

Appendix J

Archaeology Phase 1A Report



CITY / SCAPE:
Cultural Resource Consultants
166 Hillair Circle White Plains, NY 10605

November 20, 2013

Ms. Ann Cutignola
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516

*RE: Report on Findings and Recommendations for
Phase 1B Archaeological Field Reconnaissance Survey
Butterfield Hospital Project. Paulding Avenue.
Village of Cold Spring. Putnam County, New York*

Dear Ms. Cutignola:

CITY/SCAPE: Cultural Resource Consultants has completed the research for the Phase 1A Literature Review and Sensitivity Analysis on the Butterfield Hospital project. We are in the process of finalizing the report, but, at your request, we summarize our findings here.

Map research indicates that the land on which the Butterfield Hospital stands was the property of the West Point Foundry Association (alternatively the West Point Association). It is likely that the company owned the land from the time of its founding in the early 19th century, and that it passed to the Cornell firm, which operated the foundry until its closing in the early 20th century. Map research also indicates that throughout that time there were no Map Documented Structures (MDS) located on the land. Given that is the case, there is no expectation that the Butterfield Hospital site will contain historic cultural resources associated with Map Documented Structures (MDS), including shaft features, domestic refuse dumps or sheet middens.

With respect to prehistoric cultural resources, our research indicates that there are several prehistoric sites located in the general vicinity of the Butterfield Hospital site. However, with the exception of a part of the open lawn area in the southern portion of the site, which presumably has not been disturbed, and furthermore will not be disturbed as part of the proposed project, a large percentage of the Butterfield Hospital site has been profoundly disturbed by the construction of the various buildings, the infrastructure, and grading associated with both the construction of the buildings and the parking areas and drives. In addition, the construction of Route 9D, which likely took place in the late 1920s or early 1930s, will have

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had a significant impact on the land through which it was built. In view of all of the impacts that have taken place on the Butterfield Hospital site, it is considered that the potential for the project area to contain intact prehistoric cultural is low, and that further investigation of the site for prehistoric archaeological sites is not warranted.

If you have any questions, I would, of course, be glad to discuss them with you. We anticipate the Phase 1A report will be available by the middle of the week of November 25, 2013.

Sincerely,

A handwritten signature in black ink, appearing to read "Gail T. Guillet". The signature is written in a cursive, flowing style.

Gail T. Guillet

Butterfield Hospital

Phase 1A Literature Review and Sensitivity Analysis



Paulding Avenue and Route 9D
Town of Cold Spring, Putnam County New York

Prepared for:

Tim Miller Associates.
10 North Street
Cold Spring NY

By:

CITY/SCAPE: Cultural Resource Consultants
166 Hillair Circle
White Plains NY 10605

December 2013

BUTTERFIELD HOSPITAL

Paulding Avenue and Route 9D
Town of Cold Spring, Putnam County, New York

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Management Summary

SHPO Project Review Number (if available):

Involved State and Federal Agencies: NYSDEC, NYSDEP, US ACOE

Phase of Survey: **Phase 1A Literature Review & Sensitivity Analysis**

Location Information:

Location: **Paulding Avenue and Route 9D**

Minor Civil Division: **Village of Cold Spring**

County: **Putnam**

Survey Area (Metric & English)

Length:

Width:

Depth (when appropriate):

Number of Acres Surveyed:

Number of Square Meters & Feet Excavated (Phase II, Phase III only): **N/A**

Percentage of the Site Excavated (Phase II, Phase III only):

USGS 7.5 Minute Quadrangle Map: **West Point**

Archaeological Survey Overview

Number & Interval of Shovel Tests

Number & Size of Units: **N/A**

Width of Plowed Strips: **N/A**

Surface Survey Transect Interval: **N/A**

Results of Archaeological Survey

Number & name of prehistoric sites identified: **0**

Number & name of historic sites identified: **0**

Number & name of sites recommended for Phase II/Avoidance: **N/A**

Results of Architectural Survey

Number of buildings/structures/cemeteries within project area: **0**

Number of buildings/structures/cemeteries adjacent to project area: **0**

Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts:

Number of identified eligible buildings/structures/cemeteries/districts: **N/A**

Report Author (s): **Stephanie Roberg-Lopez M.A., R.P.A. Gail T. Guillet and Beth Selig**

Date of Report: **December 2013**

MAP & FIGURE LIST

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- Fig. 3: The south and east facades of the Butterfield Hospital soon after construction. Photo published in Trudie A. Grace's *Around Cold Spring*,
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BUTTERFIELD HOSPITAL

Paulding Avenue and Route 9D

Village of Cold Spring. Putnam County, New York

Introduction

The following report presents the results of a Phase 1A Literature Review and Sensitivity Analysis prepared for Tim Miller Associates, Inc. by CITY/SCAPE: Cultural Resource Consultants. For the purposes of the Phase 1A report, the area of potential effect (APE) is considered the entirety of the former Butterfield Hospital property.

The Phase 1A Literature Review and Sensitivity Analysis was performed in accordance with the guidelines established by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) and the *Standards for Cultural Resource Investigations and the Curation of Archeological Collections* published by the New York Archeological Council (2005 & 1994). The field investigation and technical report meet the specifications of the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (*Federal Register* 48:190:44716-44742) (United States Department of the Interior 1983). All work performed meets the requirements of the relevant federal standards (36 CFR 61) and of the State Environmental Quality Review Act (SEQRA) 6NYCRR, part 617 of the New York State Environmental Conservation Law. In addition, the qualifications of the Principal Investigator, who supervised the project, meets or exceeds the qualifications described in the Secretary of the Interior's Professional Qualifications Standards (*Federal Register* 48:190:44738-44739) (United States Department of the Interior 1983).

Project Area Description

Butterfield Hospital, located at the intersection of Route 9D and Paulding Avenue in the Village of Cold Spring, is the gateway to the village and the Cold Spring Historic District from the south. (Photo 1) The property is bounded to the northeast by Paulding Avenue, to the northwest by residential development and the "The Grove", a National Register listed property, and to the southwest by Route 9D. On the southwest side of Route 9D opposite the hospital there is a mix of commercial development and residential buildings. (Photos 11, 13-16, 39-42) The Butterfield Hospital property is a triangle parcel with the hypotenuse following the curve of Route 9D. The property contains two main buildings, the hospital building, which has been expanded over time, and the medical office complex (Lahey Pavilion). Both of these buildings are sited on the northern portion of the property. (Photos 2-5) The main hospital complex, which includes portions of the original 1922 building, a 1941 wing, and the 1963 addition, fronts an expansive asphalt parking lot that extends to Paulding Avenue. (Photos 6 & 8) The medical complex, which is set downslope from the hospital, has an entrance from Route 9D (Photo, and associated parking located on the north and west sides of the building. (Photo 2) South of the entrance drive and parking area there is an area of mown lawn that slopes down to Route 9D. (Photo 3) The southern portion of the property is an open lawn, planted with deciduous trees.

The Butterfield Hospital was built in 1922, and expanded through a series of additions in 1941 and 1963. The Lahey Pavilion was built in the 1970s to house medical offices for the hospital staff. Destroyed by fire, it was rebuilt in 1983, and named for Carolyn Smith Lahey, a longtime employee of the hospital. In the last years of the

20th century, the hospital was closed, and has fallen into disrepair. The history and significance of the Butterfield Hospital will be discussed in greater detail later in the document.

The proposed project includes the redevelopment of the Butterfield Hospital site, including the demolition of the hospital structure, and the construction of senior housing and retail space. The Lahey Pavilion will remain open, providing medical offices for doctors serving the Cold Spring community. The proposed project includes the preservation of the beech tree adjacent to Paulding Avenue, and the open space to the south.



Map 1: 1989 USGS Topographical Map. West Point Quadrangle. Scale 1"=875'.



Map 2: Locator Map showing Project Area. Source: Hagstrom's Putnam County Street Atlas. Scale : 1"=1400'.



Fig. 1: 1994 Aerial Photo of Project Area. Scale 1"=315'.

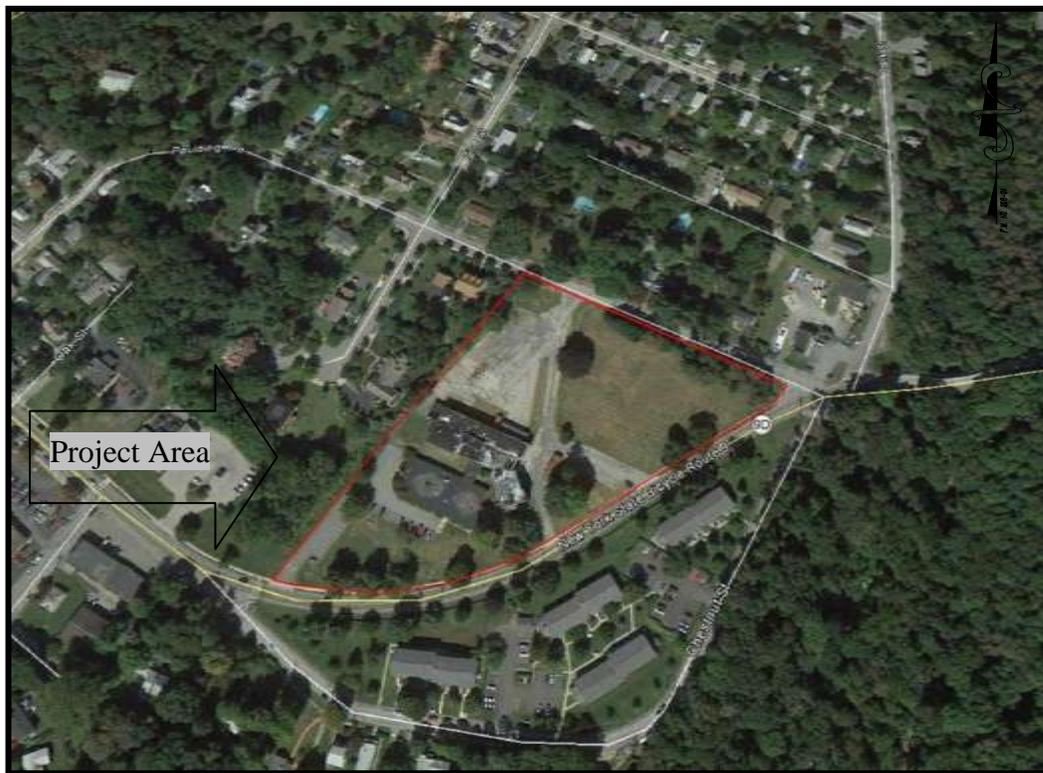


Fig. 2: 2013 Aerial Photo of Project Area. Scale 1"=350'.

Environmental Information

At the present time, the project area contains the former hospital buildings, the medical office complex, parking areas, and open lawns planted with native and ornamental trees. Approximately 2.0 acres of the 5.7 acres site are paved roads, buildings and parking lots, with 3.7 acres of open lawn. The buildings currently on the site include the 1922 Butterfield Hospital building (only visible on the west side), the 1940 Timme Wing, the 1963 addition, the Lahey Pavilion, and a small wooden shed to the south side of the Timme Wing.

