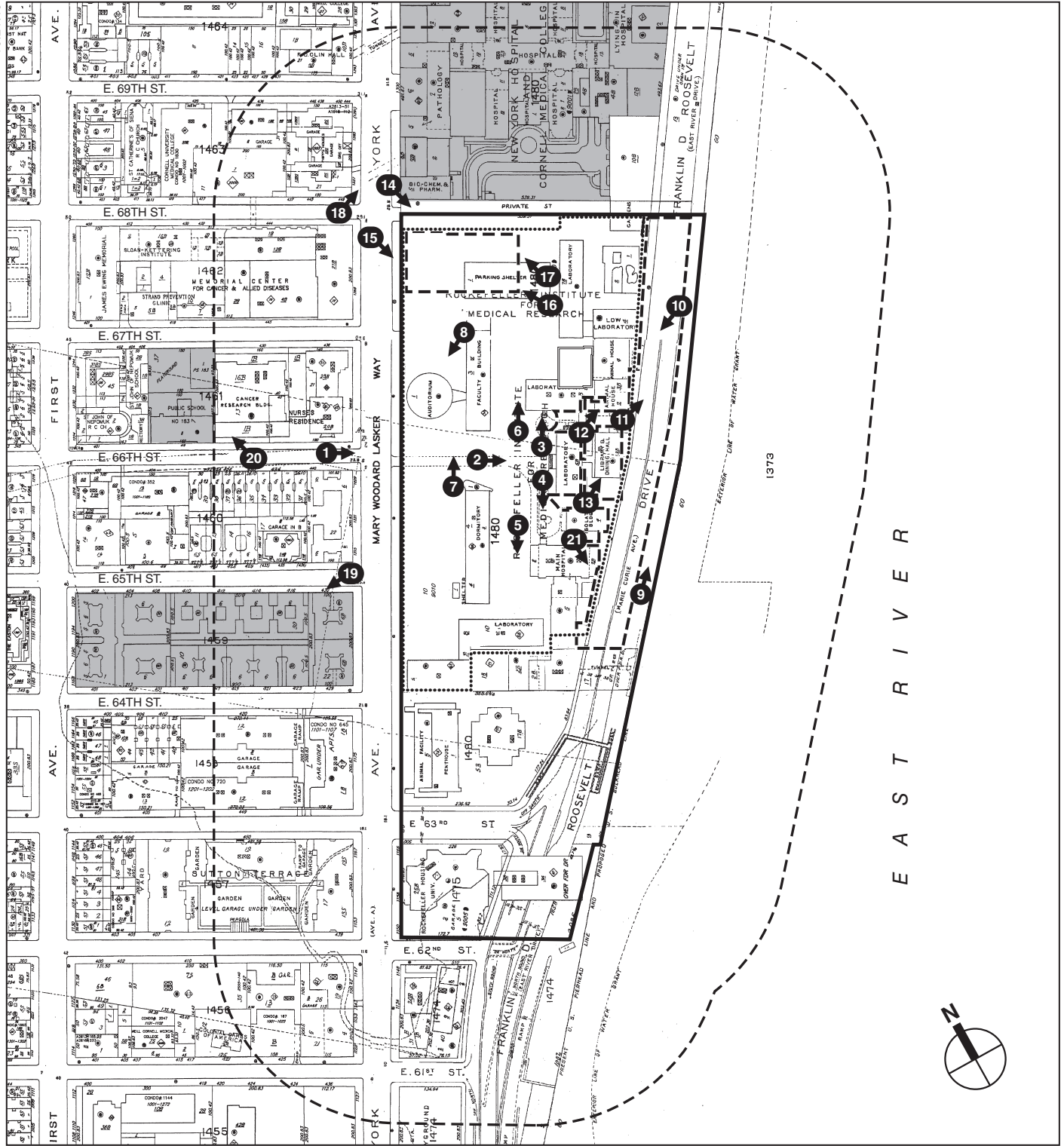


A. INTRODUCTION

This chapter assesses the potential of the proposed project to impact historic and cultural resources, which include archaeological and architectural resources. The project site is the Large Scale Community Facility Development (LSCFD) site that includes the entire Rockefeller University campus. The 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 (see **Figure 5-1**). The proposed project would develop three new buildings within the LSCFD—a new two-story, approximately 157,251-gross-square-foot (gsf) laboratory building; a one-story approximately 3,353-gsf Interactive Conference Center (ICC); and a new one-story, approximately 20,498-gsf fitness center. The new laboratory building and ICC would be developed on the Laboratory Building Site and North Terrace Site, located at the easternmost edge of the campus, within the Rockefeller University air rights space above the FDR Drive. The Laboratory Building Site and North Terrace Site are bounded by the centerline of 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 (see **Figure 5-1**). In addition to its location primarily over the FDR Drive, the Laboratory Building Site and North Terrace Site also include small areas of the eastern portion of the Rockefeller campus (west of the FDR Drive) and locations where columns for the laboratory building platform and North Terrace platform would be located along the western edge of the East River Esplanade and within and adjacent to the campus's existing schist retaining wall along the southbound FDR Drive. The proposed laboratory building and North Terrace, which would be constructed largely in air space over the FDR Drive, would be low and linear and would include two one-story rooftop pavilions, an amphitheater, rooftop landscaping, and two exhaust stacks. The North Terrace at the north end of the platform structure spanning the FDR Drive would contain the ICC, a small conference and meeting pavilion. A small portion of the laboratory building and North Terrace would be located within the Rockefeller University campus's eastern edge. The Fitness Center Site is at the northwest corner of the campus near demapped East 68th Street and York Avenue. This site would be developed with a one-story fitness center.

The study area for archaeological resources is the project site, the LSCFD (see **Figure 5-1**). In an October 11, 2012 Environmental Review letter, the New York City Landmarks Preservation Commission (LPC) determined that the project site has the “potential for the recovery of remains from 18th and 19th century farms and the 19th century Schermerhorn Family Burial Ground.” LPC recommended that a Phase 1A Archaeological Documentary Study be prepared for the project site (see **Appendix B**, “Agency Correspondence,” and **Appendix C**, “Historic and Cultural Resources”). In November 2012, AKRF prepared a Phase 1A Archaeological Documentary Study to identify the boundaries of the historic burial ground and to determine the potential of each of the development sites to contain intact archaeological resources. The findings of the Phase 1A are summarized in Section D, “Existing Conditions, Archaeological Resources.”



- Large Scale Community Facility Development (LSCFD)
(Rockefeller University Campus)
- Development Sites
- Study Area Boundary (400-Foot Perimeter)
- Rockefeller University Historic District (S/NR - Eligible; NYCL - Eligible)
- Known Architectural Resource
- 1 → Photograph View Direction and Reference Number

In general potential impacts to architectural resources can include both direct physical effects and indirect, contextual effects. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged from vibration (i.e., from construction blasting or pile driving) and additional damage from adjacent construction that could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of a historic resource, as defined in the New York City Department of Building (DOB) *Technical Policy and Procedure Notice* (TPPN) #10/88.¹ Contextual impacts can include the isolation of a property from its surrounding environment, or the introduction of audible, or atmospheric elements that are out of character with a property of that alter its setting. For this project, the architectural resources study area has been defined following the guidelines of the 2012 *City Environmental Quality Review (CEQR) Technical Manual*, as being within 400 feet of the project site (see **Figure 5-1**). Within the study area, architectural resources that were analyzed include National Historic Landmarks (NHL), properties listed on the State/National Registers of Historic Places (S/NR) or properties determined eligible for such listing (S/NR-eligible), New York City Landmarks (NYCLs) and Historic Districts (NYCHDs), and properties determined eligible for landmark status (“known architectural resources”). Additionally, a survey was conducted to identify any previously undesignated properties that appeared to meet S/NR or NYCL eligibility (“potential architectural resources”).

PRINCIPAL CONCLUSIONS

ARCHAEOLOGICAL RESOURCES

As described in the November 2012 Phase 1A Archaeological Documentary Study² of the Rockefeller University campus, which was submitted to and approved by the New York City Landmarks Preservation Commission (LPC) on April 16, 2013, the Laboratory Building Site and North Terrace Site have no sensitivity for archaeological resources (see **Appendix B**, “Agency Correspondence,” and **Appendix C**, “Historic and Cultural Resources”). Therefore, the proposed project would have no adverse impacts on archaeological resources in these areas of the project site.

The Fitness Center Site has no sensitivity for archaeological resources dating to the precontact period and low sensitivity for archaeological resources dating to the historic period, therefore, development of the fitness center on the Fitness Center Site would have no adverse impacts on archaeological resources. It should be noted that the Fitness Center Site is adjacent to an area of moderate archaeological sensitivity. The findings of the Phase 1A report recommend that if project plans are altered in such a way that impacts would occur in the location of archaeological sensitivity, a Phase 1B archaeological investigation should be undertaken to confirm the presence or absence of archaeological resources associated with the 19th century occupation of the Fitness Center Site. The proposed project would not impact potential human remains

¹ TPPN #10/88 was issued by DOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. TPPN #10/88 outlines procedures for the avoidance of damage to historic structures resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.

² Phase 1A Archaeological Documentary Study, Rockefeller University campus, New York, New York. AKRF, November 2012.

associated with the late-18th/early-19th century cemetery located on the campus of Rockefeller University. However, if project plans are altered in such a way that impacts would occur in this archaeologically sensitive area, a Phase 1B archaeological investigation is recommended to confirm the presence or absence of human remains and archaeological resources associated with the cemetery (see **Figure 5-2**). In addition, an unanticipated discoveries plan was prepared in response to an LPC comment letter dated April 16, 2013. The unanticipated discoveries plan was submitted to LPC on May 1, 2013 (see **Appendix B**, “Agency Correspondence”).

