

KYKUIT
(John D. Rockefeller, Sr., Estate)
(Pocantico Historic Area)
200 Lake Road
Pocantico Hills
Westchester County
New York

HABS No. NY-6334

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1-

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WRITTEN HISTORICAL & DESCRIPTIVE DATA

PHOTOGRAPHS

HISTORIC AMERICAN BUILDINGS SURVEY
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Location: Pocantico Hills, Westchester County, New York.

USGS 7.5' Series: White Plains Quad., 1967
UTM Coordinates: A. 18.597760.4549760, B. 18.597780.4548560,
C. 18.596360.4548540, D. 18.596360.4549750

Present Owner: Kykuit is owned by the National Trust for Historic Preservation.

Present Use: The National Trust for Historic Preservation (NTHP) and the Rockefeller Brothers Fund, Inc. (RBF) agreed on "Pocantico Historic Area" as the name for the 86.61 acres left to the NTHP by Nelson A. Rockefeller in 1979. This parcel is in the heart of the Rockefeller estate at Pocantico Hills and contains the house -- Kykuit III -- and the stable building known as the Coach Barn as well as the Orangerie Building. In 1991, the RBF leased back the NTHP portion of the estate. RBF planned to restore, renovate, and re-use the property. RBF and the NTHP agreed to record the site, according to HABS/HAER standards before the RBF's adaptive re-use plan and renovations began.¹ According to the 1993 renovation plans, the first and second floors of Kykuit plus the lowest level and top floor of the Coach Barn will be used as a conference center. The Historic Hudson Valley (HHV), the RBF, and the NTHP also agreed to a program for public tours of the Pocantico Historic Area. HHV will conduct the tours of Kykuit, the formal gardens, Nelson A. Rockefeller's Fine Art Collection, and the Coach Barn and incipient vehicles. The residual acreage remains private.

Significance: Kykuit captures our attention because of the man who lived there. John D. Rockefeller, Sr., lived through twenty-five American presidents; his entrepreneurship changed American business and industry; and his equally important philanthropy built hospitals, clinics, schools, colleges, universities, and models of modern agriculture. Fortunately, Rockefeller's purchases at Pocantico Hills preserved and protected the area as private open space that, now, will be enjoyed by the public.

John D. Rockefeller, Sr. built his estate at Pocantico Hills because of its terrain, which evoked his passion for landscape design. It also was a place of refuge for Rockefeller from the unwanted fame that accompanied his position. Kykuit III, the house his son built for him, is in keeping with Tarrytown's other landmark homes, that belonged to prominent figures in American history, politics, arts, and business. These wealthy Americans built many large and exotic private parks between 1880 and 1920. New American fortunes afforded certain architects opportunities to display their clients' status and passion for old world landscapes. Italian, French Renaissance, and eclectic British Palace design in the midst of private parks and gardens became predictable scenarios.

¹This agreement produced a three volume Historic Structure Report and a level II survey, according to HABS standards. Begun in 1991, the Historic Structure Report (HSR) was completed in 1994. The following data pages are a condensed version of that larger body of work and HSR materials are available in the field notes.

Kykuit is one such survivor from this grand age. Consequently, the estate's location over Tarrytown and Hudson River at Tappan Zee is enhanced by the buildings themselves, especially the original Coach Barn plan by York and Sawyer (1900), Kykuit II designs by Delano and Aldrich (ca. 1904-08), and Kykuit III designs by Delano and Aldrich (1911); by the detailed interiors designed by Ogden Codman, Jr.; and also, by William Welles Bosworth's landscape designs.

I. Kykuit Timeline:

- 1609 In search of the fabled Northwest Passage, Henry Hudson and his Dutch sailors encountered a rocky precipice in the Tappan Zee (Sea of the Tappans). These sailors called it "Kykuit" meaning "lookout."
- 1866 George W. Parsons, a New York City broker, bought land around Kykuit; Parsons then built a house near the northeast base of the hill. Parsons died in 1877 and his daughter and son-in-law, Thomas Wentworth, moved into the house (hence, the "Parsons-Wentworth" house that became "Kykuit I" to the Rockefellers).
- 1885 William A. Rockefeller, John Davidson Rockefeller's (JDR) brother and business partner, bought "Rockwood" near Tarrytown, New York.
- 1892 JDR explored the Tarrytown area with his son, JDR, Jr.
- 07/1883 JDR bought nine parcels (283.75 acres) of land at Pocantico Hills near Tarrytown.
- 09/1893 JDR owned 404 acres, purchased for \$397,103.31.
- 10/1883 JDR moved into Kykuit I (Parsons-Wentworth house) on his Pocantico Hills estate.
- 1894 JDR hired F.A. Bolze to manage the estate and to hire laborers.
- 1894 At the urging of his brother William, JDR hired Frederick Law Olmsted's landscape design firm, Olmsted, Olmsted, and Eliot; Warren H. Manning and Edward P. Bolton of Olmsted's firm designed a house (to be Kykuit II) and the grounds at Kykuit. William also recommended J.C. Payne, a land surveyor. JDR hired Payne to draft an overall plan of the consolidated properties at Pocantico Hills.
- 1894 Observation tower moved to summit of Kykuit.
- 1895 Bolze hired laborers to reduce hill; they excavated through the summer. Bolze resigned because of JDR's and his own frustrations at the slow progress made that summer.
- 1895 Arson took the original wood stables, barn, hen house, and hoiler plant. JDR concerned, thereafter, about security.
- 1895 JDR's tax assessment increased; JDR challenged the assessment in court, which lowered his taxes. Subsequently, a Pocantico School was built.
- 1896 JDR purchased more property around Kykuit; C.V. Hemenway replaced Bolze as the estate foreman.
- 1900 JDR, Jr. selected Edward P. York and Philip Sawyer (York and Sawyer) to design a new stable complex, renamed the "Coach Barn."
- 1902 Construction of Coach Barn complete; photographs published.
- 1902 Kykuit I (Parsons-Wentworth house) burned; JDR moved into "Kent House"; York asked to be considered for design commission and was rejected.
- 1903-05 Dunham A. Wheeler, architect and designer with Associated Artists, drafted house plans at JDR's request.
- 1902-05 Kykuit II designed by William A. Delano and Chester H. Aldrich at JDR, Jr. request.
- 1904 Aldrich built gates and fences and he made minor alterations to the Rufus Weeks House

