

Appendix C
Historic and Cultural Resources

PROPOSED ROCKEFELLER UNIVERSITY RIVER BUILDING AND FITNESS CENTER PROJECT

ALTERNATIVES ANALYSIS

LABORATORY BUILDING STACK LOCATIONS

A. INTRODUCTION

The Rockefeller University is a world-leading research and educational institution with an unparalleled record of scientific accomplishments, including having more Nobel Laureates in Medicine and Chemistry than any other institution in the world. To maintain its leadership position into the 21st century, Rockefeller University must be able to compete in a global market for the world's best biomedical researchers. To further its research and educational objectives, Rockefeller University proposes to develop three new buildings on its campus—a laboratory building, a conference and meeting pavilion, and a fitness center.

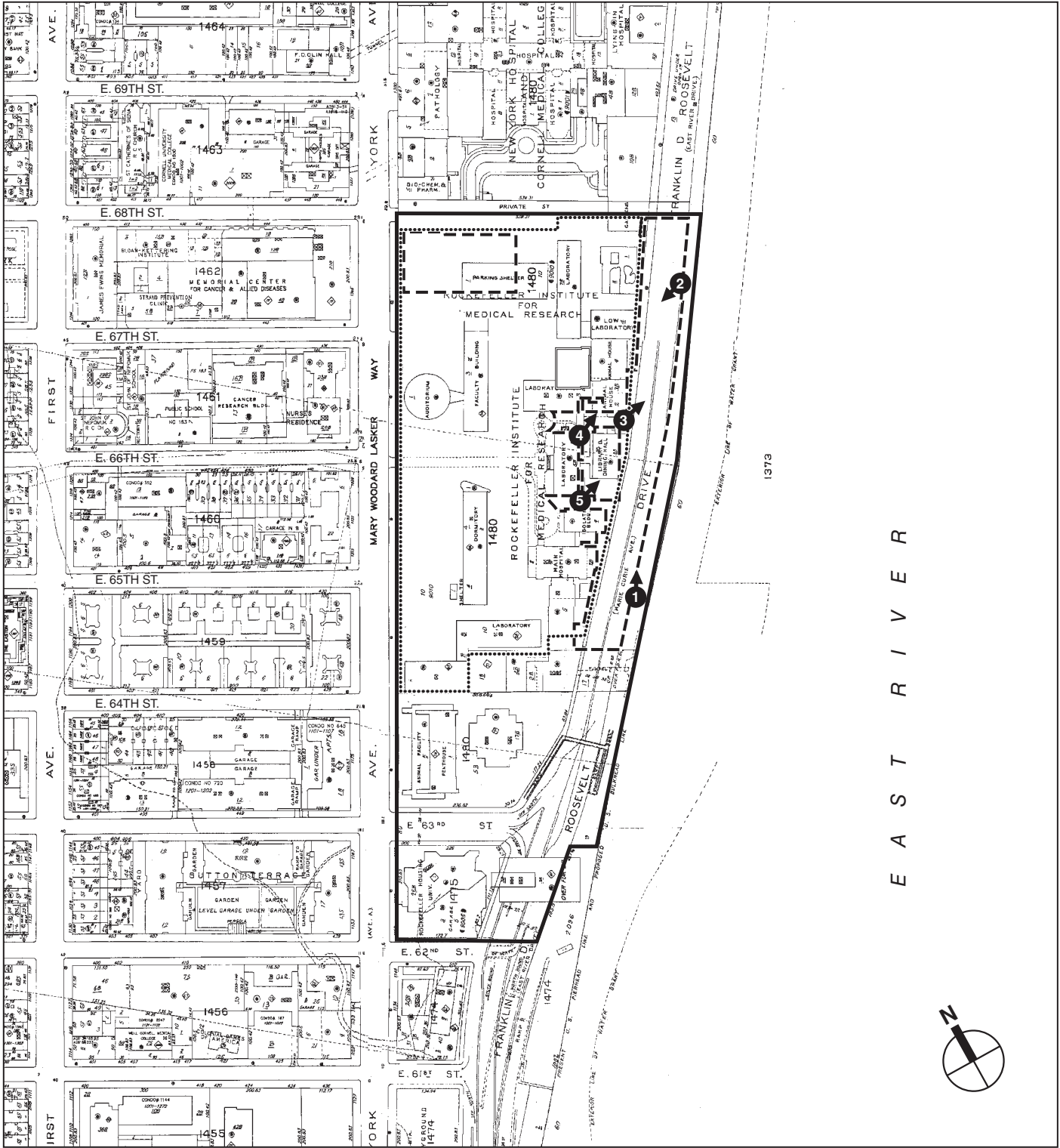
PROJECT COMPONENTS

The project area for the proposed project is the Rockefeller University Large Scale Community Facility Development (LSCFD), which includes the entire Rockefeller University campus (Block 1480, Lots 10 and 9010; Block 1475, Lots 5 and 9005)¹. The Rockefeller University LSCFD extends from East 62nd Street to the centerline of demapped East 68th Street between York Avenue and the bulkhead east of the Franklin Delano Roosevelt (FDR) Drive. The northern portion of the Rockefeller University LSCFD above East 64th Street has been determined eligible, as a historic district, for listing on the State and National Registers of Historic Places (S/NR-eligible) and for designation as a New York City Landmark (NYCL-eligible) (see **Figure 1**).

The development sites within the project area are the Laboratory Building Site, the North Terrace Site, and the Fitness Center Site. Portions of the Laboratory Building Site and the North Terrace Site, and the entire Fitness Center Site, are within the boundaries of the Rockefeller University Historic District. The Laboratory Building Site and the North Terrace Site primarily occupy air space over the FDR Drive but also include approximately 450 square feet (sf) within the western portion of the East River Esplanade where columns and footings would be located. In addition, the Laboratory Building Site and the North Terrace Site also include a very small portion of the eastern edge of the Rockefeller University campus where the new structures would connect with certain existing campus buildings. The Fitness Center Site is at the

¹ Block 1480, Lot 9010 and Block 1475, Lot 9005 are the air rights lots over the FDR Drive that are adjacent to Block 1480, Lot 10 and Block 1475, Lot 5.

9.25.13



- Large Scale Community Facility Development (LSCFD) (Rockefeller University Campus)
- - -** Development Sites
-** Rockefeller University Historic District (S/NR - Eligible; NYCL - Eligible)
- ➔** Photograph View Direction and Reference Number



northwest corner of the campus and contains a surface parking lot, a concrete canopy structure, and a tennis court.

Rockefeller University proposes to develop the Laboratory Building Site with a new two-story, approximately 154,314-gross-square-foot (gsf) laboratory building with two one-story pavilions (dining hall and support spaces) on its roof and two exhaust stacks. The two exhaust stacks would also be located on the laboratory building's roof and would be integrated into the overall design of the laboratory building and rooftop landscaping. The proposed project would develop the North Terrace Site (i.e., the area immediately north of the Laboratory Building Site) with a small one-story approximately 3,235-gsf conference and meeting pavilion (the Interactive Conference Center [ICC]). The proposed laboratory building and the ICC would be constructed on a platform occupying air space spanning the portion of the FDR Drive between demapped East 68th Street and the Rockefeller Research Building north of East 64th Street. The proposed project would develop the Fitness Center Site at the northwest corner of the campus with a new 20,498-gsf one-story fitness center (see **Figure 2**). The focus of this analysis is on the locations of the proposed laboratory building's exhaust stacks and their potential to impact historic architectural resources within the Rockefeller University Historic District and Founder's Hall, a National Historic Landmark (NHL) that is also individually S/NR-listed and is located within the historic district.

The stack locations for the proposed laboratory building have been developed through the careful consideration of five alternatives that explored siting the stacks at locations away from historic district buildings and Founder's Hall while maximizing efficiencies for the proposed laboratory building. The analysis below describes the alternatives that were considered, including alternatives that would lessen or eliminate direct or indirect impacts to Founder's Hall and other historic architectural resources in the Rockefeller University Historic District. The following analysis concludes that only the Proposed Stack Locations would eliminate direct impacts and minimize indirect impacts to Founder's Hall while lessening contextual impacts and alterations to nearby historic district buildings thereby allowing for the development of a highly efficient, modern laboratory building that would meet the purpose and need of the proposed project.

PURPOSE AND NEED

Rockefeller University's need for developing new laboratory space to meet contemporary standards is critical. In its quest to attract and retain the world's top scientists, Rockefeller University must be able to offer world-class laboratories that meet or exceed the standards of competing institutions across the country and abroad.

Research practices have changed in recent years with emphasis being placed on maximizing opportunities for collaboration among researchers achieved through adjacencies of laboratory space. The open exchange of information and ideas among researchers is enabled through large open floor plates. The practical changes in laboratory spatial requirements include:

1. A decrease in the ratio between laboratory bench areas and the technical support that serves them. More core space is needed relative to bench space in today's laboratory.
2. Increased requirements for climate control through the provision of sophisticated environmental building services.
3. Stricter structural vibration standards to allow for the operation of more sensitive instrumentation.

4. An increased need to maximize the flexibility for changes in the layouts of spaces.
5. The need to maximize horizontal connectivity and reduce the balkanization between programs created by the vertical stratification of multi-level buildings and cellular interiors.
6. An awareness of the importance of “soft” spaces: lounges, informal congregation areas, seminar rooms, and general food and beverage spaces as true components of the building’s research area rather than tacked on program “amenities.”

The design and location of the proposed laboratory building responds to the fundamental design constraints and opportunities of the campus. The building’s design has been developed to allow for maximizing opportunities for collaboration among researchers through adjacencies of laboratory space. The open exchange of information and ideas among researchers would be enabled through the two-story laboratory building’s large open floor plates, informal common areas, and support space. The modern laboratory space would enable Rockefeller University to attract top-flight researchers from around the world in order to remain one of the foremost bio-medical research institutions in the world. The siting of the new laboratory building at the eastern edge of the campus would maintain the integrity of the campus landscape; minimize new construction on the campus’s York Avenue frontage; integrate the campus in a north-south direction; and create a cohesive campus appropriate to its existing structures and landscape.

To maintain its leadership position and continue its 20th century success well into the 21st century, Rockefeller University must be able to compete in a global market for the world’s best biomedical researchers. Having laboratory and research space that are at the cutting edge of design and technology are imperative for Rockefeller University to continue to successfully recruit the top faculty and researchers to its campus. The ICC would provide the University with adequately-sized facilities for many key University activities, including conferences, retreats, colloquiums, and fund-raising events. The new fitness center would partially consolidate and replace some fitness uses located elsewhere on the campus and would provide much needed amenities to the campus, including a swimming pool and tennis court, and would have rooftop landscaping. The vacated spaces would be reused as University support space and storage, as needed.

B. EXISTING CONDITIONS OF THE LABORATORY BUILDING SITE

The Laboratory Building Site is primarily air space over the FDR Drive. The portion of the FDR Drive below the Laboratory Building Site is a six-lane, north-south highway constructed in the mid-20th century. The Laboratory Building Site includes approximately 450 sf within the western portion of the East River Esplanade immediately adjacent to the FDR Drive where a total of 10 columns and footings for the new laboratory building and the North Terrace would be located. In addition, certain limited locations for columns and footings would be within and adjacent to the campus’s existing schist retaining wall along the west side of the FDR Drive (see **Figure 3**). The approximately 43-foot-tall schist retaining wall—which was constructed between 1906 and 1916, corresponding to the development of the campus—establishes the eastern boundary of both the campus and the Rockefeller University Historic District.

As shown on **Figures 1, 2, and 4**, only a very small portion of the eastern edge of the Rockefeller University Historic District is within the Laboratory Building Site. These campus level areas consist of the courtyards north and south of Welch Hall; the paved and grassy areas north and south of Founder’s Hall that connect to the main campus to the west; an existing mechanical equipment area north of the courtyard between Welch Hall and the Flexner Hall



View northwest on the East River Esplanade 1



View southwest on the East River Esplanade 2



View north over the FDR Drive from near the Flexner Hall Extension 3



View northeast across the development site between the Flexner Hall Extension and Welch Hall 4



View northeast across the development site between the Nurse's Residence and Welch Hall 5

Extension; and the small areas immediately adjacent to certain existing campus buildings that would abut and connect to the new laboratory building. These buildings are the Smith Hall Annex, the Flexner Hall Extension, Welch Hall, the Nurse's Residence, the Hospital, the Hospital Extension, the Boiler House, and Gasser Hall (see **Figures 1, 2, and 4**). The Smith Hall Annex and Gasser Hall are not historic architectural resources. The Smith Hall Annex is non-contributing to the Rockefeller University Historic District and Gasser Hall is not within the historic district boundaries.

C. ALTERNATIVES

The proposed laboratory building and two exhaust stacks are being designed to meet the purpose and need of the proposed project of providing a highly efficient, modern laboratory building, while minimizing impacts to the Rockefeller University Historic District and Founder's Hall. An in-depth siting analysis was prepared to consider alternate locations for the stacks. The laboratory building design initially proposed locating two exhaust stacks adjacent to the east façade of Founder's Hall, the centerpiece of the Rockefeller University campus that is a NHL, is individually S/NR-listed, and is contributing to the Rockefeller University Historic District. As described below, the New York City Landmarks Preservation Commission (LPC) indicated that stacks adjacent to Founder's Hall would adversely impact this historic architectural resource. Therefore, the Founder's Hall stack alternative was not developed further. As part of this siting analysis, the Pavilion Stack Alternative was developed to consider locating stacks on the roof of the laboratory building's two pavilion structures. In addition to these two initial alternatives developed through the in-depth siting analysis, further analysis was prepared in response to LPC comments dated May 29, 2013. Two additional alternative stack locations were developed in consideration of locations that would lessen or eliminate direct or indirect impacts to Founder's Hall and other historic architectural resources in the Rockefeller University Historic District while providing a highly efficient, modern laboratory building.

Four stack alternatives, in addition to the Proposed Stack Locations, were considered:

- 1) Founder's Hall Stack Alternative—locate two stacks adjacent to the building's east façade;
- 2) Pavilion Stack Alternative—locate a free-standing stack on the roof of each of the laboratory building's two pavilions;
- 3) Alternate Stack Location A—locate one stack north of the Flexner Hall Extension and one stack south of the Hospital; and
- 4) Alternate Stack Location B—locate one stack on the roof of the Smith Hall Annex and one stack on the roof of the Boiler House.

The design of the proposed laboratory building and stack locations were developed through this analysis process. Each alternative and the Proposed Stack Locations are described below.

1. FOUNDER'S HALL STACK ALTERNATIVE

The Founder's Hall stack alternative considered locating two square stacks adjacent to, but set away from, the northeast and southeast corners of Founder's Hall's, rear east façade. The stacks

would be approximately 155'-0" above datum¹ to exhaust above the roof height of Founder's Hall. Each stack would have an approximately 10'-0" by 10'-0" footprint and would be set away from Founder's Hall's east façade by approximately 2'-0". In this alternative, the stacks would have identical designs that would provide symmetry in the limited views available to the building's east façade from other nearby buildings in the Rockefeller University Historic District (see **Figures 5 and 6**).

With the Founder's Hall stack alternative, Founder's Hall would not be directly altered by the two stacks as the stacks would not abut the building's east façade but would be located approximately 2'-0" from the building's east façade. No historic resources would be directly affected by alterations related to siting the stacks at this location as the stacks would connect to the mechanical systems located north and south of Welch Hall.

The stacks would not be visible in eastward campus views toward Founder's Hall's as the stacks would not extend beyond the height of the building's roof. Views to the stacks from the historic district buildings east of Founder's Hall would be limited to the immediately adjacent buildings, which include Welch Hall, Flexner Hall and the Flexner Hall Extension, and the Nurse's Residence. Although some longer, more distant views from the east would include the stacks, these publicly accessible views would be from Roosevelt Island and the Queensboro Bridge. The distance and intervening structures would substantially limit the visibility of stacks adjacent to Founder's Hall's east façade, limiting the contextual effect. Further the stacks would not be a substantial departure from the variety of structures and building heights already located in this area.

Through consultation with LPC in September and October 2012, LPC determined that locating two stacks adjacent to Founder's Hall's east facade would alter the immediate context of this National Historic Landmark, which would result in an adverse impact to this architectural resource. Therefore, this alternative was not developed further.

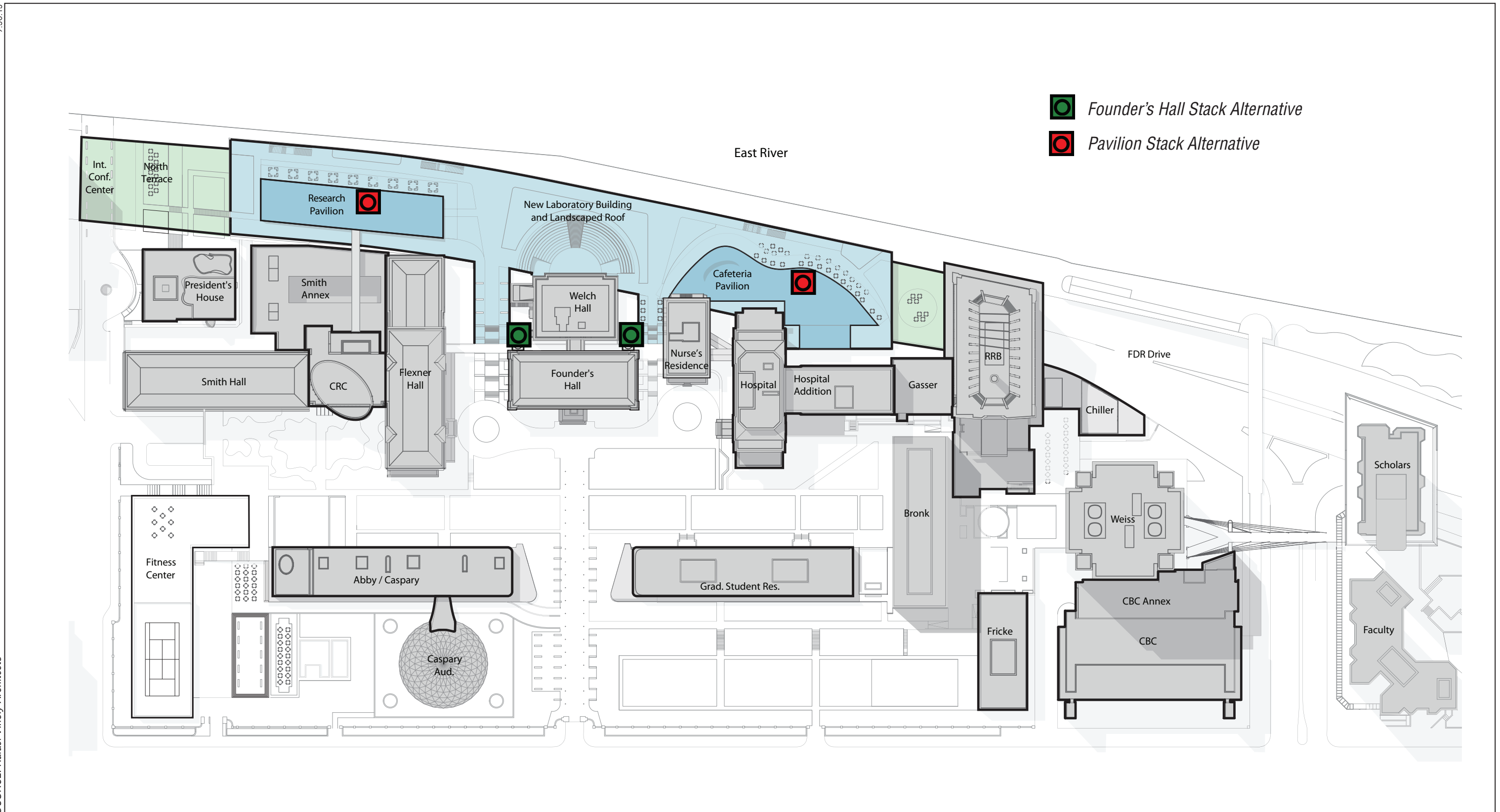
CONCLUSION

The Founder's Hall stack alternative would not directly affect Founder's Hall but would include two symmetrically sited stacks adjacent to Founder's Hall's east façade. The Founder's Hall stack alternative would result in stacks that would have limited visibility from nearby architectural resources within the Rockefeller University Historic District and the Queensboro Bridge. However, LPC determined that the Founder's Hall stack alternative would detract from the context of Founder's Hall from other nearby historic buildings. Although the Founder's Hall stack alternative would support the programmatic and operational needs of an efficient, modern laboratory building, this alternative was not developed further because of the potential to result in an adverse impact to Founder's Hall.

2. PAVILION STACK ALTERNATIVE

The Pavilion Stack Alternative would include two stacks, with one stack located on the roof of each of the laboratory building's two rooftop one-story pavilions. With this alternative, the north stack would be approximately 145'-0" above datum and the south stack would be approximately 181'-0" above datum with an approximately 10'-0" by 10'-0" footprint. Because these stacks

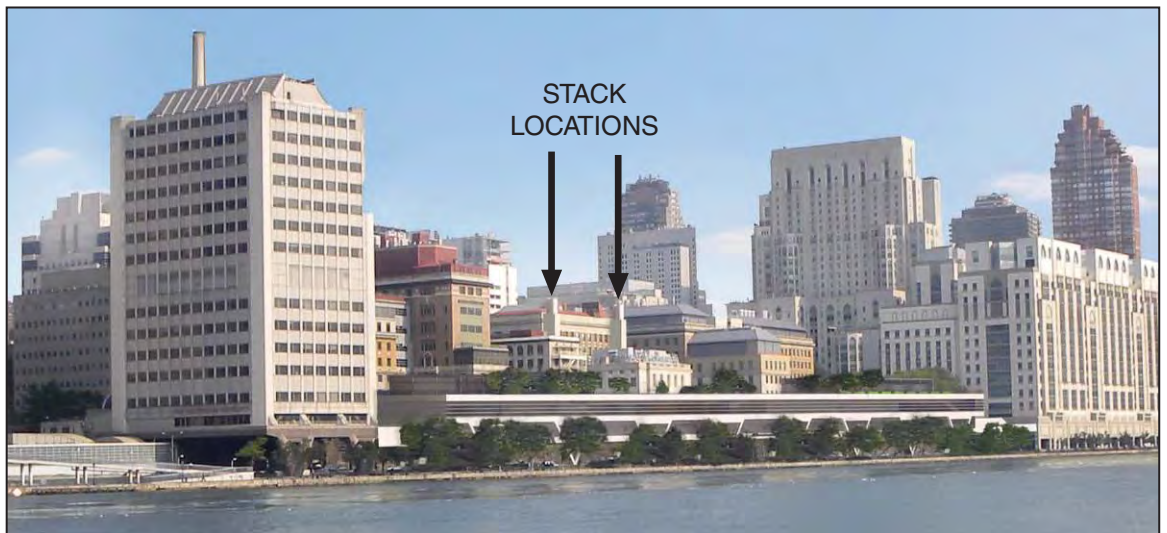
¹ Stack height assumes 10'-0" higher than the roof height which is approximately 145'-0" above datum.



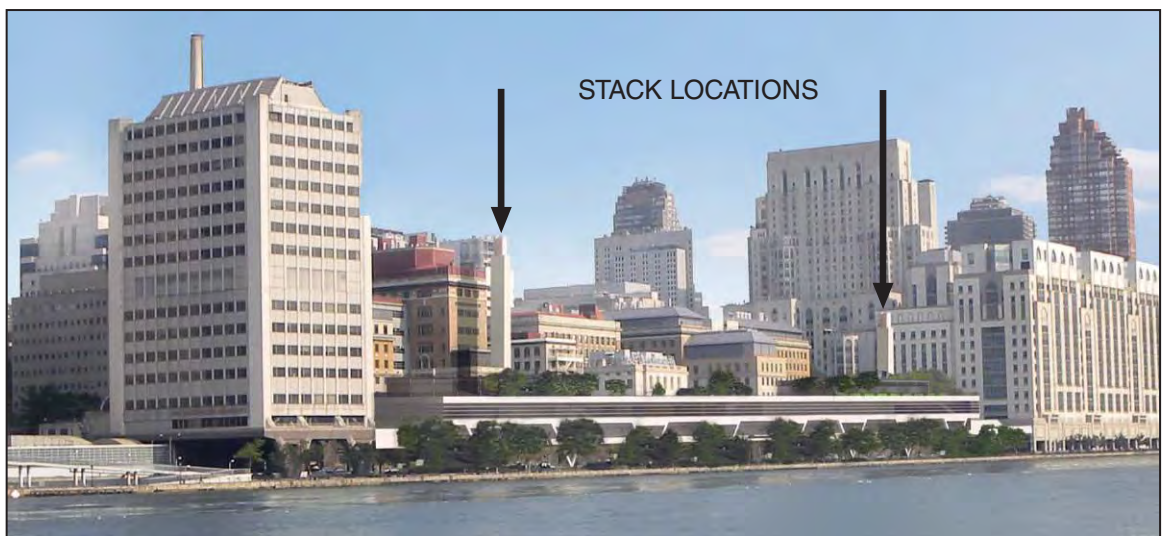
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Existing Conditions



Founder's Hall Stack Alternative



SOURCE: Rafael Vinoly Architects

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Pavilion Stack Alternative

View from Roosevelt Island—
Founder's Hall Stack Alternative and Pavilion Stack Alternative
Figure 6

would be free-standing on the pavilion rooftops, lateral bracing would be required which would result in bulky stack structures. Although the stack locations with the Pavilion Stack Alternative would allow for efficient duct work distribution and integration into the existing mechanical rooms, the stacks located on the roof of the two pavilions would overwhelm these small pavilions and would be located at prominent locations at focal points on the laboratory building's rooftop (see **Figures 5 and 6**).

