen measuring 206 square feet and two gallery extensions.



Figure 29. 1779 Oxholm map overlaid on modern aerial photographs. Lots 7-8 King Street highlighted

Historic photographs taken by Axel Ovesen on file at the St. Croix Landmarks Society Library and Archives demonstrate that the main entrance to the building in the early 20th century was in the middle of the north façade on King Street (Figure 30). It is not known when the King Street entrance was blocked and moved to Kings Cross Street but in Pamela Gosner's (Gosner 1971) description of the building, the entrance is recorded on the King Street façade.

Additional changes made sometime after 1971 include the enclosure of the louvered portions of the upper arcade. Despite these remodeling episodes, it is possible that a portion of the lower core of the building may be original, perhaps even dating to the mid-18th century (Dahl and de Fine Licht 2004).

Oxholm's 1779 map also depicts a second narrow building, perhaps a warehouse, along the southern lot boundary. Adjacent to these buildings, on the corner of King Street and Kings Cross Street, is a rectangular structure that fronts Kings Cross Street. It stood very close to the main structure, almost sharing a wall. It is not known when this building was destroyed. In the early 20th century, this lot (Lot 39 Kings Cross Street) was a fenced-in garden, part of the Stakemann property. Today the space is open and paved, planted in palm trees and other ornamental vegetation. The building that formerly occupied this courtyard area was probably one of Cruger's warehouses. It is not known exactly when this building was razed and the lot (i.e., Lot 39 Kings Cross Street) incorporated into Lots 7-8 King Street.



Figure 30. An early 20th century view of Lots 7-8 King Street, courtesy of the St. Croix Landmarks Society



Chapter 3

Evaluation of the Four Sites as New, Independent Units
of the National Park System

CHAPTER 3: EVALUATION OF THE FOUR SITES AS NEW, INDEPENDENT UNITS OF THE NATIONAL PARK SYSTEM

SUMMARY OF FINDINGS

- **Estate Grange** — Does not possess national significance; therefore, does not qualify as an independent unit of the national park system.
- **Lot 34 Company Street** — Does not possess national significance; therefore, does not qualify as an independent unit of the national park system.
- **Lot 23 Company Street** — Does not possess national significance; therefore, does not qualify as an independent unit of the national park system.
- **Lots 7-8 King Street** — Does not possess national significance; therefore, does not qualify as an independent unit of the national park system.

EVALUATION CRITERIA FOR INCLUSION IN THE NATIONAL PARK SYSTEM

In order to qualify as a new, independent unit of the national park system, a potential new unit must:

- 1) Possess natural and/or cultural resources that are nationally significant;
- 2) Be a suitable addition to the system;
- 3) Be a feasible addition to the system; and
- 4) Require direct management by the National Park Service that cannot or will not be accomplished by another governmental entity or by the private sector.

These criteria are designed to ensure that the national park system includes only the most outstanding examples of the nation's national and cultural resources (NPS *Management Policies 2006 1.3.1*).

Evaluation of national significance is an important step on which subsequent stages

of the process depend. Generally, special resource study teams do not apply criteria for suitability or feasibility unless a positive finding of national significance is reached. None of the four properties analyzed in this special resource study was determined to possess national significance. These negative findings therefore determine the outcome of the special resource study. None of the candidate sites qualifies for inclusion as a new, independent unit of the national park system.

National Significance Criteria. NPS *Management Policies 2006 1.3.1* directs that proposed additions to the national park system must possess significance at the national level. For cultural resources, national significance is evaluated by applying the National Historic Landmarks (NHL) nomination criteria contained in 36 CFR Part 65:

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association and meet one or more of the following six criteria.

Criterion 1 — that are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or

Criterion 2 — that are associated importantly with the lives of persons nationally significant in the history of the United States; or

Criterion 3 — that represent some great idea or ideal of the American people; or

Criterion 4 — that embody the distinguishing characteristics or an architectural type specimen exceptionally valuable for the study of a period, style, or method of construction, or that represent a significant, distinctive, and exceptional entity whose components may lack individual distinction; or

Criterion 5 — that are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or

Criterion 6 — that has yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation of large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts, and ideas to a major degree.

Suitability. In order to qualify as a potential addition to the national park system, an area that is nationally significant must also meet criteria for suitability. To be suitable, an area must represent a natural or cultural resource type that is not already adequately represented in the national park system or is not comparably represented and protected for public enjoyment by federal agencies, tribal, state, and/or local governments, or by the private sector. Adequacy of representation is determined on a case-by-case basis through the comparison of the proposed area to other similar resources within the national park system or other protected areas. This special resource study does not contain discussions of suitability because none of the properties was determined to possess national significance.

Feasibility. To be feasible as a new unit of the national park system, an area must be

- 1) of sufficient size and appropriate configuration to ensure sustainable resource protection and visitor enjoyment; and

- 2) capable of efficient administration by the National Park Service at a reasonable cost.

The National Park Service considers a variety of factors in evaluating feasibility. An evaluation of feasibility is also a required component of a boundary adjustment study. For this reason, chapter 4 contains a discussion of feasibility for Estate Grange.

EVALUATION OF NATIONAL SIGNIFICANCE FOR THE FOUR CANDIDATE SITES

Process for Determining National Significance

The National Park Service conducted historical research on Alexander Hamilton and on each of the four candidate sites. The National Park Service then considered the properties with regard to established criteria (above) and prepared a statement of national significance with accompanying historical background. This earlier draft was circulated for internal NPS reviews. Experienced personnel — historians, archeologists, and other subject matter experts with expertise in evaluating historical significance — reviewed the draft. The National Historic Landmarks program, located at the National Park Service's headquarters in Washington, DC, made the final determination for each property. In this way, the National Park Service reached carefully considered findings of national significance. The following statements incorporate input from this process.

Estate Grange

Summary. After analyzing Estate Grange's history and extant resources, and considering comparable historic properties, the National Park Service concludes that the property does not meet established standards for national significance. Estate Grange does not meet the National Historic Landmark (NHL) criteria. The narrative below addresses specific NHL criteria #2, #4, #5 and #6.

National Historic Landmark Criteria for Estate Grange.

NHL Criterion #2 — that are associated importantly with the lives of persons nationally significant in the history of the United States

During the mid-18th century, Lot 9 Company Quarter was the home of Alexander Hamilton's uncle and aunt, James and Ann Lytton. In 1745, Hamilton's mother, Rachel Faucett, was married to Johan Lavien at the property. Upon her death in 1768, Rachel was buried on the property in the Lytton family plot. Since at least 1769 the property has been referred to as "Grange," a name Alexander Hamilton later bestowed upon his residence in Manhattan — which in turn paid homage to the ancestral Hamilton estate in Scotland, also called "Grange." These facts have led many to believe that Alexander Hamilton lived for a time at Estate Grange, or at least visited on a regular basis. Historical research suggests otherwise.

The circumstances of Hamilton's arrival on St. Croix are not entirely clear. However, most historians accept that he began living on St. Croix in 1765, when his father, James Hamilton, was sent to the island by an employer to collect a debt. By December, 1764, James Lytton had sold the estate to Nicholas Tuite. Alexander Hamilton, therefore, could not have lived at the estate. For the entire duration of Hamilton's residence on St. Croix, the estate did not belong to a member of his family. Therefore, although Estate Grange has early connections to Hamilton's relatives, the property is not "associated importantly" with his personal residence or experiences on the island, and thus does not meet NHL criterion 2.

NHL Criteria #4 and #5 —

Criterion 4 — that embody the distinguishing characteristics or an architectural type specimen exceptionally valuable for the study of a period, style, or method of construction, or that represent a significant, distinctive, and exceptional entity whose components may lack individual distinction

Criterion 5 — that are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture

The National Park Service evaluated Estate Grange according to NHL criteria 4 and 5 as an example of a historic sugar plantation from the Danish colonial period. Lack of documentary evidence regarding the property's architectural resources and cultural landscape pose some challenges for the evaluation. Yet it was determined that the property does not possess the high degree of integrity required under the NHL criteria. Factors that led to this conclusion include, but are not limited to the comparative absence of well-preserved resources relating to the manufacture of sugar and substantial changes to the main house known to have taken place during the 20th century.

Lot 9 Company Quarter exhibited patterns of development that were typical of a modest Crucian plantation, from humble beginnings to financial success and eventual decline. Aspects of the main house and other buildings and certain landscape features and patterns serve to illustrate this evolution. But to meet criteria 4 or 5 the property should be "the best, or among the best" examples of its resource type (Gabbert and Lord 2010). Estate Grange is one of many properties in the Virgin Islands that were formerly Danish colonial sugar estates. Certain other properties on St. Croix and on St. John have a better claim to be considered "outstanding" examples of this type. By comparison, Estate Grange does not appear "exceptionally valuable for the study" of this period or resource type.

Main House (Greathouse). The symbolic center of the plantation was always the main house, where the planter lived with his family. On St. Croix these houses were typically located on a hilltop to take advantage of cooling trade winds (Lewisohn 1970). This is true of Estate Grange. The first house built by

James and Ann Lytton would probably have been fairly modest — perhaps a simple wood or wood and stone structure. This simpler building may have been the setting for Rachel Faucett’s marriage to Johan Lavien, which took place on the property in 1745. As estates became profitable and fortunes grew — generally after the 1750s — planters typically outgrew these modest buildings and erected more substantial houses of masonry or coral block. These dwellings became known as “greathouses.” The surviving house at Estate Grange is an example of such a greathouse. It may incorporate portions of the older, simpler home, or it may have been an entirely new structure erected in 1761, as a cornerstone in the south elevation suggests.

Certain distinguishing characteristics of a mid-18th century greathouse are still evident. Investigations indicate that the original design and form of the house were representative of Crucian greathouses, which typically followed styles that were fashionable in Europe during this period. Though simpler in style than the island’s more elaborate greathouses, the one at Estate Grange retains certain neoclassical traits. The house also followed a standard two-story plan in which living quarters were built on top of a full-length storage cellar. This cellar, which still exists under the original portion of the house, has since been enclosed and a portion remodeled for bedrooms.

Many questions remain regarding the house’s development, and changes to its exterior have obscured its historic appearance. For example, the original location and configuration of the main entrance is unclear. Today the main entrance is on the south wall; however, the home’s orientation may have been switched. The upper story retains large, full-length bays that likely functioned as entrances during the plantation period. One such bay is located on the house’s eastern façade. Today this bay cannot be accessed from the outside. It suggests the former presence of exterior galleries and perhaps a grand “welcoming arms” staircase for access but these suppositions cannot be verified without additional investigation.

The main house experienced substantial changes over time. Most notably, the residence was remodeled by the Armstrong family, who purchased the property in 1928. Douglas Armstrong bought the house in order to replace his Hermon Hill home, which had been destroyed by the hurricane of 1928. The Armstrongs enacted important changes to the house, enclosing an original porch for use as a dining room and building a two-story addition north of the original structure. They also added new features inside the original rooms such as tongue-and-groove board ceilings. The draft national register nomination form notes that the original interior walls were wood-paneled, and then wallpapered, but were replaced “in an unobtrusive manner” in the mid-20th century due to dry rot. Although the author of the draft form describes such changes as “exceptionally well-designed and in keeping with the character of this excellent residence” (Taylor 1977), these 20th century changes are believed to have been fairly substantial.

Slave Village. The slave village was an essential feature of the historic plantation. Slaves, who worked the fields and performed other essential tasks, would have slept in a complex of very modest dwellings, which was some distance removed from the main house. Oxholm’s 1778 map illustrates 20 structures arranged in a tight grid. These were likely simple wattle-and-daub structures, which were later replaced by more permanent rubble rowhouses. By overlaying the historic map on an aerial photograph, it becomes clear that today a cluster of modest houses and ruins occupies precisely the former location of the slave village. At least some of the ruins in this area are remnants of stone rubble slave row houses constructed in the 19th century. Tenant farmers occupy a few habitable structures in the area. One or more of these structures may incorporate elements of former slave quarters or may be built upon old foundations. Others are believed to be of entirely modern construction. These remnants are intriguing and could be the subject of additional investigation; however, other properties on St. Croix feature better-preserved examples of slave villages.

Landscape Features. Today, an entrance drive provides access to the historic core of the plantation (i.e., the greathouse and surroundings), much as it has since the mid-18th century. At some point, an allée of *lignum vitae* trees was planted along the road. Today these slow-growing trees are mature. Crucian sugar estates often featured allées that lined entrance roads and helped define a formal arrival sequence to the greathouse (Lewisohn 1970). But in this case, the allée likely dates to the late 19th or early 20th centuries, when the property was used as a botanical experiment station. It does not appear to reflect conditions on the historic sugar estate.