The Butterfield Hospital was built on a knoll overlooking Route 9D and the mountains to the west. The northeastern portion of the site, which contains a large asphalt parking lot in front of the hospital entrance, is generally level, having been graded for the parking lot. The land then slopes west and south, from 125' AMSL in the northeastern portion site to 110' AMSL along the southern boundary of the site. The site is located on the south side of the Village of Cold Spring in an area that remained undeveloped until the construction of the Butterfield Hospital in 1922. "The Grove", listed on the National Register in xxxx, is located immediately northwest the Butterfield Hospital property. (Photos 33-36) This property is surrounded by recent residential development, occurring in the 2003 to 2006. (Photos 26 & 29-31) The Butterfield Hospital site is located northeast of the West Point Foundry site, which was listed on the National Register of Historic Places in 2010 (NRNF 2010). The West Point Foundry (discussed in greater detail below) is situated on Foundry Cove, which is fed by Foundry Brook and connects directly to the Hudson River.

Geologically, the site is within the Reading Prong, which is part of the Hudson Highlands. The Hudson Highlands area is a northeast-southwest trending band of igneous and metamorphic rocks that extends from New England through New York, crossing the Hudson River in the vicinity of Cold Spring and West Point, then continuing into New Jersey's Ramapo Mountains (Schubert, 1968). Due to the structural origin and the durability of the bedrock, the Hudson Highlands are of a higher elevation than the physiographic provinces nearby, such as the Hudson-Mohawk lowlands. The Hudson Highlands are almost entirely blanketed by a thin layer of glacial till, with frequent bedrock outcrops. Outwash sand and gravel occupy some of the river and stream valleys that border and run through the Highlands. The basic rock groups found in the area are granite and schist (Fisher et al 1970).

Soils on the project area are an important indicator of archaeological potential. In general, the soils on the project can be described as disturbed. Essentially the soils within the Butterfield Hospital site are characteristic of man-made land. The predominant soil class within the project area is Udorthents (Ud), which is found in the areas of the existing buildings, parking lots and driveways. Along the southern boundary of the site, adjacent to Route 9D the soils are classified as Urban land – Riverhead complex (UvB). Both of these soil have soil profiles that are varied, being comprised in part of other soil classes. These soils are described as having been altered by previous actions, including cutting and filling, and grading. The soil complexes identified on the site are a clear indication that the portion of the site containing the buildings and that along Route 9D has experienced significant subsurface disturbance. These soils are considered to be well drained. The soils located along the perimeter of the project area, adjacent to Paulding Avenue and in the open lawn area, are Riverhead (RhB, RhC), which are described as well drained loam. A full description of each soil class is included in Appendix C. (Appendix C: Soils Map & Description)

Drainage on the site is into Foundry Brook, which flows immediately south of the project area. This stream is a tributary of the Hudson River. The Hudson River is a known resource for prehistoric peoples, and numerous sites have been documented along its banks. Prehistorically, the wetlands along the banks of Foundry Cove and

those of Constitution Marsh would have been a magnet for prehistoric peoples. The project area lies within the Northern Hardwood Forest Zone. In the Northern Hardwood Forest Zone, sugar maple, birch, beech and hemlock are the predominant species of trees (Küchler 1964).

Potential for the Site to Contain Prehistoric or Historic Cultural Resources

As part of the initial research for the Phase 1A Literature Review, the archaeological site maps housed at Peebles Island, Waterford, New York were examined. These files indicate that no professionally excavated or anecdotal prehistoric sites have been reported within the boundaries of the project area; however, there is an anecdotal prehistoric site located southwest of the project area. The New York State Museum Site 4520 (NYSM 4520) is referenced in Parker's 1922 publication "The Archeological History of New York." The site is described as "traces of occupation" and reports that a number of artifacts were found near this place. The site is identified as located on the outskirts of Cold Spring near Plumbush Flats. The site form notes that there is no Plumbush Flats identified on the topographic map. There is a house located a short distance south of the village and north of Boscobel that is called Plumbush; it is possible, though it cannot be confirmed, that the archaeological site is located in this general area.

The environmental model employed by the New York State Museum, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) and the New York Archaeological Council (NYAC) suggests that undisturbed portions of the project area, should any remain, would be considered to have a moderate to high potential to contain prehistoric sites. Among the factors contributing to this assessment is:

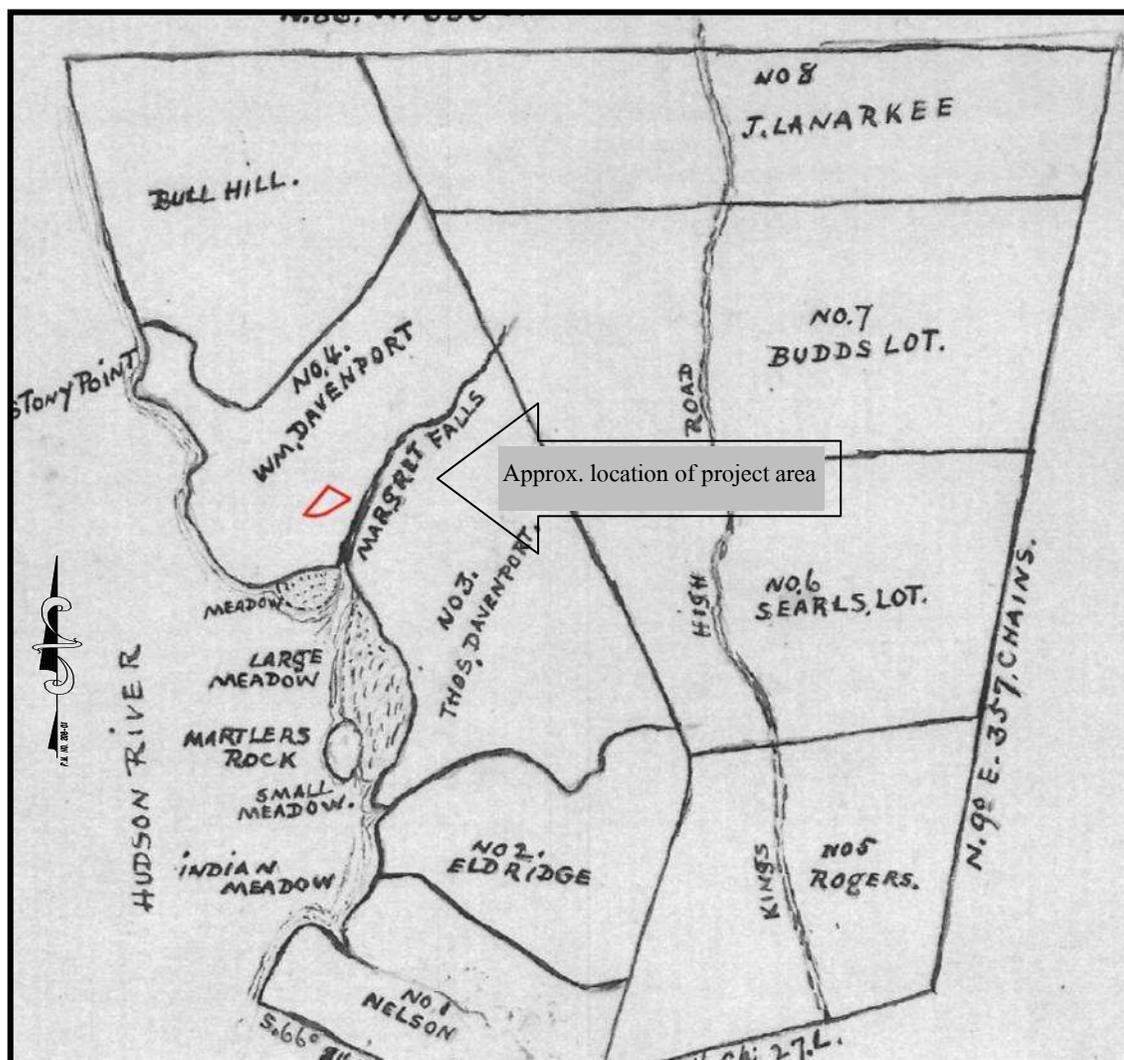
- The project area is located in proximity to the Hudson River, a known travel route and resource for prehistoric peoples;
- The project area is located a short distance (<300') north of Foundry Brook, a stream that drains into the Hudson River; in addition to being a source of potable water and fresh water resources, Foundry Brook could have provided a route to the interior;
- The project area is located in an area that overlooks wetlands that could have provided floral and faunal resources for prehistoric peoples.

History of the Site

The purpose of the following analysis is not to provide a complete examination of the historic activities that took place in and around the project area, but to provide information concerning the likelihood of encountering intact prehistoric and/or historic cultural resources within the project area. In addition, the Phase 1A seeks to identify historic foundations (Map Documented Structures) that may have been located on the property.

The project area was originally part of the Philips Patent, which was part of a large land grant established by Frederick Philipse in the later 17th century. Frederick Philipse died in 1702, leaving his estate to his son Adolphus Philipse, who upon his death in 1749 bequeathed his lands to his nephew, Frederick Philipse. Frederick Philipse's son, also named Frederick, came into possession of his father's property in 1751. Several years later, the Philips Patent was divided into nine lots that differed in size depending on the resources available within them, and transferred to Susannah Robinson (Lot No. 1, Lot No. 4 & Lot No. 7), Philip Philipse (Lot. No 2, Lot No. 6 & Lot No. 8) and Mary Philipse (Lot No. 3, Lot No. 5 & Lot No. 9). Each of the family received on lot on the east side of

the Patent, one in the center that spanned Putnam County from the southern border of Dutchess to the northern border of Westchester, and one lot on the Hudson River. In 1768 or 1769, Philip Philipse had Water Lot No. 2 surveyed, dividing it into eight lots, with Breakneck Mountain (then identified as Bull Hill) an unnumbered lot. Daniel Lambert, likely the surveyor, prepared a hand-drawn map showing the boundaries of each of the eight lots, and the names of the tenants in possession of the lease. The Lambert map shows that Lot 4 (within in Water Lot 2) was leased to William Davenport. (Map 3) The map also shows a number of local landmarks, including the Kings Highway (Route 9), Foundry Brook, then called Margaret's Brook, which was named for Margaret Marston Philipse, wife of Philip Philipse, and a group of meadows along the edge of the river including one on the north side of the point where Foundry Brook enters East Foundry Cove ("Meadow"), another on the south side identified as "Large Meadow" (Constitution Marsh), and two more to the south of the "Large Meadow" identified as "Small Meadow" and "Indian Meadow", located where Indian Brook enters the Hudson River. The map also shows Constitution Island, identifying it as "Martlers Rock". The Village of Cold Spring would be established in the southwestern corner of William Davenport's lot.