ARCHITECTURAL RESOURCES

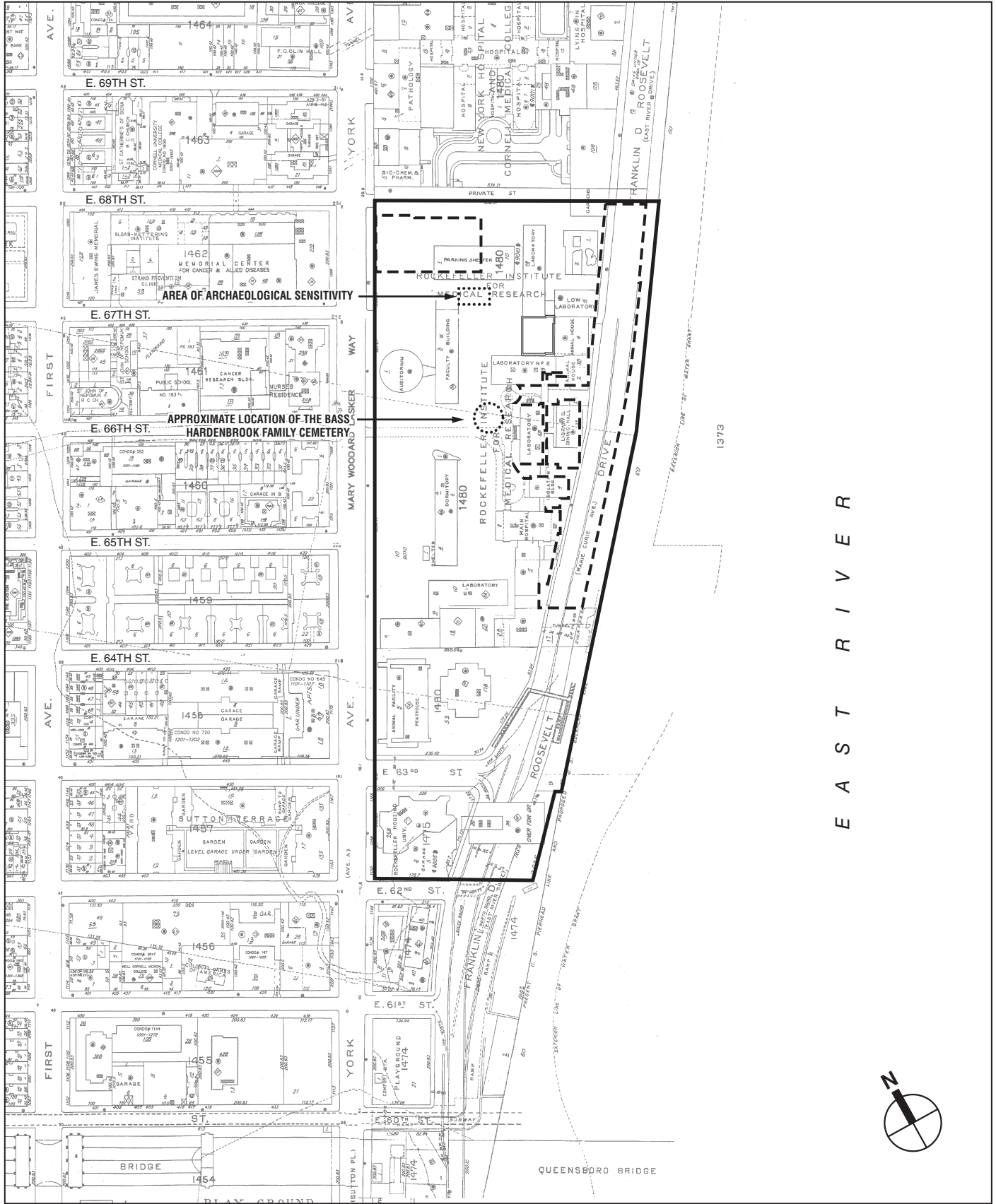
The proposed laboratory building would directly affect five buildings identified as contributing to the significance of the Rockefeller University Historic District, which is State/National Register-eligible and New York City Landmark-eligible—the Flexner Hall Extension, Welch Hall, the Nurse’s Residence, the Hospital, and the Boiler House. The eastern facades of the basement and subbasement levels of these four historic buildings, part of the eastern wall of the Boiler House, in addition to part of the eastern wall of the Smith Hall Annex, the Hospital Extension, and Gasser Hall, would be modified to connect to the laboratory building. Two segments of the upper portion of the schist wall, immediately north and south of Welch Hall, would also be removed.

The proposed project would include two exhaust stacks on the roof of the laboratory building that would be integrated into the building’s overall design, with one stack adjacent to the south façade of the Flexner Hall Extension and the other stack adjacent to the Hospital. As described in LPC’s October 30, 2013 comment letter (see **Appendix B**, “Agency Correspondence”), LPC determined that the addition of exhaust stacks to both the south façade of the Flexner Hall Extension and the north façade of the Hospital would constitute a significant impact to these S/NR- and NYCL-eligible properties “due to their location, size, and direct physical connections to the buildings.”

The proposed North Terrace and ICC would be located at the north end of the platform structure spanning the FDR Drive. The ICC pavilion would be a small scale structure that would not compete visually with the President’s House or any other buildings within the historic district. The segment of the schist wall adjacent to the President’s House would be modified to connect to the North Terrace but no physical connections or alterations would be made to the President’s House.

The proposed one-story fitness center with a covered parking lot and landscaping would be small in scale and would complement the design of the 1958-1959 expansion buildings. The perimeter fence and trees that establish the campus’s northwest boundary would be maintained with the proposed fitness center. Based on the original Dan Kiley Plans and the National Register criteria for evaluation (36 CFR 60 and 63), LPC has determined that the canopy structure and parking area are contributing elements to the Rockefeller University Historic District’s Dan Kiley-designed landscape, the proposed removal of the canopy structure and parking area would result in an adverse impact to the historic district. As described in Chapter 13, “Mitigation,” as partial mitigation for the removal of these landscape elements, a restoration plan for the Philosopher’s Garden, which is located immediately south of the Fitness Center Site, would be prepared and implemented prior to construction of the fitness center. The restoration plan would be included in a Restrictive Declaration.

The proposed project would affect approximately 236 square feet (sf) within the western portion of the East River Esplanade immediately adjacent to the FDR Drive where 10 columns and



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

ROCKEFELLER
UNIVERSITY

Area of Archaeological Sensitivity
Figure 5-2

footings for the new laboratory building and the North Terrace would be located. The East River Esplanade is not a historic or cultural resource; therefore, the proposed modifications to the small portions of the esplanade would not affect any historic or cultural resources.

The proposed developments sites are located within 90 feet of contributing elements of the Rockefeller University Historic District. Therefore, a Construction Protection Plan (CPP) would be developed in consultation with LPC and implemented prior to construction to avoid inadvertent construction-related damage to the contributing elements in the historic district located within 90 feet of the development sites.

The new laboratory building and ICC would primarily replace air space over the FDR Drive, placing the bulk of the footprint of the proposed laboratory building and ICC outside the boundaries of the Rockefeller University Historic District. Modifications to five contributing buildings of the Rockefeller University Historic District to connect these structures to the proposed laboratory building would be restricted to alterations required to either seal certain existing openings or to extend existing window openings to doorways in the basements and sub-basements to create connections. As described below, the placement of the two exhaust stacks has been developed after close consideration of their potential effects on Founder's Hall and the historic district. The proposed stacks have been designed to both minimize their actual footprint and visibility and also to be sited away from Founder's Hall. The proposed stacks would eliminate direct impacts to Founder's Hall by siting the stacks away from Founder's Hall, limit their visibility, and minimize effects to the adjacent Rockefeller University Historic District buildings. However, LPC has determined that the two proposed stacks would result in a significant impact to historic and cultural resources. Through consultation with LPC, the stacks have been redesigned in terms of their materials and surface articulation to better harmonize with the historic properties. LPC has determined these design changes to be acceptable and serve as partial mitigation for the significant impact, as described in Chapter 13, "Mitigation," and discussed below.

The proposed laboratory building, ICC, and fitness center are sited at or near the edges of the historic district boundary. The proposed laboratory building and ICC would be at the eastern perimeter of the historic district, which has historically been the rear of the campus, with the primary facades of the original campus buildings facing west. The fitness center would remove the canopy structure and parking area from the north end of the campus, replacing them with a low-rise structure designed to complement the buildings of the 1958-1959 campus expansion. Though the three project structures would alter the setting of the historic district to the north and east, the proposed project would not introduce incompatible visual, audible, or atmospheric elements to the setting of the district, isolate the district from the streetscape, or obstruct significant public views of the resource such that it would affect the characteristics of the Rockefeller University Historic District that qualify it for listing on the S/NR or for designation as a NYCL.

In the 400-foot study area, as shown on **Figure 5-1**, no architectural resources would be directly or indirectly significantly adversely affected with the proposed project.

B. BACKGROUND HISTORY

NATIVE AMERICAN OCCUPATION OF THE ROCKEFELLER UNIVERSITY LSCFD PROJECT SITE

The precontact period refers to the time when New York City was inhabited by Native Americans before the settlement by European colonists in the 17th century. Before the time of European contact, the location of the Rockefeller University campus was occupied by a long, narrow hill with steep, rocky sides. A small stream surrounded by a tract of marshland established the western side along the line of York Avenue and connected to a larger stream in the vicinity of East 62nd Street. A major Native American settlement was located along the East River more than 2 miles to the north of the Rockefeller University campus. In addition, traces of Native American occupation were identified by early 20th century archaeologist and author Arthur C. Parker between East 61st and East 63rd Streets along the shore of the East River. In addition, a Native American trail known as *Wickquasgeck* ran to the west of the project site in the vicinity of Second Avenue.

HISTORIC OCCUPATION OF THE ROCKEFELLER UNIVERSITY LSCFD PROJECT SITE

After the settlement of Manhattan by European colonists, the urban center of New York City was largely limited 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 LSCFD project site, included saltwater marshes, hills, uncultivated meadows, and farmland. The land that currently makes up the Rockefeller campus was originally part of three farm grants, which were later consolidated into larger farms owned by the Beekman, Hardenbrook, and Schermerhorn/Jones families. 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 modern streets.

After the modern streets were laid out in the early 19th century, the Rockefeller University campus was divided into six historic blocks, as described in **Table 5-1**. While the streets were planned in the early 19th century, not all were constructed in the vicinity of the campus until many years later or were never constructed at all. By the late 19th century, as the farms were divided by the heirs of the original property owners, the property lines were altered to conform to the modern street grid and historic block configurations.

Table 5-1
Historic Blocks Within the Rockefeller University Campus

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

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. Only a small portion of this part of the campus is natural land; the eastern portion of

this part of the campus is largely composed of landfill. In 1760, the farm was acquired by Abraham and William Beekman, wealthy merchants and members of one of New York City's oldest and most prominent families. The land was owned by members of the Beekman family until the early 20th century. Few structures associated with the Beekman farm were located within the Rockefeller campus. By the late 19th century, this area was developed with a brewery, and coal and wood yards, which were demolished when the Rockefeller Institute purchased the land in the early 20th century.

THE HARDENBROOK FARM AND FAMILY BURIAL GROUND

The portion of the Rockefeller University campus located between approximately East 64th and East 66th Streets was occupied by 1720 by a settler named John Bass. Bass constructed a large house north of East 64th Street and east of modern York Avenue on land that was later inherited by Bass' daughter and son-in-law, Ann and John Hardenbrook. In addition to the main home, the property was also developed with several outbuildings, mostly southwest of the house although an ice house was located near East 66th Street. During the Hardenbrook's period of ownership, the property was allegedly used as a summer home by Revolutionary War hero and Vice President of the United States George Clinton and visited by George Washington, however, this has never been proven. After Ann Hardenbrook's death in 1817, the land was sold and became the property of Peter Schermerhorn, Jr., in 1818.

A late 18th/early 19th century cemetery associated with the Bass/Hardenbrook family was located on the property, within what is now the driveway leading to Founder's Hall along the line of East 66th Street. The cemetery is depicted on several late 19th century maps as an approximately 35-foot square aligned with the original farm lines rather than the modern street grid. The names of eight individuals (all members of the extended Bass/Hardenbrook family) interred within the cemetery are known and it is likely that many more were buried within the plot. According to materials on file at the Rockefeller Archive Center in Sleepy Hollow, New York, it does not appear that the remains were removed from the cemetery after the surrounding land was acquired by the Rockefeller Institute. These records also suggest that fill was added to the site of the cemetery and the existing driveway so as not to disturb the remains within the cemetery. However, the extent to which the remains may have been impacted by subsequent grading, paving, landscaping, or utility installation is unclear. While the location of the cemetery is considered archaeologically sensitive (see **Figure 5-2**), no impacts to this area are proposed as part of the proposed project.

