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WEST HALL

GETTY CAMPUS HERITAGE STUDY

RENSSELAER POLYTECHNIC INSTITUTE

TROY, NEW YORK

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HISTORY OF TROY, N.Y.

The settlement of Troy, New York occurred shortly after the American Revolution. The early settlers arrived in a region of abundant natural resources, and were described by Hayner as fearless, restless men...carrying a few belongings and an often protesting family...The first few years of a settler's life were passed...in robust good health, for he and his family had torn a home from the heart of the pure, clean wilderness, they had drunk from unpolluted springs and brooks...The advent of other intrepid seekers eventually gave rise to small settlements and hamlets. The hitherto pure springs became impure, wells were dug or driven in unsanitary places near barns and kitchen-doors, pig-pens and cow-yards flourished, filth spread, disease crept in; and then the physician was needed.¹

Originally named Vanderheyden after the owner of the land, and often referred to as Ashley's Ferry for the original riverside community, the village was renamed Troy in 1789, the year the United States Constitution was adopted and George Washington was inaugurated as President. An advertisement in the Albany and Lansingburgh newspapers announced the name change and boldly envisioned the community's future. "From the present improved state, and the more pleasing prospect of its popularity, arising from the natural advantages in the mercantile line, it may not be too sanguine to expect, at no very distant period, to see Troy as famous for her trade and navigation as many of our first towns."²

Troy was established as a county seat in 1793, incorporated as a village in 1798, and as a city in 1816 with a population of 5,000. In another thirteen years the population had doubled.³

The Hudson River was impassable to commercial navigation north of Troy, and the community grew in its position as the northernmost port on the river. The steep geography afforded water power for mills, and products were shipped down river from Troy's storehouses. The construction of roads, the opening of the Erie and Champlain canals to the west and north, and the development of steam powered transportation in the second quarter of the nineteenth century expanded the city's commercial opportunities.

Industry supplanted commerce with the growth of metals manufacturing and paper and textile mills. Rensselaer Polytechnic Institute was founded in Troy

in 1824 by Stephen Van Rensselaer, "for the purpose of instructing persons...in the application of science to the common purposes of life."⁴ Iron and Bessemer steel factories produced the rails and hardware required for the expansion of railroads. Stoves, valves, cast bronze bells, and scientific and surveying instruments were manufactured in Troy in the middle of the nineteenth century. The development of the sewing machine employed women in the production of shirt collars and cuffs, giving Troy its nickname of Collar City.

The ironworks created a strong demand for labor, and immigrants filled the demand.⁵ Irish immigrants escaping the great potato famine flooded into Troy. They crossed the Atlantic in crowded, unsanitary, fever-laden ships, and those that survived the trip arrived in the New World in a malnourished condition. Many of them had contracted typhoid, known as "ship fever," and on their arrival, many had to be quarantined.⁶ The growth in commerce and industry in Troy in the nineteenth century brought all the attendant afflictions of an urban society: poverty, substandard housing, unsanitary surroundings, disease, disability, intemperance, and social unrest. Medical needs previously met by the country or village doctor in the privacy of one's home required solutions of a broader scope.

HISTORY OF MEDICINE AND HOSPITALS IN THE NINETEENTH CENTURY

The function of hospitals prior to the building of the first Troy Hospital in 1850 was to shelter, rather than treat, the most disenfranchised members of society, to isolate the pestilent, to house the insane, to recuperate the soldier, and to care for mariners in America's port cities. With the advent of the machine age, hospitals increasingly treated injuries resulting from industrial accidents.⁷

Physicians in private practice treated patients in their homes. There was little that could be done for patients in a hospital that couldn't be done at home before the advent of antisepsis in the 1850s. Traveling any distance over rough roads only would have exacerbated a patient's suffering. Very few doctors practiced in hospitals in the 1870s, but that would change over the next half-century as hospitals became synonymous with the practice of medicine.

Most hospitals were built and supported by

civic-minded, wealthy philanthropists, and by religious orders. Government provided minimal funding. They were often constructed to serve as infirmaries during the many epidemics of the nineteenth century and dismantled once the crisis was over. In the second half of the nineteenth century, with the growing use of antisepsis and anesthesia, much of the horror of a hospital stay was ameliorated, and established hospitals expanded their wards or built new structures to house the sick and injured.