Map 3: Daniel Lambert's 1769 Map of Water Lot No. 2. (Source: Putnam History Museum Library)

The Philipse family, like many other wealthy families supported the Crown in the American Revolution, and as a consequence at the end of the war all of their lands were seized by the Provincial Congress. The Provincial Congress established a body called the Commissioners of Forfeiture, which then sold the land, often to the sitting tenants, but, if they were unwilling or unable to purchase their leases, to other local families or to men from outside the community. Following the war, Frederick Philipse left America to live out his days in England, but other members of the family, including Frederick Philipse, remained in the United States. It is said that Frederick Philipse was the first member of the family to live in the area, and that it was he who regulated the growth of the village until it was incorporated in 1846 (NRNF 2010:Sec. 8:19). It may be that there was some development at Cold Spring, named so because of the clear, cold spring that flowed there, but the extent of the development is **not** clear, since Pelletreau reports that “The village of Cold Spring . . . had no existence previous to the time when the works of the West Point Foundry were established here, in 1818” (Pelletreau 1886:557). What is clear is that from the early 19th century through the early years of the 20th century, the fortunes of the village were tied to those of the West Point Foundry.

The earliest published map included in this report is the 1829 David H. Burr, *Map of the Counties of Dutchess and Putnam Counties*. (Map 4) Burr’s maps usually include roads, hamlets, villages, churches and industries, such as the West Point Foundry. The Burr map indicates the location of the Village of Cold Spring and the West Point Foundry, as well as the Philipsetown Turnpike (Route 301), which was opened in 1815 and ran east from the village to Carmel and the New York/Connecticut border.



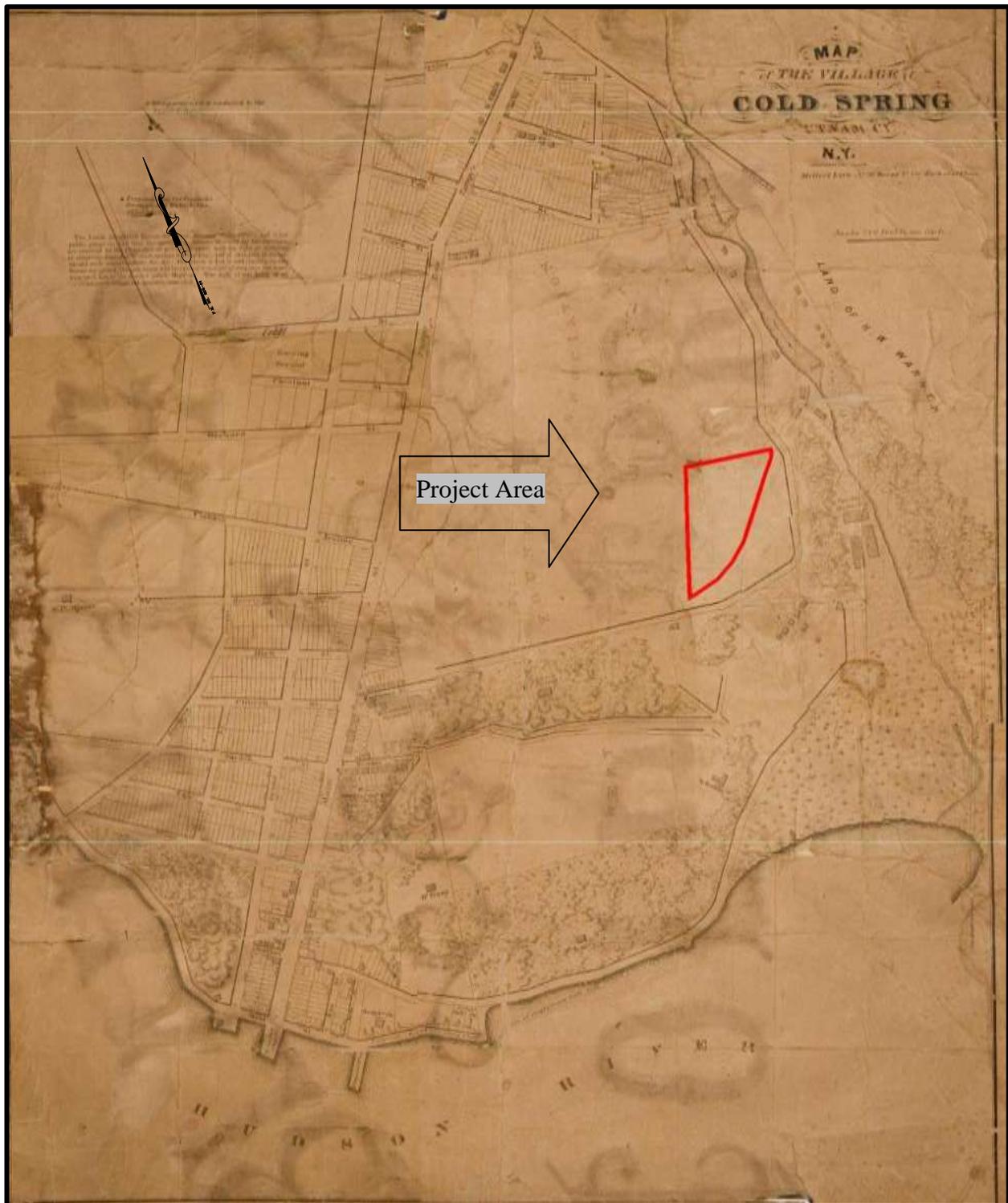
Map 4: Burr's 1829 *Map of the Counties of Putnam and Dutchess*. Not to Scale.

There are two maps of Cold Spring that reportedly date to the second quarter of the 19th century, both of which include the project area. The Miller map, drawn before Paulding Avenue was opened, is reported to date to 1840. Main Street is identified, as are the streets that extend north and south from it. Chestnut Street, which is easily identified by the sharp curve it makes at Foundry Brook, is not named, but according to this map appears to be called Furnace Street. Our examination of the map suggests that the map may have been damaged, and that the repair shifted Chestnut Street a bit to the west of its actual location. Today, Chestnut Street is aligned with Morris Avenue, and both are part of Route 9D, but in 1840 Morris Avenue was a private road leading to the home of the Morris family.

The Miller map indicates that by 1840 the part of Cold Spring north of Main Street had been laid out in a grid pattern of named streets and more or less uniformly sized house lots. It is said that this development took place in response to a consolidation of the West Point Foundry in 1839, when the company moved its New York offices from New York City to Cold Spring (NRNF 2010:Sec. 8:19). This brought an influx of workers, and necessitated the construction of housing for them and their families. Despite the evidence of planning, the only structures shown are along Main, Market and Cross Streets, with additional development on the south side of Main Street along New Street and South Street. In 1840, Main Street, not yet interrupted by the railroad, continued directly to the river, where there was a “Steamboat Dock”. There was another dock to the north, and a “Proposed Dock” (likely the Foundry Dock) to the south of the “Steamboat Dock.” It appears that Market Street continued south along the river’s bank to the West Point Foundry, passing the homes of William Kemble and Gouveneur Kemble, which stood on the hill overlooking the river; a portion of this road is now part of a trail within the West Point Foundry Archaeological Site.

The southern portion of the village, along Chestnut Street, was lightly populated, with the home of R. P. Parrott and G. Kemble identified. Both of these houses were on the west side of the street. On the hill and some distance east of Chestnut Street was the home of Seymour Birdsall. South of the home occupied by R. P. Parrott was another structure that, based on its location, would be the F. B. Lawson house (59 Chestnut Street). (See Photo 13) Although the school built to educate the children of workers at the West Point Foundry was reported to have been built in 1830, it does not appear on the Miller map, and it may be that its construction was related to the consolidation of the West Point Foundry in 1839. (Photo 15) Northwest of the West Point Foundry, which is shown along the north side of Foundry Brook, were several structures that are identified on a later map as workers’ housing for the West Point Foundry. Several buildings are identified within the West Point Foundry complex, but except for the Foundry Machine Shop, the purpose of the buildings is not identified.

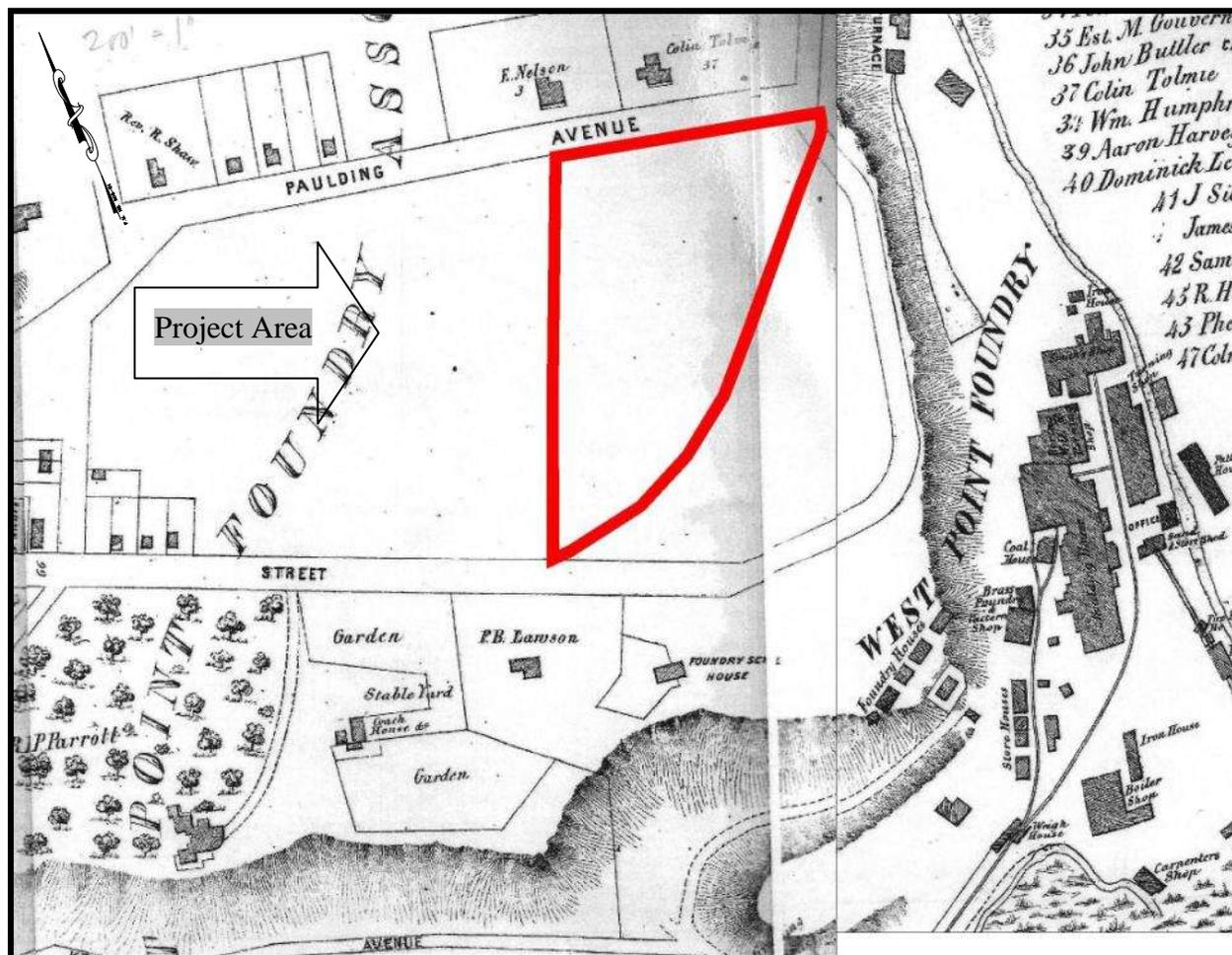
The land owned by R. P. Parrott and William Kemble is shown as heavily wooded, while the land to the west, south and east, which was owned by the West Point Foundry Association, was shown as open land. It may be that this land was cleared early to produce charcoal for the West Point Foundry furnaces; later the charcoal would come from the interior of the county, and be brought to the foundry along the Philipsetown Turnpike. The land on the east side of Chestnut Street, the area in which the Butterfield Hospital would be built, was shown as open land that contained no structures of any kind..