THE SCHERMERHORN ESTATE

The portion of the campus north of approximately East 66th Street was included within what was originally known as the "Louvre Farm." This property was owned in the mid-18th century by David Provoost and was later purchased by John Jones at the end of the century. In the 19th century, Jones' heirs divided the estate and the southernmost portion was conveyed to Jones' daughter and son-in-law, Sarah and Peter Schermerhorn. The area inherited by the Schermerhorns included the land between approximately East 66th Street and a point 50 feet north of East 67th Street. The remainder of the historic block between East 67th and East 68th Streets was inherited by James I. Jones.

In the early 19th century, Schermerhorn had constructed a summer home on his father-in-law's land near the foot of East 67th Street along the East River. After the purchase of the adjacent Hardenbrook farm in 1818, the Schermerhorn family began to use the former Bass/Hardenbrook home as their country estate while they maintained a permanent residence in Lower Manhattan.

The combined Schermerhorn estate included several buildings and outbuildings and a small chapel in the vicinity of East 66th Street. Two small outbuildings, a barn and an unidentified small structure that may have been an outhouse/privy, were located immediately south of the Fitness Center Site, west of the former Schermerhorn summer home near East 67th Street.

In the mid-19th century, the property was divided into smaller sections and conveyed among the Schermerhorn heirs. Beginning in the 1860s, a German immigrant named August Braun leased the property. Braun and his family resided in the former Hardenbrook house and ran a boating and bathing establishment along the adjacent East River shoreline until the early 20th century. During the late 19th and early 20th centuries, the northern portion of the former Schermerhorn estate was leased by the Pastime Athletic Club, which occupied the former Schermerhorn summer home and the former chapel on the estate. Both August Braun and the Pastime Athletic Club were forced to vacate the property after it was purchased by John D. Rockefeller.

THE JONES ESTATE

The northern two-thirds of historic Block 1479, including the majority of the Fitness Center Site, remained under the control of James I. Jones and his heirs until 1907. 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, when small, unidentified wood frame structures were constructed. By the late 19th century, the historic block was developed with the Steam Stone Works operated by Benjamin A. Williams and George N. Williams, Jr. Several other structures used for residential or commercial/industrial purposes. These structures were destroyed by a massive fire that swept through the area in 1894, after which the Williams stone yard was rebuilt as a larger facility that covered nearly all of historic Block 1479 with the exception of the eastern end, which was developed with a brewery.

By 1910, this portion of the project site was sold to the Presbyterian Hospital of New York and the buildings of the former stone yard were demolished soon after. The Presbyterian Hospital never developed the property and it was later sold to the Rockefeller Institute. The Institute later used this portion of the project site as an athletic ground, developed with a running track and small structures identified on historic maps as “play sheds.” In the mid-20th century, this area was redeveloped with the existing parking canopy structure and paved parking lot.

THE FOUNDING OF THE ROCKEFELLER UNIVERSITY

Founded in 1901 by John D. Rockefeller as the Rockefeller Institute for Medical Research, Rockefeller University initially functioned as a grant-giving institution to support scientific research. Led by Simon Flexner, its first director, it became the nation’s first biological research institute. Key discoveries made by the institute include Dr. Flexner’s serum for the treatment of epidemic meningitis in 1907, transplant research in 1912, and more recent research into AIDS.

The Rockefeller Institute first occupied space at Lexington Avenue at East 50th Street. The Schermerhorn estate—land on a rocky plateau between Exterior Street (now the location of the FDR Drive), Avenue A (now York Avenue), and East 64th and 67th Streets—was purchased by John D. Rockefeller in 1903. The site sloped upward from Avenue A (York Avenue) to a rocky bluff overlooking the East River. The first building erected on the site was the Laboratory Building, now Founder’s Hall, on the eastern portion of the campus. Designed by Shepley, Rutan, and Coolidge and built in 1906, it is prominently located at the end of the university’s entrance drive from York Avenue at East 66th Street. It was built to house the institute’s

Rockefeller University New River Building and Fitness Center

laboratories, library, conference room, and dining room. Founder's Hall and two smaller buildings to the north (since demolished) were dedicated on May 11, 1906.

The Schermerhorn summer home, located at the foot of East 67th Street, and other nearby structures were demolished after the initial development of the Rockefeller Institute. However, the former Bass/Hardenbrook home was left in place and converted into a summer camp for sick children, funded by John D. Rockefeller. Known as "Junior Sea Breeze," the camp was open for several years before the Bass/Hardenbrook home was demolished to allow for the expansion of the Rockefeller Institute.

In 1910, a hospital was built south of Founder's Hall. With 60 beds, it combined the study and treatment of human disease, and patients were seen for free. The Nurse's Residence, located between Founder's Hall and the hospital, was built in 1910 as a two-story, nine-bed isolation pavilion for infectious diseases. It was expanded with two stories in 1926. Both the original building and the addition were designed by York and Sawyer. By 1910, the basic plan of the campus was established, with trees planted along the East 66th Street entrance drive and along a single, north-south cross axis.

By 1916, the approximately 43-foot-tall schist wall that extends between East 64th and East 68th Streets and establishes the eastern boundary of the Rockefeller University campus was largely complete. This structure was built over a period of approximately ten years, between circa 1906 and 1916. It was built in segments, largely related to the construction of campus buildings as the university expanded. The wall structure includes some segments that serve as a retaining wall, though much of the structure is the eastern exterior wall for subbasement and basement levels of campus buildings. In 1916, the Boiler House designed by Shepley, Rutan, and Coolidge was built along Exterior Street (now the FDR Drive). The base of this building forms the southern portion of the schist wall.

In 1917 the Laboratory Building, now Flexner Hall, was built north of Founder's Hall. It was designed by Coolidge and Shattuck to house chemistry, pathology, and bacteriology laboratories. Also in 1917, a war demonstration hospital was built on the campus at York Avenue and East 64th Street. Sixteen wooden buildings were erected there to treat civilians with infected wounds, and later, during World War I, to treat servicemen who had been sent back from the front. Two years later, the war demonstration hospital was commissioned by the U.S. War Department as U.S. Auxiliary Hospital No. 1 and U.S. Auxiliary Laboratory No. 1. By 1917, an entrance to a parking lot on the campus had been built from East 68th Street (now a demapped, private street co-owned with New York Presbyterian Hospital-Weill Cornell Medical College ([NYPH-Weill Medical College])).

During the 1920s and 1930s, the Rockefeller Institute continued to expand physically and to broaden its research and scientific scope. The war hospital was removed, with gardens planted in their stead as well as across the main entrance driveway. The Isolation Pavilion was expanded, with two stories built above the original two and becoming the Nurse's Residence; the Library, Assembly Room, and Dining Hall Building—now Welch Hall—was built east of Founder's Hall; and the East 67th Street Animal House (partially retained in the 1985 Smith Hall Annex) and North Animal House (no longer extant) were also erected. In 1930, the North Laboratory (now Theobald Smith Hall), was built on East 68th Street. Smith Hall's elevated terrace connected the north portion of the campus to Founder's Hall and other core buildings, leaving the lower level—the East 68th Street entrance—to function as a service entrance. These structures from the same period were designed by Coolidge, Shepley, Bullfinch, and Abbott.

By 1935, the institute's early focus on infectious diseases was expanded as new inroads were made in biological research. During the 1940s and 1950s, there were few physical changes to the campus; greenhouses were erected on East 64th Street and atop part of Flexner Hall, and an addition was built on the south facade of the hospital in 1951. These structures were designed by Coolidge, Shepley, Bullfinch, and Abbott.

By 1950, the institute was recognized as one of the leading research facilities in the nation. It first awarded a graduate degree in 1954 and four years later a Ph.D. Also in 1954, the institute received its new charter, and officially changed its name to Rockefeller University in 1965, reflecting the institution's commitment to the academic study of science. Detlev Bronk, a biophysicist and the president of Johns Hopkins University and a member of the Rockefeller Board of Scientific Directors, was selected to lead the institution's transition to a graduate university.

To carry out the institution's expansion as a university, the firm of Harrison & Abramovitz was selected. Wallace K. Harrison had been closely associated with Rockefeller's building program at Rockefeller Center and the design of those buildings. The new expansion structures, built in 1958-1959, consisted of a graduate students' residence hall, executive offices, rooms for visiting professors, a lecture hall, a residence for the president, and a new laboratory building. Designed in a modern, International Style, these structures were placed on the campus in a Beaux-Arts plan, primarily utilizing the unbuilt land between the original buildings near the East River and York Avenue. Two similar, three-story structures were sited on either side of the main entrance driveway—Abby Aldrich Rockefeller Hall to the north and the Graduate Students Residence to the south. Set on rough stone bases, they are faced in glass and limestone on their west facades, with glass curtain walls on their campus-facing east facades, with rounded corners and each with an exterior court. Connected to Abby Aldrich Rockefeller's west facade is Caspary Hall, a hemispheric concrete structure designed to provide state of the art acoustics for lectures, concerts, and movies. It was originally faced in mosaic tiles. Bronk Laboratory, located south of the Graduate Students Residence, is an eight-story metal and limestone clad building. The President's House, located at the northeast corner of the campus, overlooks the East River and is a 13-room house built around an interior atrium and pool. Landscape architect Dan Kiley collaborated with Harrison & Abramowitz on the 1958-1959 expansion design, including the landscape plan, paving materials, and plantings. Kiley also designed the one-story concrete esplanade structure, originally paved with marble and slate and containing four concrete planters, located within the northwest corner of the Rockefeller University campus. Other additions to the campus that were also designed by Harrison & Abramovitz include Sophie Fricke Hall built in 1964 at York Avenue and East 64th Street, and Gasser Hall built along the FDR Drive in 1966.

In the 1970s new research began into metabolic and immunological disorders. New university buildings were also erected on the campus, including the Weiss Research Building at the southern end of the campus; the two-story Plaza Building south of Bronk Laboratory whose roof acts as a courtyard connecting Sophie Fricke and Gasser Halls, and the Weiss Research Building; and the Comparative Bioscience Center at York Avenue and East 63rd Street. The Rockefeller Research Building, which spans over the FDR Drive at approximately East 64th Street, was built in 1992 over the 1916 Boiler House. The 1910 Hospital building was renovated and expanded in 2001, restoring original architectural features and adding two stories. The most recent addition to the campus is the Center for Collaborative Research (the CRC), completed in 2012, that bridges between Theobald Smith and Flexner Halls.

C. EXISTING CONDITIONS

ARCHAEOLOGICAL RESOURCES

In November 2012, AKRF prepared a Phase 1A Archaeological Documentary Study¹ of the Rockefeller campus to identify the boundaries of the historic burial ground and to determine the potential of each of the development sites to contain intact archaeological resources (see **Appendix C**, “Historic and Cultural Resources”). The Phase 1A included a contextual overview of the environmental and physical settings of the project site, a summary of the precontact (Native American) occupation of the vicinity, the development history of the project site, an assessment of past disturbance of the project site, and the identification of any potential resource types that may be present on the site. During the preparation of the study, various primary and secondary resources were examined, including historic maps and atlases, historic photographs and lithographs, newspaper articles, property records, deeds, wills, historic directories, and census records.