In the middle decades of the nineteenth century, the anesthetic properties of ether, chloroform, and nitrous oxide made surgical intervention possible. Late in the nineteenth century, research in germ theory by Louis Pasteur, Joseph Lister, and Robert Koch gave rise to the development of vaccines and antibiotics and the use of carbolic acid in the practice of asepsis. The application of these practices meant hospitals were no longer merely warehouses for the sick and dying, but places where doctors received training and patients were healed.

The pavilion design became the adopted form for hospitals in the nineteenth century, providing abundant natural ventilation in large rectangular wards with rows of beds under tall windows, in extended wings or in buildings separate from the main structure, with corridors along the wards, rather than passing through them. Hospitals were often sited on high ground to maximize air circulation in the wards and elevate the sick from the miasma associated with urban industrial life along the riverfront.⁸ Florence Nightingale was the most renowned proponent of the pavilion hospital plan. Long before the study of bacteriology confirmed that contaminated water was the source of the frequent and devastating nineteenth century plagues of cholera, the prevailing theory held that bad air was responsible for many human illnesses.

Nightingale, in her 1859 published work, *Notes on Hospitals*, cited the ideal ward as having dimensions of a width of 30 feet, a length of 128 feet for 32 patients, and a height of 16 to 17 feet if the windows reached within one foot of the ceiling. Each bed would occupy a space of eight feet by twelve feet, with a window for every two beds, sills two to three feet from the floor, and heating in the center of the ward.⁹

The pavilion design for hospitals came into com-

mon use in the United States following the Civil War as cities rapidly expanded around existing structures. Dr. John Green of Massachusetts was the first American physician to study and design hospitals during the 1860s, combining the best features of British, French, and German hospitals. He emphasized the building of hospitals in residential neighborhoods, rather than isolating them on the outskirts of cities where they were inaccessible to those who needed their services most.

The medical staff of the Mount Sinai Hospital on 28th Street in New York wrote its board of directors in 1866 that the hospital's "proximity to the street renders it obnoxious from the effluvia arising from the garbage and its surroundings. The very insufficient ventilation is injurious to the patients and detrimental to the health of the nurses and attendants." The following year, the hospital report stated, "The location of the Hospital, we regret to say, becomes daily more and more unpleasant, and its size and accommodations inadequate for the wants of our people...The chief essential, in the locality of a Hospital, is pure air and plenty of it, whilst its surroundings should be cleanly and cheerful, calm and tranquil, in all of which health-promoting requisites, it is to be regretted, the present site is quite deficient."¹⁰

Traditional building materials were generally employed in the construction of hospitals in the second half of the nineteenth century, with locally available masonry materials used for the exterior. It was advisable to construct interior surfaces of non-absorbent materials such as glazed bricks and tiles, plaster, and cement or terrazzo floors. Fireproofing was a consideration early in the nineteenth century, particularly in asylums, where fires frequently broke out.

The first hospital in the United States to incorporate private rooms into its design was St. Vincent's Hospital in New York City in 1850. Yet as late as the 1870s, patients occupied huge wards with twenty to thirty patients per nurse, few windows, and a high mortality rate from infectious diseases. It became evident that mortality rates increased in urban hospitals due to overcrowding.

The Albany Hospital was opened in 1851, having been established as much to enhance the education of medical students in the adjoining Medical College as to house the sick. It was the first public hospital

of any permanence in the city. Earlier hospitals were set up in response to wars and epidemics, closing when the crisis ended.

In Troy, the Marshall Infirmary was incorporated as a public hospital in 1851, “designed for the accommodation of the sick who are destitute of those home comforts and convenient appliances, so essential to successful medical treatment.”¹¹ The Infirmary cost about \$77,000 to construct. Benjamin Marshall, a widower whose only child, a son, was afflicted with mental illness, endowed more than half the amount. It was located across from his mills on the Poestenkill Creek, on Linden Avenue on Mount Ida in the fifth ward of the city. It consisted of three departments: “one for those afflicted with the ordinary diseases of humanity;” one for contagious diseases, and one for the insane, in addition to a lying-in (maternity) department. The building accommodating the merely sick was 45 feet by 100 feet and four stories high and could house 80 patients. The building for the contagious was several hundred yards away, three stories high, and could accommodate 70 patients. The insane asylum adjoined the hospital and was also three stories high and could house 75 patients. An additional structure contained a chapel, dining rooms, washroom, laundry, kitchen, bakery, and other utilities. The buildings were constructed of brick, heated by steam, lit by gas, and “furnished with an abundant supply of water from the never failing Poestenkill. The ventilation and sewerage, with water closets and bathing accommodations are all that can be desired.”¹²

Members of the Board of Governors were expected to be “liberal subscribers towards defraying the expenses of the institution.” The Medical Board was composed of a total of four unpaid physicians and surgeons who visited the Infirmary once a day for a month in rotation. The bylaws contain very specific language regarding the conduct of all medical staff, employees, and patients, with rules clearly posted in every ward. It is to be supposed that the rules applied equally to the illiterate.