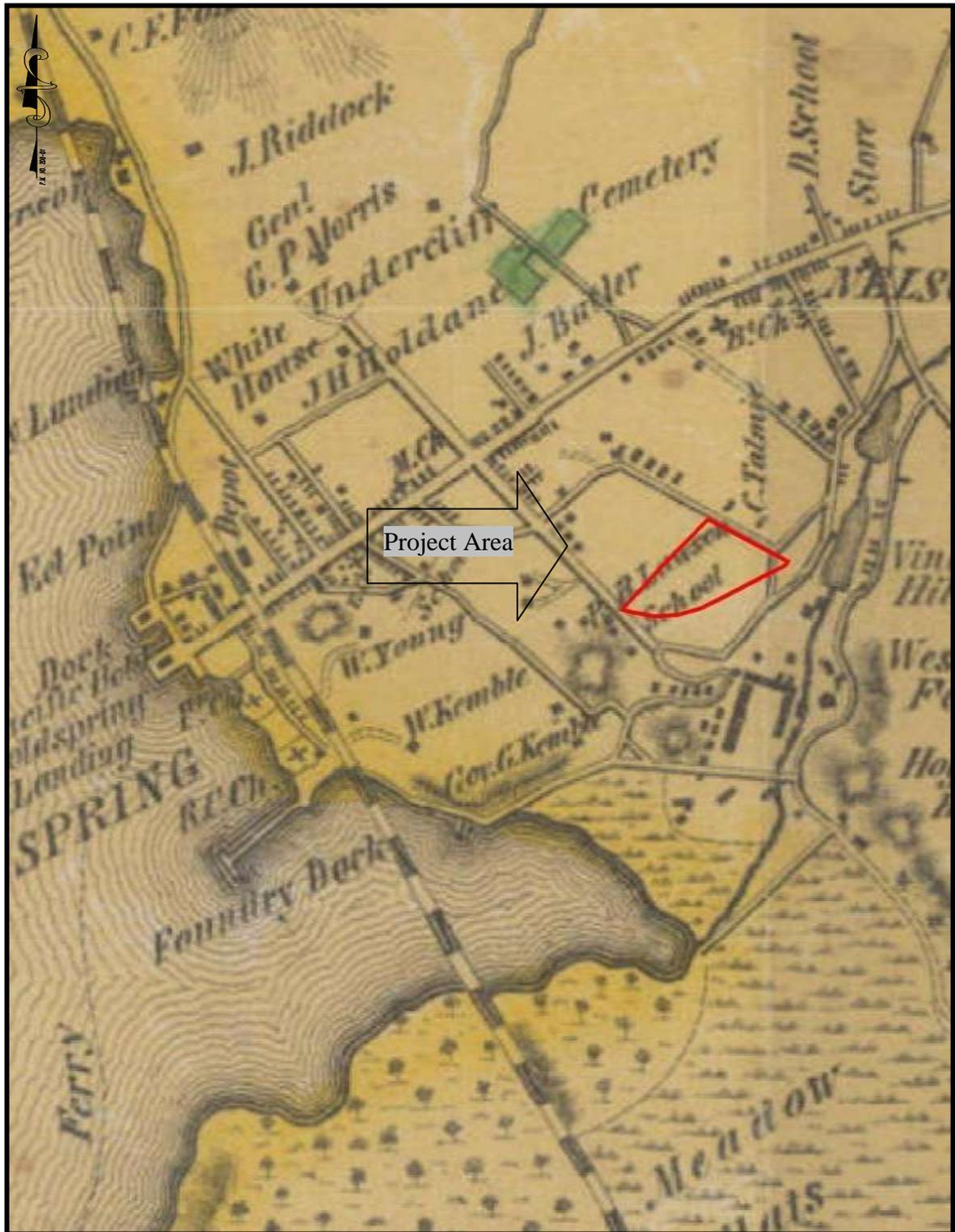
Map 5: Miller's 1840 *Map of Cold Spring*. (Source: Putnam History Museum Library) Scale: 1"=875'.

The second map reported to date from the 1840s is that of John Bevan. The map, entitled *Map of the Village of Cold Spring, Putnam County, New York*, shows the village sometime after the opening of Paulding Avenue, named for James Paulding, Secretary of the Board of Naval Commissioners, and brother-in-law to Gouverneur Kemble. We do not know the year that Paulding Street was opened, but clearly it was some time before

this map was produced, since there are a number of houses along its eastern side, including the home of Colin Tolmie (various spellings), which was built in the Gothic Revival style popular between 1840 and 1860. (See Photo 23) The house does not appear on the Miller map, but appears on all later historic maps (1854, 1867 & 1876). North of the home of Colin Tolmie, was the home of E. Nelson. This house is not shown on the 1840 Miller map, but, like the Tolmie house, appears on all later historic maps. It is built in the Greek Revival style popular c. 1825 to 1860. (See Photo 24) As shown on both maps, R. P. Parrott's home was on the west side of Chestnut Street in the area now occupied by the small commercial plaza. (See Photos 37 & 39-41) On the map, the Parrott house was reached by a lane that curved slightly north along the edge of a wooded area, or perhaps an orchard. To the south were the Coach House and Stable Yard, while the Parrott gardens were located to the east and west of the Coach House. Immediately to the south was the home of F. B. Lawson. According to the spreadsheet accompanying the Larson Fisher report, the Lawson house, built in the Italianate style (1830-1880), dates to 1832 (Larson Fisher Associates 2010). (Photo 12) To the south of the Lawson house, is the Foundry School House. The West Point Foundry extended along both sides of Foundry Brook, with four "Foundry Houses" located to the southwest of the Foundry School House. There were numerous buildings associated with the West Point Foundry, including the "Office", which is still standing.



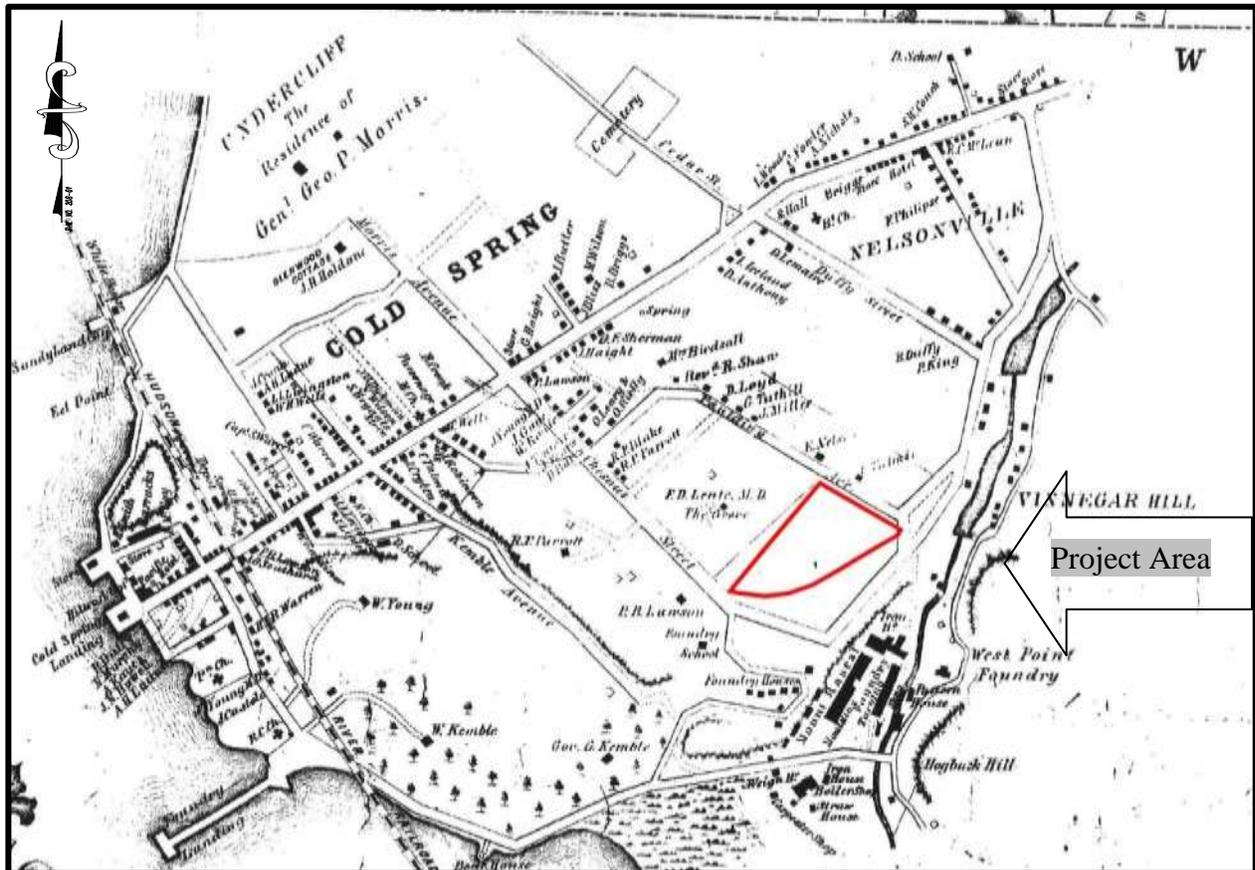
Map 6: John Bevan's *Map of the Village of Cold Spring, Putnam County, New York*. Scale: 1"=315'.
(Source: Putnam History Museum Library)