The conclusions of the Phase 1A prepared for the two development sites are summarized below. While general precontact and historic contexts were prepared for the entire Rockefeller University LSCFD, determinations of archaeological sensitivity were limited to the two development sites. Other areas of archaeological sensitivity may exist on the campus of Rockefeller University (for example, the burial ground located on the campus), however, only the areas where in-ground disturbance would occur as part of the proposed project were included in the sensitivity determinations in the Phase 1A study. The Phase 1A study has been approved by LPC.

PRECONTACT ARCHAEOLOGICAL SENSITIVITY OF THE LABORATORY BUILDING SITE, THE NORTH TERRACE SITE, AND THE FITNESS CENTER SITE

The precontact sensitivity of Laboratory Building Site, the North Terrace Site, and the Fitness Center Site is generally evaluated by the site’s proximity to high ground, level slopes, water courses, well-drained soils, and previously identified precontact archaeological sites. Prior to 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. One Native American site was identified in the area in the early 20th century. 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. 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 Rockefeller University LSCFD as a result of building construction, basement excavation, landscaping and/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 Laboratory Building Site and North Terrace Site were heavily

¹Phase 1A Archaeological Documentary Study, Rockefeller University campus, New York, New York. AKRF, November 2012.

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. Similarly, the Fitness Center 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.

As a result of the disturbance generated by historic and modern development, the Phase 1A study concluded that the Laboratory Building Site, the North Terrace, and the Fitness Center Site have no sensitivity for precontact archaeological resources.

HISTORIC PERIOD ARCHAEOLOGICAL SENSITIVITY OF THE LABORATORY BUILDING SITE

The Laboratory Building Site and North Terrace Site are mostly occupied by the FDR Drive, which was first constructed as Exterior Street in the early 20th century and expanded in the mid-20th century. 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. It was constructed in the early 1900s and is largely composed of artificially made land. 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 six-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 Laboratory Building Site and the North Terrace that extend to the west of the FDR Drive and are on undeveloped land 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 Phase 1A study determined that the Laboratory Building Site and North Terrace Site have no sensitivity for archaeological resources dating to the historic period.

HISTORIC PERIOD ARCHAEOLOGICAL SENSITIVITY OF THE FITNESS CENTER SITE

The Fitness Center Site was within an area of farmland owned by the Jones family that was vacant 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 Fitness Center 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 a larger 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. Immediately to the south of the Fitness Center Site, within the boundaries of the former Schermerhorn farm, were two outbuildings associated with the former Schermerhorn summer home at the foot of East 67th Street, a barn and a small structure that may have been an outhouse/privy.

Abby Aldrich Rockefeller Hall was completed to the south of the Fitness Center Site in 1956; two years later, the existing 1-story concrete canopy structure was constructed. A small paved courtyard area is located between Abby Aldrich Rockefeller Hall and the canopy structure. The south side of the 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, which dates from the 1950s campus expansion, will remain in place during the construction of

the proposed project and no excavation is proposed in the area to the south. Because of the deep excavation in the vicinity of Abby Aldrich Rockefeller Hall and the construction of the existing wall along the southern side of the existing canopy structure, some disturbance would have occurred in the area of the former Schermerhorn summer home's outbuildings.

Because of the late date of development on the Fitness Center Site and the subsequent disturbance that occurred as a result of building demolition, grading, and paving, the Fitness Center Site is determined to have low sensitivity for archaeological resources dating to the historic period. However, the Phase 1A study identified an area of archaeological sensitivity in the vicinity of the former outbuildings adjacent to the southern side of the Fitness Center Site (see **Figure 5-2**). The area of sensitivity is immediately to the south of the existing wall at the south side of the 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 was determined to have moderate sensitivity for archaeological resources associated with the former outbuildings of the Schermerhorn summer home. However, as currently proposed, no excavation would occur to the south of the existing stone wall and therefore, the area of archaeological sensitivity would not be impacted by the proposed fitness center.

ARCHITECTURAL RESOURCES

PROJECT SITE—ROCKEFELLER UNIVERSITY HISTORIC DISTRICT

As part of an environmental review for a previous project on the Rockefeller University campus, the northern portion of the Rockefeller University campus above East 64th Street was determined eligible, as the Rockefeller University Historic District, for S/NR-listing (S/NR-eligible) and for designation as a NYCL (NYCL-eligible) (see **Appendix B**, "Agency Correspondence"). Portions of the current project's development sites are within the boundaries of the S/NR-eligible and NYCL-eligible historic district. The **Rockefeller University Historic District** is roughly bounded by York Avenue, the FDR Drive, East 64th Street, and demapped East 68th Street. It includes the campus buildings and landscaping north of and including Sophie Fricke Hall (see **Figure 5-1**). Built between 1906 and 1959, the structures on the northern portion of the Rockefeller University campus reflect two architecturally distinct building programs that recall the architectural development of a leading research institute and its later expansion as a graduate university. The structures erected when the campus was a medical institute are architecturally distinguished Classical Revival brick buildings designed by Shepley, Rutan, and Coolidge and by its successor firms of Coolidge and Shattuck and Coolidge, Shepley, Bullfinch, and Abbot. These earlier campus buildings are unified through the use of rough-hewn stone bases, standing seam metal roofs, and stylistic features that include cupolas, porticoes, cornices, and balustrades. These earlier campus buildings are located on the eastern portion of the campus on the highest point of the site. These buildings are oriented with their primary facades facing inward toward the campus landscape, creating physical and visual relationships among the campus buildings.

The contributing buildings to the S/NR-eligible and NYCL-eligible historic district that date from the earlier part of the campus's history include Founder's Hall (1906, described below), the Hospital and Nurse's Residence (1910), Flexner Hall (1917), Welch Hall (1929), and Theobald Smith Hall (1930). The Smith Hall Annex was built in 1985 and incorporates the stone base of the former East 67th Street Animal House. However, the Smith Hall Annex is non-contributing to the historic district. Of note, **Founder's Hall**, originally known as the Laboratory Building, is individually S/NR-listed and is a NHL. This six-story Classical Revival building was the first

building erected on the Rockefeller campus and is prominently located at the end of the university's entrance drive from York Avenue at East 66th Street (see Views 1 and 2 of **Figure 5-3**). The building is faced in limestone and buff-colored brick and has a portico with Ionic columns that frame the building's primary west façade entrance. The campus boundaries are established by an iron fence with brick piers that extends along demapped East 68th Street and York Avenue. The fence also contributes to the historic district (see **Figure 5-3**). As described in greater detail below, the schist retaining wall that establishes the eastern boundary of the campus includes the eastern facades of the basement and subbasement levels of certain campus buildings.

The Rockefeller University expansion buildings, designed by Harrison & Abramovitz and built in 1958-1959, form a cohesive group of relatively intact, International Style buildings.¹ The expansion buildings—Abby Aldrich Rockefeller Hall, Caspary Hall, the President's House, the Graduate Students Residence, Bronk Laboratory, and Sophie Fricke Hall—are contributing buildings within the historic district (see **Figure 5-4**). These structures were placed on the campus in a Beaux-Arts plan, primarily utilizing the unbuilt land between the original buildings near the East River and the campus's York Avenue boundary on the west. The campus expansion buildings blend into the campus to create a complementary ensemble of architecturally distinguished buildings. Two similar, three-story structures are sited on either side of the main entrance driveway—Abby Aldrich Rockefeller Hall to the north and the Graduate Students Residence to the south—and Bronk Laboratory, a rectangular building, anchors the original campus boundaries to the south at East 65th Street. Caspary Hall is attached to Abby Aldrich Rockefeller Hall's west façade by a concrete bridge.

Incorporating the use of rough fieldstone bases and limestone cladding, the expansion buildings echo the materials of the earlier Institute buildings, while reflecting a modern approach to architectural design through the use of features such as ribbon windows, glass and metal curtain wall facades, pilotis, and the blurring of indoor and outdoor space through the creation of atriums and patios. The expansion buildings also incorporate sculptural qualities such as rounded corners, cut out atriums and patios, and hemispheric shapes, including Caspary Hall, that create prominent geometric designs. As described above, landscape architect Dan Kiley collaborated with the architects in developing an extensive landscape plan that would complement the expansion buildings' designs (see **Figure 5-4**). Kiley's landscape plan is also a contributing element in the Rockefeller University Historic District.

In addition to the landscape plan, Kiley also designed a one-story flat concrete canopy structure that extends over the southern portion of the surface parking lot at the northwest corner of the campus on the Fitness Center Site. In a comment letter dated October 10, 2013, LPC notes that the Office of Parks, Recreation, and Historic Preservation's (OPRHP's) 2007 Resource Evaluation "does not call out specific elements in the landscape design as contributing or non-contributing but flags the entire landscape design as contributing" (see **Appendix B**, "Agency Correspondence"). LPC also states in its October 10, 2013 comment letter that, "based on its examination of the original Kiley plans for the campus, specifically drawing #S-1, entitled 'Site Improvements and Pavilion, Structural Plans and Sections,' dated August 16, 1957," "that the structure has retained historic integrity," as such, "LPC has determined that the Kiley-designed

¹ Caspary Hall has been reclad and changes have been made for acoustic purposes in the interior. The other buildings appear to remain unaltered.



Rockefeller University's York Avenue entrance 1



Founder's Hall, west façade 2



Flexner Hall, south façade 3



The Hospital, north façade 4



View south of the Kiley landscape and the Graduate Students' Residence, east façade 5



View north of the Kiley landscape and Abby Aldrich Rockefeller Hall, east façade 6



View north to Abby Aldrich Rockefeller Hall's west façade 7



View southwest to the Philosopher's Garden and Caspary Hall 8

canopy structure appears S/NR-eligible and NYCL-eligible as part of the Rockefeller University Historic District” (see **Appendix B**, “Agency Correspondence”).

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 also includes certain locations immediately adjacent to the FDR Drive within the western portion of the East River Esplanade where a total of 10 columns and footings for the new laboratory building and the North Terrace would be located. This area adjacent to the Laboratory Building Site and the North Terrace Site would total approximately 236 sf. 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 **Figures 5-5 and 5-6**).

The approximately 43-foot-tall schist retaining wall was constructed between 1906 and 1916, corresponding to the development of the campus (see **Figure 5-5**). The schist wall establishes the eastern boundary of both the campus and the Rockefeller University Historic District. The earliest-constructed segment of the schist wall is the middle portion, which was built when Founder’s Hall, the Animal House, and the original Power House were constructed in the vicinity of East 66th Street. The base level of the middle section of the schist wall does not have any openings. However, the upper portions of the schist wall constitute the east façades of the subbasement and basement levels of the Hospital and Hospital Extension, the Nurse’s Residence, Welch Hall, the Flexner Hall Extension, and the Smith Hall Annex. The southernmost wall segment was built in 1916 as the east and south (no longer visible) walls of the Boiler House, with a portion of the Boiler House serving as the base of Gasser Hall. This southernmost wall segment has double-height arched window and door openings at the ground floor opening onto the FDR Drive and small rectangular windows at the upper floor. The two northern sections of the schist wall are retaining walls, not exterior building walls, and do not have any window or door openings.