The Charter and By-Laws stated, “It is the design of the Board of Governors, to accommodate

all who may apply for admission, provided their case is deemed, by the Attending Physician, a proper one for medical treatment—an order from the Overseers of the Poor, either County or City, is all that is necessary to secure admission to that class who are a public charge, provided, also, that it meets the approval of the Attending Physician...In case of accident or sudden sickness no formality is required; direct application to the resident officers is all that is necessary.”¹³

According to Hayner, Benjamin Marshall intended the Infirmary as a private hospital “for a single, specific mental case. Shortly after its completion, however, in 1850, the hospital was acclaimed a general infirmary for mental diseases.” While not contradicting the Charter of 1851, it seems that at some point the Infirmary fulfilled Mr. Marshall’s original intent and devoted itself exclusively to the care of the mentally ill.¹⁴

The Marshall Infirmary and the Albany Hospital operated on a subscription basis, typical of public hospitals of the era. A subscribing member of a hospital could recommend patients; the subscription level determined the length of stay.¹⁵ Able-bodied patients were often expected to help with duties at the hospital to help defray their expenses.

There was undoubtedly a level of condescension involved in the treatment of patients, with physicians and caregivers as much engaged in the reform of their patients as their cure. “We would rather not have this Hospital a receptacle for persons degraded with vice or intemperance, or a home for the hopeless pauper.”¹⁶ This attitude, in conjunction with the unscientific application of medicine, created treatments that resembled punishment more than healing. Risley observes that “cases of delirium tremens were charged twice the usual rates at Massachusetts General [Hospital]” in the 1870s.¹⁷ Rosenberg quotes, “‘The poor,’ one such hostile commentator argued, ‘are peculiarly objects of commiseration, for they are considered fair game for experimenters. Young physicians...are much more apt to try experiments on patients, than those who have gained experience by practice; and hospitals

are the place where they exercise their ingenuity in killing, or curing, with impunity.”¹⁸ As late as the 1880s, the public had not shaken the negative perception of hospitals retained from their earlier functions as almshouses and pest houses, and the real threat of cross-infection (commonly referred to as “hospitalism”) caused them to be considered places of last resort for treatment of illnesses.

The Crimean War and the American Civil War created hospital situations, however temporary, which applied the orderliness and efficiency of the military to the care of the sick and wounded. Undoubtedly the vast numbers of men and women who gained experience in the Civil War either as patients or caregivers became some of the most significant advocates of hospital reform following the war. It is possible that the pervasive proselytizing of the Protestant institutions added to the upsurge in numbers of Roman Catholic sponsored hospitals in the late nineteenth century, in which patients could feel free of the stigma and religious intolerance of the era.

Much has been made of the contributions of Florence Nightingale following her duties in the Crimean War (1854-1856) to the practice of medical care, particularly regarding nursing supervision and hospital design. While she unquestionably played a pivotal role in elevating therapeutic methods, nurses in religious orders had quietly influenced hospital development for decades.¹⁹

The role of the Daughters of Charity in the evolution of health care in the northeastern United States cannot be overstated, as Nelson explains in her examination of Catholic nursing:

In the second half of the nineteenth century Catholic hospitals, owned and conducted by communities of vowed Catholic women, were playing a major role in hospital foundation in the United States...Throughout the country the sisters were able to provide the best value for money in the care of the indigent sick, to compete for public tenders to secure these monies, to gain contracts with insurers, railroad and mining companies, federal government, and army. They attracted excellent doctors, collaborated with medical schools, and ran teaching facilities...They created the prototype for the modern twentieth-century hospital and laid the foundation for the twentieth-century dominance of private institutional and medical care in the U.S. health care system.²⁰

There were more than three hundred members of

the Daughters of Charity in 1846, and they possessed extensive resources, which disturbed the bishops. The bishops wanted total authority over religious orders, and the priests who guided the motherhouses were not under episcopal authority, a nettlesome reality for bishops. Sr. Joannes Moore referred to the conflict in her memoirs, “We in Phila[delphia] were like anxious spectators, standing on the shore, watching a shipwreck, hoping and fearing, wondering which of the strugglers would be saved, which would not.”²¹

The Daughters of Charity established forty-four hospitals between 1829 and 1898, including the Troy Hospital.²² Sr. Armiger stated in her 1947 thesis on the nursing accomplishments of the Daughters of Charity, “the purposes for which these hospitals were founded can be reduced to three in order of frequency: 1) pestilence; 2) lack of hospitals in various localities; 3) the requirements of medical education.”²³ The Daughters of Charity were in the forefront of the movement to establish hospitals in urban, industrialized areas and their expertise in the field of hospital administration was widely sought.