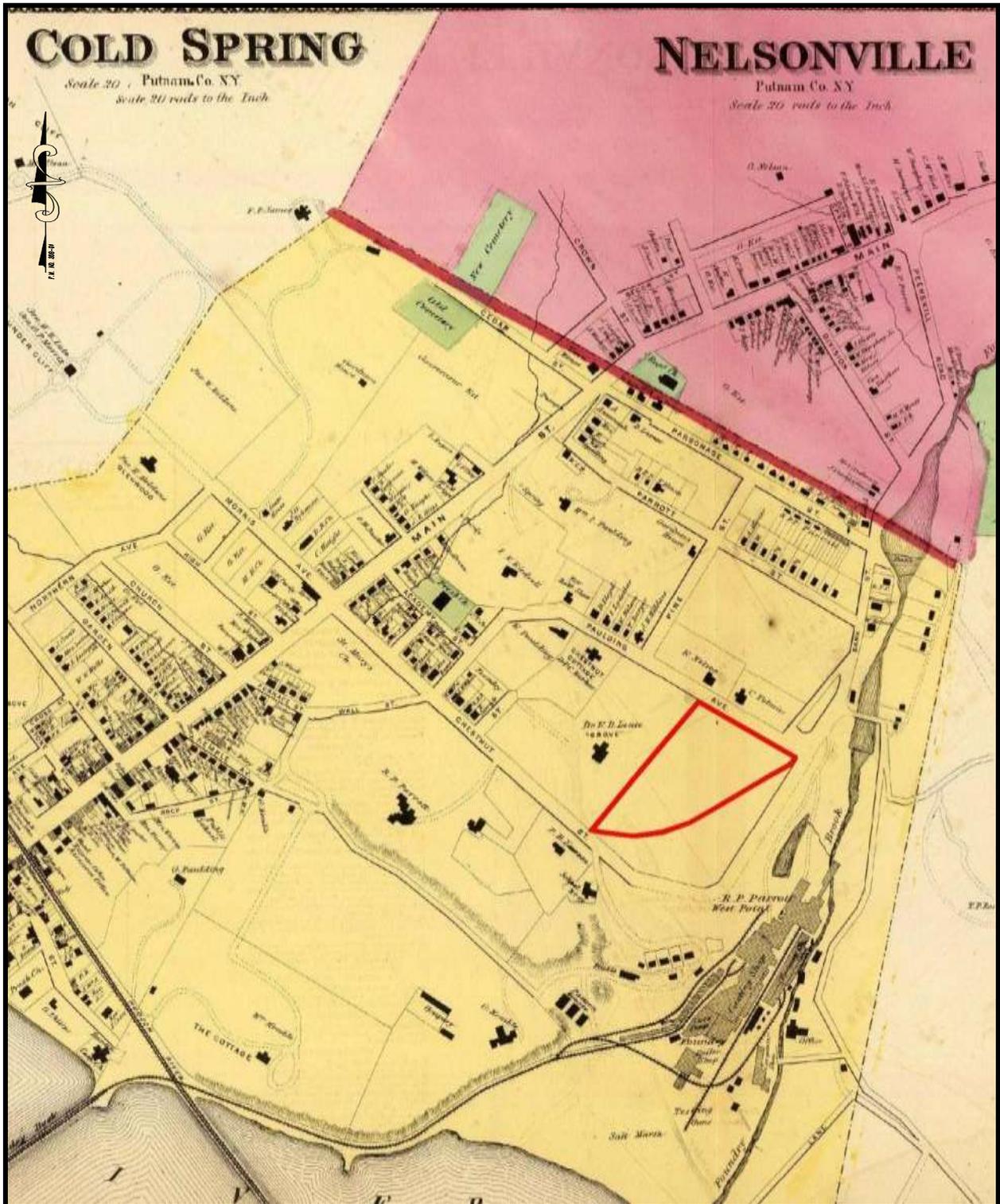
Map 7A: R. F. O'Connor's 1854 Map of Putnam County, New York. Scale: 1"=875'.

In 1854, R. F. O'Connor surveyed and published the *Map of Putnam County, New York*, which includes the project area. (Map 7A) On this map, Cold Spring is a substantial village with numerous streets and buildings, including several churches, a cemetery, two schools, a train station, and several docks on the river front. Route 9D would not be formally established until the 1920s, and vehicular traffic from Cold Spring was oriented to the east, while boat and train traffic carried people and goods north and south. To the north of Main Street was Morris Avenue; at the time, Morris Avenue (now Route 9D) provided access to the Morris family home. To the south of Main Street, and aligned with Morris Avenue, was Chestnut Street, with the homes of the Parrott family (no identified by name on this map) and R. Lawson located on the west side of the street. The Foundry School House is shown on the map as "School." The West Point Foundry and its many buildings and mill ponds are shown on the south side of the village along both sides of Foundry Brook. Meadow Flats, the large wetland located at the foot of the embankment on which the West Point Foundry was located is also shown. Chestnut Street and Paulding Avenue are shown, though not identified by name. There were residential structures along the east side of Paulding Avenue, but the land owned by the West Point Foundry Association, which includes the project area, is shown as vacant. On this map, "The Grove" is not shown, despite historical records that indicate that it was constructed in 1852 (NRNF 2008:2). "The Grove" is shown on the O'Connor detail of the Village of Cold Spring (discussed below). (Map 7B) The 1854 O'Connor *Map of Putnam County* shows no structures within the project area.

The detailed map of the Village of Cold Spring identifies Morris Avenue by name, shows it extending north to "Undercliff", the home of General George P. Morris. Glenwood Cottage, the home of J. H. Holdane, was located along the west side of Morris Avenue a short distance south of "Undercliff". Running south from Main Street was Chestnut Street, with Paulding Avenue to the east. This map shows the R. F. Parrott house, the home of P. B. Lawson, and the Foundry School on the west side of Chestnut Street, and the homes of F. D. Lente, M/D, called "The Grove", on the east side of the street. (Photos 33-36) The lot on which "The Grove" was built had been part of the West Point Foundry Association land, until it was sold to F. D. Lente, M.D. in 1853 for \$1000.00. To the south of "The Grove" was the land on which the Butterfield Hospital stands. As shown on the previous maps, in 1854 no structures are located within the project area boundaries.



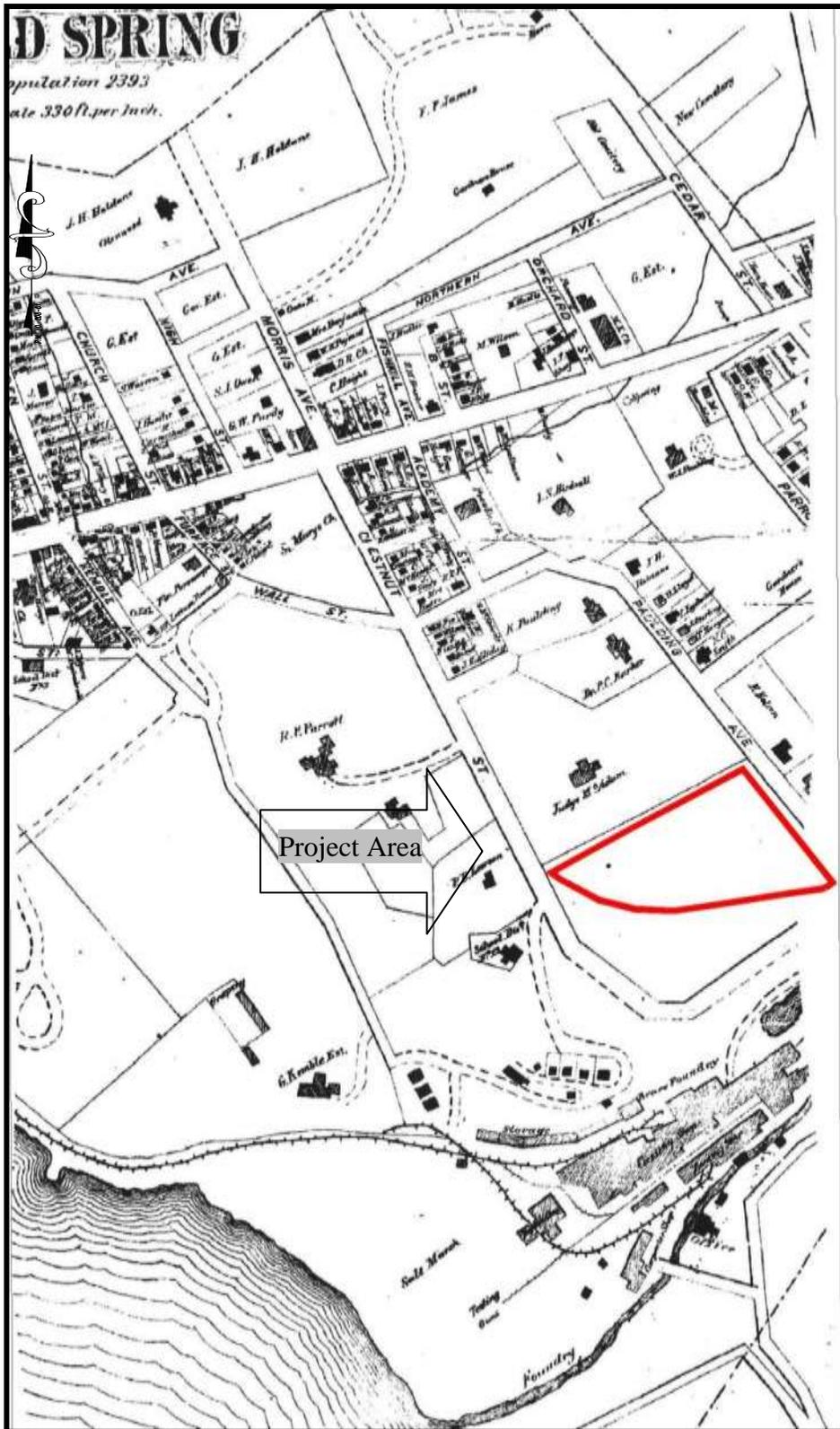
Map 7B: R. F. O'Connor's 1854 *Detail of the Village of Cold Spring*. From the *Map of Putnam County, New York*. Scale: 1"=1000'. (Source: Putnam History Museum Library)



Map 8: Detail of the Village of Cold Spring in Beers' 1867 Atlas of New York and Vicinity. Scale 1"=700'.

The 1867 F.W. Beers *Atlas of New York and Vicinity* includes a detail of the Village of Cold Spring. (Map 8) This map indicates that the village had continued to grow, and that the focus of growth continued to be along Main Street and the streets immediately to the north and south. “The Grove” is shown on a large lot with an entrance into the property from present-day Oak Street. On the west side of Paulding Avenue was the residence of K. Paulding and the home of Dr. P.C. Barker, called Chest Nut Cottage. On the east side of Paulding Avenue, and north of Pine Street, which had been opened between 1854 and 1867, there were several houses, including that of J. H. Haldane. (Photo 28) South of Pine Street was the home of R. Nelson and that of C. Tolmies [sic]. On the west side of Chestnut Street was the home and stable of R. P. Parrott, with the home of P. B. Lawson to the south. To the south of the Lawson home, and running in front of the School No. 13 (formerly the Foundry School), which had been incorporated into the local school system in 1867, was a lane leading from Chestnut Street into the West Point Foundry. This lane now serves as one of the entrances to the West Point Foundry Historic Site. Workers’ housing was located on the lane. On the east side of Chestnut Street, the land now occupied by the Butterfield Hospital remained vacant land.

In the nine years between 1867 and 1876, little had changed in the area surrounding the project area. (Map 9) Once change was that ownership of “The Grove” had passed to Judge McAdam. The project area remained vacant land.