As shown on **Figure 5-1**, 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 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, Gasser Hall, and the Boiler House (see **Figure 5-1** and Views 12 and 13 of **Figure 5-6**). 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, built in 1966, is not within the historic district boundaries.

NORTH TERRACE SITE AND INTERACTIVE CONFERENCE CENTER

Like the Laboratory Building Site, the North Terrace Site is primarily air space over the FDR Drive. The North Terrace Site also includes certain locations immediately adjacent to the FDR Drive within the western portion of the East River Esplanade where a total of 10 columns and footings for the new laboratory building and the North Terrace would be located. This area within the East River Esplanade would contain a total of approximately 236 sf. In addition,



View northwest on the East River Esplanade 9



View southwest on the East River Esplanade 10



View north over the FDR Drive from near the Flexner Hall Extension **11**



View northeast across the development site between the Flexner Hall Extension and Welch Hall **12**



View northeast across the development site between the Nurse's Residence and Welch Hall **13**

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 **Figures 5-5 and 5-6**). As described above, the approximately 43-foot-tall schist retaining wall establishes the eastern boundary of both the campus and the Rockefeller University Historic District. The two northern sections of the schist wall are retaining walls, not exterior building walls, and do not have any window or door openings. These sections of the schist wall are located adjacent to the President's House and the North Terrace Site.

FITNESS CENTER SITE

The Fitness Center Site is within the boundaries of the Rockefeller University Historic District. It is currently occupied by a paved surface parking lot with a one-story concrete flat canopy structure that extends over the southeastern part of the parking lot (see **Figure 5-7**). A stair suspended by steel cables and with marble treads provides access to the street level parking lot below. The vehicular entrances to the surface parking lot are from York Avenue and demapped East 68th Street. A metal and brick fence and several mature trees establish the campus boundary adjacent to the Fitness Center site.

The canopy structure was designed by landscape architect Dan Kiley and was built circa 1958 as part of the 1958-1959 expansion of the campus. Because of the change in elevation of the campus from west to east, the roof of the canopy structure is at the same elevation as the eastern portion of the campus where it connects with the campus's landscaping and walkways. The canopy structure was originally envisioned by Kiley as an "esplanade," and was paved with slate and marble striping, with four large circular planters embedded into the structure, and a perimeter hedge. All landscaping elements have been removed, including the original paving, planters, and vegetation. The structure's roof is currently primarily occupied by a paved tennis court surrounded by a chain link fence. The remaining small portion of the roof which provides access to the staircase has been repaved and the perimeter of the roof is bordered by a non-historic chain-link fence. The planters were removed in the 1980s, the tennis court was added to the western end of the structure in 2007, and the rooftop was most recently repaved in circa 2007. LPC notes in its October 10, 2013 comment letter that "although some elements have been removed, the structure retains the aspects for which it is significant, and the essential physical features remain present and visible. These include its location, design, and materials, as well as feeling and association." LPC's comments continue, "based on its examination of the original Kiley plans for the campus, specifically drawing #S-1, entitled 'Site Improvements and Pavilion, Structural Plans, and Sections,' dated August 16, 1957," "that the structure has retained historic integrity," and "LPC has determined that the Kiley-designed canopy structure appears S/NR-eligible and NYCL-eligible as part of the Rockefeller University Historic District" (see **Appendix B**, "Agency Correspondence").

EAST RIVER ESPLANADE

As described above, approximately 236 sf within the western portion of the East River Esplanade immediately adjacent to the FDR Drive would be demapped as part of the proposed project. This portion of the East River Esplanade is not architecturally or historically significant.

STUDY AREA

KNOWN ARCHITECTURAL RESOURCES

The **NYPH-Weill Medical College** (S/NR-eligible) occupies the super-block bounded by York Avenue and the FDR Drive between demapped East 68th and East 70th Streets. The complex



View southeast to the recreation building site from York Avenue and East 68th Street **14**



View east to the existing parking lot and canopy structure **15**



View west to canopy structure's rooftop tennis court **16**



View northwest from the roof of the canopy structure across the parking lot **17**

also includes a portion of the block bounded by York Avenue and the FDR Drive between East 70th and East 71st Streets. The original complex, which was designed by Coolidge, Shepley, Bullfinch & Abbott, was completed in 1933. Organized on a grid plan centered on a 27-story tower, the complex consists of buildings of various heights interspersed with courtyards (see View 18 of **Figure 5-8**). The central tower faces demapped East 68th Street. Descending wings flank the tower in all directions. The collection of buildings is unified through the consistent use of gray limestone and brick cladding, multiple setbacks, and rectilinear massing. The modernist, stylized Gothic exterior design, which is primarily visible in the use of pointed arch windows, is said to reference the Palais des Papes in Avignon, France. A power house occupies the block between East 70th and 71st Streets. Since the 1950s, multiple building campaigns have introduced new structures into former courtyard spaces, especially along York Avenue, and glazed bays have been added to the southern facade of the central tower. A small rooftop addition with a glazed curtain wall has been added to the southern wing at demapped East 68th Street and York Avenue. The S/NR eligibility determination only encompasses the 1930s buildings.

The **City and Suburban Homes Company First Avenue Estate** (S/NR, NYCL) occupies the block bounded by East 64th and 65th Streets between First and York Avenues (see View 19 of **Figure 5-8**). Constructed between 1898 and 1915, the First Avenue Estate was built by the City and Suburban Homes Company as affordable, model housing for the working poor. Designed by James E. Ware and Philip H. Ohm, City and Suburban's architects, the complex consists of 6-story, light-colored brick tenements of various plans separated by light courts. Ornamentation is minimal and includes copper cornices, and stone stringcourses, entrances, and window lintels. Fire escapes with decorative brackets cover the facades of all the buildings. The two buildings on First Avenue have ground-floor storefronts. The two buildings that face York Avenue (429 East 64th Street and 430 East 65th Street), were the complex's last buildings to be built. These two buildings of the complex were designed by Ohm and built in 1915. They were recently re-faced in stucco.

Public School 183 (S/NR-eligible), located at 419 East 66th Street, is a five-story Renaissance Revival-style school building with a tripartite façade with a base, shaft, and capital. The building has a tan limestone and tan brick base that contains a central recessed arched entrance, two pedimented side entrances with projecting brackets, and rectangular window openings. The central entrance has a stair, limestone medallions, and a limestone lion's head above the entrance. A limestone stringcourse separates the building's base from the three-story red brick-faced shaft. The shaft has three bays separated by limestone piers, with a wide central window bay and two narrower flanking window bays. At the fifth floor, the capital is faced in tan limestone and brick, with decorative medallions on the piers and limestone lion's heads above each window opening. The limestone piers extend to the roof (see View 20 of **Figure 5-9**).

The **Queensboro/59th Street Bridge**(S/NR, NYCL) is located outside the study area to the south but is an important feature of the study area that is visible from the project site and study area (see View 21 of **Figure 5-9**). Engineer Gustav Lindenthal and architect Henry Hornbostel designed the Queensboro Bridge (built in 1901-1908). When it was built, it was the third bridge to span the East River and the first bridge to connect Manhattan and Queens. The bridge is a "through-type" cantilevered structure with its roadway located between the bridge's piers and trusses. The bridge's heavy steel towers and frame rest on stone piers and the vaulted spaces beneath the bridge are faced in Guastavino tiles.



View northeast from York Avenue to the New York Presbyterian Hospital-Weill Cornell Medical College

18



View southwest on East 65th Street to the City and Suburban Homes Company First Avenue Estate

19



View northwest to P.S. 183 at 419 East 66th Street **20**



View southeast from the eastern edge of the project site to the Queensboro/59th Street Bridge's span over the East River **21**

POTENTIAL ARCHITECTURAL RESOURCES

There are no potential architectural resources in the study area. The study area includes a mix of older structures that are not architecturally distinguished and institutional buildings, including tall, older and newer hospital buildings and smaller churches and schools.

D. FUTURE NO ACTION SCENARIO

PROJECT SITE—ROCKEFELLER UNIVERSITY LSCFD

Absent the proposed actions, in the Future No Action scenario, no new development will occur within the LSCFD. In this scenario, the air rights spanning the FDR will not be developed and the surface parking lot and canopy structure on the northwestern portion of the campus will remain. Certain areas of the Bronk Building, the Smith Hall Annex, and other campus buildings will be used for storage of University equipment and furniture, as needed, as part of the typical University operations.

In the Future No Action scenario, the temporary IT Pavilion, located south of the University's East 66th Street entrance near York Avenue, will be removed and the site will become a landscaped area. These changes to the LSCFD will involve certain limited in-ground disturbance.

STUDY AREA

Three development projects are under construction or expected to be built within or adjacent to the 400-foot study area by 2019. Northwest of the Rockefeller University campus at 1285 York Avenue, NYPH will build a new 733,000-gsf, 15-story building that will house an ambulatory care center. This project is anticipated to be built by 2020. The 480,000-gsf, 18-story Belfer Research Building at 413 East 69th Street is expected to be completed in 2014. It will house Weill Cornell Medical College (WCMC) and Hunter College research facilities. Just outside the study area to the south, at 1133 York Avenue, Memorial Sloan Kettering (MSK) will build a new 175,000-gsf, 15-story building that will house an ambulatory surgical center. This project is anticipated to be built by 2014. These projects would not directly impact historic architectural resources on the project site or in the study area.

The status of architectural resources could change in the future without the proposed project. S/NR-eligible architectural resources could be listed on the State/National Registers and NYCL-eligible properties could be calendared for a designation hearing. It is possible that some architectural resources in the study area could deteriorate, while others could be restored. In addition, future projects could affect the settings of architectural resources, or accidentally damage such resources through adjacent construction.

E. FUTURE WITH ACTION SCENARIO

PROJECT SITE—ROCKEFELLER UNIVERSITY LSCFD

The proposed project would result in the construction of three new campus buildings—the laboratory building, the ICC, and the fitness center—and would also involve alterations to limited areas of the eastern portion of the campus and approximately 236 sf within the western portion of the East River Esplanade that would be demapped. The demapping would allow for the footings and columns for the Laboratory Building Site and the North Terrace Site.

ARCHAEOLOGICAL RESOURCES

Since the Laboratory Building Site and North Terrace Site have no sensitivity for archaeological resources dating to either the precontact or historic periods, the proposed development of the laboratory building on the Laboratory Building Site and the ICC on the North Terrace Site would have no adverse impacts on archaeological resources. Therefore, no additional archaeological analysis is recommended for the Laboratory Building Site or the North Terrace Site.

As the Fitness Center Site has no sensitivity for archaeological resources dating to the precontact period and low sensitivity for archaeological resources dating to the historic period development of the fitness center on the Fitness Center Site would have no adverse impacts on archaeological resources. However, as described in Section D, “Existing Conditions,” the Fitness Center Site is adjacent to an area of moderate archaeological sensitivity (see **Figure 5-2**). As currently proposed, no excavation is planned 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 is recommended to confirm the presence or absence of archaeological resources associated with the 19th century occupation of the Fitness Center Site.