Another spur of the primary access road leads south to the former slave village. Other portions of the plantation's road network may survive but are not well documented. For example, narrow lanes appear on aerial photographs as faint lines. These lanes suggest the historic, rectilinear pattern of roads and fields that is evident on Oxholm's 1778 map; however, the internal road network is likely to be heavily modified. Portions of the property are being farmed today, which lends it an agricultural flavor somewhat reminiscent of historic conditions. Of course, sugar cane production ceased long ago and former fields have returned to "bush."

Additional constructed features include garden pathways and stone retaining walls, the two monuments (one honoring Rachel Faucett Lavien and another for the Danish gendarmes slain by yellow fever), two pillars at the driveway entrance, and an arched stone belfry with a bell cast in Amsterdam. These features are discussed in the cultural landscape section of chapter 2 of this study and they represent many different periods.

Comparison to Other Properties, Relative to these Criteria. An evaluation of historic significance under criteria 4 and 5 should consider comparable historic properties. On the island of St. John, Virgin Islands National Park preserves historic sugar plantation complexes from the Danish colonial period. Historic sugar estates are also well represented on St. Croix. Estate Grange is

notable for several reasons, but it is not "the best" and probably not "among the best" examples of this resource type.

One of the first sugar estates on the island, Estate Grange was established during the earliest days of the Danish colonial era. It rose to prosperity during the "Golden Age" of sugar, and declined in the first half of the 19th century. This evolution parallels the historical development of sugar cane agriculture on the island. In contrast to many plantations, Estate Grange is not associated with a governor or a highly successful, wealthy planter. Instead, its history represents the rise and fall of a more typical, moderately successful sugar estate.

Unlike most of the estates analyzed, Estate Grange has retained nearly all of its original acreage. At the time of the present study, roughly 118 acres remained of the original 150 acres listed on the 1738 deed. (In 2012, the Armstrong Trust sold a substantial portion of the property but retained 26 acres that includes the main house and other buildings in the core historic area. See note on page 5 of this document). Development has encroached onto the property in some places. The Tennis Club of St. Croix carved out a piece of the northwest corner of the property and modern residences have been established along the southern and eastern boundaries of the lot. Yet the core of the property has not been subdivided or sold, and in comparison with other Crucian estates, it remains largely undeveloped.

Sugar plantation complexes from the Danish colonial period dot the island of St. John within Virgin Islands National Park. Annaberg Plantation in particular, features an especially impressive collection of ruins (Figures 31 and 32). A very large and productive sugar plantation, Annaberg was one of several on St. John owned during the 1720s and 1730s by Frederick Moth, the first Danish governor of St. Croix. Although all structures are in ruin, the site nonetheless spectacularly illustrates the complexity of sugar production, including several phases of the process, from collecting surface water to curing and storing new sugar. Its collection of ruins includes a factory, windmill, horsemill, bagasse shed

(for crushed sugar cane residue), slave cabins, cisterns, aqueducts, and mills. Annaberg National Historic District was found eligible at the state (territorial) level and added to the national register in 1981.



Figure 31. Annaberg Plantation, south wall of the factory with windmill tower in background and stable in foreground (photo courtesy of F.C. Gjessing, December, 1970)



Figure 32. Ruins of boiling house of factory (at left) and horsemill (at right), Annaberg Plantation, Virgin Islands National Park (photo courtesy of F.C. Gjessing, December, 1970)

By comparison, most of the buildings related to sugar manufacture at Estate Grange either have not survived or have not yet been

located. On the southern portion of the property stands a well tower ruin dating to 1874 — i.e., after the “Golden Age” of sugar production on St. Croix. At this time, the presence of mills and factories depicted on historic maps is unconfirmed. A ruin of a two-room structure near the slave village may have been part of the sugar factory complex (see Figure 19). Presumably, remnants of other industrial structures survive on the property as ruins or foundations but remain concealed by dense vegetation. Nevertheless, the collection of industrial buildings does not compare favorably with Annaberg or other outstanding examples (Figures 31 and 32).

Historic sugar plantations are also well represented on St. Croix. The majority of these sugar estates are in ruin. However, several examples are better preserved, with greathouses that are in good condition and outbuildings associated with the production and refinement of sugar. Some such examples are privately owned. Estate la Reine — continuously occupied since its founding in 1750 — and Estate Little Princess are two notable examples. In addition to the main house, Estate la Reine comprises servants quarters, animal pens, the remains of a slave village, and “scattered ruins of what was once [a] thriving sugar industry” (Cissel 1979). Housing offices of the territorial government of the Virgin Islands, Estate Slob is another notable example. Estate Slob preserves a set of five late 18th century (and two apparently early 19th century) slave cottages. In addition to the slave village, Slob preserves two masonry windmills, the ruins of a factory, a vaulted cistern, stables, and a well-documented, though altered, 18th-century greathouse (Ausherman, Chapman, and Lewis 1983).

Whim Plantation is among the best-preserved Crucian estates. It is owned by the Virgin Islands Government, and is operated as a museum and headquarters of the St. Croix Landmarks Society. The site includes an ornate neo-classical greathouse, one of the best surviving examples of its type (Figure 33).



Figure 33. One view of the Whim greathouse, a well-preserved estate on St. Croix now operating as a museum

The estate also preserves original buildings important to plantation operations — some of which have been reconstructed — and historic buildings brought in from other estates (Figure 34). As a museum, Whim Plantation offers its visitors quality opportunities for learning about plantation operations and daily life (Wright, Proskauer, Stokes, and Hill 1976).

In light of these other examples, it would be difficult to argue that Estate Grange is among the best examples of its type, or that it is “exceptionally valuable” for the study of this period or resource type. Therefore, it does not meet NHL criteria 4 or 5.



Figure 34. Structures and machinery associated with the manufacture of sugar at Whim (courtesy of the National Register of Historic Places, May, 1976)

NHL Criterion 6 — Yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation of large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts, and ideas to a major degree.

The National Park Service evaluated Estate Grange under NHL criterion 6 because there is a high likelihood that archeological resources exist on the property that have the potential to expand our knowledge of the property’s history and/or prehistory, and could be used for educational and interpretive purposes. Like the other criteria, criterion 6 establishes a very high bar for national significance. Archeological testing and investigations of the property have not been conducted.

Prehistoric Resources. There is a strong likelihood for the presence of prehistoric archeological site materials at Estate Grange, based on predictive models proposed by archeologists (Hardy 2008; Vescelius 1952) that place prehistoric sites in locales with fertile soils good for agriculture, accessible

fresh water, and proximity to the shore (located within 1 mile). Such materials could add to the body of knowledge regarding ancient island communities. Nevertheless, no significant prehistoric sites have been identified as of yet, so we have no compelling reason to believe the property would prove exceptionally valuable in this regard.

Historic (Plantation period) Resources.

There are likely to be historical archeological resources on the property that would date to the second half of the 18th century, if not back to the founding of the estate. In addition to movable artifacts, these resources may include ruins and foundations of plantation structures. Those that may be of interest include remnants of original residential structures, additional slave quarters, outbuildings that would have supported the main house (i.e., cookhouse, servants quarters, stables, storage buildings), and buildings associated with the sugar plantation industrial complex. These resources would help paint a more complete picture of the plantation's physical layout and operations.

Archeological inquiry could potentially identify and/or shed light on the following cultural resources and features at Estate Grange:

- The original main house, if it was in a different location than the surviving structure.
- Missing components of the main house, such as an exterior stairway or galleries that may have once been present and marked the original main entrance.
- Stables and barns supporting the main house.
- The Lytton family cemetery, which should be located near the main house (and which would include the buried remains of Rachel Faucett).
- The slave cemetery, which should be located near the slave village.
- Additional slave village buildings — houses, hospital, and other structures. According to Oxholm's 1778 map, the

remnants of up to 20 slave houses could be hidden in vegetation or buried in the ground.

- Historic road traces visible on the Oxholm map.
- Plantation industrial factory buildings, including a windmill portrayed in Oxholm's map on a ridge of land below and southeast of the main house; and possibly additional windmills or animal mills located near the slave village. Additional plantation buildings that may have existed and still may be present in remnant form include a lime kiln, boiling house, storage buildings, and distillery.

Although there is a strong possibility that archeological resources exist at Estate Grange, it would be premature at this point (prior to professional archeological investigations) to conclude that the resources are likely to yield "information of major scientific importance" or provide new insights prompting revisions of established theories about St. Croix's history or prehistory. Therefore, the property does not meet NHL criterion #6.

Lots 34 and 23 Company Street

Summary. Neither of the two properties studied on Company Street possess national significance according to established criteria. Although Lots 34 and 23 Company Street were the actual properties where Alexander Hamilton lived with his mother and brother from 1765 (perhaps 1766) to 1768, they do not retain historic integrity as required by NHL criteria. No structures or landscape features associated with Alexander Hamilton remain on either property. Furthermore, the two properties are not exceptionally significant for other reasons.

National Historic Landmark Exception #3 states that, a "site of building or structure no longer standing would qualify [for national significance] if the person or event associated with it is of transcendent importance in the nation's history and the association is consequential." Alexander Hamilton is a transcendent figure in American history.

However, in the case of 23 Company Street, Hamilton resided at the property with his mother and brother for only a few short months. They appear to have lived at 34 Company Street for two or three years, but the association with Alexander Hamilton can hardly be called consequential. Furthermore, little information concerning the property during Hamilton's residency is available.

Archeology has the potential to locate historic foundations or other features (e.g., the location of cisterns, wells, or other landscape features). Christiansted contains a wealth of buried archeological resources from the colonial period — possibly even dating to Dutch or French periods of settlement. Nevertheless, the properties do not rise to the level of national significance under NHL criterion 6 or any other NHL criterion.

Lots 7-8 King Street

Summary. Hamilton worked on this site for seven years as a clerk for the import-export firm, Beekman and Cruger. Although this early work experience appears to have been influential in Hamilton's life, it occurred before Hamilton became a significant figure. Furthermore, it appears the building on site today was built years after Hamilton had left St. Croix for New York, although more detailed study would be required to confirm this. If the building did date to Hamilton's tenure with the firm, then substantial changes during the 19th century have diminished its associative qualities relating to Hamilton's years as a clerk (Gabbert and Lord 2010). The property studied on King Street does not possess national significance according to established criteria. The narrative below addresses specific NHL criterion 2.

NHL Criterion #2.

Criterion 2 — that are associated importantly with the lives of persons nationally significant in the history of the United States.

The National Park Service evaluated the King Street property under NHL criterion 2 for its association with Alexander Hamilton. Of the

four properties, Lots 7-8 King Street seems to have the most direct link to Hamilton, in that Hamilton worked there for seven years, and connections may be drawn between this early work experience and his accomplishments later in life. His apprenticeship with Beekman and Cruger (later Kortright and Cruger, after David Beekman left the firm) may have helped set the course for Hamilton's career. The relationships Hamilton formed in this capacity, especially with Nicholas Cruger, a merchant from New York, were no doubt a factor in his decision to leave St. Croix for New York.

Several biographers have described the clerkship with Beekman and Cruger as an excellent training ground for Hamilton (Chernow 2004). During seven years of employment, Hamilton learned valuable lessons about international trade and the financial world. He would carry this knowledge with him and draw upon it later in life. Years later, as the first United States secretary of the treasury, and an author of the Federalist Papers, Alexander Hamilton played a central role in establishing the American system of government and finance.

As an adult, Hamilton spoke little about his youth on St. Croix. Therefore, a sentiment recorded by his son, John C. Hamilton, appears significant and would seem to attest to the influence of the clerkship on Hamilton's life. According to John, Alexander remarked at various times that his employment with Beekman and Cruger was "the most useful part of his education" (Chernow 2004). See "Alexander Hamilton's Childhood and Adolescence on St. Croix" in chapter 2 of this study for further discussion of this period's influence.

Hamilton's "Productive Life" and Hamilton Grange National Memorial. The bulletin *How to Prepare National Historic Landmark Nominations* states that for properties significant under NHL criterion 2, "the association must be with the person's productive life, reflecting the time period when he or she achieved significance." It further states that properties that pre-date an individual's significant accomplishments

are usually not eligible and that, generally, “each property associated with an important individual must be compared to other associated properties to identify the one that best represents the person’s nationally historic contributions” (National Park Service 1999a). While one could argue that Alexander Hamilton’s clerkship was part of his “productive life,” his association with the property does indeed pre-date the period in which Hamilton achieved significance. Furthermore, an established national park unit, Hamilton Grange National Memorial in New York, is strongly associated with Hamilton’s adult life and better represents his role as an influential statesman and policy maker.

Authorized by Congress in 1962, Hamilton Grange National Memorial preserves “the Grange,” the house in which Hamilton lived during the final years of his life (Figure 35).