- (Abeyton Lodge) on the Pocantico Estate.
- 1905 Aldrich plans, 1/4" scale, and his bill for \$1,250.00 sent to JDR, Jr.
 - 1906 Thompson-Starrett Company contracted to build the house.
 - 1906-08 Kykuit II built.
 - 1907 Coach Barn renovated to accommodate automobiles (designs by Delano and Aldrich); Ogden Codman, Jr., finalized plans for interiors and commissioned to buy furniture, fittings, and materials from London, Paris, New York, and Boston.
 - 1907 William Welles Bosworth commissioned to design gardens around house (Kykuit II under construction); Bosworth designed a small stone structure (built by Thompson-Starrett Co.) south of Kykuit II at east end of the formal enclosed garden.
 - 1908 William Welles Bosworth commissioned to design a structure for winter protection of a collection of valuable ornamental orange trees bought from Lemans, France.
 - 1909 Orangerie Building construction completed by Thompson-Starrett Co. before trees arrived.
 - 1909 JDR Jr. sends for Uyeda and Takahashi, Japanese gardeners and carpenters.
 - 1910 JDR directed that plans be drawn for alterations to Kykuit II; JDR moved back into Kent House.
 - 1911 William Welles Bosworth published his photographs of Japanese gardens built and planted under his supervision at the Pocantico Hills estate.
 - 1911 Interior frescoes, painting, fixtures, furniture, drapes especially designed for the Tea House, completed before Kykuit III construction.
 - 1911-13 Kykuit III (Kykuit II renovated): Charles T. Wills Company selected as general contractor for the project and Delano and Aldrich hired to plan changes to Kykuit II.
 - 1913 JDR move into Kykuit III.
 - 1913 Coach Barn burned; (major) renovations designed by William Welles Bosworth.
 - 1914 JDR acquired more land, including the village of East View. Landscaping continued under Bosworth, including the Boboli fountain.
 - WWII "Rockwood Hall" demolished.
 - 1940s Nelson A. Rockefeller replaced the tea house with extant structure.
 - 1992 Kykuit III renovations designed by Herbert S. Newman and Partners, Architects.

II. Historical Context

Landscape Architects

- a. Olmsted, Olmsted, and Eliot²

²Source material for William H. Manning came from the Rockefeller Family Archives (Houses), Rockefeller Archive Center, Pocantico Hills, North Tarrytown, NY; The New York Times, Obituary, Section II, Sunday, February 6, 1938; Mark A. Hewitt, The Architect and the American Country House: 1890-1940 (New Haven, CT and London: Yale University Press, 1990); Mac Griswold and Eleanor Weller, The Golden Age of American Gardens: Proud Owners, Private Estates, 1890-1940 (New York: Harry N. Abrams, Inc., 1992); and Charles Biernbaum, Pioneers In American Landscape, U.S. Department of Interior's Historic American Landscape Initiative, 1993.

While working as a nurseman in Reading, Massachusetts, Warren H. Manning (1860-1938) met Frederick Law Olmsted, who then persuaded Manning to go to his Brookline office. In Olmsted's employ, Manning helped prepare the Columbian Exposition of 1893; the layout of Cyrus McCormick's estate, Walden, in 1894; and Vanderbilt's estate, Biltmore, in 1895. By 1891, Manning had designed many estates along New York's "Gold Coast" as well as gardens throughout Illinois and Minnesota. In the public realm, Manning worked on the Pan-American Exposition in Buffalo, New York, and on the conservation plans for Yellowstone and Glacier National Parks. Manning also provided campus plans for Cornell, Johns Hopkins, Princeton, Massachusetts State, North Carolina State Universities, and Western Reserve; in addition to campus design, Manning assisted in the founding of Harvard University's landscape architecture school; served as President of the American Association of Landscape Architects; and trained other landscape architects such as Charles Gillette, Bryant Fleming, Fletcher Steele, and Dan Kiley.

Also employed by Olmsted, Olmsted, and Eliot, Edward P. Bolton accompanied Manning to Pocantico Hills to draft plans for Rockefeller from winter 1895 through fall 1896. Rockefeller kept Manning and Bolton on monthly retainer. Manning and Bolton began by using J.C. Payne's survey; and their plans, in turn, would be the foundation for William Welles Bosworth's landscapes on the estate.

Olmsted, Olmsted, and Eliot drawing No. 10 survives. Dated March 25, 1895, this drawing shows a forty foot background grid with spot topographical elevations, proposed roads, and house. The house is almost square and in outline the first floor elevation is set at 494.0'0" and the basement at 428.0'0" and forecourt at 492.0'0." The sixty-six feet between the basement and first floor remain a mystery. Drawing No. 25 also survives; it is dated August 25, 1895. This design has a fifty foot grid and a "z" shaped house plan. Furthermore, No. 25 has a star-burst compass drawn to show vectors with dates of sunrise and sunset as well as the path of the sun throughout the seasons. It, too, has access roads to the top of Kykuit.

h. William Welles Bosworth (1869-1966)³

William Welles Bosworth first studied architecture at Marietta Academy; he proceeded to the Massachusetts Institute of Technology (MIT), where he graduated in 1899. Bosworth's career began under Frederick Law Olmsted, and later, H.H. Richardson and the succeeding firm to Richardson's practice, Shepley, Rutan, and Coolidge. Once established, Bosworth opened his own practice in Boston; traveled to Europe; studied at the Ecole des Beaux-Arts; associated himself with the New

³Source material for William Welles Bosworth is from the Rockefeller Family Archives (boxes and files for Houses, Friends, and Services), Rockefeller Archive Center, Pocantico Hills, North Tarrytown, NY; The New York Times, Obituary, Section L, pg. 86, Sunday, June 5, 1966; Steven McLeod, "William Welles Bosworth," Macmillan Encyclopedia of Architects, Editor in Chief, Adolf Placzek, Vol. 4, pg. 261; Mark A. Hewitt, The Architect and the American Country House, biography, pg. 268; The American Architect, January 4, 1911; biography and portrait photograph, Brickbuilder, New York (1915), Vol. 24, pg. 102, Avery Library, Columbia University; and the register for the Society of Mayflower Descendants, State of New York.