The location of the Bass/Hardenbrook family cemetery within the line of East 66th Street in an area occupied by the driveway leading to Founder’s Hall would not be disturbed as part of the proposed project. Therefore, the proposed project would not impact potential human remains associated with the late-18th/early-19th century cemetery located on the campus of Rockefeller University. However, if project plans are altered in such a way that impacts would occur in this archaeologically sensitive area, a Phase 1B archaeological investigation is recommended to confirm the presence or absence of human remains and archaeological resources associated with the cemetery. In addition, an unanticipated discoveries plan was prepared in response to an LPC comment letter dated April 16, 2013. The unanticipated discoveries plan was submitted to LPC on May 1, 2013 (see **Appendix B**, “Agency Correspondence”).

ARCHITECTURAL RESOURCES

As detailed below, the proposed project would involve construction activities that would directly affect historic and cultural resources within the Rockefeller University Historic District. The architectural resources that would be directly affected by construction of the laboratory building are certain limited areas of the eastern portions of the Flexner Hall Extension, Welch Hall, the Nurse’s Residence, the Hospital, and the Boiler House. In addition, the schist retaining wall and the paved and grassy areas between Flexner Hall and Founder’s Hall and between Founder’s Hall and the Nurse’s Residence would also be altered to allow for physical connections to the new laboratory building and its rooftop components and columns. The northern portion of the schist retaining wall would also be altered with the construction of the North Terrace and columns. Two exhaust stacks would also be located on the laboratory building, with one stack adjacent to the south façade of the Flexner Hall Extension and the other adjacent to the Hospital’s north façade. The proposed fitness center would remove the existing canopy structure and surface parking lot from the Fitness Center Site to allow for the redevelopment of this site with a new one-story fitness center.

Laboratory Building Site

The proposed laboratory building would be a long and low, linear structure with a primarily glass curtain wall on its eastern elevation. The two-story, approximately 157,251-gsf laboratory

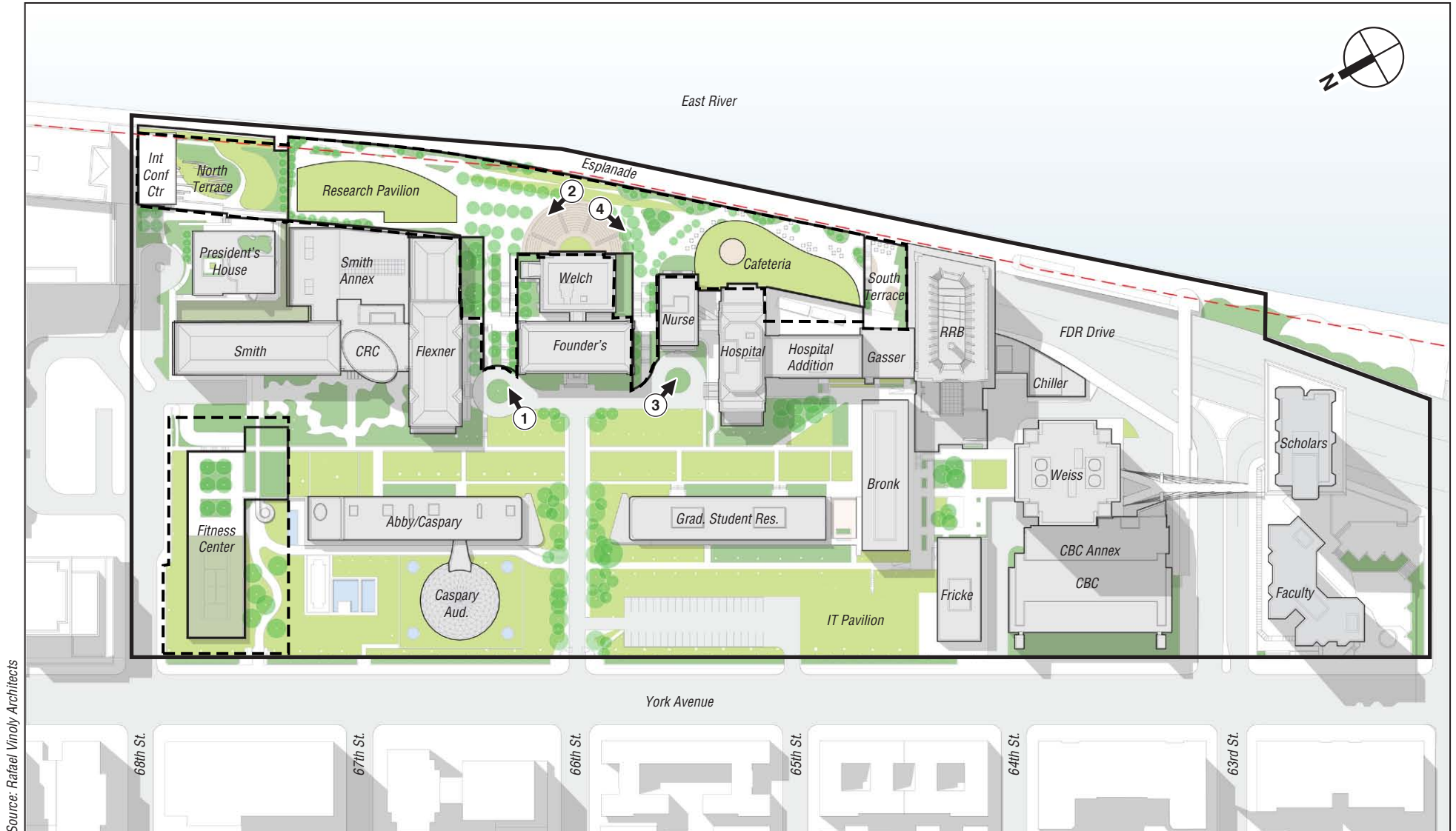
building would have two small one-story pavilion structures, a central amphitheater in the area adjacent to Welch Hall's east façade, a landscaped roof and green space, and two ventilation stacks. The building is being designed to physically and visually connect with the overall Rockefeller University campus, with the building's roof at approximately 18 feet above the elevation at the eastern edge of the existing Rockefeller University campus. The landscaped rooftop of the laboratory building would create a linear extension of the campus's green spaces along its eastern edge (see **Figure 5-10**). The proposed landscaping would not alter the existing Dan Kiley-designed landscape west of the Laboratory Building Site.

The laboratory building and the North Terrace and ICC, which are described below, would be built on a platform spanning a portion of the FDR Drive. The laboratory building's bottom slab would be approximately 25 feet above the roadway. The entire platform structure for the laboratory building and the North Terrace would be supported on the east by eight Y-shaped columns and two oval columns within the western edge of the East River Esplanade and on the west by 20 vertical columns immediately adjacent to and within the existing schist retaining wall at the eastern edge of the Rockefeller University campus (see **Figures 5-11 through 5-13**).

The visibility of the schist wall's lower 18 feet would be largely maintained along its entire length as the eastern boundary of the campus (see **Figure 5-11**). Alterations to the schist wall's lower 18 feet would be limited to the removal of narrow approximately 2-foot-wide segments of the wall where 5 of the 20 columns would be located. Most columns would be set in front of the schist wall. The overall length of the lower 18-foot-tall portion of the wall would remain unobscured and visible from adjacent areas on the FDR Drive and along the East River Esplanade. The schist wall would continue to serve its historic purpose as a retaining wall and as the basement and subbasement levels of campus buildings.

The proposed laboratory building would create physical connections between certain campus buildings and the new laboratory building that would expand opportunities for inter-departmental collaborations. To make these physical connections, modifications to the schist wall's upper portion—the portion above 18 feet—would be required at the lower, basement and subbasement levels of the Smith Hall Annex (non-contributing), the Flexner Hall Extension, Welch Hall, the Nurse's Residence, the Hospital, the Hospital Extension (non-contributing), and Gasser Hall (non-contributing). Part of the eastern wall of the Boiler House would also be modified to make physical connections at doorway and window openings to the laboratory building. Therefore, the proposed laboratory building would only directly affect five buildings identified as contributing to the significance of the Rockefeller University Historic District—the Flexner Hall Extension, Welch Hall, the Nurse's Residence, the Hospital, and the Boiler House. The eastern facades of the basement and subbasement levels of these five historic buildings, as well as part of the eastern wall of the Smith Hall Annex, the Hospital Extension, and Gasser Hall would be modified where window openings would be sealed and certain window openings would be extended into doorways to connect to the laboratory building. In addition, two wall segments, also above 18 feet, would be removed. The removal of these segments—approximately 50 linear feet between the Nurse's Residence and Welch Hall and approximately linear 70 feet between Welch Hall and the Flexner Hall Extension—would allow the laboratory building's new mechanical systems to be located in these areas.

Two exhaust stacks would be located 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 5-10 through 5-13, 5-14, and 5-15**). Each stack would be slightly taller than the



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

— Large Scale Community Facility Development (LSCFD)
(Rockefeller University Campus)