1858 was a turbulent year for the American Sisters of Charity, who unified with the French order of the Daughters of Charity of St. Vincent de Paul in order to maintain their independence in the face of increased attempts in the previous decade by bishops to pull the women into other areas of diocesan work. In 1862, the Board of Governors of the Troy Hospital passed by-laws that clearly affirmed the authority of the Daughters of Charity:

The Sisters of Charity of St. Joseph’s, Emmitsburg shall have permanent, free, and undisturbed management of the internal economy of the hospital according to their rules. The head Sister residing at the said hospital is authorized to name and discharge physicians, to hire and to dismiss servants; to admit patients gratis, if poor, or if able to pay at such rates as she deems reasonable; to procure necessary provisions and make ordinary expenditures for small repairs and articles of furniture; to receive money coming from pay patients or otherwise and give receipts.²⁴

The motherhouse at Emmitsburg fiercely guarded this hard-won independence by offering guidance and training in the management of records and the conduct of meetings of their provincial hospitals in an effort to preclude legal conflicts. The Daughters of Charity applied a business acumen and diligence to their administrative work equal to their nursing skills and religiosity, and individual sisters

were named on deeds, mortgages, trustee elections, and architectural contracts.²⁵ All nurses were trained at the motherhouse and deployed like so many new soldiers to strategic positions in the battlefield.

HISTORY OF THE TROY HOSPITAL

The Troy Hospital was founded to serve the poor and indigent of the city, so typical of cities of the industrial north: large numbers of Irish Catholic immigrants fleeing famine lacked the resources for private home care available to the upper classes, and who were refused visits by Catholic priests in the almshouses and orphanages. The hospital, the first in a city of 25,000 residents, was founded by the Rev. Peter Havermans, who had worked in the temporary barracks established by the city to deal with immigrants sick with typhus, who at times numbered as many as two hundred.²⁶ Numerous cholera epidemics had also plagued the city, the most recent in 1849.

The Rev. Peter Havermans played a vital role in the formation and eventual acceptance of Troy's many Catholic institutions, including the Troy Hospital. The history of the City of Troy and many of its social and religious institutions is inseparable from the story of this energetic Dutch priest. It is no exaggeration to say that the history of Troy would be far different without the influence and efforts of this nineteenth century religious leader.

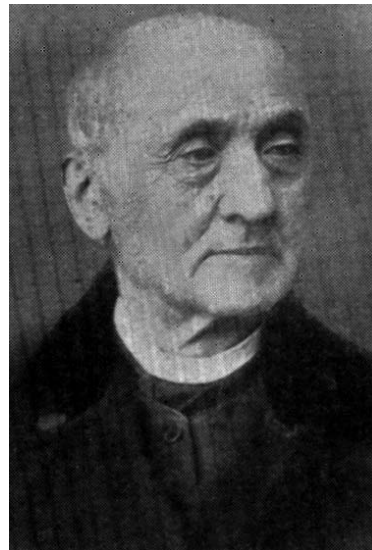
Peter Havermans was born in Holland in 1806. In 1821, Havermans was sent to a private college in Turnhout, Belgium. After easily passing the entrance exams at the age of 18, he entered the seminary of Breda at De Hoeven. He was elevated to the priesthood in Ghent, Belgium in 1830.²⁷ Fr. Havermans set sail for America from Antwerp in October of that year, arriving in Norfolk, Virginia six weeks later. Traveling to Washington, Havermans joined the Jesuit order and remained there for eleven years, eventually becoming the Procurator General of the Province of Maryland.²⁸ Upon learning of the death of his mother, Havermans traveled to New York with the intention of returning home. There, Bp. Hughes convinced Havermans to remain in the states and sent him to St. Peter's Church in 1842. Founded in 1825, and the only Catholic parish in Troy at that time, its boundaries extended seventy miles, eastward into Massachusetts and northward into

Saratoga.²⁹ With South Troy's Catholic population growing, in 1843 Havermans obtained the sanction of Bp. Hughes to collect funds and build a church there. St. Mary's Church was established on the northeast corner of Third and Washington streets.³⁰