Although the Pavilion Stack Alternative would site the stacks away from Founder's Hall and would not directly affect Founder's Hall or any architectural resources within the Rockefeller University Historic District, the prominent locations of the stacks as free-standing structures with the Pavilion Stack Alternative would draw attention to them in eastward views from Founder's Hall, in views from other nearby historic buildings in the Rockefeller University Historic District, and in views from the Queensboro Bridge.

CONCLUSION

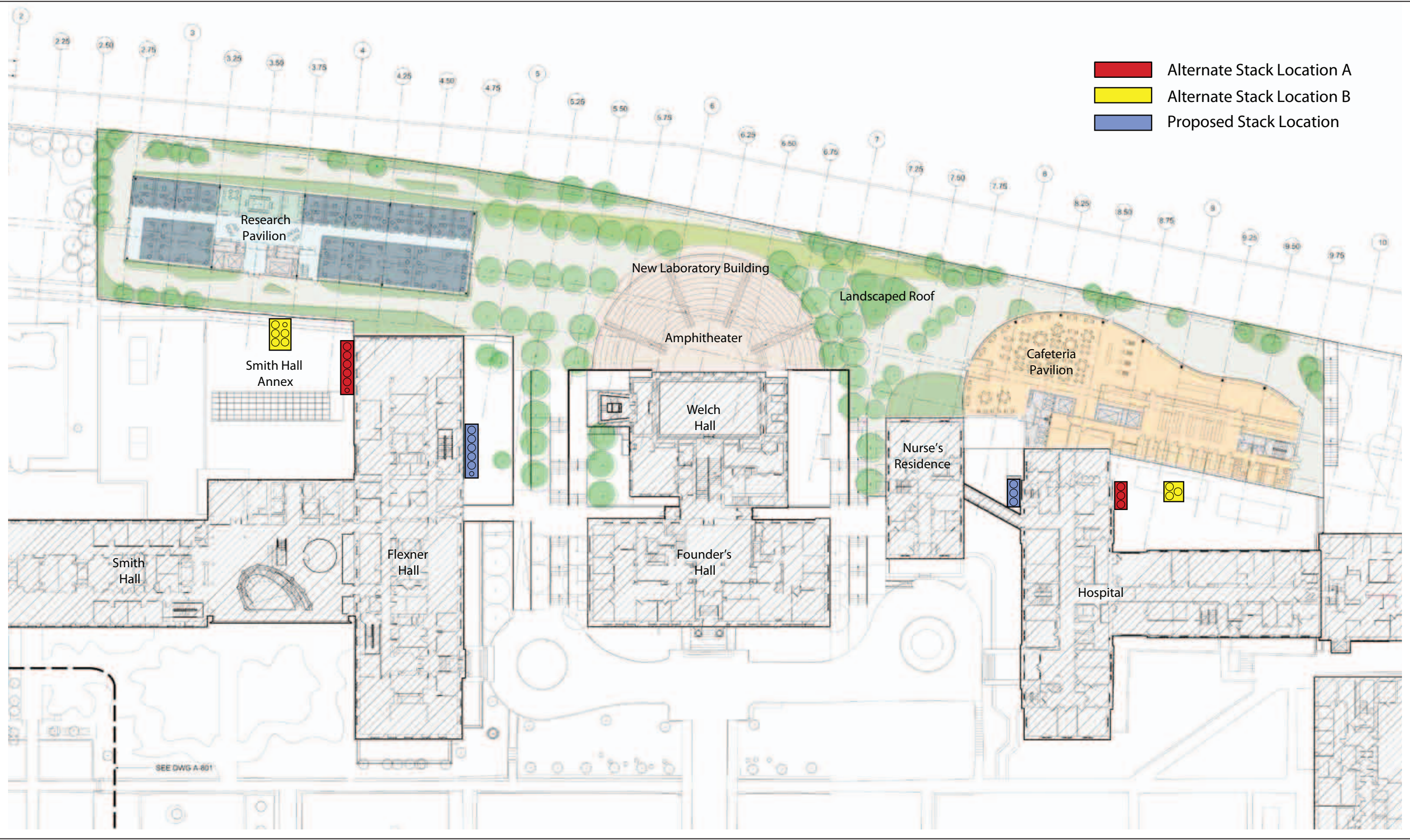
The Pavilion Stack alternative would not directly affect Founder's Hall or any architectural resources within the Rockefeller University Historic District as the stacks would be free-standing structures sited on the roof of each of the laboratory building's two rooftop pavilions. However, the free-standing stacks would be highly visible from Founder's Hall and nearby buildings in the Rockefeller University Historic District. Although the stacks at these locations would not directly impact architectural resources, they would be sited at prominent locations that would detract from the context of nearby architectural resources.

3. ALTERNATE STACK LOCATION A

In response to comments from LPC dated May 29, 2013, Alternate Stack Location A was developed to consider the feasibility of locating the stacks away from Founder's Hall by siting one stack at the east end of the north façade of the Flexner Hall Extension and a second stack at the south façade of the Hospital (see **Figures 7 through 9**). With this alternative, each stack would be slightly taller than the building it abuts to allow for appropriate exhausting, with the stack abutting the Flexner Hall Extension being approximately 145'-0" above datum and the stack abutting the Hospital being approximately 181'-0" above datum. The stack abutting the Flexner Hall Extension would be approximately 28'-0" long by approximately 7'-0" wide and the stack abutting the Hospital would be approximately 18'-0" long by approximately 7'-0" wide.

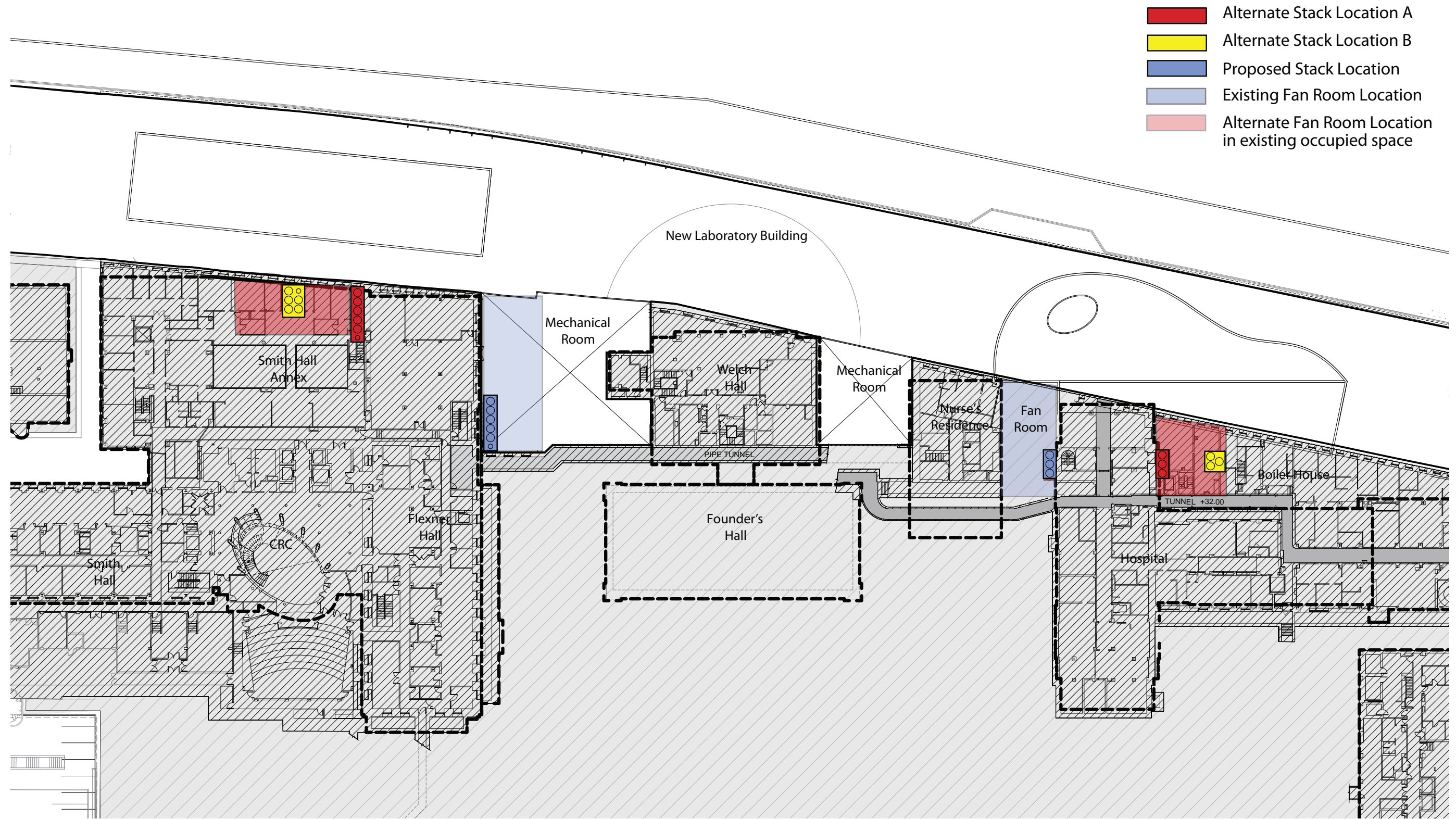
Alternate Stack Location A would site the stacks at locations that would substantially limit their visibility in views from Founder's Hall as the stacks would abut the facades facing away from Founder's Hall. However, the stacks with Alternate Stack Location A would result in stacks abutting two buildings within the Rockefeller University Historic District—the ~~Smith Hall Annex~~ Flexner Hall Extension and the Hospital building—and would require the closure of certain windows in both the ~~Smith Hall Annex~~ Flexner Hall Extension and the Hospital building. In addition, the stack abutting the Hospital would extend through the Boiler House, which is also within the Rockefeller University Historic District.

To site the stacks at these locations, Alternate Stack Location A would require the creation of two new fan rooms extending through three floors of existing occupied space in the Smith Hall Annex and the Boiler House. The fan rooms would result in the loss of approximately 1,800 sf of space in the Smith Hall Annex and approximately 1,600 sf of space in the Boiler House.



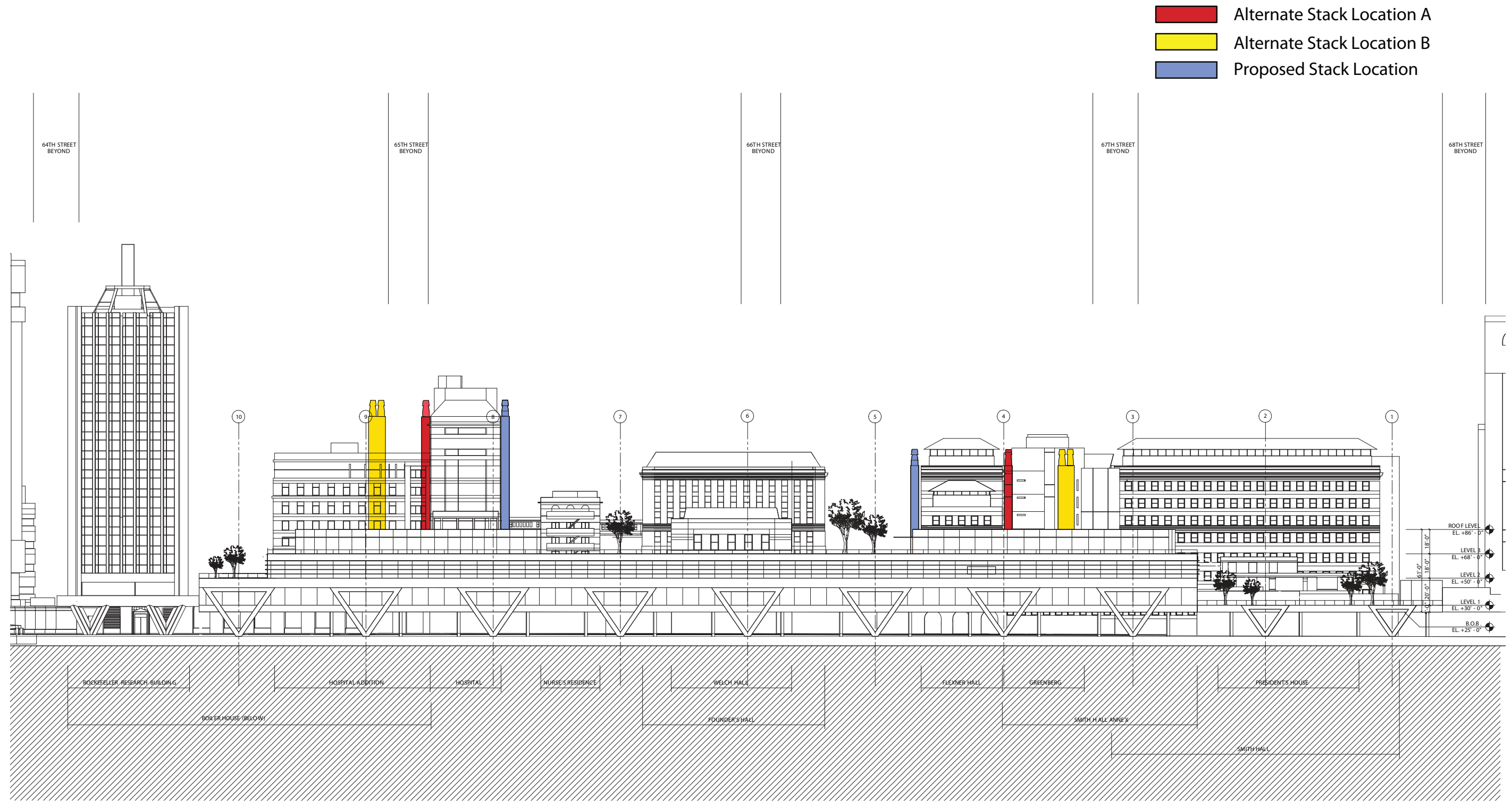
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Floor Plan: Level 3



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Floor Plan: B Level



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Further, Alternate Stack Location A would require the installation of heat recovery coils remote from the planned mechanical rooms of the proposed laboratory building.

CONCLUSION

Alternate Stack Location A would not result in any direct or contextual impacts to Founder's Hall but would directly affect three architectural resources in the Rockefeller University Historic District and would alter the context of nearby architectural resources within the district. Only the stack abutting the Hospital would be visible in views from the Queensboro Bridge to the south. Because Alternate Stack Location A would require constructing two fan rooms in occupied building space and new coiling systems, the efficiencies of the laboratory building and stacks would be substantially reduced. Therefore, Alternate Stack Location A would not support the programmatic and operational needs of the proposed project which requires an efficient, modern laboratory building with efficiencies in duct work distribution and integration into sufficient mechanical systems while minimizing or eliminating impacts to architectural resources.

4. ALTERNATE STACK LOCATION B

Alternate Stack Location B was developed in response to comments from LPC dated May 29, 2013. This alternative would involve two free-standing stacks, with one stack located on the roof of the Smith Hall Annex near its eastern edge and a second stack located on the roof of the Boiler House near this building's northern end. The stacks in Alternate Stack Location B would be free-standing and would not be laterally braced by existing buildings. Lateral bracing would be required which would result in bulky stack structures. With Alternate Stack Location B, the Smith Hall Annex stack would be approximately 145'-0" above datum with an approximately 18'-0" by 15'-0" footprint and the Boiler House stack would be approximately 181'-0" above datum with an approximately 15'-0" by 15'-0" footprint (see **Figures 7 through 9**).

Alternate Stack Location B would require the creation of two new fan rooms extending through three floors of existing occupied space in the Smith Hall Annex and the Boiler House. The fan rooms would result in the loss of approximately 1,800 sf of space in the Smith Hall Annex and approximately 1,600 sf of space in the Boiler House. In addition, Alternate Stack Location B would require the installation of heat recovery coils remote from the planned mechanical rooms of the proposed laboratory building. Alternate Stack Location B would not require the closure of any windows on any historic buildings as the stacks would be free-standing. However, the Boiler House is within the Rockefeller University Historic District. The Smith Hall Annex, however, is not an architectural resource within the historic district. Therefore, alterations to the Boiler House would affect this architectural resource. With Alternate Stack Location B, the stacks would be located away from Founder's Hall so would not result in any direct or contextual impacts to this architectural resource. However, both stacks would alter views from certain nearby architectural resources in the historic district.

CONCLUSION

Alternate Stack Location B would not result in any direct or contextual impacts to Founder's Hall. This alternative would also directly affect the Boiler House, an architectural resource in the Rockefeller University Historic District. This alternative would also alter the context of certain nearby architectural resources within the district as the stacks would be visible from nearby buildings. Both stacks would be visible from some vantage points in views from the Queensboro Bridge to the south, however, the stacks would be located among other tall structures. The

efficiencies of the laboratory building and stacks would be substantially reduced with Alternate Stack Location B because this alternative would require constructing two fan rooms in occupied building space and new coiling systems. This alternative would not support the programmatic and operational needs of the proposed project which requires an efficient, modern laboratory building with efficiencies in duct work distribution and integration into sufficient mechanical systems.

5. PROPOSED STACK LOCATIONS

The Proposed Stack Locations would locate two exhaust stacks on the roof of the laboratory building that would be integrated into the building's overall design. One stack would be located along the north façade of the Hospital and the other would be located along the Flexner Hall Extension's south façade (see **Figures 7, 8, and 10**). Each stack would be slightly taller than the building it abuts to allow for appropriate exhausting. The stack abutting the Hospital would be approximately 181'-0" above datum and the stack abutting the Flexner Hall Extension would be approximately 145'-0" above datum. The footprints of the stacks would be small, with the stack abutting the Hospital being approximately 18'-0" long by approximately 7'-0" wide and the stack abutting the Flexner Hall Extension being approximately 28'-0" long by approximately 7'-0" wide. The stack located adjacent to the Hospital would require the closure of four windows at the stairwell on each floor in the area immediately adjacent to the stack location. The base of the Flexner Hall Extension stack would be located within the existing mechanical area that would be expanded as part of the proposed project. This stack would require the closure of four windows at the stairwell on each floor of the Flexner Hall Extension in the areas of the building's south façade adjacent to the new stack.

The Proposed Stack Locations would maximize adjacencies to existing mechanical systems resulting in efficient exhaust systems for the proposed laboratory building. With the Proposed Stack Locations, the stacks would be sited at locations of an existing mechanical room and a fan room, located north and south of Welch Hall, respectively. The base of the stack abutting the Flexner Hall Extension would be located within the existing mechanical area between the Flexner Hall Extension and Welch Hall that would be expanded as part of the proposed project. Similarly, the base of the stack abutting the Hospital would be located within an existing fan room. These locations would maximize adjacencies and allow for efficient duct work distribution through the proposed laboratory building.

The placement of the two exhaust stacks with the Proposed Stack Locations has been developed after close consideration of their potential effects on Founder's Hall and the Rockefeller University Historic District. The stacks have been sited away from Founder's Hall, the centerpiece of the Rockefeller University campus, while maximizing efficiencies and access to mechanical systems. Further, the stacks have been designed to both minimize their actual footprint size as well as their visibility from Founder's Hall and nearby historic district buildings. They have also been sited away from Founder's Hall, the centerpiece of the Rockefeller University campus, while maximizing efficiencies and access to mechanical systems.

The location of the stack abutting the Flexner Hall Extension's south façade would alter the context of Founder's Hall from certain locations near Founder's Hall. However, the context of Founder's Hall is already characterized by a variety of buildings and structures that date from different development periods of the campus. These nearby structures include Flexner Hall, the Flexner Hall Extension, Welch Hall, and the Nurse's Residence and walkways connecting these



View northwest from Roosevelt Island



View southwest from Roosevelt Island

SOURCE: Rafael Vinoly Architects

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buildings. Further, Welch Hall physically connects to Founder's Hall's east façade by an enclosed stairwell. The stack abutting the Hospital would not relate contextually to Founder's Hall and would have extremely limited visibility from Founder's Hall as the Nurse's Residence is located between Founder's Hall and the site of the stack abutting the Hospital.

CONCLUSION

The Proposed Stack Locations reflect the most practicable option with respect to meeting the programmatic and operational needs of an efficient, modern laboratory building while eliminating direct impacts to Founder's Hall by siting the stacks away from Founder's Hall, limiting their visibility, and designing the stacks to minimize effects to the adjacent Rockefeller University Historic District buildings.

D. CONCLUSION

As described above, Rockefeller University has evaluated the potential for 1) locating two stacks adjacent to Founder's Hall's east façade; 2) locating a free-standing stack on the roof of each of the laboratory building's two pavilions; 3) locating one stack north of the Flexner Hall Extension and one stack south of the Hospital; 4) locating one stack on the roof of the Smith Hall Annex and one stack on the roof of the Boiler House; and 5) locating one stack adjacent to the Flexner Hall Extension's south façade and locating one stack adjacent to the Hospital's north façade.

POTENTIAL IMPACTS ON FOUNDER'S HALL

POTENTIAL DIRECT IMPACTS

None of the stack alternatives or the Proposed Stack Locations would directly impact Founder's Hall. Although the Founder's Hall Stack Alternative would involve locating two stacks approximately 2'-0" east of this National Historic Landmark's east façade, LPC has determined that stacks at this location would alter the immediate context of this building and would result in an adverse impact to this architectural resource. Therefore, this alternative was not developed further. With each of the other alternatives and with the Proposed Stack Locations, the stacks would be located at substantial distances from Founder's Hall and would, therefore, also avoid any direct impact to Founder's Hall.

POTENTIAL INDIRECT IMPACTS

The Founder's Hall Stack Alternative and the Proposed Stack Locations would indirectly affect Founder's Hall by altering the context of this National Historic Landmark's east façade. As described above, the Founder's Hall Stack Alternative would locate two stacks approximately 2'-0" from the building's east façade which would change the context of the building's east façade in views from other nearby historic district buildings. However, the east façade is the building's rear façade and the context of Founder's Hall is already characterized within the context of a variety of buildings and structures, including Flexner Hall, the Flexner Hall Annex, Welch Hall, and the Nurse's Residence and walkways connecting these buildings. Further, Welch Hall physically connects to Founder's Hall's east façade by an enclosed stairwell. In contrast to the Founder's Hall Stack Alternative, with the Proposed Stack Locations, the stacks would be sited away from Founder's Hall. The stack abutting the Hospital would not relate contextually to Founder's Hall and would have extremely limited visibility from Founder's Hall as the Nurse's Residence is located between Founder's Hall and the site of the stack abutting the

Hospital. Although the stack abutting the south façade of the Flexner Hall Extension would be visible from certain areas near Founder’s Hall’s north and east facades, Founder’s Hall is already located in an area of the campus characterized by a variety of buildings and structures. Therefore, the Proposed Stack Locations would not result in a significant adverse contextual impact to Founder’s Hall.

POTENTIAL IMPACTS ON THE ROCKEFELLER UNIVERSITY HISTORIC DISTRICT

POTENTIAL DIRECT IMPACTS

Only the Founder’s Hall Stack Alternative and the Pavilion Stack Alternative would avoid a direct impact to Rockefeller University Historic District buildings because neither of these two alternatives would directly affect any buildings in the historic district.

Each of the other two alternatives—Alternate Stack Location A and Alternate Stack Location B—and the Proposed Stack Locations would involve direct alterations to certain historic district buildings, including the Hospital, the Flexner Hall Extension, and the Boiler House. Alternate Stack Location A would require the sealing of certain windows on the south façade of the Hospital where the stack would abut the building and Alternate Stack Location B would require sealing certain windows on the north façade of the Flexner Hall Extension. In addition, Alternate Stack Location A and Alternate Stack Location B would require alterations to the Boiler House. Similarly, the Proposed Stack Locations alternative would require modifications to the south façade of the Flexner Hall Extension and the North façade of the Hospital at the locations where each stack would abut these buildings. In contrast to Alternate Stack Location A and Alternate Stack Location B, the stacks with the Proposed Stack Locations would maximize efficiencies to existing mechanical rooms and systems whereas Alternate Stack Location A and Alternate Stack Location B would require creating fan rooms in the Smith Hall Annex and the Boiler House resulting in the loss of usable square footage. Therefore, although the Proposed Stack Locations alternative would require modifications to two historic district buildings, only the Proposed Stack Locations alternative would support the programmatic and operational needs of an efficient, modern laboratory building.

POTENTIAL INDIRECT IMPACTS

None of the alternatives would avoid an indirect impact to the Rockefeller University Historic District. Although the Pavilion Stack Alternative would locate stacks outside the historic district on the roof of the laboratory building’s two small pavilions, the stacks at these locations would overwhelm the small structures and would be located at prominent locations that would indirectly impact the historic district.

PROGRAMMATIC AND OPERATIONAL NEEDS

The Founder’s Hall Alternative, the Pavilion Stack Alternative, and the Proposed Stack Locations alternative would allow for efficient duct work distribution and integration into the existing mechanical rooms which would support the programmatic and operational needs of an efficient, modern laboratory building. The Founder’s Hall Stack Alternative would allow the stacks to connect to the mechanical systems located north and south of Welch Hall, thereby supporting the programmatic and operational needs of an efficient, modern laboratory building. However, this alternative was not developed further because LPC determined that stacks

adjacent to Founder's Hall would result in an adverse impact to this architectural resource. With the Pavilion Stack Alternative the stacks would be free-standing structures on the pavilion rooftops that would require lateral bracing which would result in bulky stack structures. Although the stack locations with the Pavilion Stack Alternative would allow for efficient duct work distribution and integration into the existing mechanical rooms, the stacks located on the roof of the two pavilions would overwhelm the small pavilions and would be located at prominent locations at focal points on the laboratory building's rooftop.