- - - Development Sites

① ➔ Note: These views correspond to Figures 5-14 and 5-15

ROCKEFELLER
UNIVERSITY

Rockefeller University LSCFD
Proposed Site Plan
Figure 5-10



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



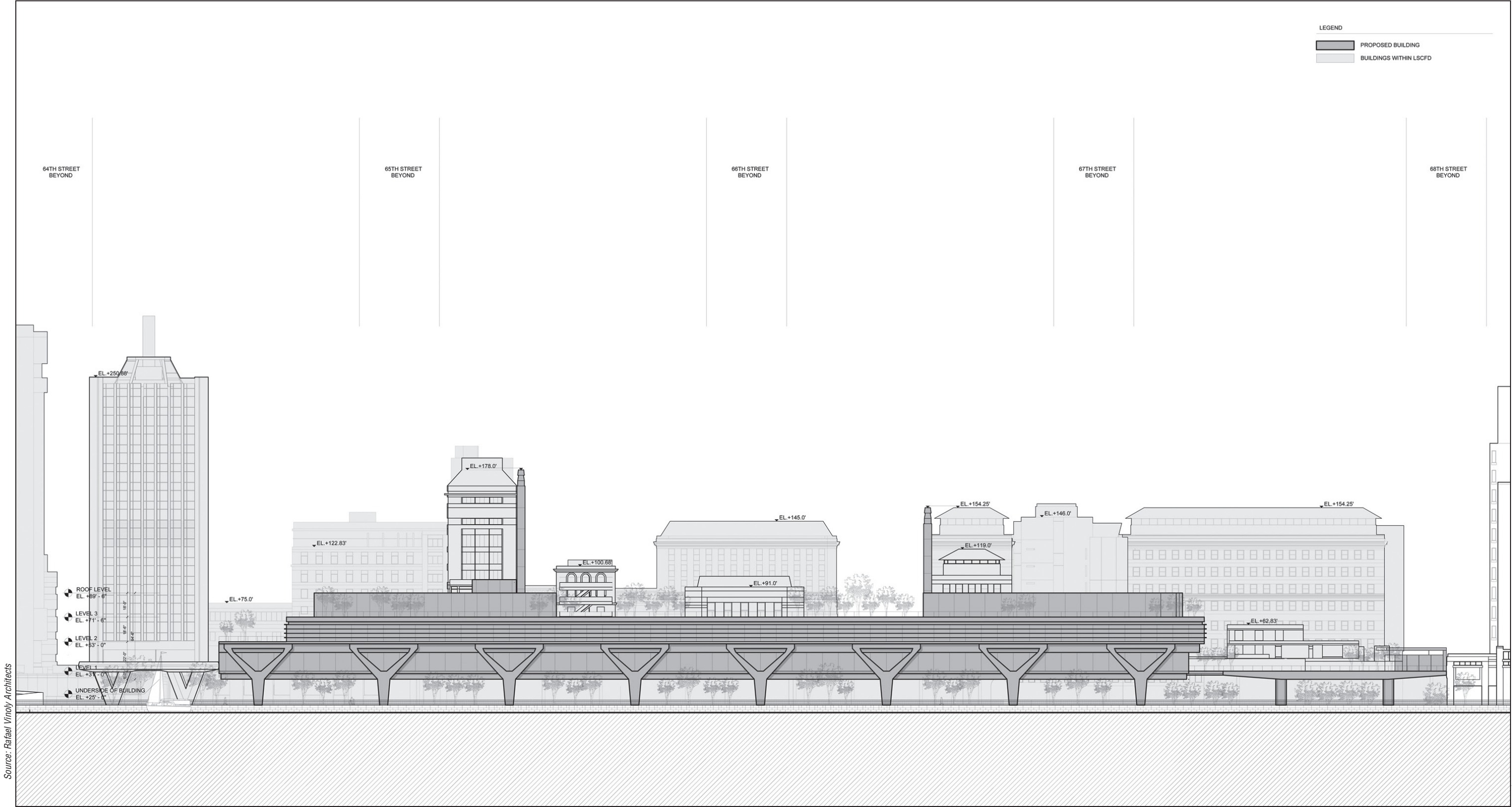
Existing/ No-Action Condition



Source: Rafael Vinoly Architects PC

FOR ILLUSTRATIVE PURPOSES ONLY

With-Action Condition



Source: Rafael Vinoly Architects PC



FOR ILLUSTRATIVE PURPOSES ONLY

Pedestrian view from Founder's Hall
toward the proposed stack adjacent to the Flexner Hall Extension

View 1

Source: Rafael Vinoly Architects PC



FOR ILLUSTRATIVE PURPOSES ONLY

Pedestrian view northwest from the rooftop landscaping
toward the proposed stack adjacent to the Flexner Hall Extension

View 2

Views to the Stack adjacent to the
Flexner Hall Extension

Figure 5-14

Source: Rafael Vinoly Architects PC



FOR ILLUSTRATIVE PURPOSES ONLY

Pedestrian view southeast including the Nurse's Residence (in the foreground) toward the proposed stack adjacent to the Hospital

View 3

Source: Rafael Vinoly Architects PC



FOR ILLUSTRATIVE PURPOSES ONLY

Pedestrian view southwest from the rooftop landscaping toward the proposed stack adjacent to the Hospital

View 4

building it abuts to allow for appropriate exhausting. The stack abutting the Hospital would be approximately 181 feet above datum and the stack abutting the Flexner Hall Extension would be approximately 155 feet above datum. The footprints of the stacks would be small, with the stack abutting the Hospital being approximately 18 feet long by approximately seven feet wide and the stack abutting the Flexner Hall Extension being approximately 28 feet long by approximately seven feet wide. The stack located adjacent to the Hospital would require the closure of one window at the stairwell on four floors 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 the two 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 two proposed stack locations were selected through an in-depth siting analysis. This analysis considered locating stacks adjacent to Founder's Hall's east façade and locating stacks on the roof of each of the two laboratory building pavilions, as described below.

- The Founder's Hall stack alternative, which would not directly affect Founder's Hall, would locate two stacks approximately 2'-0" from Founder's Hall's east façade. This alternative would result in the shortest stacks and would provide symmetry to the overall site plan; however, the Founder's Hall stack alternative was not selected because the stacks would be located adjacent to this National Historic Landmark. Through consultation with LPC in September and October 2012, LPC determined that stacks adjacent to Founder's Hall's east façade would result in a significant adverse impact to this architectural resource because the stacks 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.
- The Pavilion Stack Alternative considered siting one stack on the roof of each of the two new pavilions on the laboratory building's roof. The Pavilion Stack alternative would not directly affect Founder's Hall or any architectural resources within the Rockefeller University Historic District. This alternative was not selected because stacks located on the roof of these two small pavilions would be highly visible from Founder's Hall and nearby buildings in the Rockefeller University Historic District and would overwhelm the small pavilion structures. Further, although the stacks at these locations would not directly impact architectural resources, stacks on the pavilion rooftops would be located within the center of the laboratory building's rooftop at prominent locations that would detract from the context of nearby architectural resources.

In addition to the in-depth siting analysis, an alternatives analysis was prepared in response to LPC comments dated May 29, 2013. The additional alternate stack locations that were considered are: 1) Alternate Stack Location A—locating one stack north of the Flexner Hall Extension and one stack south of the Hospital, and 2) Alternate Stack Location B—locating one stack on the roof of the Smith Hall Annex and one stack on the roof of the Boiler House.

- Alternate Stack Location A considered locating one stack immediately adjacent to the north façade of the Flexner Hall Extension and locating the second stack immediately adjacent to the south façade of the Hospital. 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, a contributing structure in the Rockefeller University Historic District. The fan rooms would result in the loss of approximately 4,500 sf of recently renovated space

(approximately 1,800 sf of space on each of three floors) in the Smith Hall Annex and approximately 1,600 sf of space in the Boiler House. Further, Location A would require the installation of heat recovery coils remote from the planned mechanical rooms of the proposed laboratory building. Like the stack location with the proposed project, Location A would also result in stacks located adjacent to the Smith Hall Annex and the Hospital building, requiring the closure of certain windows in each building.

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—the Flexner Hall Extension, the Hospital, and the Boiler House—and would alter the context of nearby architectural resources within the district. 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.

- Alternate Stack Location B would involve free-standing stacks, with one stack located on the roof of the Smith Hall Annex near its eastern edge and the second stack located on the roof of the Boiler House near building's eastern edge. As with Alternate A, the Alternate B stack locations would also 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, a contributing structure in the Rockefeller University Historic District. The fan rooms would result in the loss of approximately 4,500 sf of recently renovated space (approximately 1,800 sf of space on each of three floors) in the Smith Hall Annex and approximately 1,600 sf of space in the Boiler House. In addition, like with Alternate A, 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. The stacks in Alternate B would not be laterally braced by existing buildings.

Alternate Stack Location B would not result in any direct or contextual impacts to Founder's Hall; however, this alternative would alter the context of certain nearby architectural resources within the district as the stacks would be visible from nearby buildings. In contrast to the proposed project, Alternate B would not require the closure of any windows on any historic campus buildings. However, alternate Stack Location B 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 project, the stacks would be sited at locations of existing fan rooms that would allow for efficient duct work distribution through the proposed laboratory building and would not require the loss of usable square footage in the Smith Hall Annex or the Boiler House. 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 within the historic district, and designing the stacks to minimize effects to the Flexner Hall Extension and the Hospital.

North Terrace Site and Interactive Conference Center

The proposed project would develop the ICC, a new one-story 3,353-gsf conference and meeting pavilion that would be located at the north end of the platform structure—the North Terrace—spanning the FDR Drive. The North Terrace would link the ICC pavilion to the President’s House but would not physically or directly affect the President’s House which would remain a free-standing structure secluded from the rest of the campus (see **Figure 5-16**). The ICC pavilion would be a small scale structure that would not compete visually with the President’s House or any other buildings within the historic district.

The ICC would be built on the North Terrace, a platform spanning a portion of the FDR Drive. The North Terrace’s bottom slab, like the laboratory building, would be approximately 25 feet above the roadway. The entire platform structure for both the laboratory building and the North Terrace would be supported on the east by eight Y-shaped columns and two oval columns within the western edge of the East River Esplanade and on the west by 20 vertical columns immediately adjacent to and within the existing schist retaining wall at the eastern edge of the Rockefeller University campus. The segment of the schist wall adjacent to the President’s House would be modified to connect to the North Terrace but no physical connections or alterations would be made to the President’s House.

The visibility of the schist wall’s lower 18 feet would be largely maintained along its entire length as the eastern boundary of the campus, including the portion below the North Terrace (see **Figure 5-11**). Alterations to the schist wall’s lower 18 feet would be limited to the removal of narrow approximately 2-foot-wide segments of the wall where 5 of the 20 columns would be located. Most columns would be set in front of the schist wall. The overall length of the lower 18-foot-tall portion of the wall would remain unobscured and visible from adjacent areas on the FDR Drive and along the East River Esplanade. The schist wall would continue to serve its historic purpose as a retaining wall in the area adjacent to the President’s House.

Fitness Center Site

The proposed project would remove the existing Dan Kiley-designed elements, including the existing concrete canopy structure, the rooftop tennis court and pavers, stairs connecting to the ground level, the paved parking lot, and some trees from the parking lot. The canopy structure’s Kiley-designed rooftop features have previously been altered and does not include the original rooftop planters, pavers, or vegetation. However, because LPC has determined that the canopy structure and parking area are contributing elements to the Rockefeller University Historic District’s Dan Kiley-designed landscape, the proposed removal of the canopy structure and parking area would result in an adverse impact to the historic district. As partial mitigation for the removal of these landscape elements, a restoration plan for the Philosopher’s Garden, which is located immediately south of the Fitness Center Site, would be prepared and submitted to LPC for review and approval. It would be implemented prior to construction of the fitness center. The restoration plan would be included in a Restrictive Declaration.

The Fitness Center Site would be redeveloped with a new one-story, approximately 20,498-gsf rectangular fitness center, a covered parking lot, and landscaping. The fitness center would include a swimming pool, and would have a rooftop tennis court and landscaping. The covered parking would be located within the southeastern portion of the Fitness Center Site and would be accessed by a modified driveway from demapped East 68th Street. The new building would be small in scale and would have a narrow, rectangular footprint and glass curtain wall on its north and west facades that would complement the design of the 1958-1959 expansion buildings, such



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

as Abby Aldrich Rockefeller Hall and the Graduate Students' Residence. Like the existing canopy structure, because of the change in elevation of the campus from west to east, the roof of the new one-story building and parking structure would be at the same elevation as the campus in this area. The roof of the fitness center and covered parking would have landscaping elements that would extend into the existing campus landscape to the east and south. The iron fence with brick piers and several mature trees that establish the campus boundary adjacent to the Fitness Center site would be maintained with the proposed fitness center (see **Figures 5-10 and 5-17**).

East River Esplanade

The proposed project would affect approximately 236 sf within the western portion of the East River Esplanade immediately adjacent to the FDR Drive where 10 columns and footings for the new laboratory building and the North Terrace would be located. These small portions of the East River Esplanade and the areas adjacent to the column and footing locations that would be directly affected by construction-related activities would be replaced in-kind.¹ The esplanade is not a historic or cultural resource, therefore, the proposed modifications to the small portions of the esplanade would not affect any historic or cultural resources.