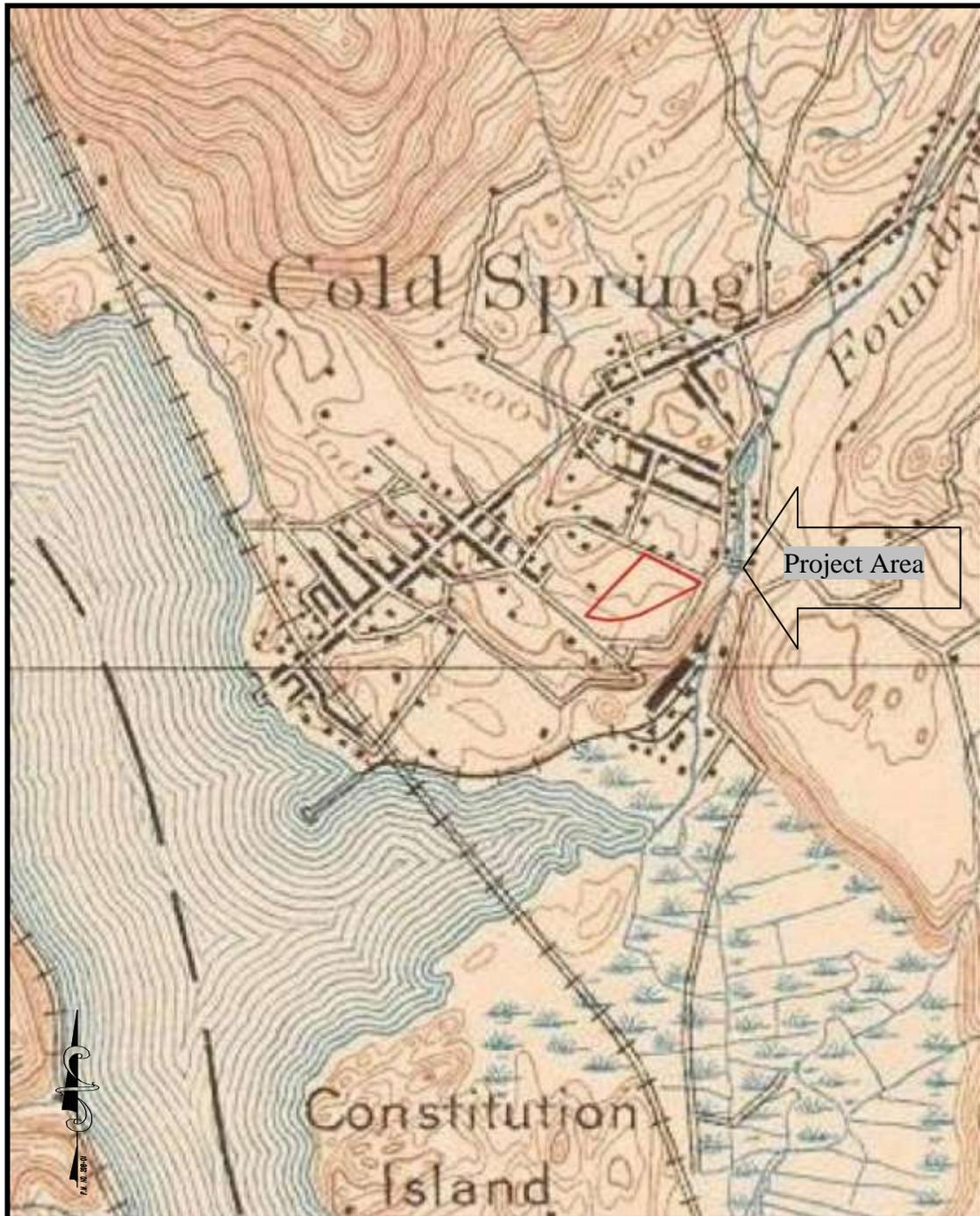
Map 9: Reed's 1876 Map of Putnam County, New York. (Source: Putnam History Museum Library) Scale: 1"=540'.



Map 10: Detail of the Village of Cold Spring in F. W. Beers' 1891 *Atlas of the Hudson River Valley*. Scale 1"=1075'.

The 1891 Beers *Atlas the Hudson River, New York City to Troy* shows changes in ownership in the Village of Cold Spring, but the land on which the Butterfield Hospital is located remained in the possession of the West

Point Foundry Association (abbreviated as W. P. F. Assn), and as seen on previous maps, it remained open land. (Map 10) “The Grove” remained in the possession of Judge D. McAdams. To the west, the Parrott Estate was now owned by the Mary Parrott Estate, the widow of R. P. Parrott, who had died in 1877. The Lawson Estate was to the south, but, although it was still standing, School No. 13 is not shown, nor are any of the buildings associated with the West Point Foundry. The reason why these buildings are not included on the 1891 map is not known.



Map 11: 1892 USGS Topographical Map. West Point Quadrangle. 15 Minute Series. Scale 1"=1075'.



Map 12: 1949 USGS topographical Map. West Point Quadrangle. 15 Minute Series. Scale 1"=1400'.

Two United States Geological Survey (USGS) topographical maps were consulted for this report, one dated 1892, the other 1949. (Maps 11 & 12) On the 1892 map, Route 9D had not been established and Chestnut Street continued to be the main road running south from the village. As on previous maps, no structures are shown within the boundaries of the project area. On the 1949 map, Route 9D has been constructed, and the Butterfield Hospital Building is depicted within the center of the project area. The Butterfield Hospital was built in 1922, and it is likely that the change in the alignment of the highway took place in the late 1920s or early 1930s.

Butterfield Hospital

In its present form, the Julia L. Butterfield Memorial Hospital complex is composed of the original structure, which was begun in 1922 and completed in 1925, the Timme Memorial Wing (South Wing) completed in 1941, and the Clark Pavilion, which was completed in 1963. The Lahey Pavilion, which is considered part of the hospital complex, was built between 1967 and 1970 to provide office space for doctors. The original building was destroyed by fire in early 1983, and was replaced by the present building (Cold Spring Historic District Review Board (hereafter cited as CSHRB) 2012:6).

The initial building was the gift of Julia L. Butterfield, who in her will provided \$150,000.00 to build, outfit and endow the hospital (CSHDB 2012:3). Julia Butterfield died in 1913, but a series of legal challenges to her will delayed the carrying out of her plans for the hospital for almost a decade. In 1919, the Butterfield trustees asked Hobart Brown Upjohn to prepare plans for the hospital. It appears that H. B. Upjohn was the trustees' architect of choice, since they had previously chosen him to design the rectory of St. Mary's in the Highlands and the Library, both of which were the gift of Julia L. Butterfield.



Fig. 3: The south and east facades of the Butterfield Hospital soon after construction. Photo published in Trudie A. Grace's *Around Cold Spring*,



Fig. 4: Historic image showing the 1941 Timme wing extending to the south (left) of the original Hobart Upjohn structure. The portion of the wing seen closest in this image enclosed the sun porch and corresponding upper floor.

The original hospital, designed in the Colonial Revival style, was a brick building that had nine bays long and three bays wide. There were brick quoins on the corners of the building. The building had a gable roof cut on either end by twin chimneys. The roof had six dormers, which lit the attic space where the nursing staff's rooms were located. The entrance to the hospital was in the center of the building with a window centered above it. The entrance was framed by a pedimented doorway with classical details, top and sidelights, and, as requested by Mrs. Butterfield, a plaque that read "In Memoriam Julia L. Butterfield". On the south side of the building was a patio covered by a canvas canopy, where the patient's could enjoy fresh air and sunshine.

In 1941, the first of the alterations to the original Upjohn design took place with the construction of the Timme Memorial Wing, also known as the South Wing. At that time, H. B. Upjohn was still in practice, he would not retire until 1945, but it was Stanley Edison White, Sr., a local architect, who was selected to design the South Wing. The South Wing, which extends at an angle from south end of the original building, employed elements of the Classical Revival style. The building was three stories tall, with an exposed basement, and flat roof with a concrete parapet. The building, constructed of brick, like the original structure, was six bays wide with brick quoins at the corners. To provide architectural interest, the two bays at the southwestern end of the building were bumped out from the rest of the building. The new wing enclosed the outdoor patio, replacing it with large windows that lit a sun room; a floor was added above the former patio, further increasing the hospital space. Today the South Wing is largely intact, with the only exterior alteration being the construction of a outdoor stairway on the end of the building.

In 1963, the construction of the Clark Pavilion caused significant changes to the original structure, including the removal of the gable roof with its wooden cornice and entablature, and the third floor of the building. The addition, designed by Cannon Thiele Betz & Cannon, a Niagara-based firm that designed a number of upstate

hospitals for the New York State Department of Health, can be described as in the Modern style, though as stated in the architectural narrative prepared for the hospital by the Cold Spring Historic District Review Board, “As envisioned, the Clark Pavilion was more grand than as it was realized” (CSHDB 2012:13). The addition wraps around the south, east and north sides of the building, effectively hiding the original structure.

The final structure in the Julia L. Butterfield Memorial Hospital complex is the Carolyn Lahey Pavilion, which was built between 1967 and 1970 to provide office space for the hospital’s physicians. The original medical office building was destroyed by fire in early 1983; its replacement, dedicated in 1985, is named for Carolyn Smith Lahey, a resident of Cold Spring and a long-time employee of the hospital. The new building was designed by Ivars Hansen, a Peekskill architect. The Lahey Pavilion is a one story brick building with a flat roof that is set below and behind the main hospital building to which it is connected by a brick and glass hyphen. The Lahey Pavilion is the only part of the hospital complex that is currently occupied.

The Cold Spring Historic Review Board has prepared several documents that more fully give the history of the Julia L. Butterfield Memorial Hospital and the persons associated with it. The information provided in the “Architectural Narrative : The Julia L. Butterfield Memorial Hospital” and on the Cold Spring website, as well as newspaper articles and other information available in the Putnam History Museum Library have provided the basis for this abbreviated statement concerning the history of the hospital complex.

The “Architectural Narrative : The Julia L. Butterfield Memorial Hospital” prepared by the Cold Spring Historic Review Board acknowledges that the design of the Clark Pavilion is not particularly compelling, that its impact on the site is great, and that it is commonly considered to be “ugly” and an “eyesore”, but it takes the position that, even so, the hospital complex has a cohesive architectural program that reflects the idealistic visions motivating its funders and administrators (CSHDRB 2012:12). The architectural narrative concludes:

Although the Modernist aesthetic of the Clark Pavilion is not commonly favored by the residents of Cold Spring, it is important to recognize its architectural value. It is the only example of the use of the Modern Style for a public amenity in the village, and it represents, in tangible, built form, the 20th Century progress of a community strongly rooted in the century prior. In many ways, the Clark Pavilion represents Cold Spring’s own evolution, and connects the village to larger American, and indeed international, societal trends (CSHDRB 2012:17).

While understanding that there were societal and architectural trends that influenced the design of the Clark Pavilion, it is difficult to suggest that the hospital in its current condition is other than an “eyesore”. The destruction of the original façade, roof and third floor of the Upjohn building decreases the historical integrity of the Butterfield Hospital complex. The Larson Fisher 2010 survey, which updated the earlier Cold Spring Historic District survey, did not consider the Butterfield Hospital to be a contributing structure within the historic district.

The material prepared by the Cold Spring Historic District Review Board on the Butterfield Hospital site clearly provided a carefully considered analysis of the hospital complex, but in the end the Cold Spring Historic District Review Board did approve the demolition of the 1922, 1941 and 1963 buildings. The proposed building campaign keeps the new structures in the northern portion of the site, where development has already taken place, while preserving the open lawn area in the southern portion of the site.