In contrast, Alternate Stack Location A and Alternate Stack Location B would require the creation of new fan rooms and the installation of heat recovery coils remote from the planned mechanical rooms of the proposed laboratory building. Therefore, these two alternatives would not support the programmatic and operational needs of an efficient, modern laboratory building.

Alternate Stack Location A would require constructing two fan rooms in occupied building space and new coiling systems, thereby substantially reducing the efficiencies of the laboratory building and stacks. Therefore, Alternate Stack Location A would not support the programmatic and operational needs of the proposed project which requires an efficient, modern laboratory building with efficiencies in duct work distribution and integration into sufficient mechanical systems while minimizing or eliminating impacts to architectural resources. Similarly, the efficiencies of the laboratory building and stacks would be substantially reduced with Alternate Stack Location B because this alternative would require constructing two fan rooms in occupied building space and new coiling systems. This alternative would not support the programmatic and operational needs of the proposed project which requires an efficient, modern laboratory building with efficiencies in duct work distribution and integration into sufficient mechanical systems. With the Proposed Stack Locations, the stacks would be sited at locations of an existing mechanical room and a fan room. These locations would maximize adjacencies and allow for efficient duct work distribution through the proposed laboratory building.

CONCLUSION

In consideration of the purpose and need of the Rockefeller University River Building and Fitness Center Project and the efficiencies necessary for a modern laboratory building, this analysis considered alternatives that would lessen or eliminate direct and indirect impacts to Founder's Hall and other historic architectural resources in the Rockefeller University Historic District. As described above, the placement of the two exhaust stacks with the Proposed Stack Locations has been developed after close consideration of their potential effects on Founder's Hall and the Rockefeller University Historic District. The stacks have been designed to both minimize their actual footprint size as well as their visibility from Founder's Hall and nearby historic district buildings. The Proposed Stack Locations reflect the most practicable option with respect to meeting the programmatic and operational needs of an efficient, modern laboratory building while eliminating direct impacts to Founder's Hall by siting the stacks away from Founder's Hall, limiting their visibility, and designing the stacks to minimize effects to the adjacent Rockefeller University Historic District buildings. The analysis concluded that only the Proposed Stack Locations alternative would minimize indirect impacts to Founder's Hall while lessening contextual impacts and alterations to nearby historic district buildings.

Therefore, the Proposed Stack Locations alternative is the most feasible alternative for the proposed laboratory building's stacks that would allow for the development of a highly efficient, modern laboratory building that would meet the purpose and need of the proposed project. *



Phase 1A Archaeological Documentary Study

Rockefeller University Campus

New York, New York

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A. PROJECT OVERVIEW AND BACKGROUND

The Rockefeller University, a world-leading research and educational institution, proposes to develop a new 2-story laboratory building and a new 1-story recreation building on its campus on the Upper East Side of Manhattan (see **Figure 1**). The project site is located on Block 1480, Lots 10 and 9010 and is bounded by demapped East 68th Street, the Franklin Delano Roosevelt (FDR) Drive, East 62nd Street, and York Avenue. The proposed project would involve modifications to the Rockefeller University campus within two development sites (described in greater detail below) to allow the University to develop new laboratory and research space that are at the cutting edge of design and technology to meet contemporary standards. The new recreation building would provide a much needed amenity to the campus (see **Figure 2**).

The proposed project would require discretionary approvals and permits that are subject to City Environmental Quality Review (CEQR). These include various approvals related to the construction of the new laboratory building in airspace over the FDR Drive; an amendment to the City Map to eliminate, discontinue, and close portions of the FDR Drive right-of-way and the disposition of real property; a special permit for construction in airspace over a street, and approvals from the New York City Planning Commission (CPC), the Public Design Commission, and the New York City Department of Transportation (DOT). The New York City Department of City Planning (DCP) is serving as lead agency for the environmental review.

PROPOSED LABORATORY BUILDING

Within the laboratory building site, a new building would be constructed at the easternmost edge of the campus within the Rockefeller University air rights space above the FDR Drive. This site is bounded by demapped East 68th Street to the north, the Rockefeller Research Building north of East 64th Street to the south, the East River Esplanade to the east, and the existing campus to the west. In 1973 the City sold the air rights over the FDR Drive to several institutions, including Rockefeller University (amended in 1993). The bottom slab of the proposed laboratory building would be located approximately 25 feet above the elevation of the FDR Drive and would be supported by piers located within the western edge of the East River Esplanade and columns within the western edge of the FDR Drive at the schist retaining wall. The roof of the laboratory building would be at approximately the same elevation as the eastern edge of the Rockefeller University campus and the western side of the new building would abut the existing schist retaining wall that extends along the west side of the FDR Drive. Certain sections of the existing schist retaining wall would be modified in areas where the new laboratory building would connect to existing campus buildings.

The laboratory building's construction would require in-ground disturbance for caissons, spread footings, grade beams, and tiebacks within limited areas of the FDR Drive and the western edge of the East River Esplanade. Within the western edge of the East River Esplanade on the east side of the FDR Drive, ten caissons, each measuring 4 feet in diameter, would be installed to depths ranging between 11 and 40 feet (depending on the depth of bedrock) and would be connected by a grade beam at a depth of 6 feet. On the western side of the FDR Drive, twenty footings measuring either 4 by 4 feet or 4 by 8 feet would be installed at depths between 5 and 11 feet below ground surface. Four of these footings would also include

vertical tiebacks into the rock. Additional excavation in the eastern portion of the campus would be required to a depth of 47 feet below campus ground surface in two areas that currently contain mechanical equipment to the north and south of existing Welch Hall (see **Figure 2**).

PROPOSED RECREATION BUILDING

The other development site, the recreation building site, is at the northwest corner of the campus near demapped East 68th Street and York Avenue. The project would develop a new recreation building on this site that would replace an existing surface parking lot and concrete canopy structure. Construction of the recreation building would involve in-ground disturbance to depths of approximately 3 to 6 feet below grade under the east portion of the building and to approximately 13 feet below grade in the location of a proposed swimming pool under the west portion of the building. Because of the change in elevation of the campus from west to east, the roof of the new 1-story building would be at the same elevation as the eastern portion of the campus.

B. RESEARCH GOALS AND METHODOLOGY

The goal of this Phase 1A Archaeological Documentary Study is to determine the likelihood that potential archaeological resources have survived within the two development sites despite the destructive forces of time, including landscape modification, building construction, basement excavation, utility installation, and street construction. This study has been designed to satisfy the requirements of the New York City Landmarks Preservation Commission (LPC) and it follows the guidelines of the New York Archaeological Council (NYAC, 2005). This Phase 1A study documents the current conditions of the site and its environmental and physical contexts. Finally, the study documents the history of the Rockefeller University campus and the potential of the two development sites to yield archaeological resources dating to both precontact and historic periods.

As part of the background research for this Archaeological Documentary Study, various primary and secondary resources were analyzed including historic maps and atlases, historic photographs, newspaper articles, local histories, and building records. These published and unpublished resources were consulted at various repositories, including the Manhattan Office of the New York City Register (Department of Finance), the New York Historical Society, the Rockefeller Archive Center, the New York City Municipal Archives, Main Research Branch of the New York Public Library (including the Local History and Map Divisions) and the Library of Congress Digital Collections. Digital archives such as Google Books (www.googlebooks.com) and the Internet Archive (www.archive.org) were also accessed.

A. ORIGINAL TOPOGRAPHICAL SETTING

The island of Manhattan is found within a geographic bedrock region known as the Manhattan Prong of the New England (Upland) Physiographic Province. The vicinity of the project area is composed mostly of metamorphic rock known as Manhattan Schist (Reeds 1925). Bedrock is relatively shallow in the vicinity of the project site and the eastern side of the site was formerly a steep, rocky cliff (discussed in greater detail in **Chapter 4**). Bedrock is located between 2 and 23 feet below ground surface within the project site (AKRF 2012).

Viele's 1865 map (see **Figure 3**) shows that the Rockefeller University campus was originally covered with a long, narrow hill. A steep, rocky cliff leading to the East River is depicted along the eastern side of the site on numerous historic maps and photographs. A small stream surrounded by a tract of marshland lined the western side along the line of York Avenue and connected to a larger stream in the vicinity of East 62nd Street. In the vicinity of the Rockefeller University campus, the FDR Drive was constructed largely on artificially made land.

Several historic atlases from the mid- and late-19th century include information regarding the elevations of street intersections in the vicinity of the Rockefeller campus. These maps show that the profile of the campus is largely unchanged since the late-19th century although some areas have been altered through filling or grading. However, significant landscape alteration has occurred along the eastern side of the site, where the steep cliff that formerly led to the river has been replaced by a series of retaining walls. As a result, the campus of Rockefeller University is situated approximately 43 feet above the surface of the FDR Drive to the east, although the elevation varies at the eastern edge of the campus. Elevation information on current Sanborn maps (see **Figure 2**) shows that the surface topography of the campus slopes up to the east from approximately 30 feet at York Avenue to 35 feet near the eastern end of the campus. However, as seen on modern USGS maps (see **Figure 1**), the general topography of the area surrounding the Rockefeller University campus slopes up to the east of York Avenue, consistent with the area's original topographical setting (AKRF 2012).

B. PROJECT SITE SOILS

The Rockefeller campus is situated in an area that is characterized by urban soils that are more than 80 percent covered by impervious pavement and buildings (New York City Soil Survey Staff 2005). These soils are made up of glacial till with 0 to 5 percent slopes (ibid). As part of a Phase II subsurface environmental site assessment conducted by AKRF in 2007, 14 soil borings were advanced on the campus (AKRF 2007). Six borings were located in the area between existing Flexner and Smith Halls, immediately southeast of the recreation building site and northwest of the laboratory building site. The location where the borings were taken is below the grade of the current campus. Five of the six borings showed the presence of 6 to 11 inches of asphalt and concrete over a 2- to 4-foot layer of brown sandy fill overlying decomposing bedrock. In the sixth boring, pulverized bedrock was observed between the ground surface and a depth of 3 feet, where the boring was ended upon refusal (presumably bedrock).

Two borings were located in the vicinity of an electrical vault along the western side of the site, between East 65th and East 66th Streets, at the campus level. Both borings showed approximately 5 to 7 feet of brown sandy fill overlying native brown sandy deposits. Decomposing bedrock was encountered at 10 to

16 feet below ground surface. Five borings were advanced in the southern portion of the campus, between East 63rd and East 64th Streets. These indicated the presence of 4 to 8 feet (the maximum depths of these borings) of brown sandy fill, with the deeper fill deposits located to the west.

C. CURRENT CONDITIONS

The project site is the entire Rockefeller University campus, which includes a number of buildings, paved parking areas, driveways, and landscaped gardens. The main entrance to the campus is located near the intersection of York Avenue and East 66th Street (see **Figure 4**). The elevation of the campus rises to the east and the eastern half of the campus, which is at a higher elevation than the western half, is more heavily developed.

The recreation building site is currently occupied by a paved surface parking lot containing 70 accessory parking spaces (see **Figure 5**). A 1-story concrete flat canopy structure extends over some of these parking spaces. The roof of this structure, which includes a tennis court and paved areas, is at the same elevation as the eastern portion of the campus where it connects with the campus's landscaping and walkways. Vehicular entrances to the surface parking lot are located near York Avenue and demapped East 68th Street. A metal and brick fence and several mature trees establish the boundary of the campus adjacent to the recreation building site.

The laboratory building site is at the easternmost edge of the campus, within the Rockefeller University air rights space above the FDR Drive (see **Figure 6**). The portion of the FDR Drive below the laboratory building site is a six-lane highway. The laboratory building site also includes certain locations at the eastern edge of the FDR Drive, within the East River Esplanade, and locations within and adjacent to the campus's existing schist retaining wall along the west side of the FDR Drive. The East River Esplanade adjacent to the FDR Drive at this location is paved and includes benches, tables, lampposts, and landscaping. In addition, the laboratory building site also includes small areas within the eastern portion of the Rockefeller campus immediately adjacent to existing campus buildings. Excavation to the grade of the FDR Drive will be necessary in portions of these locations.

A. PRECONTACT CONTEXT

Archaeologists have divided the time between the arrival of the first humans in northeastern North America and the arrival of Europeans more than 10,000 years later into three periods: Paleo-Indian (11,000-10,000 BP), Archaic (10,000-2,700 BP), and Woodland (2,700 BP–AD 1500). These divisions are based on certain changes in environmental conditions, technological advancements, and cultural adaptations, which are observable in the archaeological record.

As mentioned in Chapter 2, human populations did not inhabit the Northeast until the glaciers retreated some 11,000 years ago. These new occupants included Native American populations referred to by archaeologists as Paleo-Indians, the forbearers of the Delaware—also called the Lenape Indians—who would inhabit the land in later years. Archaeological evidence suggests that the Paleo-Indians were likely highly mobile hunters and gatherers who utilized a distinct style of lithic technology, typified by fluted points. They appear to have lived in small groups of fewer than 50 individuals (Dincauze 2000) and did not maintain permanent campsites. In addition, most of the Paleo-Indian sites that have been investigated were located near water sources. Because of the close proximity of Paleo-Indian sites to the coastline, few have been preserved in the New York City area.

The Archaic period has been sub-divided into three chronological segments, based on trends identified in the archaeological record which reflect not only the ecological transformations that occurred during this period, but the cultural changes as well. These have been termed the Early Archaic (10,000–8,000 BP), the Middle Archaic (8,000–6,000 BP) and the Late Archaic (6,000–2,700 BP) (Cantwell and Wall 2001). The Late Archaic is sometimes further divided to include the Terminal Archaic (3,000-2,700 BP). The abundance of food resources which arose during this period allowed the Archaic Native Americans to occupy individual sites on a permanent or semi-permanent basis, unlike their nomadic Paleo-Indian predecessors. Fishing technology was developed during the Middle Archaic in response to an increasing dependence on the area's marine resources. Tools continued to be crafted in part from foreign lithic materials, indicating that there was consistent trade among Native American groups from various regions in North America throughout the Archaic period. Few Early and Middle Archaic archaeological sites have been identified in New York City, although numerous Late Archaic sites have been identified in the area.

The Woodland period represents a cultural revolution of sorts for the Northeast. During this time, Native Americans began to alter their way of life, focusing on a settled, agricultural lifestyle rather than one of nomadic hunting and gathering. Social rituals become visible in the archaeological record at this time. Composite tools, bows and arrows, domesticated dogs, and elaborately decorated pottery were introduced to Native American culture at this time and burial sites grew increasingly complex. Woodland-era sites across North America indicate that there was an overall shift toward full-time agriculture and permanently settled villages. Archaic sites in New York City, however, suggest that the Native Americans there continued to hunt and forage on a part-time basis. This was most likely due to the incredibly diverse environmental niches that could be found across the region throughout the Woodland period (Cantwell and Wall 2001, Grumet 1995).

The Woodland period ended with the arrival of the first Europeans in the early 1500s. The Native Americans lived in villages consisting of multiple longhouses and practiced some farming, but subsisted

mostly on food resources obtained by hunting, gathering, and fishing (Grumet 1995). With the introduction of European culture into the indigenous society, the way of life once maintained by the Native Americans was thoroughly and rapidly altered. European guns, glass beads, copper kettles, and alcohol soon became incorporated into the Native American economy, while European diseases brought about the demise of huge portions of the population.

Native Americans at first maintained the village sites they had established near water sources and the two groups co-existed. As trade with European settlers intensified, they became increasingly sedentary and as the European population grew and required more land, the relationship between the two groups soured. Fierce wars broke out between the Dutch and the Indians. Being armed with far more guns than the natives, the Dutch quickly forced the Indians out of the region. According to Grumet (1981), most of the Native Americans left lower Manhattan soon after the island was famously sold to the Dutch in 1626 in exchange for \$24 worth of trade goods. Those who remained in the area (and who managed to survive the violent conflicts with the Dutch that occurred throughout the mid-17th century and the European diseases that ran rampant throughout the native population) had retreated from lower Manhattan before the end of the 18th century (Cantwell and Wall 2001).

B. PREVIOUSLY IDENTIFIED PRECONTACT ARCHAEOLOGICAL SITES

The precontact sensitivity of project sites in New York City is generally evaluated by the proximity of a site to high ground, level slopes, water courses, well-drained soils, and previously identified precontact archaeological sites. As described in **Chapter 2**, before the time of European contact, the project site was occupied by a long, narrow hill with steep, rocky sides. The narrowness and steep slope of the hillside as well as its exposure to winds from the East River may have made it less suitable for a large, permanent habitation site. However, its topographic setting may have been conducive to a temporary or seasonal camp site or resource processing location.

Few Native American archaeological sites have been identified on the island of Manhattan, and the majority of those that have been identified were recorded in the early 20th century by avocational archaeologists. Major Native American settlements were located along the East River to the north of the Rockefeller University campus, including a precontact habitation site known as *Konaande Kongh*, the chief village of a group of Native Americans known as the *Rechgawack*. That village site, situated approximately 2.25 miles north of the project site, was located in the area now bounded by Lexington and Madison Avenues and East 98th and East 101st Streets (Bolton 1922). Another major habitation site, known as *Schepmoes*, was situated in the vicinity of East 14th Street between Second and Third Avenues (ibid).

At least one smaller site was identified in the immediate vicinity of, and possibly within, the Rockefeller campus. The site, recorded as New York State Museum (NYSM) site #4061 included “traces of occupation” between East 61st and East 63rd Streets along the shore of the East River (Parker 1922). Little more is known about the site, however, as seen on the Viele map, the area where these traces of occupation were identified was to the southwest of the Rockefeller University campus, in proximity to one of the small streams to the southwest of the project site. In addition, a Native American trail known as *Wickquasgeck* ran in the vicinity of the project site and crossed Second Avenue near East 62nd Street before continuing to the northwest and crossing Third Avenue near East 68th Street (Bolton 1922).

A. INTRODUCTION

Despite its large population during the historic period, the urban center of New York City was largely restricted to the southern end of Manhattan until the mid-19th century. Before that time, most of the northern portion of the island, including the Rockefeller University campus, was occupied by saltwater marshes, hills, uncultivated meadows, and farmland. Throughout the early colonial period, the British and Dutch governments conveyed land to settlers in large parcels. One of the earliest maps of New York City, Joannes Vingboon's circa 1639 "Manatus Map," appears to indicate that the "Quarter of the Blacks, the [Dutch West India] Company's slaves," designated by the letter "F," was in the general vicinity of the project site (Kouwenhoven 1953: 37). Stokes (1968) suggests that the stream shown on the map to the south of the settlement was located at approximately East 74th Street, placing the settlement to the north of the Rockefeller campus. However, "no other record exists" to provide additional information about this possible settlement (Kouwenhoven 1953: 37) and its location has never been verified (Stokes 1968).

Later in the 17th century, in the vicinity of the project site, large farms lined the East River. The land that currently makes up the Rockefeller campus was originally part of three farm grants, which were later consolidated into larger farms, as discussed below. As the farm grants predated the establishment of the city's street grid, the original farm lines ran at a northwest-southeast angle relative to the modern streets. After the modern streets were laid out in the early 19th century, the Rockefeller University campus was divided into six historic blocks. These blocks will be referenced in the historic contexts presented below by their historic block numbers, as defined in **Table 1**.

Table 1
Historic Blocks Within the Rockefeller University Campus

Historic Block Number	Previous Historic Block Number	Boundaries			
		North	South	East	West
1474	25	East 63rd Street	East 62nd Street	FDR Drive/ East River	Avenue A/ York Avenue
1475	26	East 64th Street	East 63rd Street		
1476	27	East 65th Street	East 64th Street		
1477	28	East 66th Street	East 65th Street		
1478	29	East 67th Street	East 66th Street		
1479	30	East 68th Street	East 67th Street		

Because of the size of the Rockefeller campus and the fact that historic property boundaries changed throughout the historic period, the historical context of the campus as presented below has been divided into several sections. The general early histories of the three farms that historically made up the property are discussed below in sections **B: The Beekman Farm**, **C: The Louvre Farm**, and **D: The Hardenbrook Farm**. **Section E: Schermerhorn Farm Consolidation** and **Section F: Establishment of Rockefeller University**, describe the general history of the majority of the campus, including the two development sites, between the early 19th century and the present. **Sections G** and **H** then present specific information relating to the development history of the two development sites that would be impacted as part of the proposed project. Finally, **Section I** includes a detailed history of the former Bass/Hardenbrook family burial ground, which was established on the campus of Rockefeller University in the late-18th century.

B. THE BEEKMAN FARM

The southernmost portion of the Rockefeller University campus, including all of the land south of approximately East 64th Street, was included within the farm of Abraham and William K. Beekman. No development is proposed in this already heavily developed and disturbed portion of the campus and, therefore, only a brief summary of the history of this farm will be provided here. Only a small portion of this part of the campus—which includes Historic Blocks 1474 and 1475—is natural land; the eastern portion of this part of the campus is largely composed of landfill.

In 1676, this farm was granted by Sir Edmund Andros—the British Governor of the Colony of New York—to Jacobus Fabricius (Tuttle 1877). In 1760, the farm was sold by a man named Daniel DeVoore to Abraham and William Beekman, wealthy merchants and members of one of New York City’s oldest and most prominent families (ibid). The land was owned by members of the Beekman family until the early 20th century.

Early maps do not depict significant development on this portion of the campus through the mid-19th century. The Beekman mansion was located between East 63rd and East 64th Streets to the west of the small stream that ran along modern York Avenue. The portion of the Rockefeller campus that was included within the Beekman farm was occupied by the southern end of the large hill on which the campus is located. The only map that depicts any structures associated with the Beekman residence within this portion of the project site is an old farm map that is reproduced in Tuttle’s *Abstracts of Farm Titles in the City of New York between 39th and 75th Streets, East of the Common Lands* (1877) which may be based on a circa 1809 map of the property drafted by Adolphus Loss.¹ That map indicates that an ice house was present within the line of East 63rd Street to the east of York Avenue.

No other maps depict any structures on this part of the campus until 1879. The Bromley atlas of that year reflects the construction of a brewery operated by Adam Neidlinger and Henry Schmidt on a portion of Historic Block 1475 and coal and wood yards on Historic Block 1474, which later maps identify as belonging to the Marina Coal Company. These blocks continued to be used for these purposes until the Rockefeller Institute purchased them as part of their expansion in the mid-20th century.

C. THE LOUVRE FARM

The portion of the campus north of approximately East 64th Street was included in a 60-acre land grant from Sir Edmund Andros to Cornelius Mattysen, a Swedish settler, in 1677 (Tuttle 1877). The southern half of this farm—between approximately East 64th and 66th Streets—was abandoned by Mattysen (described below in **Section D: Hardenbrook Farm**), however he continued to occupy the northern 30-acre portion of the farm, between approximately East 66th and East 69th Streets (Stokes 1968). The land passed from Mattysen to a series of settlers, including Johannes Pietersen George Hallett, who also purchased the farm to the north. The combined property extended between approximately East 64th and East 74th Streets and was known as the “Louvre Farm” (ibid). In 1727, the Louvre Farm was conveyed to Abraham Lameter, who sold it to David Provoost in 1742 (ibid). Historic conveyance records (see **Appendix A**) show that members of the Provoost family continued to own the farm until it was sold to John Jones in 1796 through several transactions that were recorded in the late-18th and early-19th centuries (Stokes 1968). In 1796, when the property was sold by David Provoost’s heirs to John Jones, with the exception of “all their right and interest of, in, and to the family vault built on...the premises...in which the remains of the said David Provoost are deposited” (Tuttle 1877: 295). The family vault was

¹ A poor quality copy of the original map is on file at the Manhattan Office of the New York City Register (Department of Finance) as Farm Map 205.

located several blocks to the north of what is now the campus of Rockefeller University, near the intersection of East 71st Street and York Avenue.

At the time of his purchase of the Provoost estate, John Jones already owned land to the north, expanding his real estate holdings to 90 acres (Tuttle 1877). He died intestate in 1806, and his wife, Eleanor, was listed as the head of their very large household in the 1810 census (*ibid*). At that time, 18 free white individuals, including many children and many adults, seven “other” free persons, and 2 slaves resided in the Jones home (see **Appendix B**). In 1814, the Jones estate was divided into smaller properties and granted to the Jones heirs (*ibid*). The Louvre farm was then divided with the southernmost portion—called “subdivision number one” or “lot one”—being conveyed to Jones’ daughter and son-in-law, Sarah and Peter Schermerhorn (*ibid*). Because the street grid was proposed by the time the Louvre farm was divided, it appears that the division of the farm was done in such a way that it conformed to the street lines where possible, rather than the historic farm lines (see **Figure 7**). Within the project site, the area inherited by the Schermerhorns stretched from the boundary line of the Hardenbrook farm to the south and covered nearly all of Historic Block 1478 and the southern third of Historic Block 1479. The remainder of Historic Block 1479 was granted to James I. Jones (*ibid*).

Few maps created in the late-18th and early-19th centuries depict the location now occupied by the campus of Rockefeller University as the inhabited portion of the city was largely confined to the southern tip of Manhattan at that time. Some of the best examples of those few maps that do depict the area are the British Headquarters Map of circa 1782 (see **Figure 8**)¹ and the 1811 Bridges map which depicts the proposed street grid established in 1807. A map produced in 1871 and recreated in H.C. Tuttle’s *Abstracts of Farm Titles in the City of New York between 39th and 75th Streets, East of the Common Lands* also appears to depict early site conditions based on earlier land surveys (see **Figure 7**).