York firm, Carrere and Hastings; and served as the resident architect for the Pan-American Exposition in Buffalo, New York.

Bosworth's most lucrative commission was at the Rockefeller family estate. He designed the formal gardens around the Kykuit house. Thereafter, he won commissions for ancillary estate projects, including the Tea House, the Japanese gardens, the Orangerie, the facade for Kykuit III, the Coach Barn (1913-14), and sculptural fountains. Bosworth published magazine articles on his work for the Rockefellers, who in turn funded two books, The Gardens of Kykuit (1919) and The Altoviti Venus (1921), written by Bosworth.

c. Charles A. Platt (1861-1933)

Charles Platt consulted William Welles Bosworth during his (Bosworth) work at the Pocantico Hills estate. Specifically, Platt assisted Bosworth in the facade design, with the extension of the forecourt, and the eastern head wall.

Interior Design Architects

a. Ogden Codman, Jr. (1863-1951)⁴

Despite his Boston birthplace, Ogden Codman, Jr., spent his youth in France. He traveled throughout France and Italy. Codman studied architecture at MIT and served as an apprentice to the architect John Hubbard Sturgis, also his uncle. Codman's own practice opened in 1891. He primarily won residential commissions in Boston, Newport, and New York. Codman co-authored the Decoration of Houses with Edith Wharton; theirs was a manifesto of eclectic style. Moreover, Codman maintained his European contacts, traveling frequently to order furniture, materials, and ornaments for his clients.

The Rockefellers commissioned Codman to decorate their Kykuit house. In this capacity, Codman assisted Delano and Aldrich with their design for the house; however, Delano and Aldrich had been working on the plans since 1903 on an informal basis with JDR, Jr.; Delano and Aldrich officially were commissioned in 1905, but JDR insisted on hiring Codman along with his son's architects. They built Kykuit II between 1906-09; but to Delano and Aldrich's chagrin, JDR, Jr., increased Codman's role in the designing process in 1907. In 1911, the Rockefellers recalled Codman, who then redecorated the third Kykuit house for them.

Architects

a. York and Sawyer

⁴Sources for Codman are the Rockefeller Family Archives (Houses), Rockefeller Archive Center, Pocantico Hills, North Tarrytown, NY; Florence Codman, The Clever Young Boston Architect (Augusta, 1970); Lance Bibliographies, Architecture Series #A 2259, Lamia Doumato, National Gallery of Art; and the "Proceeding of the American Antiquarian Society," 61, 1952.

Edward P. York (1865-1928) studied architecture for two years at Cornell University. York left Cornell, in 1889, to work for McKim, Mead, and White. There, York worked with Stanford White doing residential designs. York gained nine years of office experience. Meanwhile, Philip Sawyer (1868-1949) was an office favorite; he joined McKim, Mead, and White in 1891. Sawyer was an experienced surveyor, but lacked higher education. Sawyer arranged a leave of absence from the firm to attend the Ecole des Beaux-Arts in Paris, returning to McKim, Mead, and White with a specialty in fine and heavy stone masonry. Sawyer's masonry skills became legendary among his fellow architects and journal critics. Combining his office and educational sabbatical in Paris, Sawyer gleaned seven years of experience at McKim, Mead, and White. Later, Sawyer was recognized as a civil engineer, who built public works and institutional buildings.

The firm, York and Sawyer, opened with Rockefeller based commissions. They designed buildings at Vassar College (1898), as well as the Rockefeller Hospital, Children's Village in Dobbs Ferry, the Settlement House (1901), and the Armitage Chapel (1897-98). The Architectural Record published their Chapel design. In 1902, the Settlement House was photographed and those images published. At the Rockefeller estate, York and Sawyer designed the Coach Barn (1900-02), a stable building. York and Sawyer hired Houghton of New York City as the project's contractor. In addition, they built a small garage building at the foot of Kykuit hill in North Tarrytown - not on the estate - now owned by others. This building contained two second floor apartments for the families of the Rockefeller auto mechanic and chauffeur, plus six parking spaces. This York and Sawyer building is early example, in Tarrytown, of rusticated, precast cement block used for the body of this building. It proved inexpensive and sturdy. In it, York and Sawyer's design formula surfaces cleanly: they fit appropriate uses (of a garage) into a symmetrical, double bay, hip roofed structure that was simple and elegant. As a firm, York acted as its business manager and Sawyer as its talent.

b. Associated Artists⁵

Candace Thurber Wheeler (1827-1923) was a feminist and an artist-designer participant in the arts and craft movement for many years in New York City. Wheeler helped organize a multi-faceted design firm around her shared democratic and progressive theories. This firm, Associated Artists, included Louis Comfort Tiffany. Shortly thereafter, the artists' idealism faded; and many branched out on their own. Tiffany, for example, left Associated Artists. In response, Wheeler assumed proprietorship. Around 1900, she turned the firm over to her son, Dunham A. Wheeler (DAW). Associated Artists maintained offices in New York City at 115 East 23rd Street. DAW belonged to