Fr. Havermans was credited with preventing a mob of 600 from destroying the Troy *Times* office and the African-American Presbyterian Church during the draft riots in Troy in 1863.³¹ Fr. Havermans was to remain pastor of St. Mary's Church for the next fifty-four years until his death on July 22, 1897. He was believed to be the oldest Catholic priest in the country at the time of his death at the age of 101.³²

By 1845, numerous sheds were erected upon the hills near the poor house in South Troy to accommodate as many as two hundred immigrants, most of them Roman Catholic, housed under appalling conditions.³³ Few people dared go near them, for fear of contracting a disease. Fr. Havermans, disregarding his personal safety, visited and ministered to these suffering people faithfully and untiringly. His unique insight into their situation convinced him of the necessity of establishing both an orphanage to care for the children of the deceased and a hospital to care for the sick.³⁴

To aid in establishing an orphanage, Fr. Havermans contacted the Daughters of Charity of St. Vincent de Paul at their provincial headquarters



Portrait of Rev. Peter Havermans taken from a series of images of the Troy Hospital's first board. 1925 St. Mary's Hospital 75th Anniversary Annual (1850-1925). Courtesy of Daughters of Charity Archives, Albany, New York.

in Emmitsburg, Maryland. In response to his call for aid, the Daughters of Charity appointed Sr. Romuald McGauran, Sr. Sarah Agnes Baker, and Sr. Ann Matilda Campion to take charge of a day school already established on 4th Street, and create a home for orphans in Troy.³⁵ Upon their arrival, they were housed in a structure located on 4th Street between Washington and Adams streets purchased for their use by Fr. Havermans from William McGuire.³⁶ Fr. Havermans had by this time obtained possession of three lots south of McGuire's house on 4th Street and had erected a large brick structure, in which a school had been functioning on a partly free system under the direction of John Brennan, a lay schoolmaster. The Daughters of Charity immediately took charge of running both this school and the orphanage, with overall administrative control of both institutions residing with a Superioress, Sr. Robertine Lenihan.³⁷

To aid him in establishing a hospital, Fr. Havermans enlisted the support of several influential citizens of Troy. A sufficient amount of money was soon raised and several lots were purchased for the construction of what would eventually become the first Troy Hospital. The site selected for this new structure was the southwest corner of Washington and 5th streets in St. Mary's parish.³⁸ A mortgage dated May 1, 1846 between Fr. Havermans and Francis N. Mann contains a diagram of this property and shows the subdivision of lots.³⁹ Difficulties arose even before work could be completed, however. The Union Railroad was projecting a line that would run right past the proposed hospital location. The tracks were constructed so close to the proposed hospital that it cut off a large section of the property intended as a playground for the school children. There was also pressure from groups urging the continuation of 5th Street, a proposal that, if approved, would cut off more land planned for the school. Fortunately, an agreement was ultimately reached with the railroad whereby they would build a retaining wall of stone, protecting the grounds from caving in while cutting off a portion of the playground.⁴⁰

At the laying of the cornerstone in 1848, Maj. Gen. John E. Wool expressed wonder that "it should not have been thought of before,—that the benevolent—and our city abounds in persons of that character—have not ere this, provided such an asylum. I do not mean a poor house, for the lowest of

the poor loathes your poor houses. Many would starve rather than go into them."⁴¹ The Rev. Havermans continued, "Indeed, the poor sick, when stricken down by acute diseases, must have good lodgings, as well as competent attendance. They are not like animals to die by the way-side. Their sufferings are those of rational creatures—of members of the human family—who can realize their situation, and know and feel their distress, and long for relief as well as consolation. And would it not be a sin against God and man obstinately to refuse aid to accomplish such a purpose? And when I say poor sick, I mean all sick—rich as well as poor."⁴² He did not hesitate to remind his listeners of the impartiality of death.