The 1782 version of the British Headquarters Map appears to show a structure that corresponds with a large structure, presumably a dwelling, seen south of East 67th Street and east of York Avenue (within Block 1478) on the map published in Tuttle’s 1877 work. Tuttle’s map also depicts two small outbuildings associated with this dwelling within Block 1479 near the northern boundary of what later became the Schermerhorn property. Additional structures are shown on the 1782 map along the river to the north, in the vicinity of a potential fortification. This is assumed to be the dwelling and associated outbuildings inhabited by the Jones family, which is depicted to the south of East 69th Street (outside of the project site) on the 1811 Bridges plan.

THE JAMES JONES PROPERTY

The northern two-thirds of Historic Block 1479, including the recreation building site, remained under the control of James I. Jones and his heirs until 1907 (the specific development history of the recreation building site is discussed in **Section G**).

While ornamental gardens and driveways crossed the property to connect the Schermerhorn and Jones homes on different portions of the former Louvre Farm, no structures were located on this portion of the project site until the mid-19th century. The 1862 Perris atlas (see **Figure 9**) depicts two small wood frame structures on the property, but the 1867 Harrison and 1879 Bromley maps depict the land as vacant. After James I. Jones’ death in 1858, his portion of the Louvre Farm was divided further among his heirs. A court order resulted in the partition of the property into lots in 1866 (see **Appendix A**). At that time, James I. Jones’ son, James Henry Jones, inherited the northern portion of Historic Block 1479. He would own the land through the early 20th century.

¹ A copy of the British Headquarters map was produced by B.F. Stevens in 1900, which is less accurate but typically includes the same information.

The first map to depict structures on the site is the 1885 Robinson-Pidgeon atlas. At that time, the western end of the historic block was developed with wood frame structures that were part of a Steam Stone Works operated by Benjamin A. Williams and George N. Williams, Jr. (discussed in greater detail in **Section G**). Several buildings were located within the block to the east and were used for residential and commercial/industrial purposes. These structures were destroyed by a massive fire that swept through the area in 1894. All of the wood frame buildings on the northern side of the block “burned like flax” and the sheds and stables associated with the stone yard were destroyed, although all the equipment survived (*New York Times* 1894: 8). The Williams stone yard was rebuilt as a larger facility that covered the lots that were formerly used for residential purposes.

The 1907 Sanborn map shows that the western two-thirds of the block was occupied by the expanding stone yard, while the eastern end, along the river, was the home of the Central Brewing Company (see **Figure 10**). The 1916 Bromley map shows that by that time, the majority of the block had been cleared and only the buildings of the Central Brewing Company remained at the eastern end of the block, as did one small brick structure at the block’s extreme northwest corner. The 1921 Bromley atlas reflects the demolition of the small structure in the northwest corner, although the remaining brewery buildings were still present at that time.

In a series of land transactions between 1907 and 1910, the entirety of Block 1479, including the southern third, was consolidated and then sold to the Presbyterian Hospital, which at the time was planning to construct a new hospital on the site (*New York Times* 1922). The Presbyterian Hospital abandoned that plan in favor of constructing their new hospital near the grounds of Columbia University, and the land was sold to the Rockefeller Institute in 1920 (*New York Times* 1920 and 1922).

D. THE HARDENBROOK FARM

The abandoned southern 30 acres of the former Mattysen farm—covering the portion of the project site located between approximately East 64th and East 66th Streets—was turned into common lands of the City of New York in the 1680s and was occupied by a settler named John Bass by 1720, although the date when he purchased the property is unknown (Stokes 1968). Bass resided on the farm with his wife, Maria (Marithe), and at least two slaves named Jinn and Henry (Pelletreau 1899). In 1747, a house was built “on a pinnacle of rocks overlooking the East River” within the eastern half of Historic Block 1476 (Bank of the Manhattan Company 1914: 22). A late-18th/early-19th century cemetery associated with this family was located on the property, within what is now the driveway leading to Founder’s Hall along the line of East 66th Street. This cemetery is described in greater detail in **Section I**, below.

After Bass’ death in 1768, the land was inherited by his daughter, Ann (Annetje), and her husband, John (Johannes) Hardenbrook, who was a carpenter (Tuttle 1877).¹ The Bass/Hardenbrook home was allegedly the summer home of Revolutionary War hero and Vice President of the United States George Clinton (Bank of the Manhattan Company 1914). Although his occupation of the home cannot be confirmed, he was allegedly visited at the site by his friend, General George Washington, who “enjoyed the peaceful river view from beneath one of the ancient trees” (*New York Times* 1922: 121). Clinton is purported to have lived in the home between the end of the war in 1783, the year of Washington’s alleged visit, and 1804, when he was elected Vice President of the United States (*New York Sun* 1903). However, “there is no evidence to support” these claims (Corner 1964: 586).

¹ John Bass’ slaves were not inherited by his daughter, as his will stipulated that if the slaves outlived both Bass and his wife, they were to be given “£10 in consideration of [their] faithful service, and...may choose a master” for themselves (Pelletreau 1899: 129).

Upon John Hardenbrook's death in 1803, the property was conveyed to his wife, Ann, who owned the land until her own death in 1817 (Tuttle 1877). One month after her death, Ann Hardenbrook's nephew, John A. Hardenbrook, moved to the estate, however, he appears to have maintained a residence in downtown Manhattan and was never recorded as a resident of the project site in early city directories or census records, suggesting that his occupancy of the property was temporary or seasonal (*The Evening Post* 1803).

The British Headquarters Map of circa 1782 and the 1811 Bridges map both depict a country road that led to the Hardenbrook home from the Post Road to Boston, one of the city's earliest roads that ran in the vicinity of modern Second and Third Avenues west of the project site. The driveway, labeled on some later maps as "Schermmerhorn Lane," ran along East 66th Street west of York Avenue. The Hardenbrook farm was commonly referred to as being near the 5 milestone on the Post Road, referring to the markers that lined the road to identify the distance from the developed part of the city in Lower Manhattan.

Both versions of the British Headquarters Map (see **Figure 8**) appear to depict three structures on the Hardenbrook farm, at least one of which was the circa 1747 Bass/Hardenbrook dwelling depicted east of the intersection of York Avenue and East 64th Street on the Bridges map. The other two structures are not documented on the Bridges plan and are therefore assumed to be outbuildings (barns, etc.) associated with the farm and similar to the structures depicted across the property on the 1820 Randel survey (see **Figure 11**).

Census entries for John and Ann Hardenbrook could not be definitively identified in the 1790 or 1800 censuses (see **Appendix B**). The 1790 census includes an entry for a John Hornbook and the 1800 census an entry for Gradus Hardenbrook—possibly John Hardenbrook's father, Gerardus—both of which were located near the Provoost or Beekman families, suggesting that they were neighbors living in the vicinity of the current Rockefeller campus. The 1810 census includes an entry for Ann Hardenbrook, who was by then the head of the family after her husband's death 7 years earlier. At that time, Ann's household included three free white females over the age of 45 and 2 slaves. Robert Thompson, Ann's great-nephew, was adjacent to Ann in the census ledger, suggesting that they were neighbors or lived on the same property. His household at the time included himself and his wife and four children under the age of 10.

In December 1817, Ann Hardenbrook's heirs advertised the sale of the farm in the *New York Gazette*. At that time, the property was described as "that very pleasant situation, on the E. River, about 5 miles from the city, adjoining the seat of P. Schermmerhorn, Junior, Esq., well known as the property of the late Ann Hardenbrook, deceased, containing about 19 acres" (*New York Gazette* 1817: 3). That year, the farm was sold by Hardenbrook's heirs to the Society of the New York Hospital (see **Appendix A**). The following year, the hospital sold the land, which presumably had never been developed, to Peter Schermmerhorn, Jr., who consolidated his land holdings to the north with the Hardenbrook estate, creating the large farm that is described in greater detail below. Peter Schermmerhorn, Sr., was one of the governors of the hospital that sold the property to his son (Corner 1964).

E. SCHERMERHORN FARM CONSOLIDATION

In 1818, Peter Schermmerhorn, Jr., a prominent New York City ship chandler, ship owner, real estate investor, and merchant, purchased the former Hardenbrook farm, adding to his land holdings along the East River after he and his wife had inherited their share of the former Louvre Farm four years earlier (see **Appendix A**). Schermmerhorn named his expanded estate "Belmont Farm" (Corner 1964).

The 1820 farm map of northern Manhattan created by surveyor John Randel depicts in great detail the land that currently makes up the Rockefeller campus (see **Figure 11**). While the campus was occupied by six historic blocks owned by three different individuals, only six buildings were present within the campus, all within the lands of Peter Schermmerhorn. These structures include the former Hardenbrook dwelling house just north of East 64th Street within Historic Block 1476 as well as two associated

outbuildings to the southwest. Another small outbuilding is depicted within the proposed streetbed of East 65th Street. In addition, two small buildings are depicted along the northern side of the property: a small barn or stable in the vicinity of the outbuildings seen on the map published in Tuttle (1877) and a Z-shaped structure partially within the streetbed of East 67th Street and partially within Historic Block 1478 (see **Figure 7**). The latter structure may be the same building depicted in the map published in Tuttle's 1877 work and in the vicinity of a building seen on the 1782 British Headquarters Map (see **Figure 8**). This building was likely a summer house that Schermerhorn built on his father-in-law's estate shortly after his marriage in 1804, although the presence of a building in the same location on the British Headquarters map may indicate that the house was constructed earlier (Schermerhorn 1905). These structures are depicted on the 1836 Colton map of New York, along with another building, possibly a gatehouse, at the intersection of East 64th Street and York Avenue near the end of the former driveway that led to the building. That map also depicts ornamental gardens and groves of trees on the property.

After their purchase, the Schermerhorn family moved into the former Hardenbrook home, using it as a country estate until the mid-19th century (Schermerhorn 1905). The Schermerhorn family's permanent home was in Lower Manhattan, near Schermerhorn's business (ibid). Peter and Sarah had six children, two of whom died at young ages. Sarah Schermerhorn passed away at their home in Lower Manhattan in 1845, one week before the death of her son, Peter A. Schermerhorn (ibid). Peter Schermerhorn, Jr. passed away in the former Hardenbrook home seven years later (ibid).

The 1852 Dripps map of Manhattan depicts the project site in a similar manner to the 1820 Randel map (**Figure 11**), although with additional small outbuildings and the construction of a new building within the eastern portion of Historic Block 1477, just south of East 66th Street. This structure, located to the east of the former Hardenbrook cemetery, appears to be a small chapel that the Schermerhorn family constructed on the property to provide religious services for themselves and their wealthy neighbors—including members of the Riker, Rhineland, Jones, Beekman, Gracie, and Astor families—while they were staying at their country estates (*New York Times* 1911a). The chapel was a “curious building with a row of wooden Ionic columns adorning the entrance” (*New York Times* 1922). Allegedly, the Marquis de Lafayette, the Revolutionary War hero, worshipped at the chapel during his time in New York (*New York Tribune* 1904).

The 1852 Dripps map also depicts the Schermerhorn and Jones estates as a large park. This was the proposed Jones Woods, a public park proposed in northern Manhattan in the mid-19th century to slow the development of tenements and industrial buildings in the areas where many of the city's elite citizens had country estates (Burrows and Wallace 1999). The campaign for the proposed park, which would have involved the seizure of the Jones and Schermerhorn farms through eminent domain, was led by James Beekman, their neighbor to the south, in 1851 (ibid). While there were many supporters of Beekman's plan, there were a greater number of detractors, including the Schermerhorn and Jones families and many residents of the west side of Manhattan, who felt that the proposed park was too far to the east. As a result, the park at Jones Woods was never completed and instead, Central Park was established to the west in 1857 (ibid). A popular picnic ground and entertainment venue called Jones Woods was developed to the north of what is now the Rockefeller campus, on the block bounded by East 68th and East 69th Streets, York Avenue, and the East River (ibid).

Because the family used the project site as a summer estate, early 19th century directories list their address in Lower Manhattan only. However, census records show that the family was large and employed a large number of domestic servants (see **Appendix B**). The 1820 census includes an entry for Peter Schermerhorn on Old Harlem Road¹ in the Ninth Ward of Manhattan, in close proximity to members of

¹ The long driveway leading to the Schermerhorn home led from the Old Harlem Drive/Post Road to Boston.

the Beekman and Jones families, who owned the neighboring estates.¹ That year, the household included Peter and Sarah Schermerhorn, another adult white female, and four sons under the age of 16. In addition, six “free colored persons” were recorded as living with the family (four men and two women, at least one of whom was under the age of 14). Slavery would not be abolished in New York State until 1827, and the family does not appear to have owned slaves in 1820, although the 1810 census suggests that Peter Schermerhorn owned two slaves at that time.

The Schermerhorn family could not be located in the 1830 census, and they were recorded at their address in the Third Ward in Lower Manhattan in the census of 1840, which does not provide the names of residents other than the head of household. The household at that time included 10 individuals, almost all of them adults and many of whom were likely the family’s servants. The 1850 census, the first to include the names and exact ages of all members of a household and the first taken after the death of Sarah Schermerhorn, indicates that 15 individuals were living with the family in the east half of what was the Fifteenth Ward of Manhattan.² The family included Peter and six children and grandchildren, as well as eight domestic servants, most of whom were of French, Canadian, or Irish origin. After Peter Schermerhorn’s death, his estate was inherited by Adeline E. Schermerhorn, the wife of his deceased son, Peter, and his three surviving sons, John, Edmund, and William (Tuttle 1877). Adeline’s share was transferred immediately to her three children: Ellen, Henry, and Frederick (see **Appendix A**).

The 1862 Perris map of the project site (see **Figure 9**) indicates that several additional structures had been constructed on the Schermerhorn property, most of which were small wood frame outbuildings. Most of these structures are also depicted on J.B. Holmes’ 1868 survey of the estate. Within Historic Block 1475 and within the streetbed of East 64th Street, the three small outbuildings shown on previous maps to the southwest of the former Hardenbrook house are identified on the Perris atlas as first class industrial buildings³ and on the Holmes map as a barn, a wood house, and an unidentified structure. The Holmes map also depicts a very small fourth building to the west of the barn, two privies/outhouses within Historic Block 1475 (in historic Lots 29 and 23-34), and a well in Historic Block 1476, in Lot 1. The locations where shaft features are marked on the map are currently occupied by structures with basements.

The 1862 Perris map shows that Historic Block 1476 was developed with the former Hardenbrook house and a large outbuilding to the southwest. The outbuilding is identified on the 1868 Holmes map as a dwelling and may have been used as the home of the family’s servants. Neither map depicts any structures on Historic Block 1477. The 1862 Perris map shows two buildings within Historic Block 1478: the structure that is presumed to be the chapel and the former Schermerhorn summer home near East 67th Street. The Holmes map depicts the Schermerhorn dwelling in the same location, although the long, rectangular former chapel, labeled a billiard room on the map, is depicted within the streetbed of East 66th Street to the east of the former Hardenbrook cemetery. In addition, that map depicts an ice house to the northwest of the cemetery within Historic Block 1478, Lot 10.

¹ A second man by the same name, presumably Peter and Sarah’s son, Peter A. Schermerhorn, was listed on Third Avenue in the same ward. The Schermerhorn family owned a second large estate along the East River in the vicinity of East 83rd and East 84th Streets.

² The census was recorded while the family was living at their permanent home on Great Jones Street in the Fifteenth Ward, their summer home on the project site was located in the Nineteenth Ward at this time

³ First class structures included any of the following: bakers, boat builders, brewers, brush manufactories, comb makers, copper smiths with forges, dyers, floor cloth manufactories, hat manufactories, malt houses, oil manufactories, oil cloth manufactories, private stables, tobacco manufactories, type and stereotype founders, and wheelwrights.

On the 1862 Perris atlas, the lower portion of Historic Block 1479, which was included within the Schermerhorn farm, is shown as being developed with a single first class industrial building. The 1868 Holmes map depicts two structures in this location: a long rectangular barn across historic Lots 8 through 10, and a small unidentified outbuilding on historic Lot 11. The second building is similar in size and shape to the privies and the well identified to the rear of the Hardenbrook home to the south, although the function of the structure on the Schermerhorn property is not provided. In addition, the 1862 Perris map, the 1868 Holmes map, and the copy of the map published in Tuttle (1877) all depict two swimming basins on the property; one along the East River south of East 64th Street and the other along the East River at the foot of East 65th Street.

In 1869, the estate was divided into lots and distributed among the Schermerhorn heirs (Tuttle 1877). The map published in Tuttle (1877) uses color coding to indicate which of the heirs received which portion of the estate (see **Figure 7**). The northeastern half of Historic Block 1475 was inherited by Adeline's daughter Ellen Achmuty. All of Historic Block 1476, including the former Hardenbrook dwelling, was inherited by eldest son John J. Schermerhorn. Historic Block 1477, including the southern portion of the former Hardenbrook cemetery, was inherited by William C. Schermerhorn. Historic Block 1478, including the northern portion of the Hardenbrook cemetery, was inherited by Edmund H. Schermerhorn, who was a renowned hermit and a "crusty, irritable bachelor" who never had children of his own before "he died sad, rich, and alone" in Newport, Rhode Island in 1891 (*Chicago Daily Tribune* 1891: 9). His portion of the estate was later inherited by his brother, William. The southern third of Historic Block 1479 was inherited by Adeline's son, Frederick.

The Schermerhorn family appears to have stopped occupying the home circa 1860, when the family constructed a new mansion on West 23rd Street (*The Evening Telegram* 1903). As early as 1866, a German immigrant named August Braun was residing on the property (see **Appendix C**). Braun had leased the farm for a period of 50 years and opened a boating and bathing facility on the land (Corner 1964). Braun and his family were listed as residents of the property in the 1880 and 1900 censuses (see **Appendix B**). In both census years, a number of servants and/or boarders resided on the property with the family. Braun, who owned other boating facilities in the city, including the popular swan boats in Central Park, ran a very profitable business (*The Evening Telegram* 1903). Photographs published in *The Evening Telegram* in 1903 depict Mr. Braun on the property and appear to show a set of stairs leading to the base of the cliff where the bathing and boating facilities were located on the shore of the river.

The 1879 Bromley atlas¹ continues to depict the former Hardenbrook home and its rear structure, the former Schermerhorn summer home at East 67th Street, and the small building located within the southern portion of Historic Block 1479. However, as seen on that map, Historic Block 1475, including the southern portion of the Hardenbrook/Schermerhorn farm, and the northern portion of the former Beekman farm had been redeveloped with a large brewery operated by the Neidlinger-Schmidt Company. Conveyance records show that the land was leased to the company in 1872 (see **Appendix A**). In addition, the map identifies the former Hardenbrook/Schermerhorn home, at that time occupied by the Braun family, as a "natatorium."

While Braun occupied the southern portion of the Schermerhorn farm, an organization called the Pastime Athletic Club had leased a different portion of the estate from the Schermerhorn family beginning in 1877 (*New York Times* 1922). The club used the former family chapel as its headquarters, constructed a gymnasium and a 12-lap running track, and established a swimming school on the property (*ibid*).

¹ This map typically does not depict building footprints or outbuildings, although the historic mansions on the property are shown.

Photographs in the collection of the Rockefeller Archive Center¹ and other descriptions of the club appear to indicate that they also occupied the former Schermerhorn summer house at the foot of East 67th Street. The Pastime Club vacated the property after it was purchased by the Rockefeller Institute in 1903 (*New York Times* 1911a). A picture of the chapel was published in the *New York Times* on July 9, 1911 (page 21). The club allegedly also added fill “at the top of the hill” on the portion of the Schermerhorn farm to “extend the level ground for athletic purposes” (Nichols 1902).

The 1885 Robinson-Pidgeon atlas of New York City depicts the project site in a similar manner, although an additional small building (the Pastime Athletic Club swimming house) is depicted along the East River at the foot of East 64th Street and the presumed chapel is once again depicted north of East 66th Street. However, the 1891 and 1897 Bromley atlases do not depict the chapel in that location, but instead identifies a smaller square building within the streetbed of East 66th Street immediately east of the former Hardenbrook cemetery. A Sanborn map published in 1892, which is presumed to be very accurate, is more consistent with the 1885 Robinson-Pidgeon atlas. That map depicts the chapel as a long, rectangular building in the center of East 66th Street to the east of the former cemetery, similar to the depiction of the building on the 1868 Holmes map. The chapel stood on the site until 1904, when high winds and a fierce storm resulted in its collapse (*New York Tribune* 1904). Other outbuildings are depicted across the Schermerhorn estate on the 1885 atlas, as is a large swimming school, operated by August Braun, along the East River at the foot of East 65th Street.

The massive fire that swept through the area in 1894 damaged many buildings in the vicinity of the Rockefeller campus. The fire likely started in the kitchen of the former Jones Woods coliseum north of East 68th Street, and that building was entirely destroyed (*New York Times* 1894). While none of the structures on the former Schermerhorn property were damaged, the fire destroyed trees and foliage within 50 feet of the dwelling near the foot of East 67th Street (*ibid*).

F. ESTABLISHMENT OF ROCKEFELLER UNIVERSITY

Upon William Schermerhorn’s death in 1903, the remaining heirs sold their land to John D. Rockefeller. Rockefeller had founded the Rockefeller Institute for Medical Research two years earlier and purchased the Schermerhorn estate to build a home for the Institute. John D. Rockefeller inspected the property in 1902 and found that it “presented almost the same appearance as it had a century before” complete with cows grazing on the sloping lawns (Corner 1964: 53-54). After Rockefeller’s purchase of the land, August Braun was forced to close his business and move from the former Hardenbrook/Schermerhorn house. Other tenants were living on the property at that time, including an individual who resided in the basement of either the former Hardenbrook house or the Schermerhorn summer home, the site’s caretaker, and an individual who had two stalls and a shed on the property that were used for an unknown purpose (Nichols 1906A). “Shanties” were on the property at the time of the Rockefeller purchase and their owner or owners had leased a portion of the land from the Schermerhorn family (Butterworth 1903).

At the time of Rockefeller’s purchase, the land was largely undeveloped and no streets had been cut through the property (*New York Times* 1903). While John D. Rockefeller purchased all of the Schermerhorn estate, initially, only a small portion was granted to the Rockefeller Institute at that time, consisting of the eastern halves of Historic Blocks 1477 and 1478 (*ibid*). The institute initially functioned as a grant-giving institution to support scientific research and was the first institution in the nation devoted exclusively to biomedical research.

The first campus building, the Laboratory Building (now Founder’s Hall) was completed in 1906. The 1907 Sanborn map (see **Figure 10**) is one of the first to depict the newly constructed institute. At that

¹ Rockefeller Archive Center, Rockefeller University Archives, Record Group 412, Box 1, Folder 5.

time, the Institute was largely limited to the small portion of Historic Blocks 1477 and 1478 that had been purchased from Rockefeller by the Board, and consisted of just three buildings: Founder's Hall, at the foot of East 66th Street, an attached animal house to the north, and a boiler house/power plant in the northwest corner of Historic Block 1478. The boiler house had been constructed on the site of the former Schermerhorn summer home near East 67th Street, which had been demolished to allow for the construction of the Institute. In addition, while none of the streets situated between (but not including) East 64th and East 68th Streets had been built, a driveway was constructed along the line of East 66th Street between York Avenue and Founder's Hall. This driveway extended directly over the former Hardenbrook Cemetery (see below). Historic photographs of the driveway taken from York Avenue depict a steep upward slope leading east from the street towards the building and that slope is still present today (see **Figures 4** and **12A**).

The construction of Exterior Street along the eastern side of the site began around the time that the Rockefeller Institute was first constructed. A precursor to the roadway that is now the FDR Drive, Exterior Street was first proposed in the late 1890s and was constructed in the early 1900s. This involved extensive landfilling and excavation efforts along the path of the street—which originally extended only between East 64th and East 81st Streets—to improve shipping along the East River in that location (*New York Tribune* 1911). A historic photo in the collection of the Rockefeller Archive Center depicts the removal of portions of the rocky cliff to the south and east of the former Hardenbrook/Schermerhorn home to create East 64th and Exterior Streets. The excavation required to cut East 64th Street through the site resulted in the removal of the parlor of the former Hardenbrook/Schermerhorn home (*The Evening Telegram* 1903).

The removal of this rock removed a large portion of the former rocky cliff, resulting in a drastic drop in elevation between the Hardenbrook/Schermerhorn house and the street level of East 64th Street. This became known as the “Rockefeller Cliff,” which in 1911 was ordered to be removed by a court order issued after a complaint by the Board of Health because the cliff posed a “danger to life and limb” (*New York Times* 1911b: 8). After the 1916 construction of the institute's new power plant—which was constructed at the lower elevation of Exterior Street—at the southeast corner of Historic Block 1476, adjacent to the former Hardenbrook/Schermerhorn house—the northwest corner of East 64th Street and the FDR Drive was retained by an ashlar stone wall that surrounded the plant.