Figure 35. “The Grange,” the only home ever owned by Alexander Hamilton, Hamilton Grange National Memorial, New York

This residence is widely viewed as our greatest, most tangible link with Hamilton’s life and career. Completed in 1802, just two years before his death in a duel, the Grange was the only home ever owned

by Alexander Hamilton. Hamilton is also associated with its construction, having commissioned the architect John McComb, Jr. to design and build the house. It was the centerpiece of Hamilton’s 37-acre estate in upper Manhattan. Hamilton Grange National Memorial was established to commemorate the historic role played by Alexander Hamilton in the founding of the United States. The house’s exceptional significance is also recognized by its status as a National Historic Landmark.

Integrity. Finally, the King Street property does not retain sufficient integrity to the Beekman and Cruger period. Integrity is the ability of a property to convey its historic significance. The National Park Service recognizes seven aspects of integrity:

- location,
- design,
- setting,
- materials,
- workmanship,
- feeling, and
- association.

A property that retains a high degree of historic integrity will usually retain integrity for several of these qualities. A property must possess a very high level of historic integrity to be significant under NHL criteria.

At this time, little is known about the property’s appearance when Hamilton was employed there, beyond what is shown on Oxholm’s 1779 map of Christiansted. Although that map postdates Hamilton’s departure for New York by six years, it records the presence of two buildings that Hamilton may have known well. One of the buildings may be the Cruger store and the other appears to have been a warehouse.

The building standing on the property today is an attractive structure that helps establish the character of historic Christiansted. As discussed in chapter 2, the building typifies several of the attributes that distinguish historic Christiansted. But in all likelihood

the building bears little resemblance to the structure in which Hamilton worked. While essentially Neoclassical in style, Italianate stylistic elements including porticoes and loggias featuring paired arches, suggest a mid-19th century date for the building. This would have been years after Hamilton had left the island — probably years after his death. Most likely, this building replaced the structures that stood in Hamilton’s day.

As described in chapter 2, there exists a possibility that the building incorporates portions of the earlier Cruger store. This topic could be a subject of additional study. Nevertheless, “while much more detailed analysis of the building” would be necessary to “decipher the chronology of changes,” it does not retain sufficient integrity to meet NHL criteria 2 (Gabbert and Lord 2010).

CONCLUSION

None of the four sites meets established criteria for national significance. Therefore, none of the sites is eligible for inclusion in the national park system as a new park unit. Thus, no other criteria for inclusion in the national park system were evaluated.



Chapter 4

Evaluation of Estate Grange as an Addition to Christiansted National Historic Site

CHAPTER 4: EVALUATION OF ESTATE GRANGE AS AN ADDITION TO CHRISTIANSTED NATIONAL HISTORIC SITE

SUMMARY OF FINDINGS

This chapter provides a boundary study that evaluates Estate Grange for inclusion within the boundary of Christiansted National Historic Site.

The Estate Grange study area does not meet the criteria to be included as an addition to Christiansted National Historic Site. It is geographically separated from the Christiansted waterfront/wharf area and CHRI resources. Although Estate Grange would provide an opportunity to interpret the economy and way of life of a historic Danish sugar cane plantation, the property has not been identified as an outstanding example of this resource type. Therefore, the Estate Grange property is not strongly connected to the purpose and significance of Christiansted National Historic Site and the potential for public enjoyment related to park purposes is limited.

Furthermore, the National Park Service also found the proposal to add Estate Grange to Christiansted National Historic Site infeasible for several reasons, including conditions of access and current and potential uses of the study area. In particular, the potential costs of restoration and management of the property, which are not currently known, raise serious feasibility concerns.

BACKGROUND

As previously described, the NHL program review of an internal NPS draft statement of significance with supporting information determined that Estate Grange and the three other sites did not qualify for designation as independent units of the national park system. In the interest of protecting the resources at Estate Grange and expanding visitor opportunities, the National Park Service analyzed the potential of including Estate Grange within the national park system

through an addition to the boundaries of an existing unit (Christiansted National Historic Site). While the National Park Service requires Congressional authority to investigate a site's potential as a new national park unit, it can initiate potential adjustments to boundaries of existing park units at its own discretion.

Lots 34 and 23 Company Street do not possess extant resources and were not analyzed in the boundary study. These properties would not protect significant resources and do not have the potential to enhance public enjoyment related to park purpose.

The building or some portion of the building at Lots 7-8 King Street may date to when Alexander Hamilton worked as a clerk for Beekman and Cruger. If the building does date to Hamilton's tenure with the firm, substantial changes during the 19th century have diminished its associative qualities relating to Hamilton's years as a clerk (Gabbert and Lord 2010). Christiansted National Historic Site preserves other resources in better condition that illustrate the same themes as Lots 7-8 King Street. Therefore, the King Street property was not analyzed in this boundary study because it would not protect significant resources and does not have the potential to enhance opportunities for public enjoyment related to the purpose and significance of Christiansted National Historic Site.

CRITERIA FOR BOUNDARY ADJUSTMENTS TO EXISTING NATIONAL PARK UNITS

This boundary study evaluates Estate Grange according to the following criteria published in *NPS Management Policies 2006* (section 3.5), at least one of which must be met for inclusion within the Christiansted National Historic Site boundary:

- 1) Protect significant resources and values, or to enhance opportunities for public enjoyment related to unit purposes.
- 2) Address operational and management issues, such as the need for access or the need for boundaries to correspond to logical boundary delineations such as topographic or other natural features or roads.
- 3) Otherwise protect unit resources that are critical to fulfilling the unit's purposes.

This chapter provides an analysis of Estate Grange's potential to enhance the opportunities for public enjoyment related to the purpose of Christiansted National Historic Site, as defined in the designation order (criterion 1 above).

Additionally, all recommendations for additions must meet all of the following criteria:

- The added lands will be feasible to administer, considering their size, configuration, and ownership; costs; the views and impacts on local communities and surrounding jurisdictions; and other factors such as the presence of hazardous substances or exotic species.
- Other alternatives for management and resource protection are not adequate.

ELEMENTS OF THE BOUNDARY STUDY

In evaluating Estate Grange for possible inclusion within the Christiansted National Historic Site boundary, the study process involved the following elements:

- 1) Review of the Christiansted National Historic Site designation order and consideration of the unit's purpose and significance.
- 2) Evaluation of the Estate Grange's potential to enhance the public enjoyment of Christiansted's unit purposes.
- 3) Application of the boundary study criteria including an evaluation of feasibility factors such as size; boundary

configurations; access; land ownership patterns; planning and zoning; current and potential uses of the study area and surrounding lands; public enjoyment potential; costs associated with acquisition, restoration, development, and operation; current and potential threats to resources; existing degradation of resources; level of local and general support (including landowners); and the economic/ socioeconomic impacts of designation as part of a unit of the national park system.

- 4) Evaluation of alternatives to National Park Service management.

REVIEW OF THE ENABLING DESIGNATION ORDERS FOR CHRISTIANSTED NATIONAL HISTORIC SITE

Christiansted National Historic Site consists of 7 acres centered on the Christiansted waterfront/wharf area. The National Park Service also owns 19.6 acres at Sion Farm Estate, located in the center of the island. Sion Farm Estate lands are used for maintenance and administrative purposes. Christiansted National Historic Site's mandate is twofold — to preserve the historic structures and grounds within its boundaries and to interpret the Danish economy and way of life between 1733 and 1917. On the grounds are five historic structures — Fort Christiansvaern (1738) (Figure 36), the Danish West India and Guinea Company Warehouse (1749), the Steeple Building (1753), the Danish Custom House (1844), and the Scale House (1856).



Figure 36. Fort Christiansvaern, part of Christiansted National Historic Site

Overview of the Designation Order and Other Relevant Orders

The *Order Designating the Virgin Islands National Historic Site at Christiansted, St. Croix, Virgin Islands* (17 Federal Register 2200, see Appendix A) established the Virgin Islands National Historic Site on March 4, 1952. The Virgin Islands National Historic Site was designated by the Secretary of the Interior under the authority of the National Historic Sites Act of 1935. The order designating the Virgin Islands National Historic Site included the buildings and grounds located in the wharf area in addition to Government House and associated grounds. The order identified these structures and grounds as possessing national historical significance as an excellent historical example of the “old Danish economy and way of life in the Virgin Islands.”

In 1961, the *Designation Order Changing Name of Virgin Islands National Historic Site and Superseding Designation Order of March 4, 1952* (26 Federal Register 689, see Appendix A) re-designated the buildings and grounds as the Christiansted National Historic Site. This was an effort to reduce confusion caused by establishment of the Virgin Islands National Park on St. John, U.S. Virgin Islands.

In 1962, the *Order Adding Certain Federally Owned Lands* (see Appendix A) expanded boundaries to include approximately 19.6 acres of land in Sion Farm, St. Croix, for purposes of administering, developing, protecting, and interpreting Christiansted National Historic Site.

Analysis of the Designation Order

The *Order Designating the Virgin Islands National Historic Site at Christiansted, St. Croix, Virgin Islands* (17 Federal Register 2200, see Appendix A) (later to be renamed the Christiansted National Historic Site) states:

“Whereas the Advisory Board on National Parks, Historic Sites, Buildings and

Monuments, has declared that the Wharf area and its buildings and the park area known as the D. Hamilton Jackson Park and the Government House and grounds in Christiansted, St. Croix, Virgin Islands, are of national historical significance as an excellent historical example of the old Danish economy and way of life in the Virgin Islands; and

Whereas the buildings in this area have effectively resisted the impact of time and map and represent a segment of America’s cultural heritage in historic sites and buildings; and

Whereas a cooperative agreement has been made between the Municipality of St. Croix and the United States of America providing for the designation, preservation, and use of the area as a national historic site:

Now, therefore, I, Oscar L. Chapman, Secretary of the Interior, by virtue of and pursuant to the authority contained in the act of August 21, 1935 (49 Stat. 666, see Appendix A), do hereby designate the said historic structures and grounds as shown upon the diagram hereto attached and made a part hereof, to be a national historic site, having the name “Virgin Islands National Historic Site.”

The historic site was designated as having significance “as an excellent historical example of the old Danish economy and way of life in the Virgin Islands.” Boundary adjustments that protect significant resources or expand the site’s ability to interpret the old Danish economy and way of life in the Virgin Islands could be considered within the spirit of the designation order.

Acquiring Estate Grange to expand the mission of Christiansted National Historic Site to include interpretation of Alexander Hamilton’s childhood and adolescence would likely require a change in the purposes for which the national historic site was established. Hamilton’s personal connection to the site is not supported by the available evidence and acquisition of the property for that reason is not compelling. Other sites may present better

opportunities for interpreting Hamilton's experiences on St. Croix.

As a modest Danish colonial sugar cane plantation, it is plausible that Estate Grange would fit within the purpose and significance of the national historic site. However, Estate Grange was not found to be nationally significant and the extant resources are not among the best examples of this resource type (see chapter 3).

It is important to note the significance of Christiansted National Historic Site (as stated in the designation order) is wide-ranging and could be broadly interpreted. For instance, the designation order did not define the time period of greatest importance within the 184-year Danish occupancy of St. Croix (1733 to 1917). Nor did it limit the themes associated with the historic site beyond the "economy and way of life." While the designation order is broadly worded, it did focus on the national significance of the structures and grounds within the historic site boundary. Additionally, the 1986 *Christiansted National Historic Site General Management Plan* provided an interpretive focus determined by the structures and also determined that "[n]o adjustments to the historic site boundary are necessary or desirable."

POTENTIAL TO ENHANCE PUBLIC ENJOYMENT OF CHRISTIANSTED NATIONAL HISTORIC SITE

The purpose and significance of Christiansted National Historic Site is to preserve the historic structures and grounds in the Christiansted waterfront/wharf area and to interpret life and economy during the Danish era. Christiansted National Historic Site has focused on the following aspects of the Danish era to interpret the buildings and grounds. They include colonial administration, the military and naval establishment, international trade (including the slave trade), religious diversity, architecture, trades, and crime and punishment (National Park Service 2010a).

Located inland, Estate Grange is geographically separated from the Christiansted waterfront/wharf area and CHRI park resources. Although a historic sugar cane plantation would provide opportunities to further interpret the Danish economy and way of life, Estate Grange is not the best example of this resource type. Therefore, the Estate Grange property is not strongly connected to the historic site's purpose and significance, and the potential to enhance public enjoyment of Christiansted National Historic Site related to park purposes is limited.

The potential for interpreting Alexander Hamilton's time on St. Croix at Estate Grange is also limited. Historical evidence (see chapter 2) indicates that Hamilton's extended family did not own or reside at Estate Grange during the years that he lived on St. Croix.

It is important to note, that historic 18th and 19th century sugar plantations are well represented within the national park system (see discussion of NHL criteria 4 and 5 in chapter 3). These protected properties present many opportunities to interpret agricultural activities and related aspects of culture and history.