The proposed development will visually impact “The Grove,” which, as discussed elsewhere, is a National Register site; however, the visual impacts to “The Grove” are lessened by the topography of the site, and by the

presence of standing structures on Grove Court and Paulding Avenue that will serve to screen a large percentage of the new construction from “The Grove.” Visual impacts to “The Grove” can be further lessened by planting along the northern edge of the project area, which could include evergreens, as well as deciduous trees and shrubs.

The proposed project will also visually impact several of the houses on Chestnut Street and Paulding Avenue that are included within the Cold Spring Historic District. Those on Chestnut Street will have a view of the new retail space proposed along the east side of Route 9D; however, the new buildings will, to the extent possible, conform to the general architectural vocabulary seen in the historic district in terms of massing and scale. The Lahey Pavilion, which will remain, will help to screen the development along the west side of Paulding Street from the houses on Chestnut Street. The houses on Paulding Street that are contributing structures within the Cold Spring Historic District will be visually impacted by the construction of senior housing on the Butterfield Hospital site, but the removal of the vast apron of asphalt in front of the Clark Pavilion and the derelict hospital buildings is likely to be considered an improvement by the adjacent neighbors.

National Register Listed Properties

There are three National Register sites listed within the immediate vicinity of the project area that will be discussed below. There are thirteen sites located within a ½-mile radius of the project area that have been listed as a general reference. The majority of these sites, with the exception of the Cold Spring Historic District and the West Point Foundry Archaeological Site, are individual buildings that possess architectural or cultural significance in the Village of Cold Spring.

“The Grove” is a National Register listed property located adjacent to the northwestern boundary of the Butterfield Hospital site. The house, which was built in 1852, was designed by Richard Upjohn, the foremost ecclesiastical architect of the 19th century and one of 13 founders of the American Institute of Architects (AIA), for Frederick Divoux Lente, M.D. Lente, who was from the south, but trained in New York City, was physician and surgeon for the West Point Foundry from 1851 to 1875. He was married to Mary Kemble, daughter of William Kemble, who, with his brother, Gouverneur Kemble, founded the West Point Foundry. Lente was a prominent surgeon, and founder and first President of the American Medical Association (AMA). Following his retirement, due to ill health, he spent part of his time in Florida and part in Saratoga Springs, but he returned home to die at “The Grove” in 1883. After his death, and the death of his wife, Mary Kemble Lente, the house passed to Our Lady of Loretto Parish. Initially, it was a convalescent home for priests, but in 1918 became a convent for the Franciscan Sisters who taught at Our Lady of Loretto School. Our Lady of Loretto School closed in 1977, and the Sisters moved out, leaving the property vacant. Over the past 36 years, the house, which is now owned by the Village of Cold Spring, has deteriorated. The property was purchased and subdivided in 2002 with six houses constructed on the eastern portion of the property. (Photos 26 & 29-31) Despite its current condition, alterations to the roof that replaced a hipped roof with a Mansard roof, and several other minor changes to its appearance, “The Grove” is considered a contributing structure in the Cold Spring Historic District. In making the National Register Nomination, the house was considered culturally significant as the long-time home of Frederick Divoux Lente, who as stated above was a founder of the American Medical Association and its first President, and was physician and surgeon of the West Point Foundry from 1851 to 1875 (NRNF 2008, Sec 8:4). “The Grove” is located adjacent to the northwestern boundary of the hospital property. The topography of “The Grove” slopes steeply to the west (Photos 37 & 38), and to a lesser extent to the Butterfield Hospital. Visual inspection of the relationship between

“The Grove” and the Butterfield Hospital suggest that topography and plantings could minimize the visual impacts to this National Register site.

To the north and east of the project area is the Cold Spring Historic District. Listed on the National Register in 1982 the district contains 225 structures of varying types, periods and methods of construction. The historic district is concentrated along the east-west axis of Main Street, from the Hudson River east to the village limits. Portions of the residential streets intersecting Main Street are also part of the Cold Spring Historic District, which extends south along Chestnut Street and Paulding Avenue. As stated in the National Register Nomination Form, Cold Spring is a surviving industrial village, with commercial, ecclesiastical and residential structures reflecting the economic and social dynamics of the West Point Foundry. The houses along Paulding Avenue that are considered to be contributing structures in the Cold Spring Historic District will be visually impacted by the proposed project, but the removal of the vast parking apron in the front of the hospital building and the replacement of a derelict structure (Photos 5 & 6) with appropriately scaled buildings will, if anything, represent an improvement in the views from the house on Paulding Avenue. (See Photos 8, 21-25, 26 & 29-31) There are houses on the west side of Chestnut Street that are contributing structures within the Cold Spring Historic District, including 59 and 61 Chestnut Street. (Photos 12 & 13) These buildings face the Lahey Pavilion (Photos 2 & 3), which will remain. Two commercial buildings are planned along the eastern edge of Route 9D; both 59 and 61 Chestnut Street will experience visual impacts from the construction of these buildings.

The third National Register listed site is the West Point Foundry Archaeological Site. The West Point Foundry has a major concentration of archaeological sites from the early 19th century industrial complex. These resources are nationally significant under Criterion A as an important 19th century industry, and under Criterion D, due to the site’s remarkable archeological integrity. The National Register Nomination Form concludes that the West Point Foundry Archaeological Site continues to have considerable potential to contribute more facts about the technology of an iron and brass foundry. As an early industrial site, the West Point Foundry played a role in many national and international events during the 19th century. Products produced by the West Point Foundry aided the rise of industrialization in sugar processing and cotton manufactures, and fueled the global economy. The period of significant for the West Point Foundry site is from its establishment in 1818 to its closure in 1911 (NRNF 2010, Sec. 8:1). The Putnam History Museum (formerly the West Point Foundry School/School No. 13) is located on the west side of Chestnut Street. It is located a short distance south of the intersection of Route 9D and Chestnut Street, and it will to some degree be visually impacted by the construction of two commercial buildings on the project area. The West Point Foundry itself is located to the south and west of the project area, following the topography of the ravine through which Foundry Brook flows. There is an entrance into the West Point Foundry Archaeological Site from Chestnut Street, but the views from the entrance toward the north and northwest are of the Chestnut Apartments, not of the Butterfield Hospital. (Photos 9-11) The balance of the West Point Foundry Archaeological Site is located below the crest of the hill overlooking Foundry Brook, and it will not be visually impacted by the proposed project.

Other National Register listed properties in the vicinity of the Butterfield Hospital site include : Fair Lawn, located on Route 9D south of West Point Foundry site, Plumbush, located between Peekskill and Moffat Roads, the Cold Spring Cemetery Gatehouse, on Peekskill Road in Nelsonville, the Dykman Flour and Feed Store at 289 Main Street, the H. D. Champlin & Son Horseshoeing & Wagon Making Shop at 288 Main Street, the Fish & Fur Club at 258 Main Street, the house at 3 Crown Street, the Dykman Store at 255 Main Street, the house at 249 Main Street and the First Baptist Church of Cold Spring at 245 Main Street. None of these National Register listed sites will be impacted by the proposed project.

Additional Research Undertaken

As part of the research, surveys completed for sites in the general area were consulted. No professional surveys have been conducted within or adjacent to the Butterfield Hospital boundaries. Five professionally excavated surveys have been completed within and adjacent to the Village of Cold Spring, of which two were focused on the West Point Foundry site. The third survey, undertaken by Greenhouse Associates and Tracker Archaeology, surveyed the Cold Spring Landing site on the Hudson River waterfront. The fourth survey was completed at a cell tower location to the south of West Point Foundry, while the fifth and final survey was completed for the Rock Oaks Subdivision located west of the Butterfield Hospital site.

Due to an ongoing scanning project, none of the reports were available for review at OPRHP. They have, however, been referenced in the bibliography. .

Sensitivity Assessment and Site Prediction

Map research indicates that from the early 19th century through 1922, the parcel on which the Butterfield Hospital is located was owned by the West Point Foundry Association or its successors. There is no record of Map Documented Structures (MDS) within the project area, and it is not, therefore, expected that historic cultural resources will be associated with the site.

With respect to the potential for prehistoric sites within the project area, it is CITY/SCAPE's conclusion that virtually the entire site has experienced a significant level of disturbance. The land surface in the northern portion of the property has been significantly impacted by the grading necessary to create level areas on which to construct the Butterfield Hospital, the Timme Memorial Wing, the Clark Pavilion and the Lahey Pavilion, as well as the various parking lots and drives that provide access to the property. The construction of the Lahey Pavilion, which will remain as part of the proposed project, will have impacted the land surrounding it. The land to the west has been regarded to create driveways, parking areas, and the topography of the lawn that slopes down to Route 9D has likely been altered. The construction of Route 9D will have profoundly impacted the western and southern portions of the property. The construction of Paulding Avenue will have impacted the site, including the open lawn areas in the southern portion of the property. Taking all of these things into consideration, it is considered that the potential for intact prehistoric cultural resources to be present on the property is low.

Conclusions and Recommendations

Based on the research completed, which included an examination of materials held by the Putnam History Museum, the material available on the Village of Cold Spring website, maps and site files located at the New York State Library and the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), on-line resources, and local histories, CITY/SCAPE: Cultural Resource Consultants concludes that, prior to the construction of the Julia L. Butterfield Hospital, no Map Documented Structures (MDS) were located within the project area. It is considered that the Butterfield Hospital site has a low potential to contain historic cultural resources. The potential for the site to contain prehistoric cultural resources is also considered to be low, based on the level of disturbance that has taken place on the site. Given that is the case, it is considered that no additional archaeological investigation of the Butterfield Hospital site is warranted.

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APPENDICES

LIST OF APPENDICES

Appendix A: Photographs

Appendix B: Soil Description and Map

APPENDIX A

PHOTOGRAPHS



Photo 1: Butterfield Hospital. Located on Route 9D at intersection with Paulding Avenue, Butterfield Hospital is entry point from south to Village of Cold Spring. Larson-Fisher survey considered it a non-contributing structure in the Cold Spring Historic District. View to northwest.



Photo 2: Carolyn L. Lahey Pavilion, built in 1983, replaced 1970s building that burned. Currently used as medical offices, Lahey Pavilion will be retained as part of redevelopment of Butterfield Hospital site. View to southeast.



Photo 3: Southern portion of Lahey Pavilion with 1941 South Wing at rear and to right. View to southeast.



Photo 4: Timme Memorial Wing (South Wing) was built in 1941. Designed by Stanley Edison White, Sr., a locally prominent architect, South Wing compliments original Georgian Revival design of 1922 building. View to northwest.



Photo 5: Clark Pavilion, which surrounds north and east side of original Butterfield Hospital was designed by Cannon Thiele Betz & Cannon in the Modern style. Upper story of original building was removed at this time. View to northwest.



Photo 6: Clark Pavilion is fronted by vast expanse of asphalt that provides parking for hospital. View to southwest.



Photo 7: Small storage building located south of Timme Wing. View to southwest.



Photo 8: Looking north across parking lot to 56 Paulding Avenue. (See Photo 22)



Photo 9: Looking northwest across parking lot to front of Butterfield Hospital and Lahey Pavilion. “The Grove” is hidden behind the trees to the right of the Lahey Pavilion.