The retaining wall built adjacent to the power house was aligned with the massive stone retaining wall that bordered the established the eastern boundary of the campus to the north. Initially, the wall stood only in front of the buildings that were first constructed, and therefore by 1910 only extended between approximately East 65th and East 67th Streets. A second retaining wall was constructed within the main campus in the area west of these early campus buildings, creating a terraced area where the earliest structures were located (Murphy 1911). The grounds to the west of this campus level retaining wall naturally sloped downward towards York Avenue with the exception of the driveway along the line of East 66th Street, which was elevated with landfill to cover the former cemetery on the property. An image of Founder's Hall dating to 1906, the year it was constructed, depicts the grounds to the west of the building, including a portion of the recreation building site (see **Figure 12A**). The image shows a significant change in elevation west of the area enclosed by the retaining walls and the driveway leading to the building along the line of East 66th Street. It therefore appears that a combination of grading and filling was used to create a flat, level surface along the eastern side of the campus and the driveway. However, the slope along the western side of the campus was left intact in many areas, as seen in a 1907 photograph showing the southwestern side of the project site.

JUNIOR SEA BREEZE

To the south of the earliest buildings of the Institute, the former Hardenbrook/Schermerhorn home was converted into the Junior Sea Breeze seasonal hospital. This hospital was opened in 1906 by the New

York Association for Improving the Condition of the Poor and it was based on their Sea Breeze facility in Coney Island (*New York Times* 1906). The institution served as a summer home for sick babies and was partially funded by John D. Rockefeller (*ibid*). The former Hardenbrook/Schermerhorn home served as the facility’s diet kitchen, nurse’s quarters, and dispensary (*New York Times* 1910). Initially, “seven open, windowless tents, 25 by 30 feet, with a 12-foot porch in front” were erected in the vicinity (*New York Times* 1906: 9).¹ The tents were later replaced with five wood frame shacks (*New York Times* 1910). The camp allowed the children of New York’s poor to have access to clean clothing, fresh milk, and fresh air while under the care of doctors and nurses and it also included training for mothers—both on the Rockefeller campus and in their homes—to ensure that their children would be properly cared for when they returned home (*New York Tribune* 1907). The facility installed its own plumbing plant and all of the buildings were connected to supply pipes connecting to the buildings of the Rockefeller Institute (Nichols 1906B). The “outside conveniences” used by all residents of the Hardenbrook/Schermerhorn home, which apparently had never been connected to the city’s network of water and sewer lines, were removed at this time (*ibid*).

The facility was open for several years and is depicted on the 1907 Sanborn map and the 1911 Bromley atlas. The maps indicate that the former Hardenbrook/Schermerhorn home—labeled as the nurse’s quarters on the 1907 map—had been expanded to the north with five 1-story wood frame buildings connected to each other and the nurse’s quarters by a common corridor. The 1907 map also depicts two “pavilions” to the north. The pavilions appear to have been where instruction tents were located and where mothers were given instructions on how to care for their children (*New York Times* 1910). The facility was largely confined to the eastern end of Historic Block 1476 and was constructed on the high, level ground overlooking the East River. The area to the east was used as a “vacation playground” for local children (New York Association for Improving the Condition of the Poor 1908).

A photograph of the site published in the *Christian Work and the Evangelist* (1907) depicts the original house and the wooden shacks on ground that was significantly higher than the adjacent streetbeds (see **Figure 12B**). In 1914, both the facility and the circa 1747 Hardenbrook home were demolished. In 1916, the existing power plant was constructed in the area, at a much lower elevation than the original house. The area of lower elevation to the west of the former Hardenbrook home (near York Avenue) was redeveloped with a war demonstration hospital in 1917 (Corner 1964).

EXPANSION OF THE ROCKEFELLER INSTITUTE

Throughout the first half of the 20th century, the Institute’s success forced it to build larger facilities to accommodate its growth. The new construction was largely located along the East River front of the campus. In 1911, the city conveyed the land that had been mapped as the eastern ends of East 65th and East 67th Streets, which had never been cut through, to the Rockefeller Institute (*New York Tribune* 1911). This allowed the Institute to expand to a greater degree and over the next 30 years, the Institute continued to expand its physical campus and its research endeavors, with the construction of the Hospital, the Nurse’s Residence, and additional laboratory buildings. With the beginning of Prohibition in 1919, many of the large breweries in the vicinity of the project site closed, and the Rockefeller Institute purchased the former brewery on Historic Block 1475 in 1922 (*New York Times* 1922).

By 1950, the institute was recognized as one of the leading research facilities in the nation. In 1954, the institute received a new charter, and it officially changed its name to Rockefeller University in 1965, reflecting the institution’s commitment to the academic study of science. The architecture firm Harrison & Abramovitz was selected to design the institution’s 1958-1959 expansion structures, including a

¹ At an unknown date, the carved marble mantle from the former Schermerhorn house was removed and reinstalled in John D. Rockefeller, Jr.’s personal dressing room (Rockefeller 1929).

residence hall for graduate students, executive offices, rooms for visiting professors, a lecture hall, a residence for the President, and a new laboratory building. Subsequent additions to the campus were built in the 1960s and 1970s as new research began into metabolic and immunological disorders leading to another building campaign that included the Weiss Research Building and the Laboratory Animal Research Center in the southern portion of the campus.

However, until the mid-20th century, almost all development was limited to the eastern half of the campus. As seen on the 1951 Sanborn map, the western half of the campus was largely undeveloped (see **Figure 13**). Portions of the campus' western half were developed with gardens or small outbuildings. In 1958, the northwest corner was paved and the existing parking structure was built on the site.

G. DEVELOPMENT HISTORY OF THE RECREATION BUILDING SITE

The recreation building site comprises the western half of the northern portion of Historic Block 1479, including the land owned by the Jones family (historic Lots 3 through 5 and 40 through 52). The southern boundary of the recreation building site is approximately 50 feet north of the northern line of East 67th Street, and therefore the recreation building site appears to exclude the 50-foot-wide strip along the southern side of the block that was historically part of the Schermerhorn farm (historic Lots 1 and 2 and 5 through 13), although a small portion of the Schermerhorn property may overlap with the recreation building site.

Until the early 1880s, the only structures present in the vicinity of the recreation building site were small wood frame structures on the Schermerhorn property in the vicinity of historic Lots 7 through 11. These structures were outbuildings associated with the early-19th century Schermerhorn summer home located near the foot of East 67th Street. Different maps depict the buildings in different locations on these lots, and it is unclear if multiple buildings were present in the same area or if the maps are simply inaccurate in their depictions of them. The 1868 Holmes map of the Louvre farm depicts a long rectangular building identified as a barn on historic Lots 8 through 10 and the smaller, unidentified building (possibly an outhouse) on historic Lot 11. The map published in Tuttle's 1877 work (see **Figure 7**) depicts the longer building as stretching across Lots 8 through 10. The 1879 Bromley atlas depicts it across Lots 7 and 8 and the 1885 Robinson atlas depicts it across Lots 9 and 11, although neither map depicts the smaller structure. The latter map also depicts a small wood frame structure in the northwest corner of Lot 2. The Bromley atlas of 1891 shows that by that time, the Schermerhorn outbuildings were replaced with a small, square wood frame structure on Lots 8 and 9. The 1892 Sanborn map identified this building as a 2-story structure. These buildings were located immediately to the east of the existing Abby Aldrich Rockefeller Hall, which was constructed in 1956.

The first development within the northern two-thirds of the recreation building site was the establishment of the Williams stone yard in the northwest corner of the site. The stone yard is first depicted on the 1885 Robinson atlas, at which time it was confined to two wood frame structures within Lots 3 and 4 and 46 through 52. A small brick structure, presumably a dwelling, was located to the east within Lot 41 on a lot identified on later maps as 516 East 68th Street. Fire hydrants are depicted west of First Avenue in the vicinity of the development site on that map, suggesting that water lines were present in the general area by the time of the buildings' construction.

The 1891 Bromley atlas reflects the eastward expansion of the stone yard, and small wood frame sheds are depicted between the original structure and the brick dwelling. More information is provided by the 1892 Sanborn map, which depicts a number of extensions to the brick dwelling at 516 East 68th Street and also depicts a small structure, possibly another dwelling, to the west at 514 East 68th Street. The two dwellings to the east of the stone yard as well as the sheds and stone yard structures lining the southern side of East 68th Street were all destroyed by the fire that swept through the area in 1894 (*New York Times* 1894). At the time of the fire, 514 East 68th Street was occupied by John Reeth and 516 East 68th

Street was occupied by Kate Duffy (ibid). Directories show that Kate, which was short for Catharine, Duffy lived on the property with her husband, Thomas, an express truck driver, as early as 1890 (see **Appendix C**). No directory entries could be located for John Reeth at that address.

Thomas and Catherine Duffy surrendered their lease on Lots 40 and 41 shortly after the fire in July 1894 (see **Appendix A**). One month later, the Williams brothers leased Lots 3, 4, and 37 through 52, expanding their stone yard to the east and covering the remainder of the northern portion of the recreation building site, including the two lots that appear to have been used for residential purposes for a short time. The 1897 and 1898 Bromley atlases reflect the redevelopment and eastward expansion of the Williams Stone Yard over the fire-damaged lots to the east. At that time, however, the southern portion of the block was still part of a separate property and was only developed with the one previously discussed small building on Lots 8 and 9, which was demolished by 1898, leaving the property vacant.

The 1907 Sanborn map (see **Figure 10**) reflects the continued eastward expansion of the stone yard, which by that time covered almost all of the recreation building site, with the exception of a portion of the southern third of the lot which had been the property of the Schermerhorn family. The former Schermerhorn lots had been sold by Peter Schermerhorn's heirs to John D. Rockefeller in 1903 (see **Appendix A**). In a series of transactions in 1907 and 1909, John Jones' heirs gained ownership of the remainder of the development site and in 1910 sold the lots to the Presbyterian Hospital. The Williams stone yard was demolished shortly thereafter, appearing for the last time on the 1911 Bromley atlas of New York. A 1916 version of the same atlas depicts the recreation building site as entirely vacant with the exception of a small brick structure at the extreme northwestern corner of the historic block. That small building was demolished by the publication of the 1921 and 1930 Bromley atlases, which both depict the entire recreation building site as vacant.

The rapidly growing Rockefeller Institute acquired Block 1479 in 1920 as a site for future development. The directors of the Institute knew that they did not need to develop the land immediately, so in order to serve the community, they converted the block into a public playground ("Memorandum of Items..." 1920). Photographs taken during the clearing of the site, currently in the collection of the Rockefeller Archive Center (Rockefeller University Archives, Record Group 415, Box 2, Folder 1) depict the site as relatively flat near York Avenue with a rise in elevation to the east. Demolition debris and the remnants of the buildings formerly on Block 1479 are visible and it appears that the photos were taken during the removal of the small brick building in the block's northwest corner. Photographs taken after the completion of the playground depict the area along York Avenue as relatively flat, suggesting that grading occurred in some areas of the block.

The 1951 Sanborn map (see **Figure 13**) depicts the transformation of the recreation building site into the Rockefeller Institute's recreation grounds. The area was developed with a running track and several 1-story "play sheds." However, an aerial photograph of the site taken in 1951 indicates that a portion of the site may have been paved over by that time.¹ Additional aerial photographs of the site taken in 1953 and 1954 indicate that the entire recreation building site was paved and in use as a parking lot by that time.² Abby Aldrich Rockefeller Hall was completed to the south of the recreation building site in 1956. In 1958, the existing 1-story parking canopy structure was constructed on the site. No changes to the recreation building site are depicted on maps from the mid-20th century through the present.

¹ Accessible at: <http://gis.nyc.gov/doitt/nycitymap/>.

² Accessible at: www.historicaerials.com.

H. HISTORY OF THE LABORATORY BUILDING SITE

The laboratory building site is mostly occupied by the FDR Drive, which as previously discussed, was constructed in the early 20th century. Prior to the roadway's construction, the area was a steep, rocky cliff that appears to have led to a small beach where a bathing and boating pavilion was located. Significant efforts were made to transform the area into a 6-lane highway and involved the removal of rock in addition to grading and filling activities.

Some portions of the laboratory building site extend to the west of the FDR Drive at the campus level in certain areas adjacent to and between existing Rockefeller campus buildings. These campus level areas were disturbed during the construction of these buildings. Historic photographs on file at the Rockefeller Archive Center depict significant excavation efforts as part of the construction of these buildings, including additional excavation between the structures and the schist wall at the eastern edge of the campus that occurred after the buildings were first constructed.

I. BASS/HARDENBROOK FAMILY CEMETERY

A small family cemetery associated with the Bass and Hardenbrook families was located on the grounds of Rockefeller University.¹ The cemetery was in use between the late-18th and early-19th centuries. Ann Hardenbrook's will, prepared in 1810 and proved after her death in 1817, stipulated that her heirs should sell her real estate holdings "reserving...the burying ground forever, with a free passage thereto for the use of my heirs" (Tuttle 1877: 273). The deed issued to record the sale of the land from Hardenbrook's estate to the Society of the New York Hospital in October 1817 did, indeed, include this provision (Liber 123, page 485, see **Appendix A**).

A map produced in 1871 and recreated in H.C. Tuttle's *Abstracts of Farm Titles in the City of New York between 39th and 75th Streets, East of the Common Lands* is one of the only maps—most of which appear to be copies of the same general plan—that depicts the cemetery (see **Figure 7**). The map appears to be based on the *Map of the Louvre Farm*, prepared by J.B. Holmes in 1868, which depicts the cemetery in an identical manner. The cemetery, situated along the northern boundary of the former Hardenbrook farm, was aligned with the original farm lines and was therefore at an irregular angle to the line of East 66th Street and its northwestern corner protruded into Historic Block 1478, Lot 11. That map depicts the cemetery as an irregular square measuring between 30 and 35 feet on each side (approximately 900 square feet, or 0.02 acres) located almost entirely within the streetbed of East 66th Street east of York Avenue. However, a description of the cemetery published in *The New York Herald* in 1894 indicates that the cemetery was much larger and may have covered 1 acre of ground. It is more likely that the map, which was produced as part of a formal survey, filed with the Office of the City Register, and referenced in conveyance records, accurately depicts the size and location of the cemetery.

The property maps referenced above indicate that the small country lane that led to the Hardenbrook home from East 66th Street featured another branch that led to the small cemetery. The cemetery was at one point surrounded by a rail fence that was replaced with a picket fence by the late-19th century (*The New York Herald* 1894). A grove of trees that grew during the 19th century, after the establishment of the cemetery, was present within and around the burial ground (*ibid*). By the end of the 19th century, few above-ground remnants of the cemetery remained, with most of the tombstones having been "broken by boys and picnickers" (*New York Times* 1894: 8).

¹ This cemetery is sometimes referred to as the "Schermerhorn Family Cemetery" (see Inskip 2000), however, while the Schermerhorn family later purchased the property and some sources indicate that members of the Schermerhorn family were buried there, they never owned the cemetery property and the only individuals who are known to have been buried there were members of the extended Bass/Hardenbrook family.

Some of the only information about the individuals who were interred in the cemetery was published in late-19th century newspapers and periodicals. The inscriptions on the remaining tombstones was recorded in 1885 and published in *The New York Genealogical and Biographical Record* (NYG&BR) in July 1886. A second list was published in the NYG&BR in 1894. Finally, an article published in *The New York Herald* in 1894 provides tombstone inscriptions and generalized grave locations, as summarized in **Table 2**.

Table 2
Cemetery Information from 19th Century Sources

Tombstone Inscription	Grave Location	Comments
In Memory of John Bass		This stone was described in the NYG&BR (1894) as lying on the ground, broken in half through the middle, while the <i>New York Herald</i> (1894) states that the top of tombstone was broken off, leaving only John Bass' name
In Memory of Maria Bass		Stone was standing in 1885 and had disappeared by 1894
In Memory of John Hardenbrook Obit 5th August 1803, Ætat 77 years	Center grave in the remaining row	Hardenbrook's obituary run in <i>The Daily Advertiser</i> in 1803 lists his age as 78.
In Memory of John Son of Robert and Susan Thompson Who departed this Life 15th September, 1813 Aged 1 Year and 6 Months Also In Memory of James Lawrence Son of Robert and Susan Thompson Who departed this Life 12th August, 1819 Aged 3 Years and 9 Months		Robert Thompson was the son of Mary Adams, Ann Hardenbrook's great-nephew, and one of the executors of her will. The bolded letters within the inscription represent the portion of the tombstone that was removed to the basement of Founder's Hall shortly after the Rockefeller Institute purchased the property.
In memory of Ann Hardenbrook relict of John Hardenbrook Obit [sic] 6th March 1817 aged 95 years	Second grave from the south end	The bolded letters within the inscription represent the portion of the tombstone that was removed to the basement of Founder's Hall shortly after the Rockefeller Institute purchased the property.
In memory of Sarah Carr who departed this life 2nd April 1821 aged 73 years	First marked grave on the north side	Sarah Carr was Ann Hardenbrook's niece and one of the executors of her will
In memory of Mary Adams who departed this life 5th April 1822, aged 72 Years	The south grave, near the fence	Mary Adams was Ann Hardenbrook's niece and one of the executors of her will
Lower portions of 5 other stones; broken stone embedded in a tree trunk; dozen pieces of uncut limestone placed on edge; depression in the ground 10 feet in diameter north of the grave of Sarah Carr		Also mentioned in <i>New York Herald</i> 1894
White marble monument inscribed to a child	Center of plot	Present circa 1886 (described only in the <i>New York Herald</i> , and not mentioned in the 1885 survey published in the NYG&BR in 1886), disappeared by 1894
Notes:	All the monuments for which inscriptions are given were described as made of brown sandstone.	
Sources:	<i>New York Genealogical and Biographical Record</i> (1886), <i>New York Genealogical and Biographical Record</i> (1894), <i>The New York Herald</i> 1894, Tombstone photographs and grave rubbings on file at the Rockefeller Archive Center (Rockefeller University Archives, Record Group 415, Box 1, Folder 4).	

The oldest burials were those of John Bass, Ann Hardenbrook's father, who passed away in 1767 and his wife, Maria. Maria's date of death is unknown, although she likely predeceased her husband, as his will identified Maria as his heir, but his property was inherited by his daughter, Ann, after his death (Pelletreau 1899). In 1894, only the lower portion of Mr. Bass' tombstone remained within the small cemetery (*New York Herald* 1894). The next known burial was that of John Hardenbrook, whose obituary stated that he was 78 years old when he died and that his funeral took place on his farm (*The Daily Advertiser* 1803). The next burial was that of 1-year-old John Thompson, the young son of Anne Hardenbrook's great-nephew, Robert, who the 1810 census suggests lived on the same property as Hardenbrook, if not in the same home. Robert's son James, almost 4 years old at the time of his death in 1819, was buried in the same grave as the brother that he never met. Between the burials of the young Thompson children, Ann Hardenbrook herself was laid to rest in the cemetery in 1817 after her death at the age of 95. The only remaining known burials were those of Ann's elderly nieces, Mary Adams, the mother of Robert Thompson, who died in 1821, and Sarah Carr, who passed away in 1822.

James Thompson, Adams, and Carr are the only members of the Hardenbrook family who are known to have been buried within the cemetery after the sale of the property in 1818. Adams, Carr, and Robert Thompson were Ann Hardenbrook's heirs and/or the executors of her will (along with her husband's nephew, John A. Hardenbrook) and they inherited her property, including both real estate and her slaves, after her death (Tuttle 1877).

In a series of letters written to John D. Rockefeller, Jr., Henry C. Leviness, an heir to the Hardenbrook family, stated that Robert (d. 1856) and Susan Morris Thompson (d. 1849) were also interred in the family cemetery (Leviness 1914). According to Leviness—who, as discussed below, also presented inaccurate information about the family and its burial ground—Robert Thompson's grave was unmarked and Susan Thompson's grave was marked with a white marble stone (*ibid*). There is no corroborating evidence to confirm that either of these burials took place in the cemetery. Human interments on the island of Manhattan south of 86th Street were banned in 1851. Therefore, if Robert Thompson was buried there, it would have been done illegally, which could indicate why there was no stone placed on his grave. In addition, the only white marble monument that has been recorded in the cemetery allegedly marked the grave of a child, as described by the *New York Herald* in 1894.

THE CEMETERY AFTER THE DEVELOPMENT OF THE ROCKEFELLER INSTITUTE

John D. Rockefeller, Jr. and the other individuals with whom he worked to found and develop the Rockefeller Institute were aware of the cemetery's existence from the moment the land was obtained in 1903. The collections of the Rockefeller Archive Center in Sleepy Hollow, New York include numerous letters, memoranda, and other documentary records pertaining to the cemetery and its presence on the Rockefeller campus. Unless otherwise noted, all materials referenced in this section are from the folder pertaining to the cemetery within the Rockefeller University Archival Materials (Record Group 415, Box 1, Folder 4).

Much of the early correspondence pertaining to the issue of the cemetery was between Rockefeller, members of the Board, lawyers, and various real estate professionals to determine what rights, if any, Rockefeller himself or the Institute had with respect to the cemetery so that the remains interred within could be legally removed. The cemetery had been transferred by Ann Hardenbrook to her heirs and descendants and was excluded from the property each time it was sold, with the exception of when it was sold from the Schermerhorn heirs to Rockefeller. Instead of referring to the cemetery in the deed for that transaction, Rockefeller's lawyers instead prepared a second document acknowledging the presence of the cemetery and granting all Hardenbrook heirs access to it. In addition, the City of New York had never taken possession of the streetbed of East 66th Street as it had East 65th and East 67th Streets, presumably because of the cemetery's presence at East 66th Street, (Hatch 1903). In February 1903, J. Wray Cleveland of the Title Guarantee and Trust Company confirmed in a letter to H.W. Nichols, Rockefeller's

real estate representative, that the Institute did not own the cemetery property and therefore could not remove the cemetery, the limits of which were “still well-defined with a number of gravestones in a fair state of preservation.”

In December 1903, the Institute’s Executive Committee determined that the best solution was not to develop the location of the cemetery at all and the following year, the Board of Directors signed a release clearing John D. Rockefeller, Jr. of all liability with regards to the cemetery. Rockefeller was warned in a letter sent on November 24, 1904 from his lawyer, Eugene H. Hatch, that it was “imperative” not to place any buildings on the site of the cemetery and that “any grading...would be done at [Rockefeller’s] peril”. Hatch offered several possible solutions to the problem, including the purchase of a share of cemetery from one of the Hardenbrook descendants so that a partition suit could be brought or to have the land separately mapped by the city so that the city could reclaim it for unpaid taxes and Rockefeller could purchase the land at public sale.

In 1903, Hatch recommended to Rockefeller that if the remaining stones were removed from the site, careful notes should be kept and a survey made of the remaining graves. This appears to have taken place, and in 1903 an employee of the Title Guarantee and Trust Company completed a survey of the cemetery, which was copied into a letter sent to Starr J. Murphy, Rockefeller’s legal advisor, by E.L. Brooks of the title company. The burial ground was at that time described as being a half-acre plot of land that had been “terraced off” and was therefore at a higher elevation than the surrounding area. An old stone retaining wall measuring 3 feet in height and 8 feet in length lined a portion of the eastern boundary of the burial ground and the remainder was surrounded by an 8-foot wooden fence. The adjacent grounds occupied by the Pastime Athletic Club were identified as being 4 feet higher in elevation than the cemetery. During the survey, a small plan of the five remaining red sandstone grave markers (two of which were illegible and two of which had fallen to the ground) was completed. However, the map is a simple sketch and is neither to scale nor accurate with respect to the locations of surrounding features.

According to a memorandum prepared with regards to the cemetery on December 9, 1913, the main driveway leading to Founder’s Hall from York Avenue was planned within the southern half of the line of East 66th Street so as to avoid the burial ground. An untitled map was prepared depicting the proposed driveway to the south of the mapped street (Rockefeller Archive Center, Rockefeller University Archives, Record Group 415, Box 1, Folder 1). However, according to the memorandum, when the center of Founder’s Hall was constructed in line with the center of the line of East 66th Street, this location of the driveway was altered.

The memorandum also stated that during the grading and filling that occurred as part of the construction of the driveway, the two remaining tombstone fragments—a portion of the stones of Ann Hardenbrook and James Lawrence Thompson—were removed from the cemetery and placed in the basement of Founder’s Hall.¹ These fragments were later incorporated into a stone retaining wall that was built on the campus in the vicinity of the cemetery to the west of Founder’s Hall. In a memorandum prepared by Edric B. Smith, the Institute’s Business Manager, on December 15, 1954, when new development was proposed that would require the demolition of this wall, the stones were removed from the wall and returned to the basement of Founder’s Hall. The memorandum repeated the Institute’s determination not to construct any buildings on the site of the cemetery. A subsequent memorandum prepared on July 1, 1955 indicates that the stones were placed in the “old pharmacy” and a hand annotation on the memo stated that they were moved again to the library vault in September 1975.

¹ Photographs taken of the stone fragments in 1921 and undated grave rubbings are included within the collections of the Rockefeller Archive Center.

In the early 20th century, the Rockefeller Institute was contacted by several heirs of the Hardenbrook family. The RAC collections include a number of letters that were written in the late 1910s and early 1920s by Henry C. Leviness, who stated that he was the grandson of Robert Thompson, the nephew and heir of Ann Hardenbrook. Mr. Leviness lived in Los Angeles, California, and wrote numerous letters to various members of the Rockefeller family or other members of the Board of Directors seeking information about the cemetery. Mr. Leviness' letters included some information on the family, not all of which appears to be accurate.¹ In most of his letters, Mr. Leviness discusses the hardships he was experiencing and offered to sell his share of the cemetery to Mr. Rockefeller in exchange for either money or a small house. After having received a response on April 7, 1914 from Starr J. Murphy, writing on behalf of Mr. Rockefeller that the Institute was not interested in purchasing his interest in the cemetery, Mr. Leviness continued sending letters accusing the Institute of having "desecrated" the burial ground and continuing to state that he was willing to sell his interest.