⁵Information regarding Dunham A. Wheeler came from the Rockefeller Family Archives (Houses), Rockefeller Archive Center, Pocantico Hills, North Tarrytown, NY; The New York Times, Obituary, March 4, 1938, pg. 23, column 3; Builder and Woodworker, Vol. 28, part 12, pg. 19-21, December 1891-January 1892; Lakewood Times and Journal, Vol. XXXV, No. 1798, October 10, 1902 and No. 1811, January 9, 1903; Lakewood in the Pines: A Backward Glance (Lakewood Heritage Commission, 1987), illustrated, 33 pg.; E. Davis Gaillard, Onteora: Hills of the Sky, 1887-1987 (published by the Committee for the Centennial Celebration, Tannersville, New York, Library); Dennis Steadman Francis, Architects in Practice in New York City: 1840-1900 (New York: Committee for the Preservation of Architectural Records, 1979); and the catalogue for the Architectural League of New York, 1898.

the Architectural League of New York; he trained under, and was apprenticed to, architect James P. VanDuyn. DAW advertised his specialty as "private residences." DAW was known for his interior design work.

In 1902, JDR contacted DAW about his planned Ocean County Country Club (Lakewood House) renovations. DAW's responsibilities included the design for and construction administration over Lakewood from 1902-04. DAW also designed country houses at Lakewood for Clarence M. Roof and Arthur B. Chaflin. Once renovated, JDR re-named the Lakewood House property "Golf House."

DAW designed plans for Kykuit house, according to an informal agreement with JDR. DAW's plans followed Manning and Bolton's irregular plan (T or Z); however, JDR perceived DAW's plans as too grand. From 1902-03, DAW continued working on his Kykuit house plans on pro-hono basis because JDR accused him of padding the charges at Lakewood. By 1904, JDR and DAW staked out a plan according to the path of the sun (JDR also did this with Manning in 1895-96). However, by November 30, 1904, JDR, Jr. asked DAW for a bill; DAW then revised his plans on December 5, 1904 and sent them to JDR, Jr., who in turn sent them to Charles O. Heydt to return to DAW. In response to JDR, Jr.'s maneuvers, DAW produced a bill, as originally requested, for \$1,600.00. Despite his assumption that DAW would not charge for his services, JDR, Jr., paid the bill.

Because of his Lakewood, Long Island, and Onteora Park structures, DAW designed in a comfortable, but old fashioned Gothic and Queen Anne half timbered and shingled style. DAW learned architecture without the benefit of a Beaux-Arts education; instead he followed the stick and shingle style precedent in America. Unfortunately, only DAW's basement plan for Kykuit survives.

c. Delano and Aldrich⁶

Born in Rhode Island, Chester Holmes Aldrich (1871-1940) attended the Lawrenceville School near Princeton and proceeded from there to graduate from Columbia University in 1893. His collegiate degree was in Philosophy. Aldrich went to work for Carrere and Hastings in New York, and there, decided to pursue a career in architecture. To achieve his professional goals, Aldrich went to the Ecole des Beaux-Arts; received his degree in 1900; and returned to work for Carrere and Hastings. Aldrich taught architecture at Columbia University from 1903-06. During this stint at Columbia, Aldrich was listed as a special student rather than as an instructor. Aldrich, fortunately for his career, was also a distant cousin of Abby Aldrich Rockefeller.

⁶Sources for Delano and Aldrich include the Rockefeller Family Archives (Houses), Rockefeller Archive Center, Pocantico Hills, North Tarrytown, NY; The New York Times, Obituary, Section L, pg. 19, Friday, December 27, 1940 and Section L, pg. 48, Wednesday, January 13, 1960; Mark A. Hewitt, The Architect and the American Country House: 1890-1940 (New Haven, CT and London: Yale University Press, 1990); Henry F. Withey, Biographical Dictionary of American Architects (Deceased) (Los Angeles, CA: Hennessey and Ingalls, 1970); and David Aldrich, AIA, letter file, December 28, 1992.

William Adams Delano (1874-1960) was a Philadelphia native, educated at Lawrenceville and at Yale, where he received his Bachelor of Arts in 1895. Delano made the pilgrimage to France and studied at the Ecole des Beaux-Arts. After returning to America, Delano taught design at Columbia University; subsequently, he went back to Yale for a Bachelors of Fine Arts (1908) and a Master of Arts (1939). Professionally, Delano worked for Carrere and Hastings. There he renewed his Lawrenceville acquaintance of Chester Aldrich.

Together, Delano and Aldrich sought clients beginning ca. 1902. Delano met Henry Walters in Europe, and as a result, began working for him to expand the art gallery Walters' father built in Baltimore, Maryland. Aldrich cultivated his friend, JDR, Jr., and began designing the Kykuit houses. In 1904, JDR, Jr., sent Dunham Wheeler's plans, the Manning and Bolton plans, and Payne's survey to Delano and Aldrich for their use. In addition to Walters and Rockefeller commissions, the firm designed houses for Cornelius Vanderbilt, Mrs. Harry Payne Whitney, Otto H. Kahn, Judge Learned Hand, Vincent Astor, and Robert Lovett; the architectural style of these commissions labeled the firm as producers of an English Georgian and Colonial Revival eclecticism achieved through stucco, masonry, and stone materials. Delano and Aldrich also designed exclusive mens clubs in New York, chiefly India House, Knickerbocker, Colony, Brook, and Union; but only one skyscraper, No. 59 Wall Street. Delano and Aldrich won several design competitions, for example, at West Point Military Academy and at LaGuardia Airport. Aldrich retired in 1925; however, Delano continued to manage the firm. Under his management, the firm designed the American Embassy in Paris, plus the Post Office Building and the Japanese Embassy in Washington D.C. In 1949, Delano received the appointment as the architectural consultant for the renovations of the White House.