Upon its completion two years later, the new building was immediately occupied by both the school and the orphanage and placed under the direction of the Daughters of Charity of St. Vincent de Paul.⁴³ At the time of its completion in 1850, it was the first hospital north of New York City.⁴⁴

The building previously occupied by the school and orphanage at 237 4th Street was occupied in 1850 by the Christian Brothers and used as the Troy Catholic Male Orphan Asylum.⁴⁵ As soon as the orphanage and school were operating, the third goal of establishing a hospital was begun. Again, Fr. Havermans appealed to the Daughters of Charity at Emmitsburg, this time for sisters capable of staffing a hospital. Sr. Joannes Moore was the first to answer his call, arriving in Troy on August 18, 1850. Expecting to apply finishing touches, she instead found nothing more than a large, empty room.⁴⁶ Fr. Havermans, in his enthusiasm, forgot to mention to her the absence of certain small details such as supplies, equipment, and trained, qualified staff.⁴⁷ Dismayed, Sr. Moore turned to Fr. Havermans and said, "This is all one room. You can never put men, women, and children into a single room." He replied, "But it is a very large room." She replied, "Large room or small room, it makes no difference. There must be separate rooms for each group. Nothing less than that will be acceptable."⁴⁸

With tireless effort, Sr. Joannes Moore and her fellow sisters soon managed to bring the situation under control. On December 1, 1850, the hospital was ready to receive patients.⁴⁹ Dr. John Thorn was the first appointed doctor to serve in the new hospital. Later that year, Drs. Revolon and Frest joined him

as attending physicians with Drs. Blatchford and Robbins retained as consulting physicians.⁵⁰

In their remarks at the laying of the cornerstone of the hospital in February 1848, the Hon. David L. Seymour extolled the dedication of the Rev. Havermans and the Daughters of Charity in caring for these forsaken citizens, a most generous expression in the day of Know-Nothings and in the face of the rabid anti-Catholicism that originally opposed the new building. The Rev. Havermans, for his part, apparently was shrewd enough to promise the public “that this establishment will not be sectarian in its character, but be thrown open to the poor, the sick and suffering of all sects and denominations and be conducted in the true Catholic spirit of an enlarged and liberal philanthropy,” as Mr. Seymour reminded him on that February day in 1848.⁵¹ The Daughters of Charity had apparently won public favor and resultant confidence from their selfless work among the pestilent in the city and nation.

The material as well as spiritual benefits of the care provided by the Daughters of Charity clearly affected the afflicted and resulted in a number of wayward souls returned to the faith. One of the sisters who served at the Troy Hospital joyfully documented a number of cases that resulted in patients’ conversions:

A lawyer had often come to the Hospital to regain his hold on life, and, to rest from the labors of hard drinking. He would be sobered up and go out, only to return in a few months. But, the time of his last coming arrived. He was ill,—worn out. It was evident that his stay on earth would be short. Still, it seemed as if he never thought of any preparation, till the Sister having charge of him, said to him one day, “Mr. Fletcher, do you know that you are a very sick man, liable to die any day?” “Yes, Sister, I know it.” “Well, have you no arrangements to make, no minister that you would like to see? Nothing to be done for your soul? Or, do you mean to die as you have lived?” “No, Sister, I want no minister, I want to see the priest that attends the sick here; for, I must die a Catholic.”...He was instructed, baptized, received the other sacraments, and died very happily. His brother Free Masons took charge of the funeral, and buried him as and where they pleased, in blissful ignorance of his escape from their thralldom[sic].⁵²

These conversions were not confined to their patients. Many a politician was moved to alter his anti-Catholic attitude in light of the heroic dedication the sisters provided during the many epidemics of the nineteenth century, quantified by a 61 percent

patient survival rate compared to 47 percent in the county hospitals.⁵³ This positive effect on the predominant anti-Catholicism of the era allowed the Catholic Church to gain a position of influence in the cities they served.⁵⁴

The Daughters of Charity worked closely with the medical profession in advancing health care, establishing the first teaching hospital in the country in Baltimore in 1823, funded in part through the federal tax levied on seaman for the care of sick and disabled sailors. In Buffalo, they provided clinical facilities for two nascent medical schools, and in 1849 it was the first Daughters of Charity hospital to admit medical interns.

Medical societies held exclusive control of medical practice in New York State until 1809, and continued modified control until 1880. The Medical Society of the State of New York held a general congress of representatives of medical societies and schools throughout the country in 1846. They resolved it would be advantageous to the medical profession to form a national organization, that medical schools demand higher requirements for the degree, that medical students should be more adequately prepared in their premedical studies, and that the profession should enforce higher medical standards. The American Medical Association was formed out of this body in 1847, and the following year recommended that medical education include clinical as well as theoretical work and that medical school examinations be more impartial and be monitored by an external panel.