Potential Impacts on the Rockefeller University Historic District

The proposed developments sites are located within 90 feet of contributing elements of the Rockefeller University Historic District. Therefore, a CPP would be developed in consultation with LPC and implemented prior to construction to avoid inadvertent construction-related damage. The CPP would comply with the procedures set forth in DOB's *Technical Policy and Procedure Notice (TPPN) #10/88*. The CPP would also follow the guidelines set forth in section 523 of the *CEQR Technical Manual*, including conformance with LPC's *New York City Landmarks Preservation Commission Guidelines for Construction Adjacent to a Historic Landmark* and *Protection Programs for Landmark Buildings*. The historic structures to be included in the CPP include the President's House, Flexner Hall and the Flexner Hall Extension, Welch Hall, Founder's Hall, the Nurse's Residence, the Hospital, and the Boiler House which would either be modified as part of the proposed connection with the new laboratory building or are within 90 feet of the Laboratory Building Site. In addition, Smith Hall, Abby Aldrich Rockefeller Hall, the perimeter campus fence, and the Kiley-designed Philosopher's Garden and Lasker Fountain would be included in the CPP as these contributing elements to the historic district are located within 90 feet of the Fitness Center Site.

The new laboratory building and ICC on the North Terrace would primarily replace air space over the FDR Drive, placing the bulk of the footprint of the proposed laboratory building and ICC outside the boundaries of the Rockefeller University Historic District. Modifications to five contributing buildings of the Rockefeller University Historic District to connect these structures to the proposed laboratory building would be restricted to alterations required to either seal certain existing openings or to extend existing window openings to doorways in the basements and sub-basements to create connections. These five historic district buildings are the Flexner Hall Extension, Welch Hall, the Nurse's Residence, the Hospital, and the Boiler House.

The placement of the two exhaust stacks has been developed after close consideration of their potential effects on the historic district. The stacks have been sited away from Founder's Hall,

¹ See discussion of bulkhead repair and rebuilding and substantial esplanade upgrades as described in Chapter 13, "Mitigation."

Source: Rafael Vinoly Architects



View southeast from York Avenue



View south from New York Presbyterian Hospital-
Weill Cornell Medical College

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

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 as well as their visibility. The siting of the exhaust stacks adjacent to the Flexner Hall Extension's south façade and the Hospital's north façade would require the sealing of certain windows on these buildings. 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 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. 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. 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.

As described in LPC's October 30, 2013 comment letter, LPC has determined that the addition of exhaust stacks to both the south façade of the Flexner Hall Extension and the north façade of the Hospital would constitute a significant impact to these S/NR- and NYCL-eligible properties "due to their location, size, and direct physical connections to the buildings. LPC is in receipt of revised stack drawings indicating that the stacks have been redesigned in terms of their materials and surface articulation to better harmonize with the historic properties. LPC finds these design drawings to be acceptable and partial mitigation for the significant impact" (see **Appendix B**, Agency Correspondence").

The proposed laboratory building would remove from view the upper portion of the schist retaining wall that borders the eastern boundary of the campus along the FDR Drive, including the basement and subbasement levels of certain campus buildings. However, the upper portions of these buildings' facades would remain unobstructed and would continue to be visible from certain areas of the East River Esplanade, and in more distant views from the Queensboro Bridge, the Roosevelt Island Tram, and the west side of Roosevelt Island (see **Figures 5-11 and 5-12**). In addition, the west, primary facades of these historic district buildings would not be altered or obstructed by the proposed laboratory building. Though the context would be modified with the proposed project, the President's House would not be directly affected by the ICC or North Terrace. The visibility of the new laboratory building and ICC from within the majority of the historic district, including those areas west of Founder's Hall, would be limited due to the proposed laboratory building's low, linear design, the small scale of the ICC, and the presence of the original masonry Rockefeller University buildings and the President's House.

The proposed fitness center would replace an original Dan Kiley-designed parking structure. LPC has determined that the canopy structure and parking area are contributing elements to the Rockefeller University Historic District. Therefore, the removal of the canopy structure and parking area would result in an adverse impact to the historic district. As partial mitigation for the removal of these landscape elements, a restoration plan for the Philosopher's Garden, which is located immediately south of the Fitness Center Site, would be prepared, as described in Chapter 13, "Mitigation." The plan would be submitted to LPC for review and would be

implemented prior to construction of the fitness center. The restoration plan would be included in a Restrictive Declaration (see Appendix B, “Agency Correspondence”).

The proposed fitness center that would be constructed on the Fitness Center Site echoes design characteristics and materials of the 1958-1959 expansion buildings, including a narrow rectangular plan. The roof of this structure and an associated parking structure would be at the same height as the existing canopy structure and would be landscaped, maintaining a connection to the landscaped campus to the south. The iron fence with brick piers and several mature trees that establish the campus boundary adjacent to the Fitness Center Site would be maintained with the proposed fitness center (see **Figures 5-10 and 5-17**).

The proposed laboratory building, ICC, and fitness center are sited at or near the edges of the historic district boundary. As described above, the proposed laboratory building and ICC would be at the eastern perimeter of the historic district, which has historically been the rear of the campus, with the primary facades of the original campus buildings facing west. The fitness center would remove a structure that has had both its material integrity and design intent substantially compromised at the north end of the campus, replacing it with a low-rise structure designed to complement the buildings of the 1958-1959 campus expansion. Though the three project structures would alter the setting of the historic district to the north and east, the proposed project would not introduce incompatible visual, audible, or atmospheric elements to the setting of the district, isolate the district from the streetscape, or obstruct significant public views of the resource such that it would affect the characteristics of the Rockefeller University Historic District that qualify it for listing on the S/NR or for designation as a NYCL.

STUDY AREA

With the proposed project, no architectural resources in the study area would be demolished, damaged, altered, or neglected. Further, because no architectural resources are located within 90 feet of the Laboratory Building Site or North Terrace Site, the proposed laboratory building and ICC would not be expected to result in inadvertent construction-related impacts to any architectural resources in the study area. The NYPH-Weill Medical College is approximately 80 feet north of the Fitness Center Site. The CPP to be developed for the proposed project would include measures to protect this architectural resource from inadvertent construction-related damage. Therefore, the proposed project would not result in any direct impacts to any of the three architectural resources in the study area or the Queensboro Bridge outside the study area to the south.

The proposed project’s potential to result in indirect, or contextual, impacts, was also evaluated. Indirect impacts could result from blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource’s setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resource’s significance, such as a church with notable stained glass windows.

LABORATORY BUILDING SITE

The new laboratory building would not be expected to adversely impact the S/NR-eligible portion of the NYPH-Weill Medical College. The hospital building complex, as described above, comprises several large, connected brick buildings located approximately 120 feet to the northwest and includes a more recent addition that spans the FDR Drive immediately north of the Laboratory Building Site and North Terrace Site. Because of intervening buildings, there is

no meaningful physical or visual relationship between the Laboratory Building Site, the North Terrace Site, and the NYPH-Weill Medical College buildings.

As described in Chapter 4, “Shadows,” the proposed laboratory building would not introduce significant new shadows that would affect the NYPH-Weill Medical College buildings. Further, this building complex does not have sun sensitive features. Therefore, the proposed laboratory building would not result in any adverse visual or contextual impacts to the NYPH-Weill Medical College.

The City and Suburban Homes Company First Avenue Estate and Public School 183 are located in the western portion of the study area approximately 160 feet and 240 feet, respectively, from the Laboratory Building Site. They are separated from the Laboratory Building Site by the Rockefeller University campus and other intervening buildings in the study area. As such, the new laboratory building over the FDR Drive would not adversely affect the setting of these architectural resources. These structures limit any visual relationship between the Laboratory Building Site and these architectural resources. Views to both buildings would continue to be available from nearby public vantage points. Therefore, the proposed project would not adversely affect the City and Suburban Homes Company First Avenue Estate or Public School 183.

The Queensboro Bridge, located outside the study area to the south where it spans the East River, would continue to be a highly visible architectural resource. This large structure would continue to be located within an open setting spanning the East River. Because of the bridge’s large scale, publicly accessible views of this resource would not be substantially affected. As described in Chapter 4, “Shadows,” the proposed laboratory building would not introduce significant new shadows that would affect this architectural resource. Further, this structure does not have sun sensitive features.

The two laboratory building stacks would be visible from the Queensboro Bridge, just outside the study area. However, the stacks would be located adjacent to existing campus buildings and their locations would partially screen them from views from the Queensboro Bridge. Further the stacks would not be a substantial departure from the variety of structures and heights already located in this area, and as such would not affect the setting of the Queensboro Bridge.

NORTH TERRACE SITE AND INTERACTIVE CONFERENCE CENTER

The North Terrace and ICC would not be expected to adversely impact the S/NR-eligible portion of the NYPH-Weill Medical College. As described above, the hospital building complex, there is no meaningful physical or visual relationship between the North Terrace Site and the NYPH-Weill Medical College buildings.

Like with the proposed laboratory building, the North Terrace and ICC would not introduce significant new shadows that would affect the NYPH-Weill Medical College buildings. Further, because this building complex does not have sun sensitive features, the North Terrace and ICC would not result in any adverse visual or contextual impacts to the NYPH-Weill Medical College.

As described above, the City and Suburban Homes Company First Avenue Estate and Public School 183 are located in the western portion of the study area. These architectural resources are separated from the North Terrace Site by the Rockefeller University campus and other intervening buildings. At approximately 810 feet and 850 feet, respectively, from the North Terrace Site, the North Terrace and ICC would not affect the setting of these architectural resources. Further, the intervening structures limit any visual relationship between the North

Terrace Site, and these architectural resources. Views to both architectural resources would continue to be available from nearby public vantage points. Therefore, the proposed project would not adversely affect the City and Suburban Homes Company First Avenue Estate or Public School 183.

As with the proposed laboratory building, with the North Terrace and ICC the Queensboro Bridge would continue to be a highly visible architectural resource located within an open setting spanning the East River and publicly accessible views of this resource would not be substantially affected. As described in Chapter 4, “Shadows,” the proposed North Terrace and ICC would not introduce significant new shadows that would affect the Queensboro Bridge. Further, this structure does not have sun sensitive features.

FITNESS CENTER SITE

The NYPH-Weill Medical College is approximately 80 feet north of the Fitness Center Site. As described above, the hospital building complex comprises several large, connected brick buildings. The fitness center would be a new, small scale structure similar in height to the existing concrete canopy structure that would not adversely impact the setting or historic character of the hospital building complex. Because of the proposed fitness center’s small scale, publicly accessible views of the NYPH-Weill Medical College, would remain available from existing vantage points. As described in Chapter 4, “Shadows,” the new fitness center would not introduce significant new shadows, nor would it significantly lengthen the duration of existing shadows on this architectural resource. Further, the NYPH-Weill Medical College does not have sun sensitive features.

The City and Suburban Homes Company First Avenue Estate and Public School 183 are located in the western portion of the study area both approximately 210 feet from the Fitness Center Site. They are separated from the Fitness Center Site by numerous intervening buildings and there is no visual relationship between the Fitness Center Site and these architectural resources. As such, the proposed fitness center would not isolate or adversely impact these architectural resources’ settings. Public views to both buildings would remain unchanged. Therefore, the proposed project would not adversely affect the City and Suburban Homes Company First Avenue Estate or Public School 183. The Queensboro Bridge has no visual relationship with the Fitness Center site. It is at too great a distance from the Fitness Center Site to be directly affected by the new building. Therefore, the proposed fitness center would not be expected to adversely affect any architectural resources.

EAST RIVER ESPLANADE

The East River Esplanade is not a historic or cultural resource; therefore, the proposed project would not adversely affect the portion of the East River Esplanade located in the study area. *