Builders, Contractors, Suppliers

a. Thompson-Starrett Company⁷

William A. Starrett (1877-1932) was the youngest of five sons. Described as a natural in mathematics, William's brothers taught him construction related engineering and he studied briefly at the University of Michigan. William dropped out of school to join his brothers in New York; they worked for the George A. Fuller Company. Meanwhile, Henry S. Thompson (1874-1947) grew up in New York, graduated from Princeton University, and went to work for Standard Oil in 1894. In 1901, he left Standard Oil to join the Starrett brothers in a general contracting business. The fledgling company, Thompson-Starrett, built the Flatiron Building, which had been designed by D.H. Burnham and Co. in 1902. The Flatiron Building was their first iron frame, commercial building contract for the George A. Fuller Company. The Thompson-Starrett Company also built skyscrapers, such as the Atlantic Mutual Building, the Hotel Navarre, and the Rockefeller Block in Cleveland. In

⁷Sources are the Rockefeller Family Archives (Houses), Rockefeller Archive Center, Pocantico Hills, North tarrytown, NY; The New York Times, Obituary, pg. 4-N, Sunday, march 27, 1932 and pg. 60, Sunday, April 6, 1947; Architectural Record, Ad, pg. 21, August 1901; G.E. Edgell, The Architecture of Today (New York: AMS Press, 1928); and Tom F. Peters, "The Rise of the Skyscraper from the Ashes of Chicago," American Heritage of Invention and Technology, Vol. 3, No. 2, Fall 1987.

addition, Thompson-Starrett gained a reputation for power plant design and construction.

While working for Standard Oil, H.S. Thompson met Percy Rockefeller, JDR's nephew. That connection brought Thompson-Starrett to Pocantico Hills to work on the Kykuit house (1906-09), the renovated Coach Barn, the Orangerie Building, and surrounding gardens. The Thompson-Starrett Company dissolved itself in 1913.

b. William Baugarten Company⁸

William Baugarten (1846-1906) lived in New York and worked for Herter Brothers and Company. After twenty years with the Herter Brothers, Baugarten opened his own furniture manufacture, interior design and installation company. He introduced the manufacture of Gobelin tapestries and, in 1893, brought four French weavers to New York to produce them. Baugarten decorated homes for William H. Vanderbilt, John P. Morgan, Josiah M. Fiske, and William A. Rockefeller. Baugarten died in Washington D.C., however, his company worked with Ogden Codman, Jr., at Kykuit. The Baugarten Company installed woodwork, plaster, drapes, etc., in the house at Kykuit as well as furnished the Stone Tea House for William Welles Bosworth, designer.

c. C.T. Wills Company⁹

Charles T. Wills (1851-1915) began his construction career at age seventeen. Wills began as a hod carrier and bricklayer, and by 1900, was one of New York's reputable contractors and businessmen. Wills built city houses for H.T. Sloane, H.H. Flagler, E.S. Harkness, J.P. Morgan, and Andrew Carnegie. Other building commissions included McKim, Mead, and White's University Club (1902), Ernest Flagg's Singer Building, and George B. Post's New York Stock Exchange. In 1911, Rockefeller commissioned the C.T. Wills Company to complete the major alterations to his Kykuit house. The alterations were made according to Delano and Aldrich's plans in conjunction with designers Codman and Bosworth. The Wills Company finished their work in Pocantico Hills in 1914.

d. Post and McCord, Inc.

Andrew J. Post was President of Post and McCord, Inc., a firm that provided, fabricated, and erected all of the structural and miscellaneous steel for the reconstruction of the Coach Barn in 1913-

⁸Source material for the William Baumgarten Company includes the Rockefeller Family Archives, Rockefeller Archive Center, Pocantico Hills, North Tarrytown, NY; The New York Times, Obituaries, Part II, pg. 6, Sunday, April 29, 1906; and Moses King, Notable New Yorkers: 1889-1899, photograph.

⁹Sources for the C.T. Wills Company are the Rockefeller Family Archives, Rockefeller Archive Center, North Tarrytown, NY; The New York Times, Obituaries, pg. 9, Wednesday, September 1, 1915; and the Architectural Record, July 1901 and April 1902.

14. Post and McCord, Inc., had offices on Park Avenue, New York, and a plant in Brooklyn, New York.

Post and McCord revised their fabrication and erection drawings, dated between September 1913 and November 1914, before all the steel was set for the Coach Barn. Post and McCord built an independent suspension system to create the roof and third level apartment floor structure. Post and McCord used roof trusses to support the floor frame below by way of steel bar hangers connected to doubled steel channels on the bottom chords and connected to the floor beams. Room partitions concealed the hanger bars. That system supported Bosworth's rehabilitation plans.

e. Labor:

JDR employed Italian workers, who emigrated to work on the New Croton Aqueduct (1885-1893) project; they were primarily masons or quarry workers. The Italians were overseen by F.A. Bolze, a Cleveland man, who had worked for Rockefeller at his Forest Hill property. JDR also hired local craftsmen to work the native stone for his house and its surrounds.

f. Other Suppliers

1905 Anchor Post and Iron Company supplied the ornamental gates, created according to Delano and Aldrich's design plans.

Pfrontenhaver and Nesbit provided the brick for Delano and Aldrich's gateposts.

Thomas Diamond made the ornamental gates for the formal garden; Aldrich designed the gates, which are in the supply yard today.

1906 American Bridge Company of New York, a division of U.S. Steel, supplied Thompson-Starrett Co. and C.T. Wills Company with iron.

1907 American Linseed Oil and Paint Company provided varnish, paint, and finish products.

Lord and Burnham Company of New York, NY, acted as sub-contractors for Thompson-Starrett Co. for the Orangerie Building; built the greenhouse nearby; and were involved in the dispute between JDR and his contractors regarding the proficiency of Bosworth's plans.

1909 Moravian Tile Works, Doylestown, PA, was an art-tile manufacturing company that made decorative, paving, and floor tiles for Bosworth according to his designs.