OTHER ALTERNATIVES FOR MANAGEMENT INADEQUATE

Management of the site by the federal government is not the only option to ensure the continued protection of Estate Grange. Alternatives to federal management include continuation of private ownership (by the current owner or by others) or management of the site by another entity other than the owner. In a review of the organizations that might provide suitable management, the National Park Service looked at their mission statements and proven expertise in managing historic sites. The option of private ownership and some of the potential candidate organizations for management are discussed below.

Private Ownership

The current trustee is of an advanced age and living in the Midwest region of the U.S. He is interested in selling the property. The M.K. Armstrong Trust is interested in protecting Estate Grange for the benefit of St. Croix and the American people by selling the property to the National Park Service. The trustee is no longer interested in personally providing for the protection of Estate Grange. There is a possibility that another preservation-minded individual would buy Estate Grange. However, no such individual has expressed an interest at this time.

Management by St. Croix Landmarks Society

St. Croix Landmarks Society is a nonprofit organization founded more than 60 years ago. The organization's mission is to advance the understanding and appreciation of the unique historical and cultural legacy of St. Croix through preservation, research, and education. The organization manages several historic estates and a nature preserve. In addition, the organization has an extensive library and archives and educational outreach program. Management of Estate Grange would be consistent with the mission of St. Croix Landmarks Society. At this time, the organization would not have the financial resources to manage Estate Grange. If funding for the management of Estate Grange were made available, the organization may be interested.

Management by St. Croix United for Community, Culture, Environment, and Economic Development

St. Croix United for Community, Culture, Environment, and Economic Development was formed in 2006 to promote a Maroon Sanctuary Park and associated "Heritage Enterprise Zone" in the northwest quadrant of St. Croix. The organization is recommended as the local coordinating entity for the proposed St. Croix National Heritage Area. If St. Croix is designated as a

national heritage area and St. Croix United for Community, Culture, Environment, and Economic Development its local coordinating entity, management of Estate Grange as a heritage destination may be consistent with their organizational goals. The organization has no experience managing a historic site, but many of the board members do have other relevant experience. At the present time, St. Croix United for Community, Culture, Environment, and Economic Development is a volunteer organization and does not have the resources or staff that would be required to manage Estate Grange. If funding for the management of Estate Grange were made available, St. Croix United for Community, Culture, Environment, and Economic Development may perhaps be interested.

Management by the Virgin Islands Social History Associates

Virgin Islands Social History Associates is a non-profit organization, headquartered on St. Croix, responsible for the development of the St. Croix African Roots Project, an international historical research and documentation project initiated in 2002. As part of the project, the organization has developed a searchable electronic database of Africans living in slavery on St. Croix for the purpose of helping individuals reconstruct the past from an indigenous perspective. This extensive documentation could support the interpretation of the rise and fall of a typical, moderately successful sugar estate and could be used to provide more detailed interpretation of the experience and contributions of enslaved Africans on a sugar plantation. Virgin Islands Social History Associates has expressed an interest in partnership opportunities at Estate Grange. Management responsibilities may fall outside of the expertise and interest of the organization. If funding for the management of Estate Grange were made available, Virgin Islands Social History Associates would be interested in partnership opportunities and possibly management of Estate Grange.

EVALUATION OF FEASIBILITY

Introduction

To be feasible as a new unit or as an addition to an existing unit of the national park system, an area must be:

- 1) of sufficient size and appropriate configuration to ensure sustainable resource protection and visitor enjoyment (taking into account current and potential impacts from sources beyond proposed park boundaries); and
- 2) capable of efficient administration by the National Park Service at a reasonable cost.

In evaluating feasibility, the National Park Service considers a variety of factors such as size; boundary configurations; access; land ownership patterns; planning and zoning; current and potential uses of the study area and surrounding lands; public enjoyment potential; costs associated with acquisition, restoration, development, and operation; current and potential threats to resources; existing degradation of resources; level of local and general support (including landowners); and the economic/ socioeconomic impacts of designation as part of a unit of the national park system. This discussion considers Estate Grange's feasibility as an addition to Christiansted National Historic Site. Feasibility factors are described in detail below.



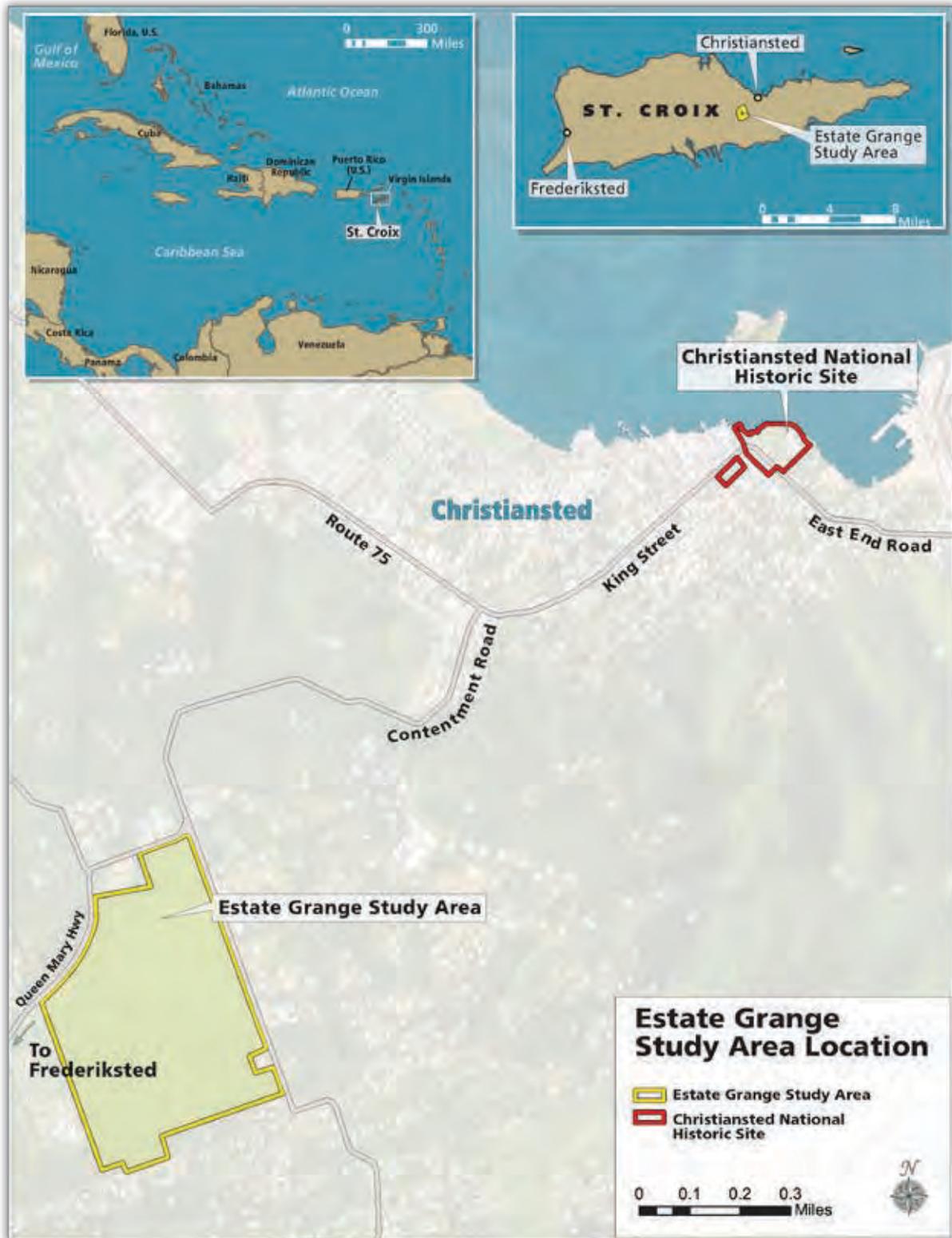
Figure 37. View of Estate Grange landscape

Size and Boundary Configuration

The Estate Grange property evaluated by the present study totaled approximately 118 acres. (Please see note on page 5 of this study.) The study area is bounded by Queen Mary Highway (Centerline Road) and the Tennis Club of St. Croix to the northwest; road number 83 and three residences to the east; and road number 622 and approximately eight residences to the south. The western boundary of the study area abuts Estate Anna's Hope which is owned by the Government of the Virgin Islands. The study area and boundary configuration are shown on Map 2: Estate Grange Study Area Location.

The original estate once totaled 150 acres; however, the owners have sold small parcels over the years. Unlike many of the other estates near Christiansted, the majority of the original acreage is undeveloped and remains within the study area boundary. The present study area is of a size and configuration that could interpret the diversity of the society and lifeways on St. Croix during the 18th and 19th centuries and the colony's economy, including the production, distribution, and refinement of sugar cane and its products.

A proposed right-of-way, totaling approximately 10 acres for construction of the Cross-Island Highway, runs through the property. If this highway is constructed, the total acreage of the Estate Grange property would be reduced to approximately 107 acres and the configuration of the boundary would be altered; the right-of-way would become the eastern boundary of the study area. The highway would also create a barrier to the southern section of the study area. The potentially disconnected section includes a pond, intermittent stream or "gut," and well tower ruins. The highway could also present challenges to access and management of the disconnected portion of land, especially since many residences also back to this area. Additionally, the character and quality of the visitor experience would be adversely affected by the existence of a highway through the property. Sharing a boundary with a highway could also present visitor safety issues.



Map 2. Estate Grange Study Area Location

After analyzing the size and boundary configuration of the study area, the National Park Service concludes the present study area is of adequate size to ensure protection of the resources associated with Estate Grange. Although the study area is approximately 32 acres smaller than the extent of the historic plantation (150 acres), it provides ample acreage to interpret the whole of the historic sugar plantation. If the Cross-Island Highway is developed through the property, the smaller property would still include the historic core of the estate (i.e., the main house and surroundings) and sufficient undeveloped lands to interpret the agricultural experience of a Danish plantation, although some historic resources – notably the well tower – would be separated. The highway would present boundary configuration issues arising from access, visitor experience, and visitor safety. The study area is of sufficient size and configuration to ensure long-term protection of resources, but the potential construction of the Cross-Island Highway would truncate the southern portion of the property and present challenges to management, as discussed above.

Access

Estate Grange is located just outside the town of Christiansted. Christiansted is a popular destination where many tourists stay while visiting St. Croix. The primary attraction in Christiansted is the Christiansted National Historic Site. The nearby location of the study area (approximately 1.5 miles) would allow access for Christiansted National Historic Site staff and visitors. The location of the study area also provides convenient access from a popular route between the island's two towns, Christiansted and Frederiksted. The relationship of the study area to Christiansted National Historic Site is shown on Map 2: Estate Grange Study Area Location.

Visitors would access the historic core of the plantation (i.e., the greathouse and surroundings) via the existing entrance road off Queen Mary Highway (Centerline Road). The existing entrance road (on the Estate Grange property) is lined with *lignum vitae* trees, and is the most direct route to the

historic core of the plantation (i.e., main house and adjacent outbuildings) (Figure 38).