On November 15, 1917, Edward H. Hatch wrote to Starr J. Murphy that while purchasing Mr. Leviness' interest would be beneficial to the Institute and would help them acquire the title to the land, it would also open the door to other heirs seeking money in exchange for their shares and it was therefore not pursued. On several occasions, Mr. Leviness' niece, who is listed in the RAC files only as Mrs. A. Santare, made several requests to the Institute for information about the cemetery purportedly to gather genealogical information. In the early 1930s, Mrs. Santare retained a lawyer to help her and another heir establish a claim on the cemetery; however, nothing appears to have come of this effort. The other heir is presumed to be her brother, a Mr. Campbell, who visited the Institute in 1934 and attempted to sell his mother's interest in the cemetery, which made the preparer of a memorandum (whose signature at the bottom could not be deciphered) dated December 6, 1934 believe that he was "trying to get money for himself, rather than his mother." In 1935, Mrs. Santare made another visit and in a memorandum prepared January 9, 1935 to summarize her trip, Edric B. Smith stated that she gave "no hint of working up any claim against the Institute." On January 12, 1954, she, too, wrote to the Institute and, claiming hardship and medical bills, requested that her share in the burial ground be purchased by the Rockefeller family.

POSSIBLE PRESENCE OF HUMAN REMAINS

The driveway leading to Founder's Hall was described in a 1904 letter to John D. Rockefeller, Jr. as to be constructed "using considerable dirt" excavated from the building foundations to the east (Rockefeller Archive Center, Rockefeller Foundation Archives, Record Group 2, Box 47, Folder 473). It therefore appears that the remains were covered with a layer of fill and that the cemetery was never removed from its original location. In 1908, in response to an individual seeking genealogical information about the individuals interred in the family cemetery, L. Emmett Holt, the Secretary of the Institute, confirmed that no remains had been disinterred from the cemetery and that the area had not been excavated (Holt 1908).

The driveway (including the sidewalks on either side) in the vicinity of the cemetery's location is approximately 30 feet in width, and covers the southern portion of the historic cemetery. The remainder of the cemetery is buried beneath a landscaped lawn to the north of the driveway, between a paved walkway and the paved driveway west of Founder's Hall. This area has a gentle slope down to the west and the area of the cemetery is situated between approximately 48 and 50 feet above the Manhattan

¹ Most of the information presented by Mr. Leviness could not be confirmed, such as a story repeated in several of the letters that Mary Adams' first husband and Robert Thompson's father had traveled to the West Indies on a logging expedition and was killed during Toussaint Louverture's 1791 slave uprising in Haiti, resulting in her subsequent remarriage to Mr. Adams. Mr. Leviness also repeatedly stated that Sarah Carr was the family maid and was unrelated; however Ann Hardenbrook's will refers to Ms. Carr as a niece. Mr. Leviness also included some anecdotal information allegedly told to him by his grandfather, including stories about how during the Revolutionary War, British soldiers would steal chickens and milk from the property.

Borough Datum. The Manhattan Borough Datum is situated 2.752 feet above the National Geodetic Vertical Datum of 1929 (NGVD), an approximation of sea level, making the cemetery's location approximately 50.752 to 52.752 feet above NGVD. A survey of the campus made by George C. Hollwith in 1903 indicates that the elevations in the vicinity of the cemetery originally ranged between 42.6 and 50.6 feet above the mean high water of the East River, however the relation of this datum to the ones mentioned previously is unknown. It is therefore unclear exactly how much fill was deposited on top of the cemetery during the early development of the Rockefeller campus. As seen on a plan of the site prepared as part of the proposed project by Langan Engineering in 2012, some utilities run through this area at depths ranging between 17 and 48 inches below the ground surface.

Because the depth of fill is unknown, it is unknown if any 20th century developments on the Rockefeller property have impacted the cemetery. However, it is clear from the collections of the Rockefeller Archive Center that efforts were made to avoid development on the site of the cemetery and it is possible that any utilities that were installed in that location only impacted fill levels. Even if limited areas have been impacted, there have been no major developments on the site, and it is likely that human remains—including intact burials and possibly disarticulated remains—are present on the Rockefeller campus. However, the cemetery's boundaries are clearly defined on historic tax and property maps and the two development sites are not in close proximity to the burial ground. Therefore, the construction of the proposed recreation and laboratory buildings would not result in an impact to the burial ground.

A. CONCLUSIONS

As part of the background research for this Phase 1A Archaeological Documentary Study, various primary and secondary resources were analyzed, including historic maps and atlases, historic photographs and lithographs, newspaper articles, and local histories. The information provided by these sources was analyzed to reach the following conclusions:

PRECONTACT SENSITIVITY ASSESSMENT

The precontact sensitivity of project sites in New York City is generally evaluated by the site's proximity to high ground, level slopes, water courses, well-drained soils, and previously identified precontact archaeological sites. As described in **Chapter 2**, before the time of European contact, the location of the Rockefeller University campus was occupied by a long, narrow hill with steep, rocky sides. The narrowness and steep slope of the hillside as well as its exposure to winds from the East River may have made it less suitable for a large, permanent habitation site. However, its topographic setting may have been conducive to a temporary or seasonal camp site or resource processing location. In addition, only one Native American site has been identified in the area. The site was reported as "traces of occupation" along the shore of the East River in the vicinity of East 61st through East 63rd Streets in the early 20th century and no other information about the site is known.

The entire Rockefeller campus has been extensively developed over the last century. This has resulted in some disturbance across nearly all of the site as a result of building construction, basement excavation, landscaping, or grading, although the elevations in some areas have been raised with the addition of fill materials. Precontact archaeological resources are generally found at shallow depths and are therefore often disturbed by historic and modern development. The recreation building site was developed with a stone yard in the late-19th century and subsequently redeveloped for use as a playground, an athletic ground, and later a parking lot by Rockefeller University. Similarly, the laboratory building site was heavily disturbed throughout the 20th century as a result of the construction of the FDR Drive and the various buildings lining the eastern side of the Rockefeller campus. As a result of the disturbance generated by historic and modern development, the recreation and laboratory building sites are determined to have no sensitivity for precontact archaeological resources.

HISTORIC SENSITIVITY ASSESSMENT

The historic archaeological sensitivity of the two development sites is discussed separately, below:

RECREATION BUILDING SITE

The recreation building site was vacant farmland until the late 19th century, when a stone yard was established on the property. Several residential structures were also located on the site, however these were all constructed after water and sewer networks were generally available in the neighborhood, although the connection of the individual residences to these networks is unknown. Shortly after the site was first developed, the houses and the stone yard were destroyed in a fire that also destroyed several adjacent blocks. After the fire, the area was redeveloped with the stone yard, which expanded to cover the former residential lots to the east. After the demolition of the stone yard in the early 20th century, the site was transformed into a playground, an athletic field, and then a paved parking area.

Abby Aldrich Rockefeller Hall was completed to the south of the recreation building site in 1956 and two years later, the existing 1-story parking canopy structure was constructed. The northern portion of Abby Aldrich Rockefeller Hall includes a small outdoor seating area that is identified on Sanborn maps (see **Figure 2**) as a 1-story annex to the 3-story (with basement) building. A paved courtyard area and a small, rectangular sunken fountain pool are located at the northern end of the building. The pool abuts the south wall of the parking structure on the recreation building site. The courtyard area and the recreation building site's paved parking lot are approximately 10 feet below the grade of the adjacent area of the campus to the east of Abby Aldrich Rockefeller Hall where the outbuildings associated with the Schermerhorn summer home were formerly located. The southern side of the parking canopy structure is lined with a stone wall to the east of the courtyard area in the vicinity of the historic boundary between the Jones and Schermerhorn estates. This wall will remain in place during the construction of the proposed project and no excavation is proposed to the area to the south.

A comparison of the previously mentioned 1903 Hollwith survey of the former Schermerhorn farm (which includes only the southern 50 feet of Historic Block 1479) with current surveys of the site suggests that some fill has been placed on the portion of the site to the east of Abby Aldrich Rockefeller Hall, however, because of the potential discrepancy with the historic and modern datum points, the exact depth of fill cannot be determined. Because of the deep excavation in the vicinity of Rockefeller Hall and the construction of the existing wall along the southern side of the existing parking canopy structure, some disturbance would have occurred in the area of the former Schermerhorn home's outbuildings.

Because of the late date of development on the site and the subsequent disturbance that occurred as a result of building demolition, grading, and paving, the recreation building site is determined to have low sensitivity for archaeological resources dating to the historic period. However, an area of archaeological sensitivity is located in the vicinity of the former outbuildings adjacent to the recreation building site. The area of sensitivity is immediately to the south of the existing wall lining the southern side of the parking canopy structure and extends to the south for a distance of approximately 50 feet (to the northern line of East 67th Street) and east from Abby Aldrich Rockefeller Hall to a distance approximately 75 feet. This area is determined to have moderate sensitivity for archaeological resources associated with the former outbuildings of the Schermerhorn summer home, one of which may have been an outhouse/privy (see **Figure 14**). However, as currently proposed, no excavation will occur to the south of the existing stone wall and therefore, the area of archaeological sensitivity will not be impacted by the proposed project.

LABORATORY BUILDING SITE

The laboratory building site is mostly occupied by the FDR Drive, which, as previously discussed, was first constructed in the early 20th century. Prior to the roadway's construction, the area was a steep, rocky cliff that appears to have led to a small beach where a bathing and boating pavilion was located. Significant efforts were made to transform the area into a modern 6-lane highway and included the removal of rock in addition to grading and filling activities. The construction of the road would have destroyed any archaeological resources along the waterfront. In addition, those portions of the development site that extend to the west of the FDR Drive between the buildings at the campus level were disturbed during the construction of the adjacent buildings, almost all of which have deep basements or are connected by tunnels. Therefore, the laboratory building site is determined to have no sensitivity for archaeological resources dating to the historic period.

BASS/HARDENBROOK CEMETERY

There is no indication that the remains interred within the Bass/Hardenbrook family cemetery were ever removed. While some disturbance appears to have occurred in the location of the cemetery, including grading, paving, landscaping, and the installation of utilities, it is unknown if this disturbance would have extended through a layer of fill that appears to have been placed over the burial ground in the early 20th

century. The location of the cemetery within the line of East 66th Street to the west of Founder's Hall is therefore sensitive for human remains. The proposed project does not currently include any work in the location of the historic cemetery, and therefore no impacts would occur to that location as part of the proposed project.

B. RECOMMENDATIONS

The recreation building site has been determined to have no sensitivity for archaeological resources dating the precontact period and low sensitivity for archaeological resources dating to the historic period. However, the site is adjacent to an area of moderate archaeological sensitivity, which extends between the northern line of East 67th Street to a point 50 feet to the north (the approximate location of an existing stone retaining wall) and between the existing Abby Aldrich Rockefeller Hall and a point approximately 75 feet to the east (see **Figure 14**). As currently proposed, no excavation will take place to the south of the existing stone wall and therefore, no disturbance will occur within the area of archaeological sensitivity as part of the proposed project. Therefore, no further archaeological investigation is recommended. However, if project plans are altered in such a way that impacts would occur in that location a Phase 1B archaeological investigation would be recommended to confirm the presence or absence of archaeological resources associated with the 19th century occupation of the project site.

The laboratory building site has been determined to have no sensitivity for archaeological resources dating to either the precontact or historic periods. Therefore, no additional archaeological analysis is recommended for the laboratory building site.

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1979 USGS Digital Raster Graphic (DRG) Quadrangle: Central Park.

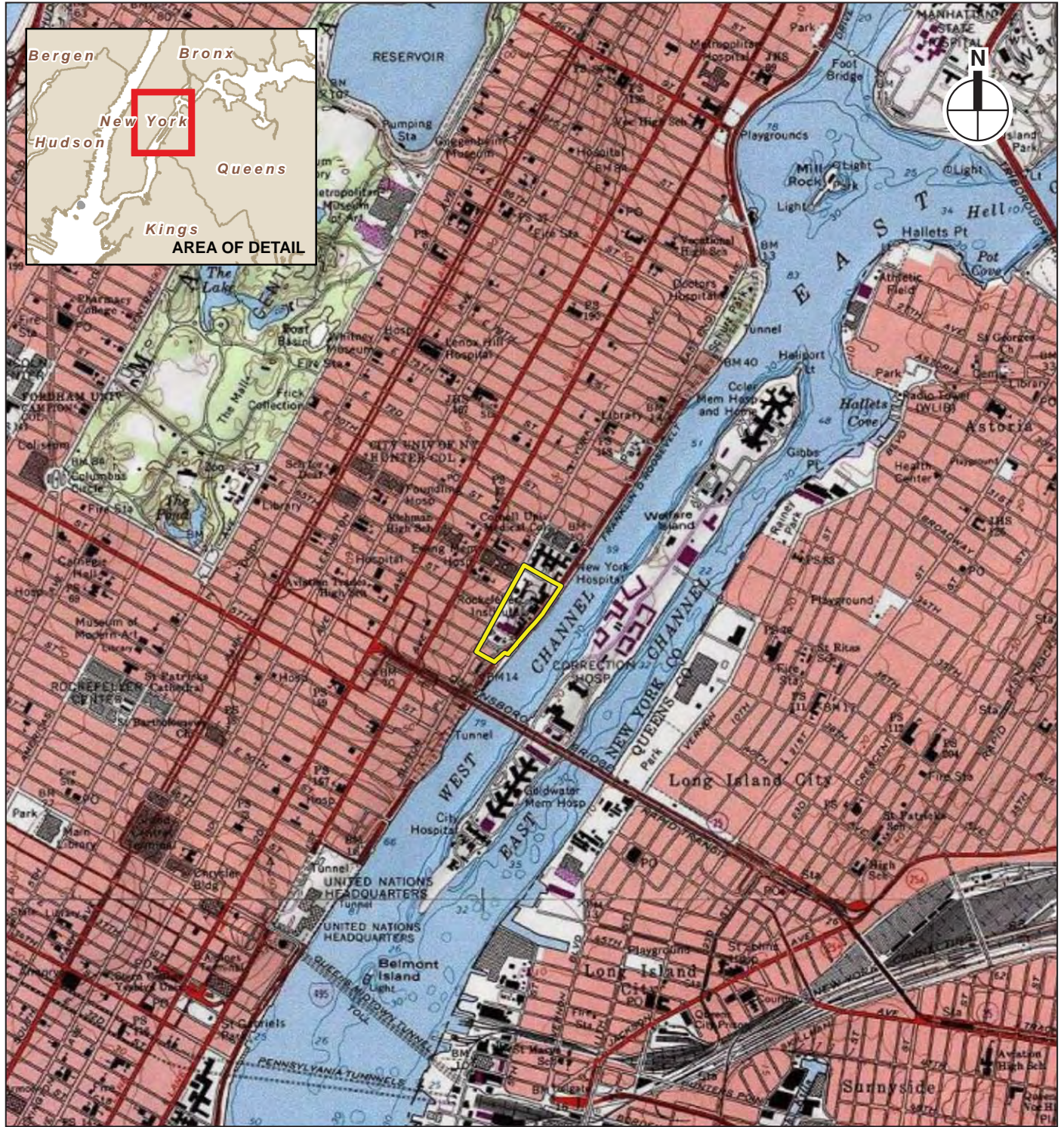
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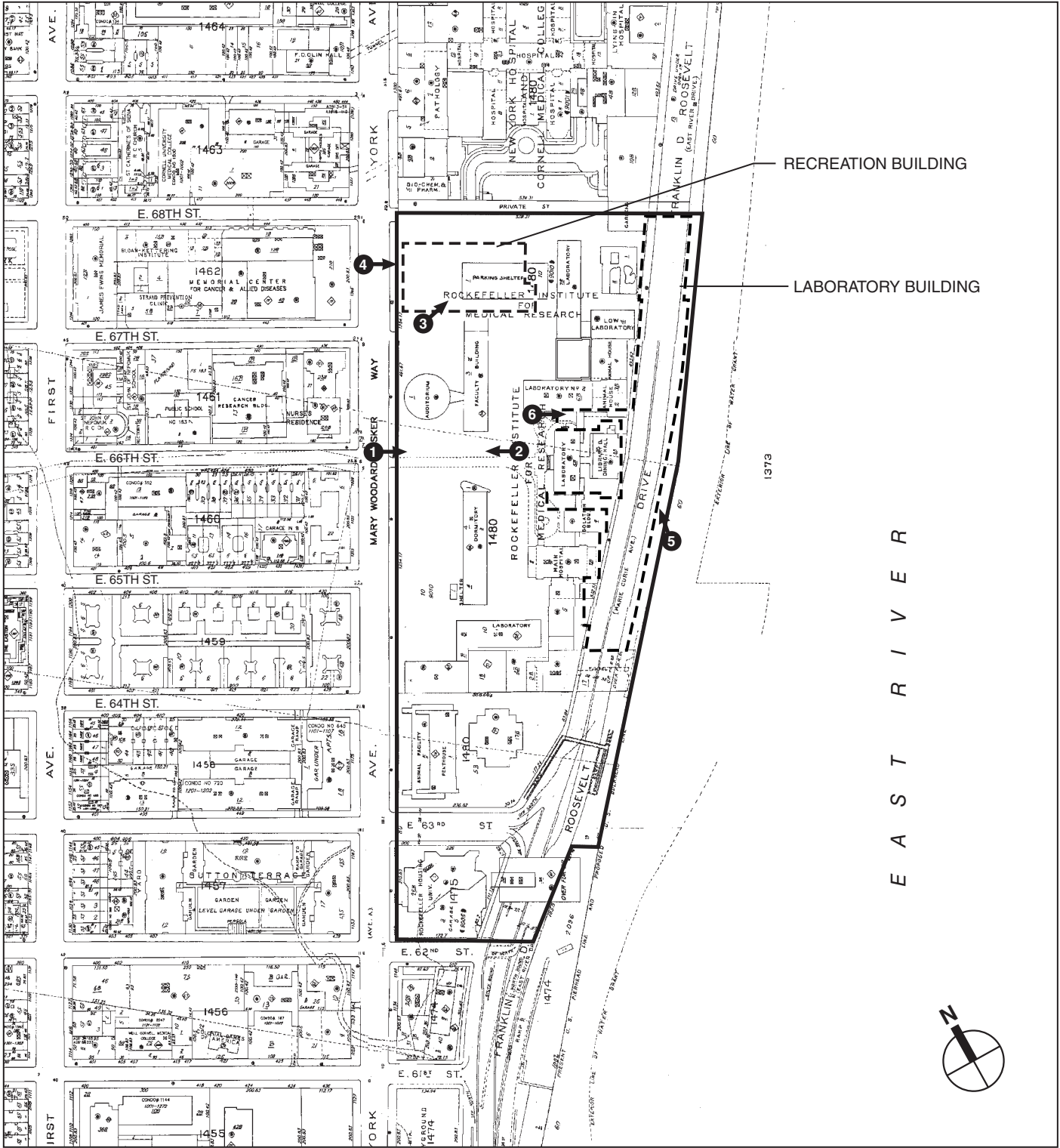
Figures



SOURCE: USGS Topographic map: Copyright © 2011 National Geographic Society, i-cubed

 Project Site Boundary

0 2000 4000 FEET
SCALE






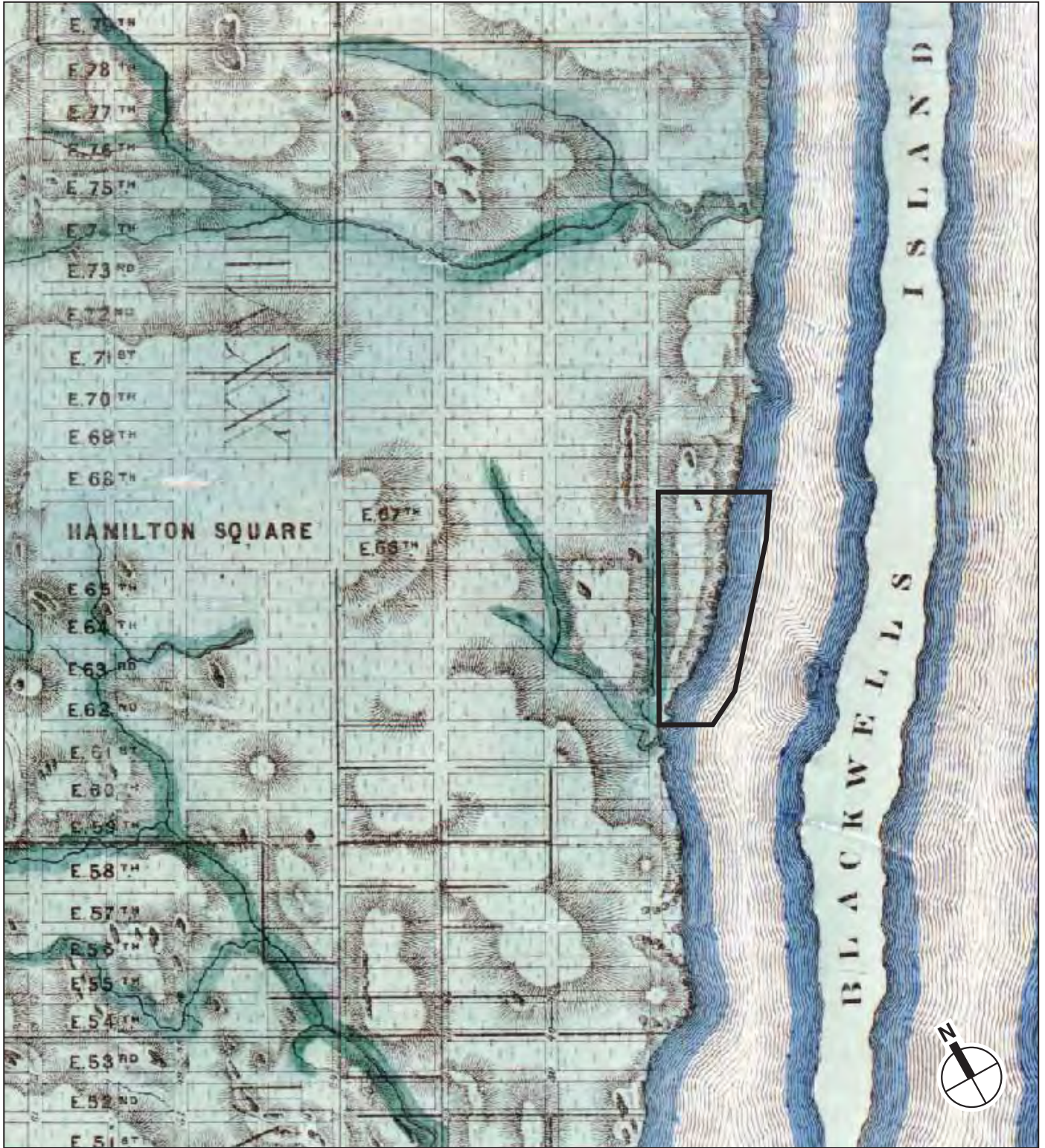
RECREATION BUILDING

LABORATORY BUILDING

E A S T R I V E R



-  Large Scale Community Facility Development (LSCFD) (Rockefeller University Campus)
-  Development Sites
-  Photograph View Direction and Reference Number



— Approximate Location of Campus



Looking east along the line of East 66th Street, showing the steep rise in elevation between York Avenue (in foreground) and Founder's Hall (in background)

1



View west down the driveway leading to York Avenue along the line of East 66th Street. The location of the former Hardenbrook cemetery is in the landscaped area to the right of the photograph

2



Looking north at the existing parking structure on the proposed recreation building site 3



The York Avenue entrance to the parking lot on the proposed recreation building site, showing the slight rise in elevation 4



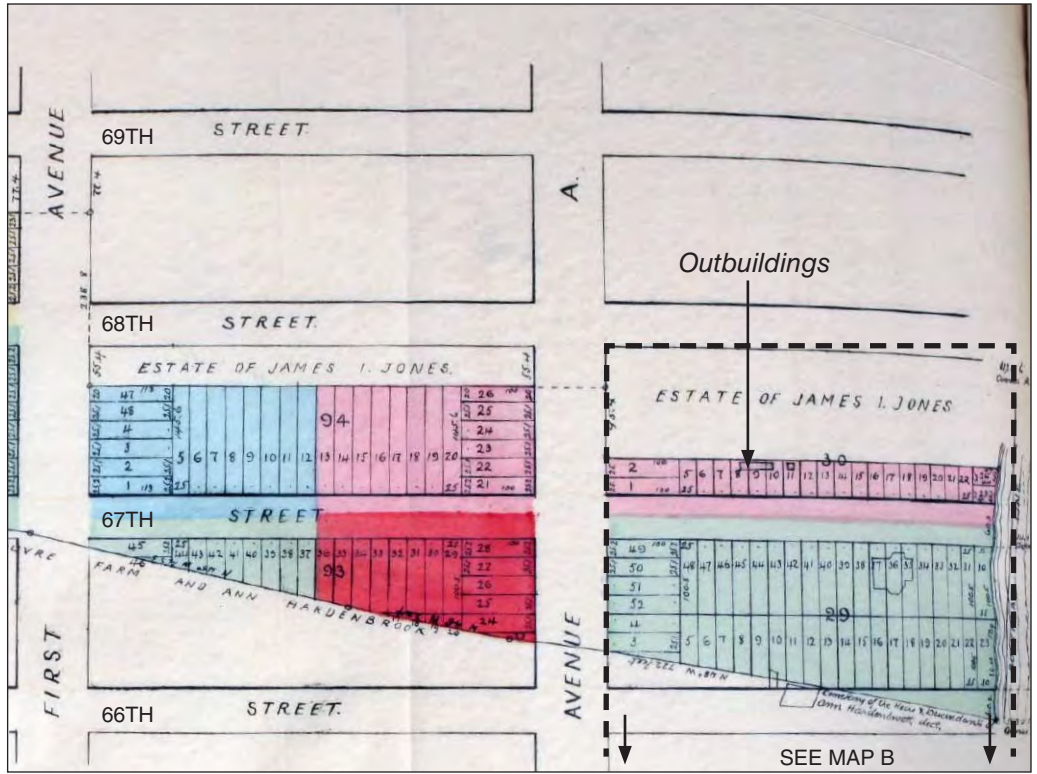
A view of the eastern side of the Rockefeller campus, including the location of the proposed laboratory building site