1911 Tiffany Studios, New York, NY, supplied ornamental bronze work -- again made to Bosworth's design -- for the roof-top gallery rail, front facade balconies, port-cochere, and porch rails on the second floors, north and south arcades.

1913 Pete and Powers, electrical contractors, wired Kykuit III, the Coach Barn, and the gardens power, light, and signals.

III. Physical History

Steep paths lead up to Kykuit from Tarrytown, crossing history, quaint fantasy, and folklore as they go. For instance, Washington Irving's delight in Tarrytown's Dutch heritage and its terrain is documented by his creation of "Sleepy Hollow" country. In 1832, Irving retired to Tarrytown --to "Wolfert's Roost"-- an old-fashioned farmhouse that he styled, "Sunnyside."

Others followed Irving to Tarrytown throughout the nineteenth century. In 1849, rails were laid from New York City to Albany, along the east banks of the Hudson. As a result, towns such as Tarrytown grew in size and became more accessible. Gentlemen of leisure, retiring capitalists or newly rich New York magnates came and created their estates, naming them "Pleasance," "Mont View," "Hill Side," "Lyndhurst," and "Axe Castel." From an architectural vantage point, these estates represented revival trends of European medieval styles or stood as Carpenter's Gothic and pattern book examples. An example of the former was a castle with an eighty foot turret, built in a Gothic style and of stone, overlooking Tappan Zee; it was built by Edwin Bartlet according to the designs by English architect, Gervase Wheeler in 1849-50. In 1885, William A. Rockefeller bought, enlarged, and renamed the structure "Rockwood Hall." After Rockefeller's renovations, Rockwood Hall went on record as the most expensive and ostentatious dwelling in the country. Rockefeller employed European craftsmen, plus exotic flora and materials, at a cost of \$3,000,000.00, in the creation of his estate, that absorbed the thousand acres around it.

Thus, with the help of the railroad, Tarrytown and its environs became known as "millionaires colony." Area residents, throughout the 1880s, expected JDR to follow his brother and business partner, William, to Tarrytown and to build a comparable estate there. However, it took until Spring 1893 for JDR to comply with others' great expectations.

Houses at Kykuit

Kykuit I (Parsons-Wentworth house) was situated about 300 yards northeast and below the summit of Kykuit hill, facing the road, looking northwest at Tarrytown. Kykuit I was American Gothic wood frame confection turned out with slate shingles on a mansard and tower roof. Various painted cedar shingle spaces and patterns covered Kykuit I's exterior walls, giving texture to every wall surface. In all likelihood, Kykuit I originated as a pattern book design, built of pre-fabricated materials, about 1875. Judge Wentworth sold the property and the furnished house to JDR on August 25, 1893. Wentworth's parcel was one of the nine properties originally purchased to make up the central part of JDR's budding estate. JDR chose to move into this house because of the view it afforded him of the Tappan Zee. However, this house (Kykuit I) hurned to the ground on September 17, 1902, because of faulty electrical wires. JDR moved his family into the "Kent House" (a small stone cottage with wood frame additions, porte cochere, and clapboard covered tower at the entry) nearby and within the estate.

Several years after Kykuit I burned, JDR decided to rebuild the house. Ironically, preparation for Kykuit II began long before JDR's decision to rebuild. In 1894, JDR hired laborers and an estate foreman to blast the almost solid rock on Kykuit hill. This extracted stone provided ample building materials for the proposed house, Kykuit II. Finally, in 1906, JDR and his son awarded architects

Delano and Aldrich with the design commission for Kykuit II. However, JDR made his son's architects share their prized commission with his interior designer, Ogden Codman, Jr. Delano and Aldrich intended Kykuit II to be in their established Georgian style; however, they created a Gothic chateau capped by a steep hip and gable roof, a design that belied their best pre-conceived notions. The construction of Kykuit II began in Fall 1906; the major work completed by Spring 1908. By that time, JDR paid almost \$1,000,000.00 for the new structures and improvements on his Kykuit estate.

Once ensconced in Kykuit II, JDR evaluated it. In 1911, Delano and Aldrich, along with Codman, were asked to make renovations and to improve conditions that the family found awkward. First, the designers added new skylights, improved electrical work, plumbing, heating as well as a below-terrace level delivery tunnel to compensate for Kykuit II's perceived flaws. Moreover, the two top floors were removed by contractors (Charles T. Wills), which allowed for the addition of an extra story. Finally, the designers moved the facade forward, and attended to other renovations throughout and around the house, such as extending the forecourt. These changes created a structure that bore little resemblance to Kykuit II. The Kykuit III master scheme, directed by JDR, Jr., also included garden terraces and sculpture fountains, trellises and pergolas, a tea house, as well as re-configured or newly created pools. Kykuit III landscaping occurred in conjunction with major renovations to the Coach Barn. After enduring two more years of construction, the family moved back into their house in 1913.

Creating Kykuit III took almost seven years, beginning with the first working drawings, to complete. Kykuit III stands 400 to 500 feet southwest of where Kykuit I (Parsons-Wentworth house) stood. The extant house stands as tribute to JDR, Jr., who assumed the responsibilities necessary to initiate and complete his father's house at Pocantico Hills.

Coach Barn

On September 14, 1895, the original Parsons-Wentworth stable buildings fell victim to arson. Like the house (Kykuit I), these outbuildings were wood-frame. They were located near the site of the present Coach Barn. After the fire, estate horses and carriages lived in a barn near the "Kent House."

Thus, quarrying Kykuit hill took on a new urgency. On-site efforts, first by hired labor and supervised by F.A. Bolze, proved too slow, troublesome, and costly. Therefore, JDR commissioned an Irvington firm to quarry and to remove approximately 80,000 cubic yards of stone from the hill. This equals three times the face stone needed for the stable building.