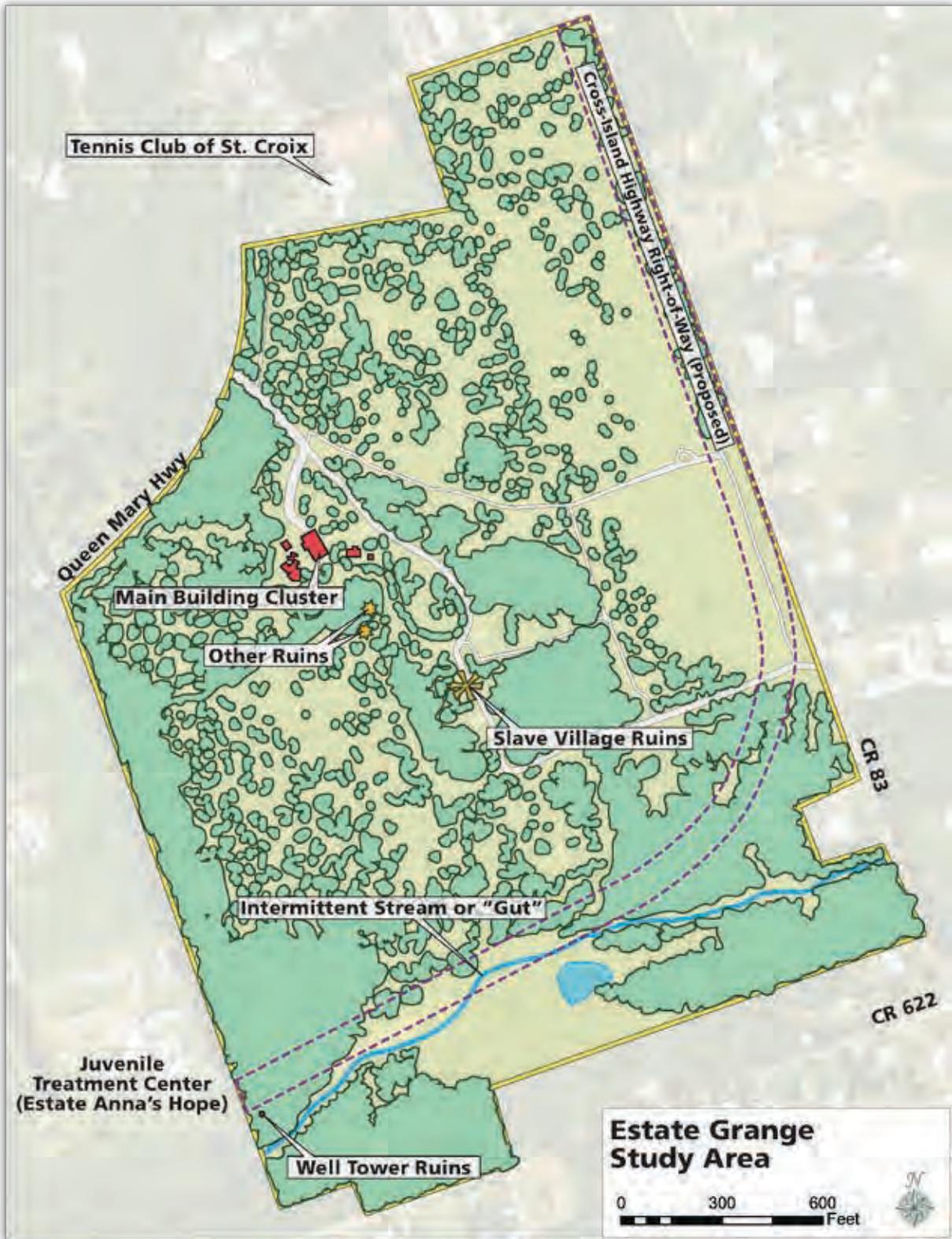


Figure 38. Entry Road and Allée

This is also the historic entrance to Estate Grange. There would be limited impacts to existing transportation systems if access to the site uses the existing entrance road. Additional traffic is anticipated to be relatively low and would not enter into adjacent neighborhoods. Trails to the undeveloped portions of the study area would originate from the access point at the historic core of the plantation. If the Cross-Island Highway is developed, access to the southern section of the property containing the well tower and intermittent stream or “gut” would be cut off unless a new access point was developed. Access to the study area and the proposed Cross-Island Highway alignment is shown on Map 3: Estate Grange Study Area.

The primary means of access to the study area would be by vehicle (small passenger van, taxi, or private vehicle). The study area can also be accessed by public transportation from Christiansted. It is unlikely that visitors would walk or bicycle to the site due to the absence of a sidewalk or road shoulders along the heavily traveled road.

The National Park Service concludes there is sufficient access to the study area. The study area is easily accessed by a major road and is located just outside Christiansted, making it a convenient location for Christiansted National Historic Site staff and visitors. Existing access to the historic core of the study area could be used to limit impacts to adjacent neighborhoods. However, if the Cross-Island Highway is developed, access to the southern section of the study area could be severed.



Map 3. Estate Grange Study Area

Land Ownership Patterns

Land ownership patterns originate from the division of the island by the Danish into 150-acre estates for the cultivation of sugar. St. Croix continues to use the historic estate names to identify neighborhoods and areas of the island. Many of the estates, especially those close to the towns of Christiansted and Frederiksted, have been subdivided for residential and/or business use. Estate Grange is one of the larger parcels in the area. (Note: A portion of the property was sold in 2012. See note on page 5 of this study). The former property boundary closely resembled the boundary of the historic estate. Land ownership patterns would not preclude management by the National Park Service.

Current Uses of the Study Area and Surrounding Lands

Surrounding Lands. There are a variety of uses of the surrounding lands. Lands immediately north of the study area are used for residences, a medical center, churches, and the Tennis Club of St. Croix (Figure 39).



Figure 39. Tennis Club of St. Croix

East of the study area, along road number 83, surrounding lands include a church, mosque, temple, doctor's office, Head Start office, and residences. To the south, along road number 622, are several residences and a pizza business. The Virgin Islands government operates a juvenile treatment center to the

west of the study area in Estate Anna's Hope (Figure 40). Addition of Estate Grange to Christiansted National Historic Site would not be inconsistent with adjacent land uses, and vice versa.



Figure 40. Juvenile treatment center

Study Area. The study area currently has a variety of uses, including a vacation home, residences, and agricultural production and sales. Much of the study area (approximately 60 acres) is under lease to the Virgin Islands Farmers Cooperative for crop production and a farmers' market. In 2006, the Virgin Islands Farmers Cooperative was awarded a small minority producer grant by U.S. Department of Agriculture Rural Development for a feasibility and marketing study, and a marketing and business plan. The plan is partially predicated on the continued use of the Estate Grange lands. The prior Virgin Islands Farmers Cooperative's Estate Grange lease ended in April, 2012, but was recently extended.

There are four renters located near the slave cabin ruins (southeast of the main house). The rental structures do not meet housing code standards. There may also be others living in this area in makeshift structures. Some of the rental or makeshift structures may be built on the historic foundations of slave cabins or are modifications of the historic slave cabins (Figure 41). This residential use is inconsistent with including the study area within Christiansted National Historic Site. The National Park Service would not accept the property with any encumbrances,

existing leases, or tenants (authorized and unauthorized).

The main house has been used as a vacation home by the property owners for approximately two months of the year. The main house and grounds are maintained by the caretaker who also lives on the property (Figure 42). The current uses of the study area are shown on Map 4: Current Uses of the Study Area.

The current uses of the study area — including its use for agricultural purposes, but especially the residential use by tenants — would likely preclude the addition of Estate Grange to Christiansted National Historic Site. Therefore, the study area is not a feasible addition under this study factor.



Figure 41. Rental structure at Estate Grange



Figure 42. Caretaker's house

Zoning and Planning

Zoning. The Estate Grange property is zoned “Residential 1” which allows for half-acre residential development (two dwelling units per acre) (Virgin Islands Zoning District Requirements, 2010). The study area is located in a primarily residential area (with spot zoning for churches, the Tennis Club of St. Croix, a doctor’s office, and a medical center) just outside of Christiansted.

Planning. As mentioned previously in “Access,” area planning includes the Cross-Island Highway, which would pass through the southern and eastern portions of the Estate Grange. Development of the highway would adversely affect visitor safety, visitor enjoyment, access, and the ability of the National Park Service to protect and interpret the resources in the southern portion of the study area.

The Virgin Islands Farmers Cooperative’s marketing and business plan is partly dependent on continued use of Estate Grange lands for agricultural production and a farmers’ market. If the National Park Service intends to develop trails and visitor opportunities in the undeveloped portions of the study area, the Virgin Islands Farmers Cooperative’s lease would need to be revisited. The lease was scheduled to end in 2012, but was renewed for another year. There may also be opportunities for the National Park Service to partner with the Virgin Islands Farmers Cooperative to develop trails in this area and interpret traditional agricultural products, local foods and foodways, and/or folk medicines.

The proposed highway through the study area would have considerable adverse impacts. However, several national park system units share boundaries with a highway. As such, this would not preclude designation of the study area as an addition to the Christiansted National Historic Site.

Addition of the study area to Christiansted National Historic Site would not conflict with current zoning and planning.



Map 4. Current Uses of the Study Area

Public Enjoyment Potential and Potential Future Uses of the Study Area and Surrounding Lands

The study area contains natural and cultural resources that may be suitable for some level of public enjoyment and/or interpretation. For example, the diversity of land uses and types (farm fields, dry forests, and intermittent stream or “gut”) could potentially provide opportunities for passive recreation (e.g., self-guiding walks, picnicking, bird watching, etc.) and learning about natural history for locals and visitors. However, the quality of the natural resources would need to be verified by a natural resource inventory. The generous size, central location, and mix of outdoor and indoor environments could make Estate Grange a suitable place for community events.

A variety of cultural resources (discussed in chapter 2) could potentially illustrate the economy and diversity of lifeways associated with a sugar plantation during and after the “Golden Age” of sugar. During public scoping meetings, for example, the public expressed an interest in opportunities to learn about the experience of Africans living in slavery on Estate Grange. As a historic sugar cane plantation, Estate Grange does contain some resources of this type and would provide other opportunities to interpret the Danish plantation system and economy. However, Estate Grange is not the best example of this resource type and is geographically separated from Christiansted National Historic Site. Therefore, the Estate Grange property is not strongly connected to the historic site’s purpose and significance and the potential to enhance public enjoyment of Christiansted National Historic Site related to park purposes is limited.

Members of the public also expressed interest in interpretation of Alexander Hamilton’s boyhood and adolescence on Saint Croix. However, the potential for interpreting Hamilton’s time on St. Croix at Estate Grange is also limited. Historical evidence (see chapter 2) indicates that Hamilton’s extended family did not own or reside at Estate Grange during the years that he lived on St. Croix.

Furthermore, if the Cross-Island Highway is developed, access to the intermittent stream or “gut” and well tower ruins would be severed and the visitor enjoyment of the site would be adversely impacted by noise and views of the highway. Sharing a boundary with a highway could also present visitor safety issues.

Overall, the inclusion of the study area within the Christiansted National Historic Site would have a limited potential to enhance visitor enjoyment, and so the addition would be infeasible under this factor.

Costs Associated with Acquisition, Restoration, Development, and Operation

At present, the full costs for managing the property as an addition to Christiansted National Historic Site are not fully known. Many projects that are technically possible to accomplish may not be feasible in light of current budgetary constraints and other NPS priorities. During this period of government fiscal restraint, the National Park Service is seeking ways to reduce spending and limit large capital outlays. Based on prior estimates, it is projected that the costs of acquiring Estate Grange would be approximately \$3.9 million. Substantial additional costs would be required to conduct necessary site investigations and research, preservation treatments of historic buildings and other site features, planning studies, site development for visitor use, and ongoing operations and maintenance.

Acquisition. Three independent property appraisal reports for the Estate Grange study area were prepared in 2007 and 2008. The 2007 report found the value of the study area to be \$4,443,000. The two 2008 reports found the value to be \$3,730,000 and \$3,510,000. The average of the three reports is \$3,894,433. Changes in real estate values since 2008 can be expected and a new appraisal would be necessary if the National Park Service were to proceed with the acquisition of Estate Grange.

In addition to the purchase cost, the National Park Service would also incur expenses from conducting a full title search/insurance, completing a hazardous material survey, and preparing a legislative map of the property.

Restoration. Costs would vary considerably based on management objectives, treatment selected (preservation, rehabilitation, restoration, reconstruction, or stabilization), and the amount of archeological and historic research desired. No formal estimates for these types of costs have been undertaken as part of this feasibility study. However, research and restoration would certainly be required. For example, further research and archeological excavation to locate the industrial structures (mills, boiling house, storage houses, and distillery) would greatly enhance interpretation of sugar plantation agriculture during the “Golden Age” of sugar in the Caribbean. To interpret the experience of Africans living in slavery, further research, excavation, treatment, and demolition of non-contributing structures would be needed. Further research and excavation in the slave village area may reveal a well, additional cabin ruins, and/or a cemetery.

If the property were to be added to Christiansted National Historic Site, the National Park Service may also consider removing non-historic additions to the main house and restoring it to its period of significance (preliminary findings indicate 1738-1835). However, the main house appears to be in good condition and the National Park Service may choose to pursue a different approach depending upon management objectives or treatment selected. Costs could also arise from research and treatment involving other structures and landscape features (Figure 43).

Due to current budget shortfalls and a servicewide effort to reduce spending, the National Park Service would likely not be in a position to undertake treatment beyond stabilization in the foreseeable future. Partnership efforts to support additional treatment efforts would have to be pursued.



Figure 43. Overseer's house

Development. No formal estimates of development costs have been undertaken as part of this feasibility study. Development costs of national park system additions vary widely, depending on existing conditions and facilities, and the types of conditions and facilities desired. New national park system units and additions frequently require investment of time and money to inventory and document resources in the unit, develop management or treatment plans for those resources, develop educational and interpretive materials, and develop and improve facilities for visitors and park operations, including facilities that would meet legislative requirements for accessibility. At the minimum, facility improvements would include the addition of restrooms (seven toilets and one accessible toilet), road and accessible pedestrian circulation improvements, and the development of a small parking lot. Additional facility improvements could include trailheads, trails, bridge(s) over the intermittent stream or “gut,” interpretive panels, directional signage, seating, drinking fountains, picnic areas (with shade structures), demonstration gardens, book sales area, and a visitor contact area/small visitor center. Due to current budget shortfalls and a servicewide effort to reduce spending, the National Park Service would not likely be able to implement many improvements to the site in the foreseeable future. Partnership efforts to support improvements would have to be pursued.