Photo 10: Rear elevation of 1980 Chestnut Street apartments as seen from Butterfield Hospital site. View to southwest.



Photo 11: Façade of 63 Chestnut Street. 62-70 Chestnut Street is an apartment complex built in 1980. View to northeast.



Photo 12: Looking northwest across Route 9D to Butterfield Hospital from Chestnut Street apartments.



Photo 13: 59 Chestnut Street. House, built in Italianate style, dates to c. 1832. House displays many decorative elements typical of dwellings in Village of Cold Spring. Contributing structure in Village of Cold Spring Historic District. View to northwest.



Photo 14: 61 Chestnut Street. Located on west side of Chestnut Street, building is Dutch Colonial Revival dating to early 20th century. It is a contributing structure within the Cold Spring Historic District. View to northwest.



Photo 15: Putnam County Museum. Built c. 1830 (or perhaps as late as 1839), this was Foundry School House, which served apprentices and children of West Point Foundry workers. View to west.



Photo 16: 65 Chestnut Street. House dates to first half of 20th century. Built in the Dutch Colonial Revival style, it lacks distinctive decorative elements typical of houses in Village of Cold Spring. View to west.



Photo 17: 67 Chestnut Street. Larson Fisher survey dates house dates to 1900, and considers it a contributing structure in Cold Spring Historic District. Consultant's visual assessment dates house to mid-20th century. View to west.



Photo 18: 69 Chestnut Street. Building dates to mid-20th century (c. 1952). The buildings on the west side of Chestnut Street back up onto West Point Foundry Archaeological Site. West Point Foundry is to west and downslope from buildings on Chestnut Street. View to southwest.



Photo 19: Looking southeast along Route 9D from intersection of Paulding Avenue (to left) and Chestnut Street (to right). Bridge in background crosses Foundry Brook. Downey Oil is to left.



Photo 20: Looking northwest from intersection of Paulding Avenue with Route 9D. Chestnut Street Apartments are building on left. Butterfield Hospital is to right.



Photo 21: Downey Oil Company. Located at intersection of Route 9D and Paulding Avenue, business is, along with Butterfield Hospital, entry point to Village of Cold Spring. View to east.



Photo 22: 66 Paulding Avenue. House dates to mid-20th century (1951). It is a non-contributing structure in Village of Cold Spring Historic District. View to northeast.



Photo 23: 64 Paulding Avenue. Gothic Revival house dating to mid-19th century. House is located on east side of Paulding Avenue opposite Butterfield Hospital. View to east.



Photo 24: 56 Paulding Avenue. Greek Revival style house was built between 1840 and 1854. View to northeast.



Photo 25: 46 Paulding Avenue. Built in 1962, house is non-contributing structure in Village of Cold Spring Historic District. View to east.



Photo 26: 45 Paulding Avenue. House built in Colonial Revival style (c. 2006) as part of subdivision of the land associated with “The Grove”. View to northwest.



Photo 27: 39 Paulding Avenue. Raised ranch built in 1976. Non-contributing structure in Village of Cold Spring Historic District. View to west.



Photo 28: 44 Paulding Avenue. Built in Gothic Revival style, house dates to mid-19th century. It is a contributing structure in Village of Cold Spring Historic District. View to southeast.



Photo 29: 10 Grove Court. Built in Contemporary Tradition style in c. 2006 as part of subdivision that includes Grove Court. View to northwest.



Photo 30: 7 Grove Street. Built in Colonial Revival style in c. 2006 as part of subdivision that includes Grove Court. View to southeast.



Photo 31: 2 Grove Court. Built in Colonial Revival style in c. 2003 as part of subdivision that includes Grove Court. View to northwest.



Photo 32: M. & T Bank is located northwest of “The Grove” on Route 9D at intersection with Paulding Avenue. Steeple of St. Mary’s Church in the Highlands is seen in background. (See Photo 43) View to northwest.



Photo 33: “The Grove”. 12 Grove Court. Designed by Richard Upjohn, house was built in 1852 for Frederick D. Lente, physician and surgeon for West Point Foundry. View to northwest.



Photo 34: “The Grove” was built as residence and office for Dr. Lente. It overlooks Route 9D and Butterfield Hospital. View to south.



Photo 35: “The Grove” is contributing structure in Village of Cold Spring Historic District. House was oriented to Hudson River. Porch on west side of house is in danger of collapse. View to southeast.



Photo 36: South side of “The Grove” overlooks Butterfield Hospital and Lahey Pavilion. House, now owned by Village of Cold Spring, is vacant. View to northeast.



Photo 37: Looking northwest from lawn of “The Grove”. Modern commercial buildings and shopping strip are on east and west side of Route 9D.



Photo 38: 44 Chestnut Street. “The Nest” Child Care and Learning Center (1998) is located west and downhill from “The Grove”. View to east.



Photo 39: Shopping plaza, built 1963, located on west side of Route 9D from “The Nest” Child Care and Learning Center. View to northwest.



Photo 40: Foodtown, one of several businesses located in shopping plaza on west side of Route 9D. View to northwest.



Photo 41: Gray Printing and Gulf Station located north of Foodtown on west side of Route 9D. View to northwest.



Photo 42: 25 Chestnut Street. House built to emulate late 19th century architecture. Considered a contributing structure in the Village of Cold Spring Historic District. View to west.



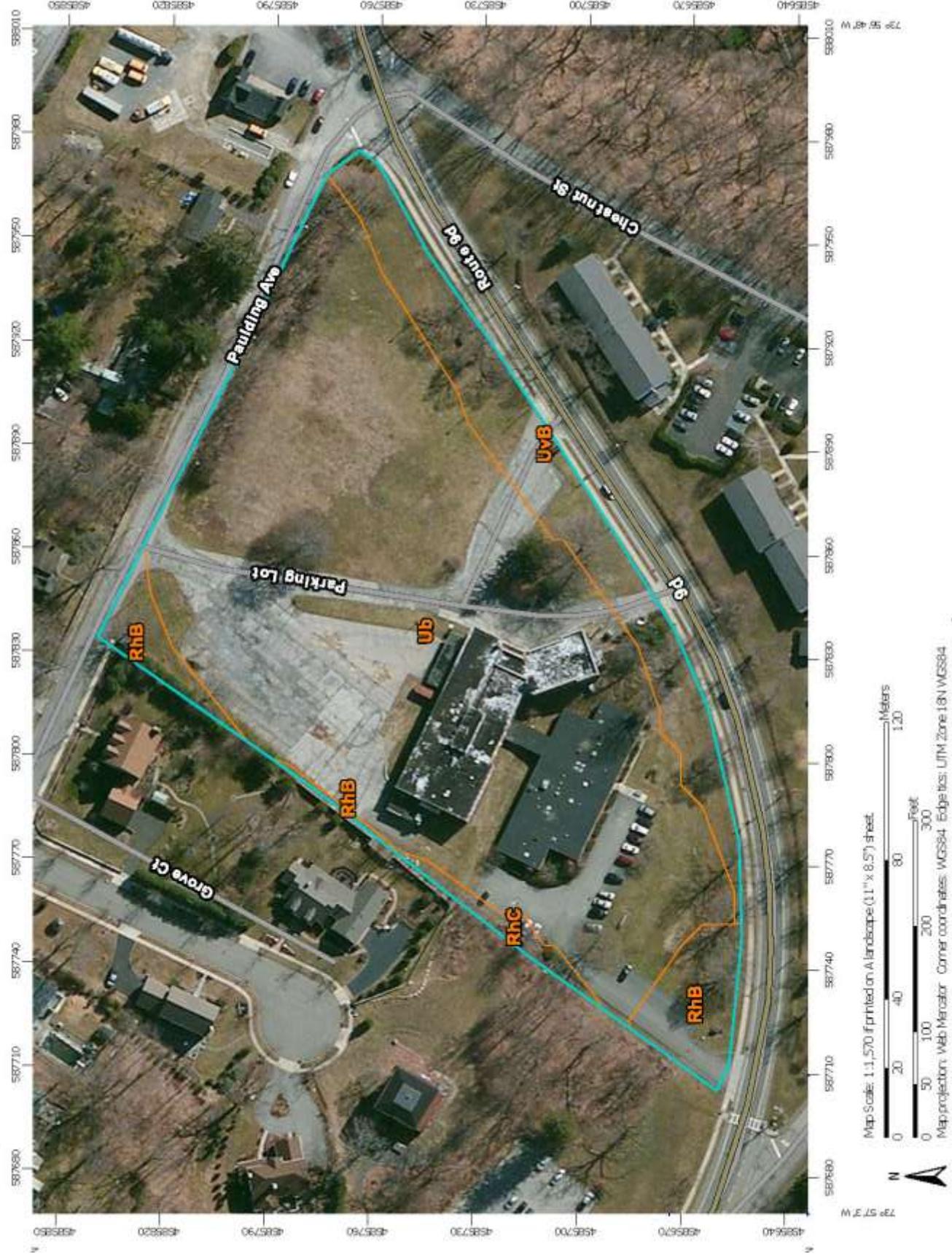
Photo 43: St. Mary's Church in the Highlands. Episcopal church built in Gothic style in 1868. Church stands at intersection of Chestnut Street (Route 9D) and Main Street. View to northwest.

APPENDIX B

SOIL DESCRIPTION AND MAP

Appendix B: Soil Descriptions

Figure 2: Soil Map for the Butterfield Hospital site. (Source: *Natural Resources Conservation Service Web Soil Survey*. Scale : on map Butterfield Hospital, Paulding Avenue and Route 9D, Village of Cold Spring, Putnam County, New York



Appendix B: Soil Description
 Butterfield Hospital. Paulding Avenue and Route 9D. Village of Cold Spring, Putnam County, New York

Name	Soil Horizon Depth	Texture / Inclusions	Slope (Percent)	Drainage	Landform
Riverhead Sandy Loam (RhB)	Surface: 0-20" (0-50 cm) Subsoil: 20-30" (50-75 cm) Substratum: 30-60" (75-150 cm)	Sandy Loam Gravelly Sandy Loam Very Gravelly Sandy Loam	3 to 8%	Well Drained	Deltas and Terraces (Summit)
Riverhead Sandy Loam (RhC)	Surface: 0-20" (0-50 cm) Subsoil: 20-30" (50-75 cm) Substratum: 30-60" (75-150 cm)	Sandy Loam Gravelly Sandy Loam Very Gravelly Sandy Loam	8 to 15%	Well Drained	Deltas and Terraces (Summit)
Udorthents, Smoothed (Ub)	Surface: 0- 4" (0-10 cm) Substratum: 4-70" (10-177 cm)	Gravelly Loam Very Gravelly Loam	0 to 8%	Moderately Well drained	Urban and made lands
Urban Land-Riverhead Complex (UvB) Urban Land: Riverhead	Surface: 0-6" (0-15 cm) Surface: 0-20" (0-50 cm) Subsoil: 20-30" (50-75 cm) Substratum: 30-60" (75-150 cm)	Variable Sandy Loam Gravelly Sandy Loam Very Gravelly Sandy Loam	2 to 8%	Moderately well drained	Deltas, Terraces & Made lands