With supplies at hand, JDR, Jr., commissioned York and Sawyer, architects, to design a new stable complex in 1900. By the end of the summer, the massive stone, steel, and concrete building was complete. The "Coach Barn" housed horses, carriages, sleighs, work animals, maintenance vehicles, and estate laborers. The Thompson-Starrett Company built and completed the interior alterations according to Delano and Aldrich's 1907 design plans. Thompson-Starrett's work on the Coach Barn coincided with their work in the construction of Kykuit II.

The original cost estimate of the Coach Barn project was \$70,000.00. However, York and Sawyer produced an enormous, bulky building. The Coach Barn had become a two story, quarry

faced ashlar coursed granite structure, that was topped by two tiers of dormer windows and a steep hip roof of heavy red clay tile. As a result, the Coach Barn's appearance represented stylistic adjectives like "monumental," "rustic," "muscular," "dramatic," and "romantic." In keeping with the Coach Barn's volume, the final cost swelled to \$135,736.46, excluding the costs of fitting out and furnishing structure and of the landscaping around it. Accordingly, York and Sawyer's fee jumped from \$2450.00, or three and one half percent, to \$4,750.76.

Architectural Review published photographs of York and Sawyer's Coach Barn in its September 2, 1902 edition. Shortly thereafter, a fire in the hayloft damaged the steel roof over the stable wing; and so, William Welles Bosworth seized the opportunity to design significant alterations to the Coach Barn. Bosworth's design work was executed by subcontractors managed by Mr. Munn, foreman, during the major renovations of the house now called Kykuit III. In 1993-1994, more renovations produced a conference center in the basement of the Coach Barn.

Orangerie and Greenhouse

Through the winter of 1908 JDR, Jr., conferred with William Welles Bosworth, his landscape architect, regarding a collection of French orange trees that he wanted to import for the ornamental gardens at Pocantico Hills. The delicacy of such fruit trees coupled with the Hudson Valley climate required the construction of building for winter protection of the orange trees. JDR, Jr., commissioned Bosworth to design an Orangerie, after the Versailles example. With economy in mind, Bosworth completed his drawings by May 1908. The Thompson-Starrett Company, contractors for the construction of the formal gardens at Kykuit, entered into another contract with JDR, Jr., for the Orangerie.

Unfortunately, soil conditions of the site of the Orangerie were poor, and so, not well suited for conventional foundations. Thompson-Starrett Company compensated for wet, unstable conditions by driving one hundred reinforced concrete pilings seventeen feet deep into the soil. After reinforced concrete pile caps and grade beams were cast, clay block perimeter walls were erected, and finally, cement stucco applied to the exterior. Thompson-Starrett applied cement plaster to the clay block interior. Furthermore, tall iron pipe columns supported the wood frame roof structure and created an aisle for large vehicles to move the orange trees in and out of the structure. Five years after the building was completed, JDR, Jr., was unhappy with the quality of construction. JDR, Jr., asked the Thompson-Starrett Company to make corrections. They declined to share costs and refused to work on the building.

The Orangerie tree list includes Norway maple, red maple, silver maple, sugar maple, horse chestnut, eastern euonymus, American beech, European green beech, copper beech, white ash, black walnut, southern red cedar, eastern red cedar, sweet gum, crabapple tree, weeping mulberry, black gum, Norway spruce, spruce, white pine, white oak, red oak, Canadian yew, American linden, Canadian hemlock, American elm, and Japanese zelkova. After the chestnut tree blight of 1910, JDR allowed for clear-cutting of the infected trees. He sold the timber and used some as firewood. Maple, beech, linden, and American elms were planted as replacement trees along the main entrance drive. Later, when the blight was over, new and healthy chestnut trees were planted around the site of Kykuit I (Parsons-Wentworth house), in front of the Coach Barn. JDR used the estate at Lakewood, New Jersey, as a nursery for trees that he raised and then transported to Pocantico Hills.

Japanese Tea House

In 1910, Uyeda and Takahashi built a twelve (tatami) mat tea house, overlooking a small lagoon, after the general designs of William Welles Bosworth. The Japanese carpenters used fine mahogany and teak as building materials. Moreover, Uyeda and Takashi employed traditional Chinese construction methods and details. Fifty-three years later, site alterations were made in the Japanese gardens that threatened the tea house. David H. Engel, landscape architect of New York, altered Bosworth's original garden plans. He enlarged the lagoon. In response, Laurance S. Rockefeller (b. 1910) ordered the original tea house preserved and moved to another location on the estate.

The extant (and illustrated) Japanese tea house was designed by Junzo Yoshimura, a Tokyo based architect. Designed in 1962 as an ascetic retreat for Nelson A. Rockefeller, this tea house was fully equipped for modern living. The present building resembles the original tea house with its twelve mat room, but Yoshimura added a six mat sleeping room to it. Yoshimura's tea house is a mature sukiya shoin style building, modeled after the Katsura Imperial Villa in Kyoto, and influenced by a Zen sect of the ascetic noble warrior class.

Japanese Gardens

The exotic Japanese gardens on the lower west slopes of Kykuit Hill are typical of an aristocratic, medieval, stroll garden. Construction of these gardens followed the model of a ryōan-ji temple garden in the western part of Kyoto; Japanese gardens of dry landscape type, such as these, strive to recall natural settings in miniature for meditation. Bosworth utilized Kykuit hill's steep slope, curving from the high northwest to the lower south gate, for terraces. Each level contained several naturalistic settings. The gardens were built without exact plans in the Japanese landscape tradition. This allowed Uyeda and Takahashi to let the process of building and arranging the slope reveal the most beautiful aspects of each kind of garden. Some of the garden types represented here are a stone and pond garden, dry-landscape gardens, a tea garden, a bamboo grove, and a trimmed hedge garden.