Operations. National park system unit operating costs and additions vary widely, depending on the amount and type of resources managed, number of visitors, level of programs offered, safety and security issues, and many other factors. While no formal estimate of operating costs has been completed for this study, it is certain that operation of Estate Grange as a detached addition to the Christiansted National Historic Site would increase operating costs. The minimum operating costs would include grounds maintenance, electricity, water, phones and internet, and other miscellaneous expenses. Operation of Estate Grange would also require additional staff. The minimum staffing would include two full-time equivalent (FTE) interpretive rangers, one FTE law enforcement ranger, and one FTE maintenance work leader. The estimated annual operating cost (including staffing) ranges from \$250,000 to \$600,000, based on comparison with other similar size NPS units. Due to fiscal realities, it would likely take several years for the National Park Service to fully staff and operate Estate Grange. Strategies might include using existing staff and resources on a limited basis until the addition was fully operational.

The potential addition is not feasible under this study factor. In common with other federal agencies, the National Park Service currently faces fiscal constraints and budget shortfalls and consequently cannot provide the site with adequate resource protection and opportunities for visitor enjoyment. These cost factors strongly contribute to the assessment that it would not be financially feasible at the present for the National Park Service to acquire and include Estate Grange as an additional unit of Christiansted National Historic Site.

Current and Potential Threats to Resources

The study area is currently threatened by piecemeal development. The landowner had previously sold small parcels of the original estate to pay taxes on the property; following a recent sale, only 26 acres of the former

118 acres evaluated by the present study are retained by the estate trust. The trend for estate parcels to continue to be subdivided and sold is likely to continue.

Development of the proposed Cross-Island Highway through Estate Grange could sever access to the southern portion of the study area. Resources in the southern portion of the study area, including the well tower ruins and the intermittent stream or “gut,” could potentially be impacted.

Current impacts and future threats to those resources are not at a level that would preclude designation as an addition to the Christiansted National Historic Site.

Existing Degradation of Resources

Currently, the historic properties located at Estate Grange are subject to varying levels of deterioration and alteration. The main house, generally speaking, appears to be in good condition. The overseer’s house has been altered since the current family took ownership and has not been actively maintained for many years.

Renters are living in modest homes that were built among the slave village ruins or have incorporated a portion of slave village houses into the modern structure. The known remaining ruins are not being maintained, and weather, vegetation, and trash deposition appear to be having adverse impacts.

Ground disturbing activities, such as the creation of trails, roads, and parking areas can adversely impact archeological and other cultural resources. The inappropriate treatment and alteration of historic buildings and cultural landscape elements has resulted in the loss of historic fabric and character-defining features from the historic period. Opening historic buildings (such as the main house) to public visitation could increase the general wear and tear on historic fabric; monitoring would be required to ensure that impacts do not reach unacceptable levels. The caretakers of Estate Grange insist that the ruins or remains of the sugar industrial

buildings are still standing, but their locations are concealed by dense vegetation. This vegetation, as witnessed by NPS archeologist M.D. Hardy (personal communication 2010), typically takes the form of fruiting trees and strangler figs, which can work their way between stone and coral blocks and break buildings apart. As witnessed at Salt River Bay National Historical Park and Ecological Preserve, hurricane force winds can pull these plants out of their holdings in the buildings, resulting in destruction of the buildings.

The existing level of degradation of known resources varies from minor to major. The location and condition of many of the resources associated with a sugar plantation are not known. Further inventory of resources would be required to make a definitive determination; however, the study area may not be a feasible addition under this factor.

Level of Local and General Support (including Landowners)

In August, 2009, the National Park Service conducted public scoping meetings in St. Croix for the Estate Grange and other sites special resource study (Figure 44). These meetings, held August 11 and 12 in Christiansted and Frederiksted, respectively, provided opportunities to inform the public about the special resource study and obtain community input. About 40 people attended each meeting. Many participants expressed enthusiasm for the addition of an NPS property to interpret Alexander Hamilton's life on St. Croix and other local stories. Although the potential expansion of Christiansted National Historic Site was not a focus of conversation, those who believed that Estate Grange should become a part of the national park system envisioned the estate as a museum or other public venue with interactive exhibits or as a repository for historical documents and artifacts.

In addition to interpreting Alexander Hamilton's story, some participants expressed interest in telling a broader story about

the cultural heritage of St. Croix. Topics of particular importance included interpretation of the experience of Africans living in slavery and agricultural production of sugar cane and cotton during the Danish Era.



Figure 44. Public Scoping Meeting

Most participants were in support of expanding tourism to create a stronger economy and share the cultural history of St. Croix, yet some voiced concern about increased federal ownership on the island. Because some participants believed that federal ownership may not be the best avenue to tell this story, they proposed that other entities may be a better choice for managing the property.

In addition to feedback expressed in scoping meetings, the U.S. Virgin Islands Economic Development Committee is in support of projects that encourage tourism-based development to strengthen a visitor industry which sustains natural and cultural resources. Additionally, the *U.S. Virgin Islands State Historic Preservation Plan for 2003-2008* encouraged heritage tourism and fostering relationships among property owners, real estate agents, contractors, architects, and government agencies. Expansion of Christiansted National Historic Site to include Estate Grange would be an opportunity to foster those relationships and support heritage tourism on St. Croix.

Although some members of the public voiced opposition to increased federal ownership on the island, in general there is sufficient local support for the inclusion of the study area within the national park system. Therefore, the addition to Christiansted National Historic Site would not be infeasible under this factor.

Economic / Socioeconomic Impacts

Expansion of Christiansted National Historic Site to include Estate Grange within its boundary would likely have economic and social impacts, both beneficial and adverse. In 2008, a report entitled *United States Virgin Islands Comprehensive Economic Development Strategy* was developed by the Comprehensive Economic Development Strategic Committee and written by the Bureau of Economic Research. The Comprehensive Economic Development Strategic Committee provided guidance for critical socioeconomic issues facing the Virgin Islands and formed strategies for tourism-based development that would strengthen the visitor industry and sustain natural and cultural resources. The inclusion of Estate Grange as an NPS property is consistent with these goals and could benefit a tourism-based economy by expanding area tourist attractions and providing additional opportunities for education-based tourism. Also consistent with Comprehensive Economic Development Strategic Committee goals, the inclusion of Estate Grange would benefit locals and visitors by providing a special place to understand and appreciate the historic Danish economy and way of life.

A variety of other socioeconomic impacts should also be considered in light of expansion of a national park system unit. For example, additional visitation to Estate Grange may beneficially impact other tourist attractions due to increased expenditures by visitors, including prolonged lengths of stay, sales and hotel tax revenues, and other visitor-related expenditures in the area (e.g., dining). Because Estate Grange would require staff to operate facilities and care for the grounds, this expansion would create jobs. New facilities construction and updates to current

structures would also create jobs and generate revenue within the local economy. Adverse impacts could include trespass on adjacent private lands by visitors, changes in property tax allocations, and housing conflicts.

Because there are currently several tenants (authorized and unauthorized) living on the property, the National Park Service would not accept the land unless the current property uses are addressed. Many of the families currently living on the property have been there for several generations and have strong connections to the land.

SUMMARY OF FEASIBILITY FINDINGS

An overall evaluation of feasibility is made after taking into account all factors discussed in this section. Given the analysis, Estate Grange is not a feasible addition to Christiansted National Historic Site. Costs for managing the property were an important consideration in this determination. Given the projected costs, the National Park Service cannot provide the site with adequate resource protection and visitor enjoyment opportunities. Concerns related to size and boundary configuration, access, public enjoyment potential, existing degradation of resources, and potential socioeconomic factors also factored into this determination.

SUMMARY OF BOUNDARY STUDY FINDINGS

Estate Grange does not meet the boundary study criteria for inclusion as a unit of Christiansted National Historic Site. Estate Grange was determined not to be an outstanding example of an historic Danish sugar cane plantation and not strongly connected to the purpose and significance of Christiansted National Historic Site. Therefore, the site and resources of Estate Grange retain only limited potential to enhance public enjoyment as related to the purpose and significance for which the national historic site was established.

Also, Estate Grange is geographically separated from the Christiansted waterfront/wharf area and CHRI resources. The potential for interpreting Alexander Hamilton's time on St. Croix at Estate Grange is also limited. Historical evidence indicates that Hamilton's extended family did not own or reside at Estate Grange during the years that he lived on St. Croix.

Furthermore, the National Park Service found the proposal to add Estate Grange to Christiansted National Historic Site infeasible for several reasons. In particular, the substantial costs anticipated to properly restore and manage the property are anticipated to constrain the ability of the National Park Service to acquire the property at the current time. Other serious feasibility concerns were identified with regard to access, size and boundary configuration, existing condition and degradation of resources, and potential socioeconomic factors. Although other local organizations were identified that could potentially manage and protect the property, they are similarly constrained by limited funding.

OPPORTUNITIES

The National Park Service recognizes that despite the negative study findings, there is strong public support and a potential opportunity for interpreting Alexander Hamilton's life on St. Croix during the late 18th century. Although it is difficult to establish a strong, direct connection between Hamilton and the properties and resources evaluated by this study, some surviving buildings and features of the built environment — both within Christiansted National Historic Site and the surrounding area — are likely representative of those experienced by Hamilton. As funding and resources allow, the National Park Service would support efforts to further research, protect and interpret historic resources that expand public understanding and appreciation of Hamilton's experiences on St. Croix.



Chapter 5

Public Involvement, Consultation, and Coordination

CHAPTER 5: PUBLIC INVOLVEMENT, CONSULTATION, AND COORDINATION

SUMMARY OF PUBLIC MEETINGS

In August, 2009, the National Park Service conducted public scoping meetings in St. Croix regarding the “Special Resource Study for Alexander Hamilton Estate Grange and Other Sites.” Held August 11 and 12 in Christiansted and in Frederiksted, these meetings were an opportunity to inform the public about the study and to obtain community input. Roughly 40 people attended each meeting. Although the potential for expanding Christiansted National Historic Site to include Estate Grange was not a focus of discussion, many people expressed interest in Alexander Hamilton’s life on St. Croix and other local stories. A valuable addition to the meetings was the use of a webcast to reach a wider audience. Suggested and implemented by local radio host Mr. Anthony Weeks, the meetings were recorded and broadcast live via the internet.

The meetings were designed to gather input from the public. Each meeting consisted of a brief presentation by NPS staff, an open comment period, and small informal group discussions.

SUMMARY OF MEETING COMMENTS

Most participants voiced enthusiasm for the study. Below is a summary of the most common sentiments expressed:

Alexander Hamilton’s story is compelling and should be widely shared.

Many remarked that Hamilton’s story was deeply personal, with great potential to engage and inspire. The circumstances of Hamilton’s childhood were unique among the Founding Fathers. Hamilton came from humble origins — the illegitimate son of a poor family. A largely self-made man, Hamilton worked for what he attained; as a result, people identify with him. Additionally, Hamilton’s mother raised Alexander and his

brother James alone following her separation from their father. That his mother raised such an impressive son was called an “inspiring story” that “celebrates the success of many single mothers.” Participants regretted that Alexander Hamilton’s childhood on St. Croix is not well known in the United States and is poorly understood on the island. Most hoped that this story would be more widely celebrated in the future.

Through work experiences on St. Croix, Hamilton learned about international trade and finance, which influenced his later contributions to the nation.

Participants agreed that living and working on St. Croix had a tremendous influence on Hamilton. All believed Hamilton’s occupation as a clerk for the import-export firm Beekman and Cruger was essential training in the subjects of finance and commerce. Some remarked that this was a demanding job, requiring Hamilton to work with several different languages and currencies and to coordinate the intertwined schedules of agriculture, industry, and shipping. Because of his extraordinary intellect and drive, Hamilton excelled in this role, absorbing valuable lessons he later used in building the United States’ financial system.

The diverse community of St. Croix shaped Hamilton’s character and beliefs.

As a clerk on a small island, Hamilton interacted with, and was shaped by, a large variety of people, including enslaved Africans, free Blacks, and American and European merchants. If a new national park unit were to be established, it would be important that these varied perspectives be represented. In particular, there is an opportunity to draw connections between Hamilton’s early experiences and his opposition to slavery later in life. Hamilton’s example presents opportunities for inclusive interpretation. A successful park unit would reach out to, and be embraced by, all segments of society.

Participants expressed many ideas for the sites that represent Hamilton's life on St. Croix.

Input reflected differing visions for Estate Grange and the other sites. The appropriateness of Estate Grange as a unit of the national park system was a subject of debate. Some expressed that Hamilton's connection to the estate is not supported by facts, while others regarded it as an especially fitting place to tell his story. Those who felt it should become a national park system unit envisioned the estate as a museum with interactive exhibits or as a repository for historical documents and artifacts. Others believed the properties in Christiansted might make a better park unit, even though the buildings where Hamilton lived and worked have not survived. Many thought these Christiansted sites should be better marked and highlighted through walking tours and programs.

Participants discussed the role of the National Park Service.