5



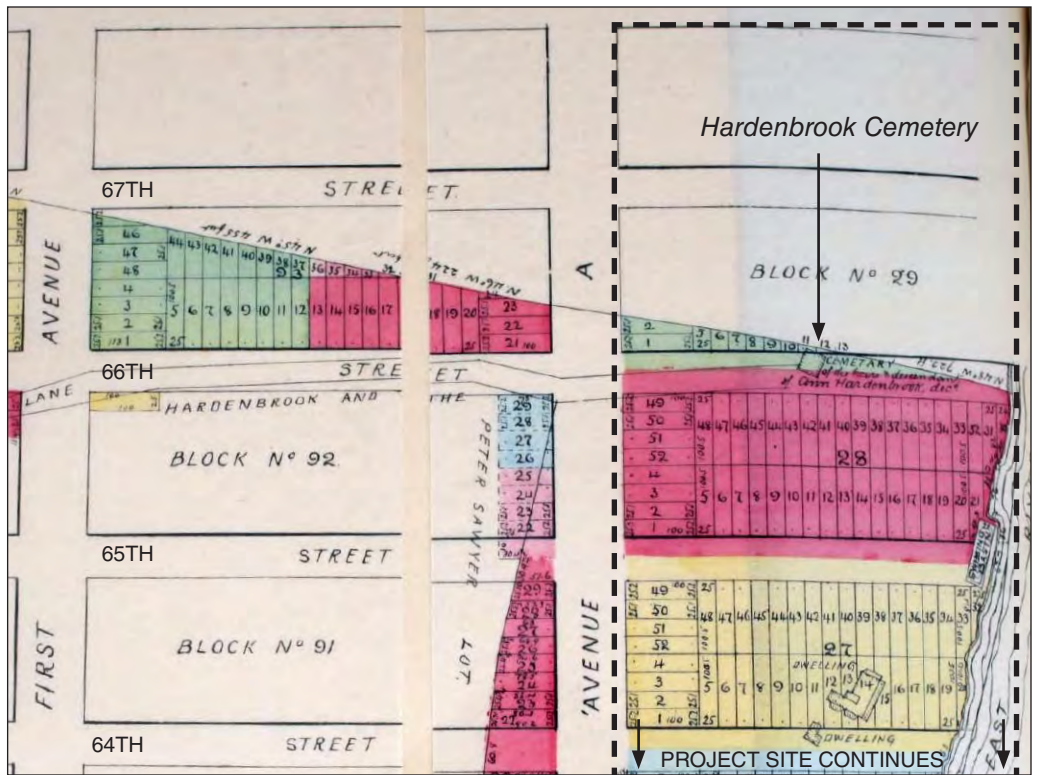
Looking northeast at a portion of the laboratory building site west of the FDR Drive

6



Map of the southern portion of the Louvre Farm A

SOURCE: H.C. Tuttle (1877) Abstracts of Farm Titles in the City of New York between 39th and 75th Streets, East of the Common Lands. New York: The Speculator Company

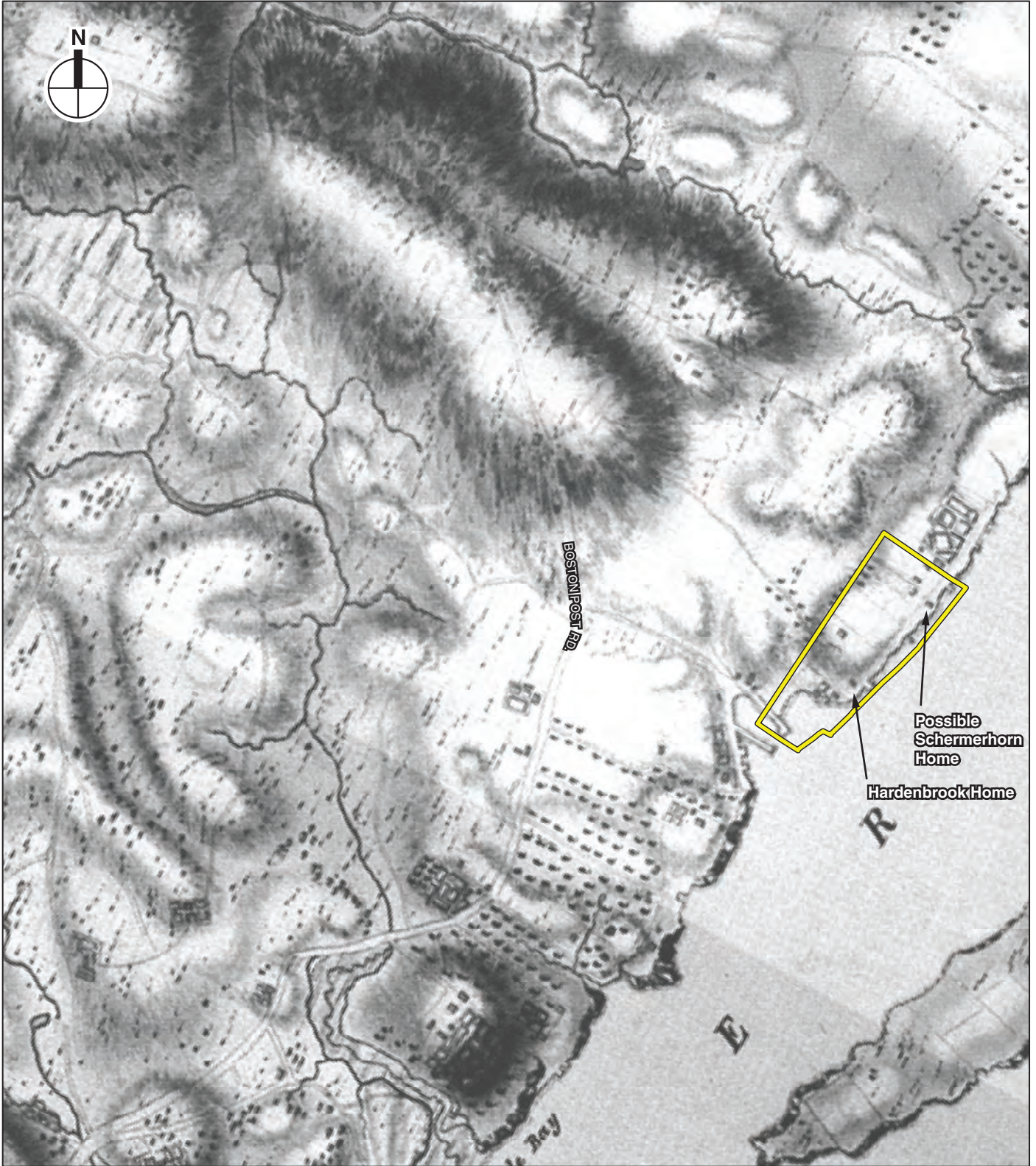


Map of the Hardenbrook Farm B

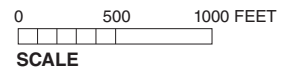
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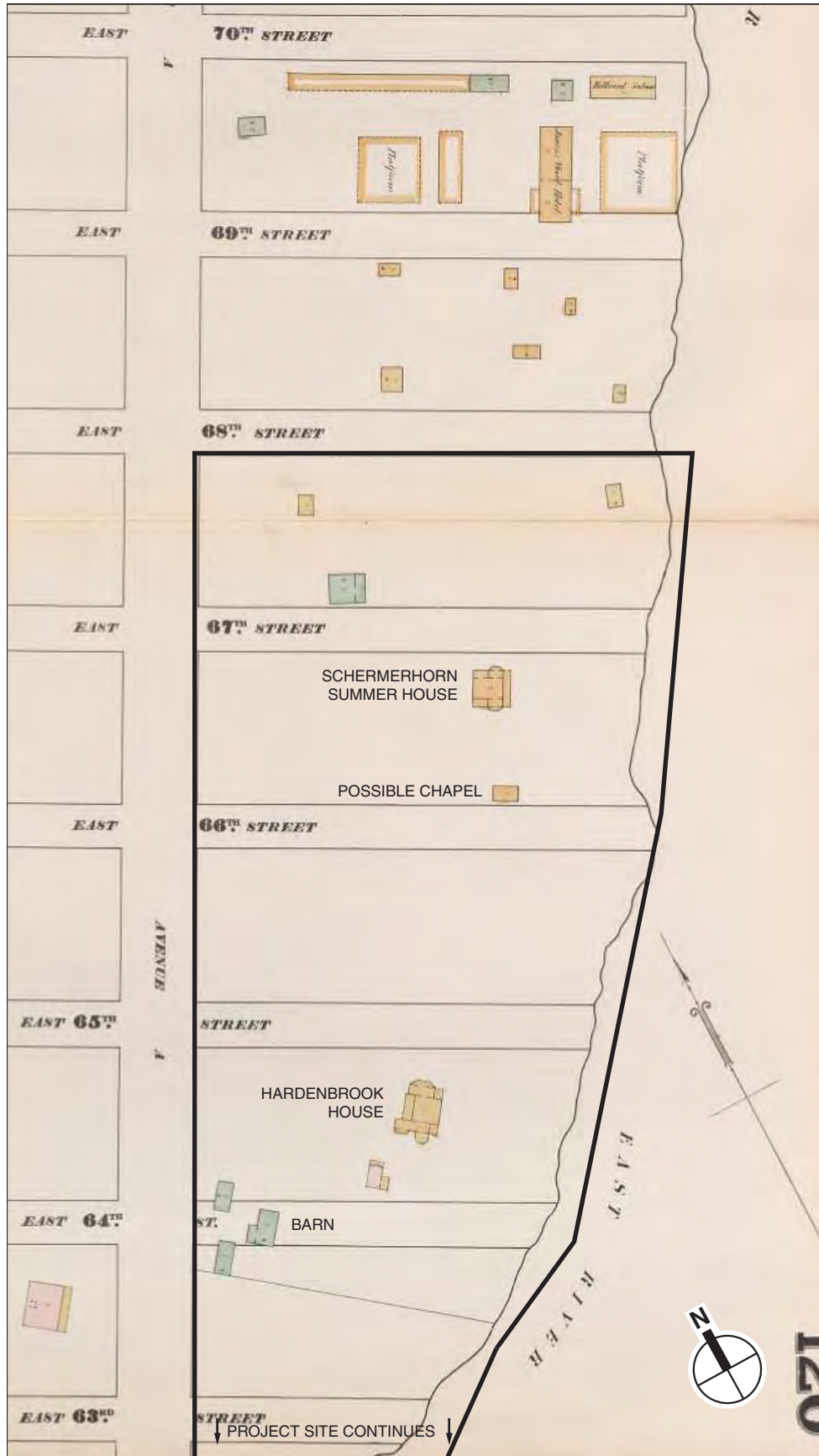
SOURCE: British National Archives



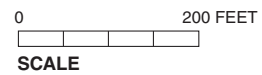
 Project Site Boundary

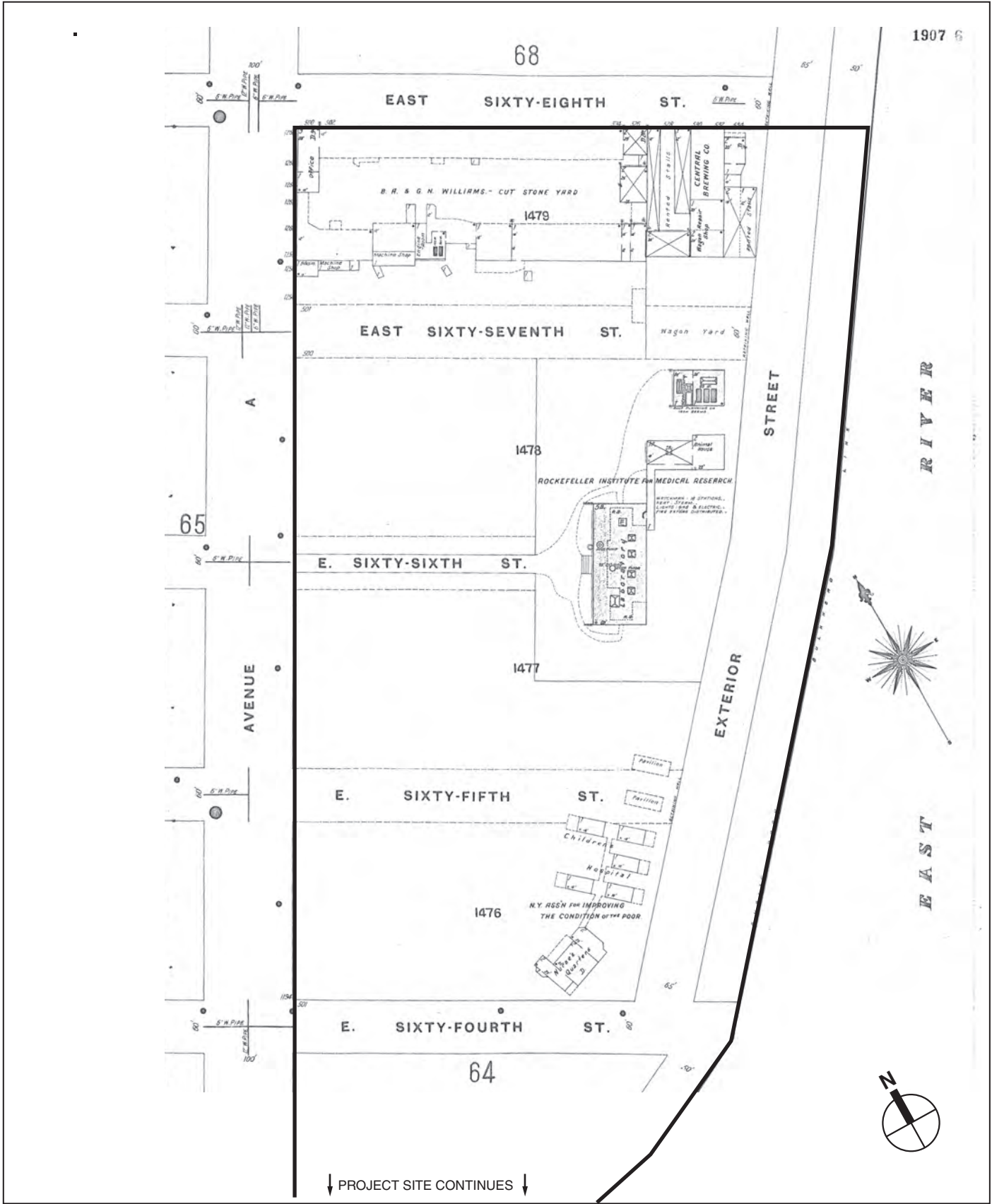


NOTE: This map has been georeferenced with ARC GIS software. Because of inaccuracies in the original map, the overlay of the 2004 street lines may not be entirely accurate and the location of the Rockefeller campus has been estimated.



— Rockefeller Campus Boundary

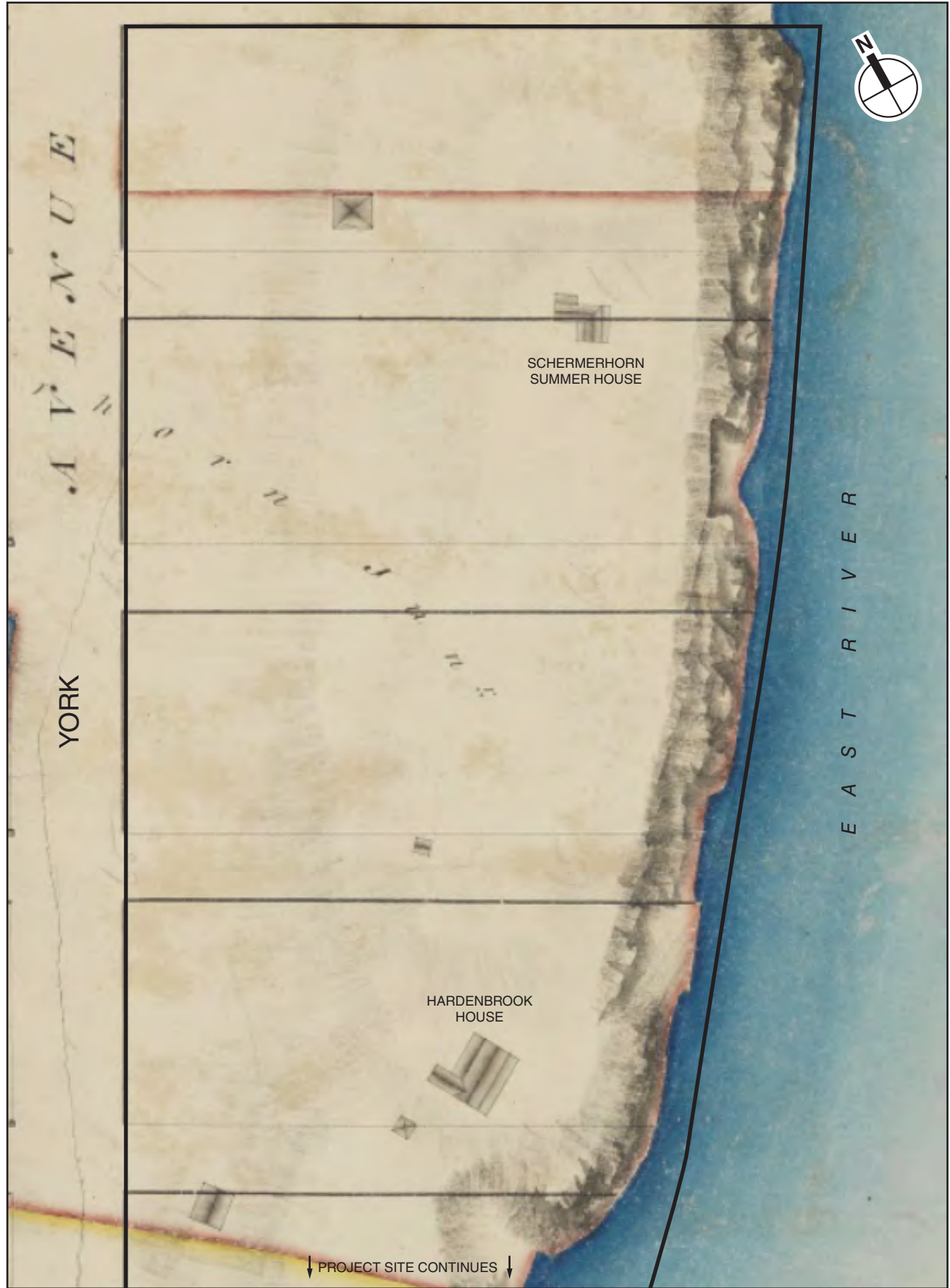




↓ PROJECT SITE CONTINUES ↓

— Rockefeller Campus Boundary

0 200 FEET
SCALE



— Rockefeller Campus Boundary

SOURCE: *The Rockefeller Medical Institute (1907)*

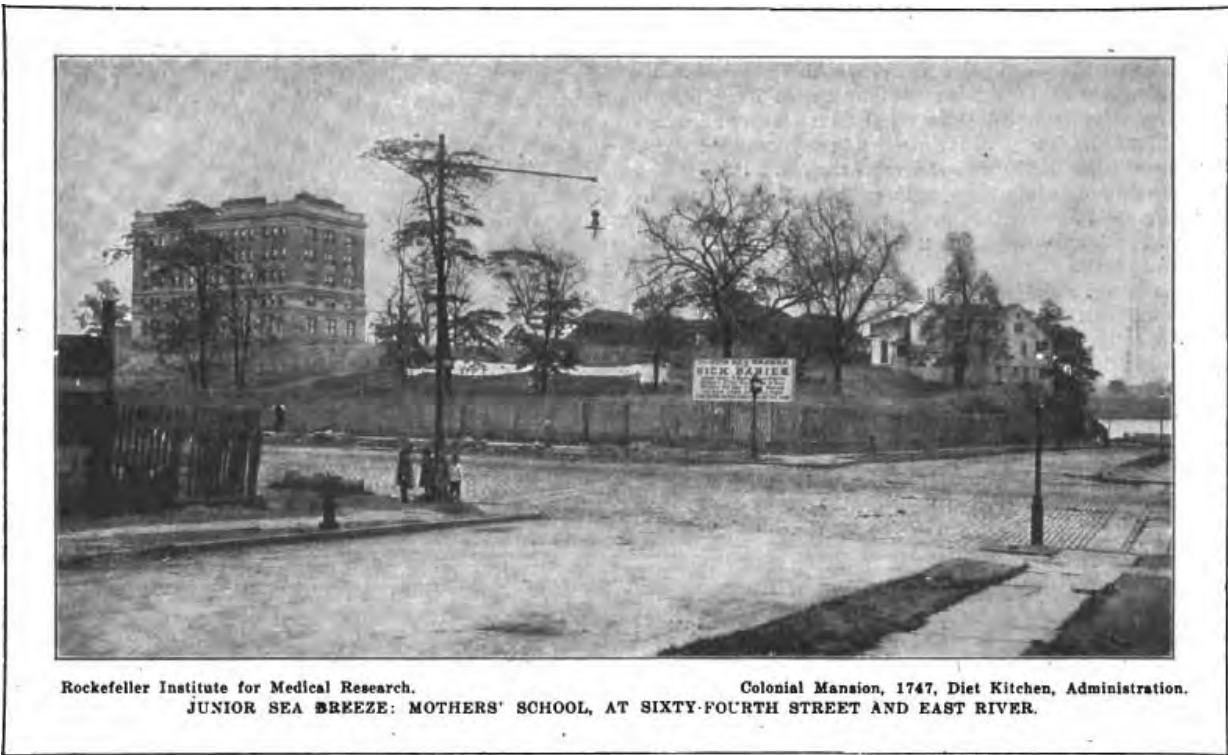


THE ROCKEFELLER INSTITUTE FOR MEDICAL RESEARCH.

Circa 1906 image of Founder's Hall. The elevated area in front of the building was created with fill and covers the former cemetery

A

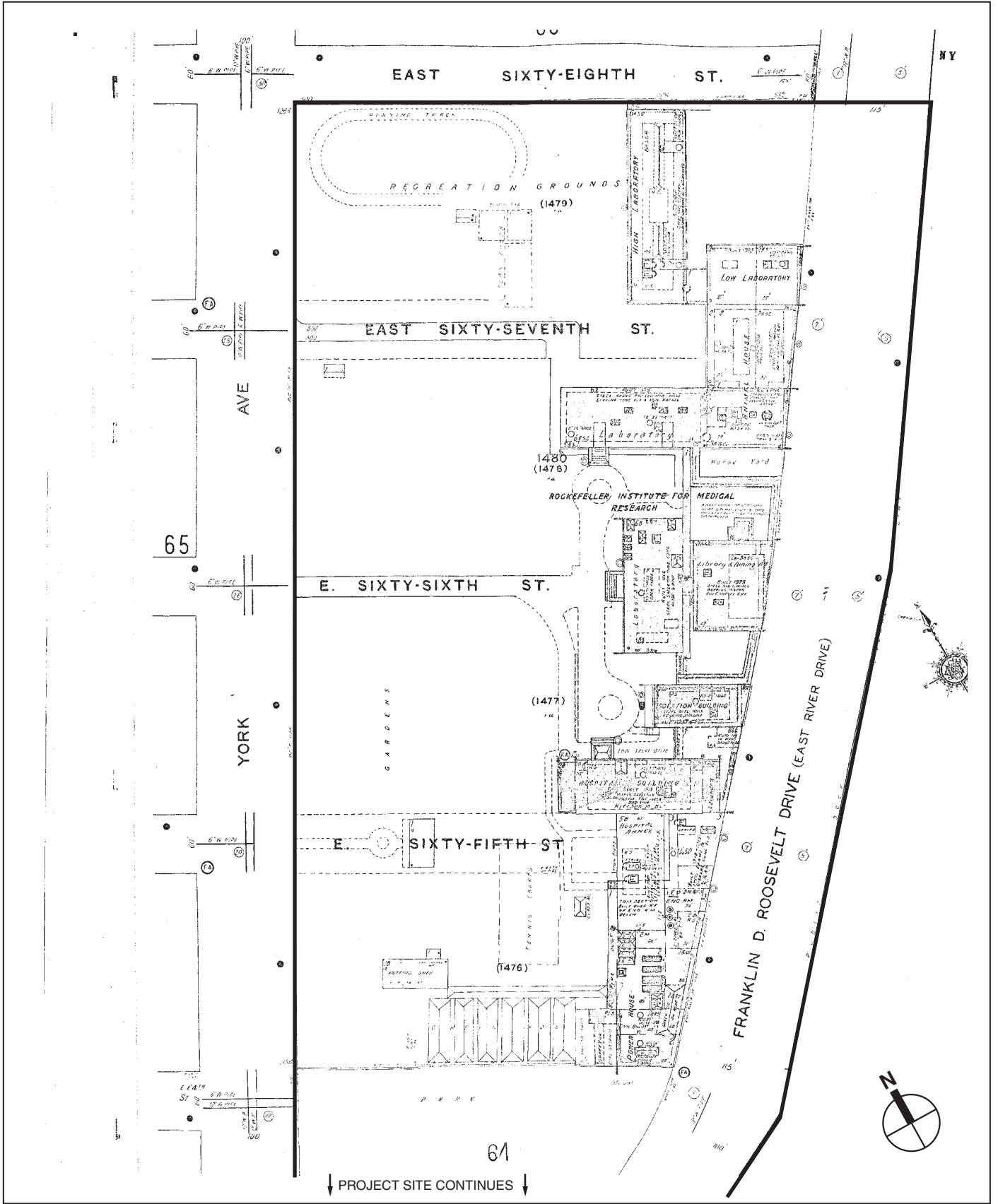
SOURCE: *The Christian Work and Evangelist (1907)*



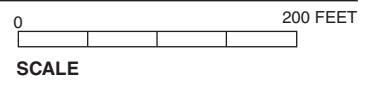
Rockefeller Institute for Medical Research. Colonial Mansion, 1747, Diet Kitchen, Administration.
JUNIOR SEA BREEZE: MOTHERS' SCHOOL, AT SIXTY-FOURTH STREET AND EAST RIVER.