The Japanese gardens are all lined by stone paths of several different kinds, and by a stream crossed by bridges and stepping stones. Korean, Chinese, Japanese, and Tibetan lanterns and sacred stone ornaments, collected by JDR, were placed by the builders with respect to the Taoist, Zen, and Confucian philosophies. Delicate moss, great rugged pine trees, many different azaleas, rhododendrons, cut leaf and red maples, grasses and appropriate ground cover convey Bosworth's and Rockefeller's interpretation of the oriental environment.

IV. Sources of Information:

A. Architectural Drawings:

1. Delano & Aldrich, working drawings for Kykuit II, vellum copies, Rockefeller Archive Center:

102	June 30, 1906,	Basement Plan
103A	June 14, 1907	First Floor Plan
104A	Rev. April 27, 1907	Second Floor Plan (revised again April 30, 1907)
105Ax	Rev. May 20, 1907	Third Floor Plan (revised again June 19, 21, and February 21)
106	June 30, 1906	Attic Plan (revised August 2, 1906; May 20, 1907; October 20, 1907)
107	June 30, 1906	Southeast Elevation
108	June 30, 1906	Southwest Elevation
109	June 30, 1906	Northwest Elevation
110	June 30, 1906	Northeast Elevation
111	June 30, 1906	Transverse Section
112	June 30, 1906	Longitudinal Section
113	August 20, 1906	Basement Framing
114	n.d.	First Floor Framing
115	August 20, 1906	Second Floor Framing
116	August 20, 1906	Third Floor Framing
117	August 20, 1906	Attic Framing
118	August 20, 1906	Roof Framing

2. Delano and Aldrich, working drawings for "alterations to Kykuit II," vellum copies, Rockefeller Archive Center:

101	March 31, 1911	First Floor Plan
102	March 31, 1911	Second Floor Plan
103	March 31, 1911	Third Floor Plan
104	March 31, 1911	Fourth Floor Plan
105	March 31, 1911	Roof Plan
107	March 31, 1911	Northwest Elevation
108	March 31, 1911	Southwest Elevation
109	March 31, 1911	Northeast Elevation
110	March 31, 1911	Longitudinal Section
111	March 31, 1911	Transverse Section
112	July 5, 1911	Plan showing new porches and bays

3. Bosworth, working drawings, film and mylar copies, Rockefeller Archive Center:

1	May 1908	Orangerie (plan, elevation, section)
292	September 5, 1908	Arbor on Arbor Terrace
291	January 15, 1909	Arbor on Arbor Terrace
292	June 18, 1909	Arbor on Arbor Terrace
292	n.d.	Arbor on Arbor Terrace
	n.d.	Alterations to Garage, Second Floor Plan
19	August 6, 1913	Alterations to Garage
	Redrawn, August 15, 1913	Alterations to Garage, Longitudinal Section (revised October 17, 1913)
26	August 27, 1913	Metal Windows and Doors
38	October 14, 1913	Detail of Chimneys (revised October 21, 1913)

44	October 24, 1913	Kalamein Doors and Windows
	Rev. November 1, 1913	First and Second Floors
49	December 1, 1913	Interior Details of Clock Dormer over Stable (revised January 7, 1914, January 13, 1914, February 16, 1914)
51	January 12, 1914	Clock Dormer Plan
52	January 15, 1914	Kalamein Scuttles
322	October 24, 1913	Kalamein Doors and Sash

4. Post and McCord, working drawings, film and mylar copies, Rockefeller Archive Center:

E4	Rev. August 1913	Elevations Walls South Wing (revised again September 6, 1913)
E5	n.d.	Elevation and Plan North Wing
E6	August 29, 1913	North Wing Elevation Walls
E7	Rev. October 23, 1913	Dormer Roof Behind Clock
E?		Second Floor Plan (revised five times)
E8	n.d.	Plan at Bottom Chord Trusses
101	n.d.	Truss T1, T2, T3, and Shop Bill
102	n.d.	Truss T4 and Shop Bill
201	n.d.	Truss T8 and Shop Bill
202	n.d.	Trusses T9R & T9L and Shop Bill
203	n.d.	Trusses T5 & T6 and Shop Bill
204	n.d.	Truss T7 and Shop Bill
205	n.d.	Trusses T10 & T11 and Shop Bill

5. Maps:

1970 Historic Base Map, Pocantico Hills

6. Rockefeller Archive Center

4 photographs of Kykuit 1 after JDR bought it.

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V. Project Information:

The documentation of Kykuit, above North Tarrytown, Westchester County, New York, was undertaken by the United Architects of Bryn Mawr and West Chester, Pennsylvania, in cooperation with the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) of the National Park Service between 1991 and 1993. Herbert S. Newman and Partners of New Haven, Connecticut, and the Rockefeller Brothers Fund, Inc., in agreement with the owners, the National Trust for Historic Preservation, commissioned the recordation project (level II) along the lines of the Secretary for Interior's standards for architectural and engineering documentation. For the United Architects, the principles were Hugh J. McCauley, AIA, director, field survey team; Jorge L. Sein, field team leader, 1991; and Ivano D'Angella, field team leader, 1992. The survey and drafting team, working on behalf of United Architects, included the field team leaders as well as Edward Eglin, Richard Lanning, Christopher McCaag, Angelo Procaccino, Patrick J. Spoden, and Matthew Wiencek, Jr. For HABS, the principles involved were Paul D. Dolinsky, Chief, HABS, and Judith E. Collins, HABS Architect. Large format photography produced by Michael Brooks for the United Architects' National Historic Landmark Survey/Historic Structure Report.

Also assisting this recording project were the directors and members of the Greenrock Corporation, and Robert W.D. Snyder, President; the Kykuit estate managers of the buildings, events, grounds, and security; Melissa A. Smith and Thomas Rosenbaum, Archivists, and Dr. Darwin Stapleton, Director, Rockefeller Archive Center; Albert I. Berger, Professor, University of North

Dakota, Grand Forks, North Dakota; and the authors of the National Register for Historic Places Nominations, Edward C. Bearss, 1970, and James Sbeire, 1976.

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