Some participants expressed that the National Park Service should manage one site on St. Croix as a park unit devoted to Alexander Hamilton. However, other participants voiced concern about increased federal ownership on St. Croix and raised the possibility of enhanced interpretation at existing Christiansted National Historic Site properties as an alternative to a new park unit.

Other Public Comments

Public comments were also received through the Planning, Environment, and Public Comment website. This NPS web-based software helps facilitate communication between NPS employees, allows employees and the public to track projects occurring within the NPS system, and provides a forum for public comment. Eight public comments were received pertaining to the "Special Resource Study for Alexander Hamilton Estate Grange and Other Sites."

Comments received can be summarized into the following areas.

- Interest was expressed in the project and the individual would like to be added to the mailing list to receive updates. (3 comments)
- The individual expressed support for the study. (2 comments)
- The individual shared information about the rich cultural and historical significance of the area. (1 comment)
- The individual expressed admiration for Alexander Hamilton and his contribution to the country. (2 comments)

Opportunities

Please see "Opportunities" on page 70.

CONSULTATION AND COORDINATION

Christiansted National Historic Site sent letters of consultation to the State Historic Preservation Office and the U.S. Fish and Wildlife Service. No tribal interests were identified.



Appendixes, References, and Study Team and Advisors

**APPENDIX A:
ORDERS TO DESIGNATE CHRISTIANSTED NATIONAL HISTORIC SITE**

Christiansted

January 16, 1961, 26 F.R. 689

CHRISTIANSTED NATIONAL HISTORIC SITE

Designation Order Changing Name Of Virgin Islands National Historic Site and Superseding
Designation Order of March 4, 1952

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

Whereas, the Advisory Board on National Parks, Historic Sites, Buildings and Monuments, has declared that the Wharf area and its buildings and the park area known as the D. Hamilton Jackson Park and the Government House and grounds in Christiansted, St. Croix Island, Virgin Islands, are of national historical significance as an excellent example of the old Danish economy and the way of life in the Virgin Islands; and

Whereas, the buildings in this area have effectively resisted the impact of time and man and represent a segment of America's cultural heritage in historic sites and buildings; and

Whereas, a Memorandum of Agreement was entered into on February 11, 1952, by and between the United States of America and the municipality of St. Croix, Virgin Islands, providing for the preservation of these historic structures and grounds in Christiansted, St. Croix Island, Virgin Islands, as shown on Map VI-NHS-7000 (on file in the National Park Service, Washington, D. C.), pursuant to authority contained in the Act of August 21, 1935 (49 Stat. 666; 16 U.S.C, secs. 461 et seq.; and

Whereas, the Secretary of the Interior on March 4, 1952, designated these historic structures and grounds in Christiansted, St. Croix Island, Virgin Islands, as the Virgin Islands National Historic Site under authority contained in the said Act of August 21, 1935; and

Whereas, the National Park Service and the Office of Territories, recognizing the need for clarification and interpretation of the aforesaid Memorandum of Agreement of February 11, 1952, have executed a supplemental Memorandum of Agreement concerning the preservation and utilization of these historic properties, which was approved by the Secretary of the Interior on December 24, 1960; and

Whereas, the Memorandum of Agreement approved December 24, 1960, recognizes that confusion might result from the similarity in names of the Virgin Island National Historic Site and the recently established Virgin Islands National Park and recommends that a new Order of Designation be issued changing the name of the Virgin Islands National Historic Site and superseding the Order of March 4, 1952;

Now, therefore, I, Fred A. Seton, Secretary of the Interior, by virtue of and pursuant to authority contained in the Act of August 21, 1935 (49 Stat. 666; U.S.C., secs. 461 et. seq.), do hereby designate the historic structures and grounds in Christiansted, St. Croix Island, Virgin Islands, heretofore known as the Virgin Islands National Historic Site, as the Christiansted National Historic Site. The Designation Order of March 4, 1952, is hereby superseded.

The administration, protection, and development of this national historic site shall be exercised in accordance with the provisions of the above-mentioned cooperative agreement and the said Act of August 21, 1935.

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

In witness whereof, I have hereunto set my hand and caused the official seal of the Department of Interior to be affixed at the City of Washington, this 16th day of January 1961.

[seal]

Fred A. Seaton,
Secretary of the Interior.

June 27, 1962, 27 F.R. 6340

CHRISTIANSTED NATIONAL HISTORIC SITE

Order Adding Certain Federally Owned Lands

Whereas the Secretary of the Interior on March 4, 1952, designated as the Virgin Islands National Historic Site, and on January 16, 1961, redesignated as the Christiansted National Historic Site, the wharf area and its buildings, the D. Hamilton Jackson Park, and the Government House and grounds in Christiansted, St. Croix, Virgin Islands, these structures and grounds being excellent historical examples of the old Danish economy and way of life in the Virgin Islands; and

Whereas the following parcel of federally owned land held in the name of the Virgin Islands Corporation, a wholly owned Government corporation, is needed for use in administering, developing, protecting, and interpreting the said National Historic Site:

Now, therefore, by virtue of and pursuant to authority contained in the act of August 21, 1935 (49 Stat. 666; 16 U.S.C., secs. 461, et. seq.), the following described land is hereby added to and made a part of the Christiansted National Historic Site as a detached unit thereof:

All that certain piece of land designated as Parcel No. 6, Estate Sion Farm, St. Croix, Virgin Islands, partitioned from lands of the Virgin Islands Corporation, and delineated on a plat dated 11-10-61 by H.M. Berning, licensed engineer, correlated to P.W.D. Drawing No. 319 of the United States Department of Agriculture, more particularly bounded and described as follows:

Beginning at a found concrete boundpost on the northeasterly corner of Parcel No. 4, Estate Sion Farm,

Thence N. 8°48' W., 722.8 feet along an easterly line of Estate Constitution Hill to a found concrete boundpost;

Thence S. 77°05' W., 1,271.8 feet along a southerly line of Parcel No. 3, Estate Sion Farm, to a set iron boundpost;

Thence S. 8°57' E., 625.6 feet along a partition line, being an easterly line of the parcel of land remaining in the Virgin Islands Corporation, to a set iron boundpost;

Thence N. 81°28' E., 1,267.0 feet along a northerly line of Parcel No. 4, Estate Sion Farm, to the place of beginning.

The tract as described contains approximately 19.6 United States acres.

Together with a 50-foot right-of-way from the southwesterly corner of Parcel No. 6, Estate Sion Farm, running westward along a northerly line of Parcel No. 4, Sion Farm, over the so-called Remainder Estate Sion Farm to the Public Road.

The administration, protection, and development of the land hereinabove described as a part of the said National Historic Site shall be exercised in accordance with the provisions of the act of August 21, 1935, supra.

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

In witness whereof, I have hereunto set my hand and caused the official seal of the Department of the Interior to be affixed at the city of Washington, the 27th day of June 1962.

[seal]

Stewart L. Udall,
Secretary of the Interior.

Virgin Islands

March 4, 1952, 17 F.R. 2200

ORDER DESIGNATING THE VIRGIN ISLANDS NATIONAL HISTORIC SITE redesignated as Christiansted National Historic Site on January 16, 1961. AT CHRISTIANSTED, ST. CROIX, VIRGIN ISLANDS**

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

Whereas the Advisory Board on National Parks, Historic Sites, Buildings and Monuments, has declared that the Wharf area and its buildings and the park area known as the D. Hamilton Jackson Park and the Government House and grounds in Christiansted, St. Croix, Virgin Islands, are of national historical significance as an excellent historical example of the old Danish economy and way of life in the Virgin Islands; and

Whereas the buildings in this area have effectively resisted the impact of time and map and represent a segment of America's cultural heritage in historic sites and buildings; and

Whereas a cooperative agreement has been made between the Municipality of St. Croix and the United States of America providing for the designation, preservation, and use of the area as a national historic site:

Now, therefore, I, Oscar L. Chapman, Secretary of the Interior, by virtue of and pursuant to the authority contained in the act of August 21, 1935 (49 Stat. 666), do hereby designate the said historic structures and grounds as shown upon the diagram hereto attached and made a part hereof, to be a national historic site, having the name "Virgin Islands National Historic Site."

The administration, protection, and development of this national historic site shall be exercised in accordance with the provisions of the above-mentioned cooperative agreement and the act of August 21, 1935.

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

In witness whereof, I have hereunto set my hand and caused the official seal of the Department of the Interior to be affixed at the city of Washington, this 4th day of March 1952.

[seal]

Secretary of the Interior.

Oscar L. Chapman,

Historic Sites Act of 1935

AS AMENDED

This Act became law on August 21, 1935 (49 Stat. 666; 16 U.S.C. 461-467) and has been amended eight times. This description of the Act, as amended, tracks the language of the United States Code except that (in following common usage) we refer to the “Act” (meaning the Act, as amended) rather than to the “subchapter” or the “title” of the Code. This title is not an official short title, but is merely a convenience for the reader.

16 U.S.C. 461,
Declaration of national
policy

Section 1

It is hereby declared that it is a national policy to preserve for public use historic sites, buildings, and objects of national significance for the inspiration and benefit of the people of the United States.

16 U.S.C. 462,
Administration by
the Secretary of the
Interior, powers and
duties enumerated

Section 2

The Secretary of the Interior (hereinafter in sections 1 to 7 of this Act referred to as the Secretary), through the National Park Service, for the purpose of effectuating the policy expressed in section 1 of this Act, shall have the following powers and perform the following duties and functions:

16 U.S.C. 462(a),
Basis for Historic
American Buildings
Survey/Historic
American Engineering
Record/Historic
American Landscapes
Survey

(a) Secure, collate, and preserve drawings, plans, photographs, and other data of historic and archaeological sites, buildings, and objects.

16 U.S.C. 462(b),
Basis for National
Historic Landmarks
Program

(b) Make a survey of historic and archaeological sites, buildings, and objects for the purpose of determining which possess exceptional value as commemorating or illustrating the history of the United States.

16 U.S.C. 462(c),
Collection of true and
accurate information

(c) Make necessary investigations and researches in the United States relating to particular sites, buildings, or objects to obtain true and accurate historical and archaeological [sic] facts and information concerning the same.

Historic Sites Act of 1935

16 U.S.C. 462(d),
Federal acquisition
of personal or real
property

(d) For the purpose of sections 1 to 7 of this Act, acquire in the name of the United States by gift, purchase, or otherwise any property, personal or real, or any interest or estate therein, title to any real property to be satisfactory to the Secretary: *Provided*, That no such property which is owned by any religious or educational institution, or which is owned or administered for the benefit of the public shall be so acquired without the consent of the owner: *Provided further*, That no such property shall be acquired or contract or agreement for the acquisition thereof made which will obligate the general fund of the Treasury for the payment of such property, unless or until Congress has appropriated money which is available for that purpose.

16 U.S.C. 462(e),
Cooperative
agreements

(e) Contract and make cooperative agreements with States, municipal subdivisions, corporations, associations, or individuals, with proper bond where deemed advisable, to protect, preserve, maintain, or operate any historic or archaeological building, site, object, or property used in connection therewith for public use, regardless as to whether the title thereto is in the United States: *Provided*, That no contract or cooperative agreement shall be made or entered into which will obligate the general fund of the Treasury unless or until Congress has appropriated money for such purpose.

16 U.S.C. 462(f),
Protection of historic
properties, related
museums

(f) Restore, reconstruct, rehabilitate, preserve, and maintain historic or prehistoric sites, buildings, objects, and properties of national historical or archaeological significance and where deemed desirable establish and maintain museums in connection therewith.

16 U.S.C. 462(g),
Commemorative
plaques

(g) Erect and maintain tablets to mark or commemorate historic or prehistoric places and events of national historical or archaeological [sic] significance.

Historic Sites Act of 1935

16 U.S.C. 462(h),
Operation and management of historic properties

(h) Operate and manage historic and archaeological sites, buildings, and properties acquired under the provisions of sections 1 to 7 of this Act together with lands and subordinate buildings for the benefit of the public, such authority to include the power to charge reasonable visitation fees and grant concessions, leases, or permits for the use of land, building space, roads, or trails when necessary or desirable either to accommodate the public or to facilitate administration: *Provided*, That the Secretary may grant such concessions, leases, or permits and enter into contracts relating to the same with responsible persons, firms, or corporations without advertising and without securing competitive bids.

16 U.S.C. 462(i),
Organization of special corporations to carry out purposes of the Act

(i) When the Secretary determines that it would be administratively burdensome to restore, reconstruct, operate, or maintain any particular historic or archaeological site, building, or property donated to the United States through the National Park Service, he may cause the same to be done by organizing a corporation for that purpose under the laws of the District of Columbia or any State.

16 U.S.C. 462(j),
Educational programs

(j) Develop an educational program and service for the purpose of making available to the public facts and information pertaining to American historic and archaeological sites, buildings, and properties of national significance. Reasonable charges may be made for the dissemination of any such facts or information.