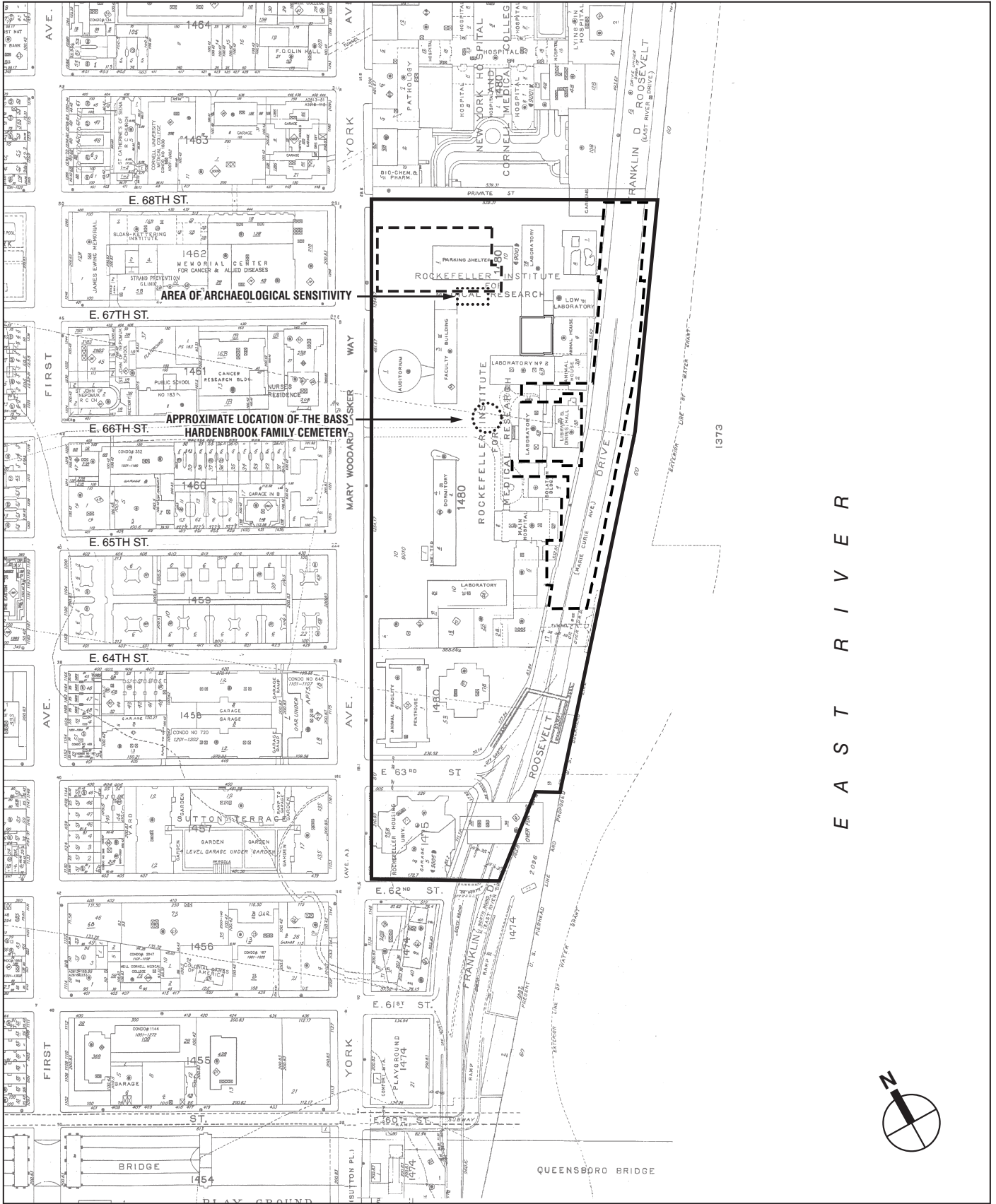
Circa 1907 Photograph of the campus north of the East 64th Street (at right) The former Hardenbrook/Schermerhorn home can be seen along the southern side of the campus

B



Rockefeller Campus Boundary





E A S T R I V E R

- Large Scale Community Facility Development (LSCFD) (Rockefeller University Campus)
- - - - - Development Sites

Appendices

Appendix A: Conveyance Records for Modern Block 1480, Lots 10 and 9010

Block	Lot	Grantor	Grantee	Month	Day	Year	Liber	Page	Remarks
1475	Not Lotted	David Jr. and Maritie Devoore	William Jr. and Abraham Beekman	June	4	1760	35	311	
1478									
1479	Not Lotted	Sarah Boulton Loftus	James Provoost	June	4	1787	44	230	
1478									
1479	Not Lotted	James Provoost, heir of David Provoost	John Provoost, et al.	June	5	1787	44	238	
1478									
1479	Not Lotted	James Provoost, heir of David Provoost	John Provoost, et al.	June	5	1787	44	253	
1478									
1479	Not Lotted	John Leary Jr.	John Jones	July	5	1797	54	465	
1478									
1479	Not Lotted	Trustees of David Provoost	John Jones	October	13	1803	65	363	
1478									
1479	Not Lotted	Heirs of David, John, and William Provost	John Jones	October	13	1803	65	367	
1478									
1479	Not Lotted	John Jr. and Elizabeth Leary	John Jones	October	14	1803	65	377	
1478									
1479	Not Lotted	David and Elizabeth Provoost	John Jones	October	15	1803	65	379	
1478									
1479	Not Lotted	Benjamin and Catharine J. Seaman	John Jones	March	28	1805	69	224	
1475	Not Lotted	Abraham K. and Joanna Beekman	James Beekman, et al.	June	5	1809	83	189	Release
1475	Not Lotted	James Beekman, et al.	Abraham K. Beekman	June	5	1809	83	193	
1478									
1479	Not Lotted	Ann R. Thomas, heir of David Provart, and George C. Thomas	John Jones	August	30	1809	84	56	
1475	20, 36, 37								
1476	1, 10, 60	Exrs. of Ann Hardenbrook	Society of the New York Hospital	December	4	1817	123	485	
1478	NL								
1475	20, 36, 37								
1476	1, 10, 60	The Society of the New York Hospital	Peter Schermerhorn, Jr.	April	8	1818	123	337	
1478	1								
1475	Not Lotted	James and Lydia Beekman	Gerard Beekman	May	1	1818	126	477	
1477									
1478									
1479	Not Lotted	Heirs of Sarah Schermerhorn	Peter Schermerhorn	October	3	1845	463	538	
1475	Not Lotted	William A. and Mary DePeyster	John C. Beekman	April	27	1846	478	227	
1475	34-37	Mary E.G. Beekman, et al.	Catharine B. Fish	January	1	1847	485	262	
1475	1	Mary E.G. Beekman, et al.	John C. Beekman, trustee for Mary Depeyster	January	14	1847	485	266	
1475	20, 28-36	Mary E.G. Beekman, et al.	Lydia Foulke	January	14	1847	485	279	
1475	19-Oct	Mary E.G. Beekman, et al.	William F. Beekman	January	14	1847	485	283	
1477									
1478									
1479	Not Lotted	Adeline E. Schermerhorn, widow of Peter A. Schermerhorn	Ellen, Henry A., and Frederick Augustus Schermerhorn	July	22	1852	608	621	
1475	1 and 5	John C. Beekman (trustee)	Mary De Peyster	May	21	1856	707	368	
1475	Not Lotted	Catharine Boudinot	John Beekman	May	27	1856	706	525	
1475	Not Lotted	Stephen and Jane Van Courtlandt	John Beekman	May	27	1856	706	527	

Rockefeller University—Phase 1A Archaeological Documentary Study

Block	Lot	Grantor	Grantee	Month	Day	Year	Liber	Page	Remarks
1475	1, 11-19, 20-36	Abraham B. Dey, et. al.	Partition deed, allotted to Mary DePeyster, William F. Beekman, and Lydia Foulke	March	21	1859	769	631	
1475	Oct-36	Heirs of William A. and Mary DePeyster	Abraham C. Cox, et al.	January	23	1860	799	232	Quit Claim
1475	1, 5, 10-19, 20, 28, 29, 30-37	Mary A. De Peyster, heir of John Beekman	Confirmation deed	April	9	1861	839	37	
1475	1, 5	Mary De Peyster	Gerard B. De Peyster	April	5	1865	892	699	
1479	4, 31-52	Elizabeth Jones (trustee) against James Henry Jones, Cordelia Schermerhorn Jones, Eleanor Colford Morris, and Augustus Newbold Morris	Court Order Partition Allotments: James Henry Jones	August	1	1866	976	626	
1475	1	Jeremiah Towle	David Jones	June	15	1867	1024	192	
1475	20, 28-36	Lydia and Joseph Foulke	Terence Farley	March	19	1869	1087	394	Examine water rights
1475	20, 28-36	Terence and Bridget M. Farley	Catharine J. McGuire and Robert Irwin	Feb.	26	1872	1201	421	Examine water rights
1475	20, 28-36	Terence and Bridget M. Farley, Robert and Elizabeth A. Irwin, and Catharine J. and Joseph McGuire	Adam Neidlinger, Henry W. Schmidt, and Henry Clausen, Jr.	October	31	1872	1227	560	Examine water rights
1475	20, 28-36	Exrs of Peter Schermerhorn	Adam Neidlinger, Henry W. Schmidt, and Henry Clausen, Jr.	April	21	1873	1249	326	Examine water rights
1476	10, 60	Bache McE. Whitlock (ref.), Richard T. Auchmuty, et al., defs.	Ellen S. Achmuty	Dec.	3	1878	1466	410	Examine water rights
1475	1 and 5	Heirs of Mary De Peyster	Jane V.C. Cooper	March	25	1886	1943	225	Examine water rights
1475	20, 28-36	Henry and Mary Clausen	Adam Neidlinger and Henry W. Schmidt	June	7	1887	2047	372	Examine water rights
1479	32	James H. Jones	Patrick Dean	July	20	1891	6	83	Lease
1475	10	Mayor, Aldermen &c, Department of Docks	Moses and Berman Ehrenreich	Dec.	6	1892	17	68	Lease
1475	1 and 5	Mayor, Aldermen &c, Department of Docks	Farmers Feed Co.	Dec.	6	1892	17	72	Lease
1475	20, 28-37	Henry W. and Anna E. Schmidt	Adam Neidlinger	Nov.	21	1892	16	129	
1475	20, 28-36	Henry W. Schmidt	Adam Neidlinger	Feb.	24	1893	18	474	Asst. of Lease
1475	1 and 5	Supreme Court, Mayor, Aldermen, &c. against Real Estate Loan & Trust Co., trustee for Jane V.C. Cooper, Farmers Feed Co.	Judgment	Nov.	23	1893	24	396	Water Rights
1479	40	James H. Jones	Thomas J. and Catharine Duffy	May	7	1894	28	127	Lease
1479	41	James H. Jones	Thomas J. and Catharine Duffy	May	7	1894	28	130	Lease
1479	40	Thomas J. and Catharine Duffy	Dennis O'Connell	July	20	1894	29	467	Asst. of Lease
1479	41	Thomas J. Duffy	Dennis O'Connell	July	20	1894	29	468	Asst. of Lease
1479	41	Dennis O'Connell	James H. Jones	July	20	1894	29	469	Surrender of Lease

Appendix A: Conveyance Records for Modern Block 1480, Lots 10 and 9010

Block	Lot	Grantor	Grantee	Month	Day	Year	Liber	Page	Remarks
1479	40	Dennis O'Connell	James H. Jones	July	20	1894	29	471	Surrender of Lease
1479	3, 4, 37-52	James H. Jones	Benjamin A. and George N. Jr. Williams	August	24	1894	30	261	Lease
1479	3, 4, 37-52	Benjamin A. and George N. Jr. Williams and James H. Jones	Agreement	August	24	1894	30	264	Surrender of Lease
1479	32,33,34	James H. Jones	Patrick Dean	Nov.	5	1894	30	372	Lease
1479	1	Exrs of Peter Schermerhorn	Ellen S. Achmuty	July	24	1895	36	478	
1479	1	Ellen S. Achmuty	Frederick A. Schermerhorn	July	24	1895	36	480	
1475	20, 28-37	Adam and Louise Neidlinger	American Malting Co.	March	3	1899	60	144	
1475	20, 28-37	Adam Neidlinger	American Malting Co.	March	3	1899	60	147	Asst. of Lease L 18 cp 474
1475	1 and 5	Real Estate Trust Co, trustee for Jane V.C. Cooper	Moses and Berman Ehrenreich	June	26	1901	76	307	Water Rights
1476	1 and 10	Frederick A. Schermerhorn	John D. Rockefeller	May	5	1903	91	247	
1477	Not Lotted								
1478	1 and 40								
1479	1								
1476	10	Ellen S. Achmuty	John D. Rockefeller	May	5	1903	91	251	
1476	1 and 10	Frederick A. Schermerhorn, trustee of Ellen S. Achmuty	John D. Rockefeller	May	5	1903	91	252	
1476	1 and 10	Exr. and Trus. of William C. Schermerhorn	John D. Rockefeller	May	5	1903	95	28	
1477	Not Lotted	Exr. and Trus. of William C. Schermerhorn	John D. Rockefeller	May	5	1903	95	28	
1478	1 and 40								
1479	1								
1476	Not Lotted	Ann E.H. Schermerhorn	Declaration	May	5	1903	95	33	Acceptance of Request/ Rel. of Dower
1477	1 and 13								
1478	1 and 40								
1475	Not Lotted	Walter G. Oakman and George R. Turnbull, trustees	American Malting Co.	April	30	1904	100	169	Release
1475	1 and 5	Moses and Hannah Ehrenreich	Frank Tilford	July	17	1905	114	310	Water Rights
1475	10 to 19	Exrs of William B. and Henry R. Beekman, et al.	Frank Tilford and Moses Ehrenreich	July	17	1905	116	128	Asst. of Lease
1479	1	John D. and Laura S. Rockefeller	James H. Jones	March	28	1906	126	271	
1477	13	John D. and Laura S. Rockefeller	Rockefeller Institute for Medical Research	July	7	1906	133	243	
1479	Entire Block	James H. Jones	Cordelia S. Steward, Newbold Morris, and Eva Van C Hawkes	Feb.	14	1907	135	421	
1475	10 to 19	Frank Tilford	Standard Gas Light Co.	Sept.	5	1907	119	104	Asst. of Lease
1475	1	Frank and Julia Tilford	Standard Gas Light Co.	Sept.	5	1907	119	105	
1477	13	John D. and Laura S. Rockefeller	Rockefeller Institute for Medical Research	April	23	1908	147	273	
1475	10 to 19	Standard Gas Light Co.	William P. and Henry Jr. Kreykenbohn and James E. Brande, Marina Coal Co.	Nov.	30	1908	146	249	Lease

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Block	Lot	Grantor	Grantee	Month	Day	Year	Liber	Page	Remarks
1479	3, 31-41	Frederick A. Schermerhorn	Cordelia S. Steward, Newbold Morris, and Eva Van C Hawkes	Feb.	10	1909	146	360	
1479	Entire Block	Cordelia S. Steward, Newbold Morris, Eva Van C Hawkes, and Helen S. Morris	John S. Kennedy	Feb.	10	1909	146	361	
1478	40	John D. and Laura S. Rockefeller	Rockefeller Institute for Medical Research	July	7	1909	133	243	
1476	1 and 10	John D. and Laura S. Rockefeller	John D. Rockefeller, Jr.	July	16	1909	150	406	
1477	1 and 13								
1478	1 and 40								
1479	Entire Block	John S. and Emma B. Kennedy	Presbyterian Hospital	May	18	1910	156	416	
1476	Not Lotted	City of New York	American Ice Co.	Sept.	1	1910	160	338	Lease
1476	10	City of New York	Rockefeller Institute for Medical Research	January	5	1911	170	58	
1477	1 and 13								
1477	13	John D. Jr. and Abby Rockefeller	Rockefeller Institute for Medical Research	Feb.	5	1911	169	276	
1476	10	John D. Jr. and Abby Rockefeller	Rockefeller Institute for Medical Research	Feb.	5	1911	169	277	
1477	13								
1476	10	John D. Jr. and Abby Rockefeller	Rockefeller Institute for Medical Research	March	5	1911	170	56	Affects only property in Block -- (sic)
1478	40								
1479	Not Lotted								
1476	10	City of New York	John D. Rockefeller, Jr.	May	5	1911	170	61	
1477	Not Lotted								
1476	1 and 13	City of New York	John D. Rockefeller, Jr.	Dec.	5	1911	170	64	
1476	10	City of New York	John D. Rockefeller, Jr.	July	24	1912	174	245	
1477	1								
1476	10	City of New York	Rockefeller Institute for Medical Research	July	24	1912	175	319	
1477	13								
1475	Not Lotted	City of New York by Commissioner of Docks	American Malting Co.	May	16	1913	179	328	Lease
1476	1 and 10	John D. Jr. and Abby Rockefeller	Rockefeller Institute for Medical Research	July	6	1914	186	474	Affects only property in Block -- (sic)
1477	1 and 13								
1478	1 and 40								
1479	1								
1475	Not Lotted	American Malting Co.	George Ehret	October	10	1916	204	151	Asst. of Lease
1475	29-37	American Malting Co.	George Ehret	October	10	1916	204	153	
1475	20-37	Guaranty Trust Company of New York	American Malting Co.	October	17	1916	201	437	
1475	20-37	Alexander J. Hemphill and Lewis B. Franklin (trustee)	American Malting Co.	October	19	1916	201	438	Release of Mortgage Trust Deed

Sources: Conveyances on file at the Manhattan Office of the New York City Register (New York City Department of Finance).

Appendix B:

Summary of Census Research

YEAR	ADDRESS	FIRST NAME	LAST NAME	AGE	OCCUPATION	PLACE OF BIRTH	OTHER
1790	Out Ward, New York, NY	Home of Abraham Beekman: 3 free white males 1 free white male 1 free white female 1 slave		16+ 0<16 <i>not given</i> <i>not given</i>	<i>not given</i>	<i>not given</i>	
		Home of John Hornbook: 1 free white male 1 free white female 3 slaves		16+ <i>not given</i> <i>not given</i>	<i>not given</i>	<i>not given</i>	
		Home of Abraham Provoost: 1 free white male 1 free white male 2 free white females 5 slaves		16+ 0<16 16	<i>not given</i>	<i>not given</i>	
1800	Ward 6, New York, NY	Home of Gradus Hardenbrook: 1 free white male 1 free white male 1 free white female 1 free white female 1 free white female		16<25 45+ 10<15 16<25 45+	<i>not given</i>	<i>not given</i>	
		Home of John Provoost: 1 free white male 1 free white male 2 free white females 1 free white female 1 free white female		0<10 16<25 0<10 10<15 26<44	<i>not given</i>	<i>not given</i>	
1810	Ward 9, New York, NY	Home of Eleanor Jones: 1 free white male 2 free white males 2 free white males 2 free white males 1 free white female 2 free white females 7 free white females 2 free white females 7 other persons 2 slaves		0<10 10<15 16<25 26<44 10<15 16<25 26<44 45+ <i>not given</i> <i>not given</i>	<i>not given</i>	<i>not given</i>	
		Home of Robert Thompson: 1 free white male 1 free white male 3 free white females 1 free white female		0<10 26<44 0<10 26<44	<i>not given</i>	<i>not given</i>	
		Home of Ann Hardenbrook: 3 free white females 2 Slaves		45+ <i>not given</i>	<i>not given</i>	<i>not given</i>	

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YEAR	ADDRESS	FIRST NAME	LAST NAME	AGE	OCCUPATION	PLACE OF BIRTH	OTHER
1810	Ward 9, New York, NY	Home of Abraham K. Beekman: 1 free white male 1 free white male 2 free white females 1 other person 1 slave		10<15 16<25 45+ <i>not given</i> <i>not given</i>	<i>not given</i>	<i>not given</i>	
1820	Old Harlem Road, Ward 9, New York, NY	Home of Peter Schermerhorn: 3 free white males 1 free white male 1 free white male 2 free white females 1 free colored male 3 free colored males 1 free colored female 1 free colored female		0<10 10<16 20<25 26<45 14<26 26<45 0<14 26<45	1 member of the household engaged in commerce	<i>not given</i>	
1840	Ward 3, New York, NY	Home of Peter Schermerhorn: 1 free white male 3 free white males 1 free white male 3 free white females 1 free white female 3 free white females		15<20 20<30 30<40 50<60 30<40 40<50 50<60	3 members of the household engaged in commerce, 2 in manufacture and trade	<i>not given</i>	
1850	East half of Ward 15, New York, NY	Peter	Schermerhorn	65	Merchant	New York	Real Estate=\$200,000
		John	Schermerhorn	40	Merchant	New York	
		Edmund	Schermerhorn	30	Merchant	New York	
		William	Schermerhorn	27	Lawyer	New York	
		Anna	Schermerhorn	24		New York	
		Fanny	Schermerhorn	4		New York	
		Sarah	Schermerhorn	6mos		New York	
		Eurina	Guilan	40		France	
		Eliza	Stanfield	15		Canada	
		Catharine	Brady	27		Ireland	
		Catharine	Carney	16		Ireland	
		Eliza	Burkill	41		New York	
		James	McDonnell	40	Coachman	Ireland	
		William	Porter	24	Waiter	Ireland	
Patrick	Leonard	45		Ireland			
1880	East River and 65th Street, New York, NY	August	Braun	48	Baths	Germany	
		Josephine	Braun	42	House Keeping	Germany	
		Emilia	Braun	17	At Home	New York	
		August	Braun	14	At School	New York	
		Herman	Braun	11	At School	Germany	
		Josephine	Braun	3		Germany	
		Magdalena	Kurt	54	No Occupation	New York	
		Anna	Mattmueller	20	Servant	New York	
		Bruno	Hoets	29	Works in Baths	New York	
		Michael	Metzger	30	Carpenter	New York	
		William	Starke	31	Retired Merchant	Germany	
		Hans	Dulon	31	Draughtsman	Germany	
Edward	Nietack	29	Reporter	Germany			

Appendix B: Summary of Census Research

YEAR	ADDRESS	FIRST NAME	LAST NAME	AGE	OCCUPATION	PLACE OF BIRTH	OTHER
1880 (cont'd)	East River and 65th Street, New York, NY (cont'd)	Max	Kornfeld	26	Feather Merchant	Germany	
		Felix	Kornfeld	24	Feather Merchant	Germany	
		Albert	Lugson	28	Reporter	Germany	
		Rudolph	Berge	30	Servant	Germany	
		Jacob	Mueller	28	Servant	Switzerland	
		Charles	Schmidt	35	Servant	Germany	
1900	65th Street and the East River, New York, NY	August	Braun	67	Bathkeeper	Germany	
		Josephina	Braun	62		Germany	
		Herman	Braun	30	Doctor	New York	
		Kate	Reinhardt	28	Servant	Germany	
		Amelie	Lahala	18	Servant	Hungary	
		William	Bash	59	Servant	Germany	
		John	Lynch	40		New York	
		Charles	Matzdorf	28	Servant	New York	
		Frederick	Weisenberg	27	Servant	Bohemia	
Amelia	Weinbrook	10	At School	New York			
Notes: Early censuses did not include information about individuals other than the head of household and did not always include address information.							
Sources: Census records accessed through www.ancestry.com .							

Appendix C:**Historic Directory Entries**

YEAR	LAST NAME	FIRST NAME	OCCUPATION	PRIMARY/ WORK ADDRESS	HOME ADDRESS
1866	Braun	August	baths	ft. E 65th	
1881	Braun	August	baths		ft. E 65th
1883	Braun	August	baths	Av. A n. E 65th	
1884	Braun	August	baths	ft. E.64th	Av. A n. E 64th
1886	Braun	August	baths	ft. E.65th	
1887	Braun	August	baths	Av. A c. E 65th	ft. E 65th
1890	Braun	August	baths	ft. E 64th	ft. E 65th
1890	Duffy	Thomas J.	express	1330 Second av.	516 E. 68th

Sources: Directories accessed at <http://www.fold3.com>.