Physicians practicing at the Troy Hospital were associated with the Rensselaer County Medical Society (with twenty-five members in 1845), the Albany County Medical Society, the Albany Medical College, and Castleton (Vermont) Medical College.⁵⁵

A state law in 1827 granted medical licenses by one of three methods: study for four years under a medical practitioner, or three years in a medical college, or by completing a course of lectures given by an incorporated medical society. However, it was not until 1873 that the first state board of examiners was established in Texas to regulate the admission of medical students into practice. New York followed suit the next year, but it wasn’t until 1895 that every state had a board of examiners.

Medical science in the nineteenth century drew

from an idiosyncratic body of knowledge. There was no agreement among practitioners about the causes of disease or treatments of illnesses. Illness was often ascribed to moral failings, and draconian methods of treatment appropriate to the transgressions were applied. General practices included the prescription of toxic substances such as mercury or arsenic in unregulated dosages until cure or death resulted, blood-letting, cupping, purging, and excoriation or scarification. Medical schools drew students from lower-middle and working class backgrounds in their locales. Medicine was largely theoretical and often based upon local folk customs, and provided little training, graduating students with few applicable skills.

Medical students had little experience with human anatomy, as dissection was not legalized in New York State until 1854, when the "Bones Bill" passed, allowing the bodies of the indigent poor to be given to medical schools, positioning them in the same caste as criminals. Upon execution, criminals' bodies were released to medical schools for dissection, according to the laws of the time. In his seminal work on the history of American cemeteries, Sloane observed, "The new funerary economy then enforced a kind of discipline on the poor, something like the Christian afterlife: the good burial was a reward and the bad burial (or no burial at all) a punishment. Anatomy laws drew a moral boundary between the respectable working poor and those below, a depth into which the working classes lived in perennial terror of falling: the limbo of the unclaimed."⁵⁶

A large percentage of the population was buried in potters' fields in the nineteenth century.⁵⁷ These burial grounds were often undistinguished and quickly forgotten, the bones of their inhabitants frequently moved or tilled into the soil as cities engulfed them. Government provided burial for indigents, but increasingly the Catholic Church accommodated poor parishioners at no cost in its cemeteries. Fraternal groups, craft guilds, and labor organizations also assumed responsibility for interring those who could not afford private burials. The development of rural cemeteries in the second half of the nineteenth century essentially perpetuated the conditions found in life; the poor were segregated and excluded, and spent their physical eternity in

conditions as woeful as they experienced in their mortal lives.

Physicians in Troy in the late nineteenth century were, in the words of historian Rutherford Hayner, "many-sided men, preeminently versatile in their interests and avocations. They were active in politics, religion, and education and held state, county and city offices and important positions on educational committees" and "with hardly an exception the most prominent of them were attending physicians at the Troy, Samaritan, and Leonard hospitals and the Marshall Infirmary."⁵⁸ The early physicians who served at the Troy Hospital were a unique group of individuals whose interests and accomplishments led them to the forefront of their respective professions.

Dr. James Thorn was an excellent example of such a many-sided man. Born in England and trained in medicine at the Royal College of Surgeons, Thorn was one of Troy's most famous surgeons. For over a quarter of a century, Dr. Thorn not only maintained a large private practice in Troy, but also was elected to several minor public offices and twice occupied the position of mayor.⁵⁹

Like Thorn, Dr. Thomas W. Blatchford was also born in England, having received his medical training in both Europe and New York City. He soon prospered after moving to Troy in 1828. He eventually became President of the Board of Education of the City of Troy, a position he held for seven years. In addition to his medical practice and the Board of Education position, Dr. Blatchford was for several years a trustee of both the Troy Female Seminary and Rensselaer Polytechnic Institute.⁶⁰

Another physician involved with the Troy Hospital, Dr. Amatus Robbins, received his education at Williams College and studied medicine under the tutelage of Dr. Ely Burritt, a local physician in Troy. Dr. Robbins was also active as a curator of the Troy Lyceum of Natural History commencing in 1818.⁶¹

Dr. Charles L. Hubbell, in addition to being an attending physician to the Troy Hospital for seven years and the attending physician to the Watervliet Arsenal for eight, was a member of several medical societies including the Berkshire County, Massachusetts, and the Rensselaer County Medical Societies. He became President of the Rensselaer County Medical Society in 1874.⁶²