16 U.S.C. 462(k),
Regulations and fines

(k) Perform any and all acts, and make such rules and regulations not inconsistent with sections 1 to 7 of this Act as may be necessary and proper to carry out the provisions thereof. Any person violating any of the rules and regulations authorized by said sections shall be punished by a fine of not more than \$500 and be adjudged to pay all cost of the proceedings.

16 U.S.C. 463,
National Park System Advisory Board

16 U.S.C. 463(a),
Establishment, composition, duties

Section 3

(a) There is hereby established a National Park System Advisory Board, whose purpose shall be to advise the Director of the National Park Service on matters relating to the National Park Service, the National Park System, and programs administered by the National Park Service. The Board shall advise the Director on matters submitted to the Board by the Director as well as any other issues identified by the Board. Members of the Board shall be appointed

Historic Sites Act of 1935

on a staggered term basis by the Secretary for a term not to exceed 4 years and shall serve at the pleasure of the Secretary. The Board shall be comprised of no more than 12 persons, appointed from among citizens of the United States having a demonstrated commitment to the mission of the National Park Service. Board members shall be selected to represent various geographic regions, including each of the administrative regions of the National Park Service. At least 6 of the members shall have outstanding expertise in 1 or more of the following fields: history, archeology, anthropology, historical or landscape architecture, biology, ecology, geology, marine sciences, or social science. At least 4 of the members shall have outstanding expertise and prior experience in the management of national or State parks or protected areas, or national [sic; probably meant “natural”] or cultural resources management. The remaining members shall have outstanding expertise in 1 or more of the areas described above or in another professional or scientific discipline, such as financial management, recreation use management, land use planning or business management important to the mission of the National Park Service. At least 1 individual shall be a locally elected official from an area adjacent to a park. The Board shall hold its first meeting by no later than 60 days after the date on which all members of the Advisory Board who are to be appointed have been appointed. Any vacancy in the Board shall not affect its powers, but shall be filled in the same manner in which the original appointment was made. The Board may adopt such rules as may be necessary to establish its procedures and to govern the manner of its operations, organization, and personnel. All members of the Board shall be reimbursed for travel and per diem in lieu of subsistence expenses during the performance of duties of the Board while away from home or their regular place of business, in accordance with subchapter 1 of chapter 57 of Title 5 [5 U.S.C. 5701-5709, travel and subsistence expenses]. With the exception of travel and per diem as noted above, a member of the Board who is otherwise an officer or employee of the United States Government shall serve on the Board without additional compensation.

Historic Sites Act of 1935

It shall be the duty of such board to advise the Secretary on matters relating to the National Park System, to other related areas, and to the administration of sections 1 to 7 of this Act, including but not limited to matters submitted to it for consideration by the Secretary, but it shall not be required to recommend as to the suitability or desirability of surplus real and related personal property for use as an historic monument. Such board shall also provide recommendations on the designation of national historic landmarks and national natural landmarks. Such board is strongly encouraged to consult with the major scholarly and professional organizations in the appropriate disciplines in making such recommendations.

16 U.S.C. 463(b),
Staff, applicability of
Federal law

(b)(1) The Secretary is authorized to hire 2 full-time staffers to meet the needs of the Advisory Board.

(2) Service of an individual as a member of the Board shall not be considered as service or employment bringing such individual within the provisions of any Federal law relating to conflicts of interest or otherwise imposing restrictions, requirements, or penalties in relation to the employment of persons, the performance of services, or the payment or receipt of compensation in connection with claims, proceedings, or matters involving the United States. Service as a member of the Board, or as an employee of the Board, shall not be considered service in an appointive or elective position in the Government for purposes of Section 8344 of Title 5 [5 U.S.C. 8344, civil service retirement, annuities and pay on reemployment], or comparable provisions of Federal law.

16 U.S.C. 463(c),
Authority of Board

(c)(1) Upon request of the Director, the Board is authorized to—

- (A) hold such hearings and sit and act at such times,
- (B) take such testimony,
- (C) have such printing and binding done,
- (D) enter into such contracts and other arrangements,
- (E) make such expenditures, and

(F) take such other actions, as the Board may deem advisable.

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Any member of the Board may administer oaths or affirmations to witnesses appearing before the Board.

(2) The Board may establish committee or subcommittees. Any such subcommittees or committees shall be chaired by a voting member of the Board.

16 U.S.C. 463(d),
Federal Advisory
Committee Act

(d) The provisions of the Federal Advisory Committee Act [Public Law 92-463, as amended, 5 U.S.C. Appendix] shall apply to the Board established under this section with the exception of section 14(b).

16 U.S.C. 463(e),
Cooperation of Federal
agencies, use of funds

(e)(i) The Board is authorized to secure directly from any office, department, agency, establishment, or instrumentality of the Federal Government such information as the Board may require for the purpose of this section, and each such officer, department, agency, establishment, or instrumentality is authorized and directed to furnish, to the extent permitted by law, such information, suggestions, estimates, and statistics directly to the Board, upon request made by a member of the Board.

(2) Upon the request of the Board, the head of any Federal department, agency, or instrumentality is authorized to make any of the facilities and services of such department, agency, or instrumentality [sic; word missing, probably “available”] to the Board, on a nonreimbursable basis, to assist the Board in carrying out its duties under this section.

(3) The Board may use the United States mails in the same manner and under the same conditions as other departments and agencies in the United States.

16 U.S.C. 463(f),
Sunset

(f) The National Park System Advisory Board shall continue to exist until January 1, 2006. The provisions of section 14(b) of the Federal Advisory Committee Act (the Act of October 6, 1972; 86 Stat. 776) [Public Law 92-463, as amended, 5 U.S.C. Appendix] are hereby waived with respect to the Board, but in all other respects, it shall be subject to the provisions of the Federal Advisory Committee Act.

Historic Sites Act of 1935

16 U.S.C. 463(g),
National Park Service
Advisory Council

(g) There is hereby established the National Park Service Advisory Council (hereafter in this section referred to as the “advisory council”) which shall provide advice and counsel to the National Park System Advisory Board. Membership on the advisory council shall be limited to those individuals whose term on the advisory board has expired. Such individuals may serve as long as they remain active except that not more than 12 members may serve on the advisory council at any one time. Members of the advisory council shall not have a vote on the National Park System Advisory Board. Members of the advisory council shall receive no salary but may be paid expenses incidental to travel when engaged in discharging their duties as members. Initially, the Secretary shall choose 12 former members of the Advisory Board to constitute the advisory council. In so doing, the Secretary shall consider their professional expertise and demonstrated commitment to the National Park System and to the Advisory Board.

16 U.S.C. 464,
Cooperation with gov-
ernmental and private
agencies

Section 4

(a) The Secretary, in administering sections 1 to 7 of this Act, is authorized to cooperate with and may seek and accept the assistance of any Federal, State, or municipal department or agency, or any educational or scientific institution, or any patriotic association, or any individual.

16 U.S.C. 464(a),
Authorization

16 U.S.C. 464(b),
Technical advisory
committees

(b) When deemed necessary, technical advisory committees may be established to act in an advisory capacity in connection with the restoration or reconstruction of any historic or prehistoric building or structure.

16 U.S.C. 464(c),
Technical assistance

(c) Such professional and technical assistance may be employed, and such service may be established as may be required to accomplish the purposes of sections 1 to 7 of this Act and for which money may be appropriated by Congress or made available by gifts for such purpose.

16 U.S.C. 465,
Jurisdiction of States
and political subdivi-
sions in acquired lands

Section 5

Nothing in sections 1 to 7 of this Act shall be held to deprive any State, or political subdivision thereof, of its civil and criminal jurisdiction in and over lands acquired by the United States under said sections.

Historic Sites Act of 1935

16 U.S.C. 466,
Requirement for
specific authorization

16 U.S.C. 466(a),
In general

16 U.S.C. 466(b),
Savings provision

16 U.S.C. 466(c),
Authorization of
appropriations

16 U.S.C. 467,
Conflict of laws

Section 6

(a) Except as provided in subsection (b) of this section, notwithstanding any other provision of law, no funds appropriated or otherwise made available to the Secretary of the Interior to carry out section 2(e) or 2(f) of this Act may be obligated or expended after October 30, 1992—

(1) unless the appropriation of such funds has been specifically authorized by law enacted on or after October 30, 1992; or

(2) in excess of the amount prescribed by law enacted on or after such date.

(b) Nothing in this section shall prohibit or limit the expenditure or obligation of any funds appropriated prior to January 1, 1993.

(c) Except as provided by subsection (a) of this section, there is authorized to be appropriated for carrying out the purposes of sections 1 to 7 of this Act such sums as the Congress may from time to time determine.

Section 7

The provisions of sections 1 to 7 of this Act shall control if any of them are in conflict with any other Act or Acts relating to the same subject matter.

APPENDIX B: LETTERS FROM CONSULTING AGENCIES

The following agency letters were received in response to initial NPS requests for inter-agency consultation in conformance with requirements of the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act. The National Park Service subsequently determined that the limited scope of study investigations would not require an environmental assessment, and that further compliance with NEPA or Section 106 would not be required.



Government of the Virgin Islands of the United States
Department of Planning & Natural Resources
Virgin Islands State Historic Preservation Office
"Preserving the Past for the Future"

Alicia V. Barnes, Commissioner Designee
State Historic Preservation Officer

Lorna A. C. Thomas, Director
Deputy State Historic Preservation Officer

March 1, 2011

Mr. Joel Tutein, Superintendent
National Park Service
2100 Church Street 100
St. Croix, Virgin Islands 00820

Re: VISHPO Review and Comment on Initiation of Section 106 Consultation- Preparation of Alexander Hamilton: Estate Grange and Other Sites Special Resource Study / Estate Grange as an Addition to the Christiansted National Historic Site Boundary Study / Environmental Assessment; and the use of NEPA for Section 106 Purposes

Dear Superintendent Tutein:

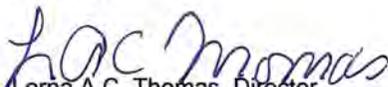
The Virgin Islands State Historic Preservation Office is in receipt of the above referenced project information and your request for initiation of Section 106 Consultation.

Our American history at its best is a patchwork of the lives of men and women who came to this country seeking a better life and mixed with those born in the New World. This interaction has resulted in the great nation we have today. The life of Alexander Hamilton, one of America's greatest founding fathers, is a significant part of our American history and we are proud that he has meaningful association with Christiansted, St. Croix. Alexander Hamilton spent his formative years living and working in Christiansted. Historians, as well as your own Special Resource Study Investigators, agree that this seminal period was educational and influential in shaping his character while informing many of the ideas that were later translated into the formation of significant aspects of the American system of government. As such, we wholeheartedly endorse NPS efforts to include the four historic sites in Christiansted associated with his life as a part of the Christiansted National Historic Site and more complete understanding of someone who was influential in creation of our nation.

We have no objection to your request for the use of NEPA to comply with Section 106 so long as the steps and standards of Section 800.8 (c) of the Advisory Council on Historic Preservation's regulations are met.

Thank you for the opportunity to comment on this matter of local and national significance. We look forward to the progress of your consultation.

Sincerely,


Lorna A.C. Thomas, Director
and Deputy State Historic Preservation Officer

CC: John P. deJongh, Jr., Governor of the U.S. Virgin Islands
Pamela Berkowsky, Deputy Chief of Staff



United States Department of the Interior



FISH & WILDLIFE SERVICE

Boqueron Field Office

Carr. 301, KM 5.1, Bo. Corozo

P.O. Box 491

Boqueron, PR 00622

MAR 03 2011

Mrs. Cynthia Nelson (DSC-P)
National Park Service, Denver Service Center
12795 West Alameda Parkway
Lakewood, CO 80228

Re: List of Threatened or Endangered Species
and their Critical Habitats
Christiansted, St. Croix USVI

Dear Mrs. Nelson:

Thank you for your request for a current list of Federal candidate, proposed, or listed threatened and endangered species known within the Estate Grange, Christiansted, St. Croix, USVI. Please refer to Project Identification Number FWS-78-010-048 in future correspondence. Our comments are provided under the Endangered Species Act (87 Stat. 884, as amended; 16 United States Code 1531 et seq.).

Based on information from our files, the candidate species *Agave eggersiana* (75 FR 57720) might be within the range of Estate Grange, Christiansted. We do not have records of federally listed threatened or endangered species nor critical habitat designation areas surrounding the Estate Grange study site.

It is the Service mission to work with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of our people. If you have any questions or require additional information, please contact Maritza Vargas at (787) 851-7297 extension 215. You may visit our website: <http://www.fws.gov/caribbean> for additional information in threatened and endangered species under our jurisdiction.

Sincerely yours,


for Edwin E. Muñiz
Field Supervisor
Caribbean Field Office

mv

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