The Troy Hospital was incorporated on March 11, 1851.⁶³ Administration of the new hospital was placed in the capable hands of Sr. Robertine Lenihan, the Superioress already in charge of administering the school and orphanage.⁶⁴ The lofty goals of the new institution were outlined in the Articles of Incorporation: "That the business and objects of such society or corporation are and shall be the relieving and taking care of the sick without distinction of creed or country, who shall or may come or be brought to said hospital, as well as those who shall be able to pay, therefore, as those who shall be unable to pay for the same, so far as funds and capacity of said hospital will permit."⁶⁵ According to the recorded minutes of the first meeting of the Governors of Troy Hospital (July 20, 1852), the board was comprised of the following individuals: The Bishop of Albany (and later the first American Cardinal) the Rev. John McCloskey, the Rev. Peter Havermans, the Rev. John Corry (pastor of St. Peter's Church in Troy) and three laymen: Hannibal Green, Edward Murphy, and James Brady.⁶⁶

Although having an orphanage, hospital, and a school all in the same building might have been considered an efficient arrangement, problems soon arose. A large percentage of the first hospital patrons were cancer patients. This factor, combined with the rudimentary medical procedures available at the time, convinced the staff of the necessity of separating the school and asylum from the hospital. The situation was so severe that in 1853 the doctors approached Fr. Havermans with the threat that if he did not remove the school and orphanage from the building, they would resign. To rectify the situation, Fr. Havermans rented a large house on the west side of Hill Street between Washington and Adams streets, and the school and the orphanage moved there.⁶⁷

In 1854, Sr. Robertine Lenihan, the Superioress in charge of running the school, orphanage, and hospital, was transferred to a new mission in Buffalo, New York. Sr. Sarah Agnes Baker succeeded her in this position for one year. The administration of the hospital then was placed in the hands of Sr. Ursula Mattingly for the next five years.⁶⁸

In 1856 there was a fire at the Troy Hospital. According to most accounts, the cause of the fire was a defect in a flue and the damage to the structure

was extensive. The only things left standing were the four exterior walls. In response to this situation, Fr. Peter Havermans closed the school and transferred the hospital to that building. All of the patients other than the homeless were dismissed. For three months during renovations, the Daughters of Charity nursed the remaining patients in the former classrooms of the school.⁶⁹ The sisters considered the fire providential because the rebuilt hospital was better designed and better equipped than the original.

Another fire in 1859 damaged the hospital, "which, owing the scarcity of water, was partially consumed. The patients were all rescued in safety. The loss is about \$3,000; but is all covered by insurance."⁷⁰ A later story revised the loss as about \$2,000, and the fire was said to have originated from the heaters in the third story.⁷¹

Despite the renovations, the site of the first Troy Hospital building was unsuitable. The proximity of the railroad tracks to the hospital and the frequency of trains rolling past became unbearable. The situation not only disturbed the patients but also created a health hazard. A newspaper article written on the occasion of a visit by a Board of Supervisors to the hospital during this time sheds some light on the situation:

The Troy Hospital was next visited, and Drs. Burton and Hubbell were present to do the honors. This institution has a capacity for fifty-five patients, and it has at present forty-eight, eight of them for private, the others being placed there by local authorities and the commissioner of emigration. This institution, like the Infirmary, is excellently conducted, but it is unfortunately located. It is on low ground, and "cribbed, cabined and confined" on all sides, and to make the matter worse, the Union Railroad took a notion to run across a corner of the lot, and it has since kept up a constant running of jarring trains under the windows of the sick and dying. The institution is sufficiently meritorious to have a better location and a larger and better building.⁷²

Although there are no surviving photographs of the first Troy Hospital building, an illustration of the structure and its dependences appear in a map of Troy made in 1858. In it, the shape and size of the structure is clearly discernable. The building appears to be a simple three-story brick structure with a low-pitched pyramidal roof. To the southwest of the hospital along Hill Street is a large structure labeled "Barracks built in 1845." To the southeast

of the hospital building along 5th Street is a smaller structure labeled “nurses’ quarters built 1848.” Also clearly evident are the railroad tracks running right next to the hospital.

At this time, the leadership of the Troy Hospital was changing. In 1859, Sr. Ursula Mattingly, who had been in charge of Troy Hospital for the previous five years, was re-assigned to Detroit. Sr. Joannes Moore, the pioneering administrator who first brought organization to the hospital nine years before, was her successor.⁷³ The following year, Fr. Peter Havermans, the individual most responsible for founding the Troy Hospital, resigned his position as a member of the Board of Governors of the Troy Hospital, completing the transfer of administration from male board members to the Daughters of Charity.⁷⁴ In 1862, control of the hospital was entirely given over to the Daughters of Charity and the name was changed to “The Troy Hospital Association” three years later.⁷⁵

A NEW TROY HOSPITAL

Troy’s need for a new and larger hospital reflected the city’s growth. During a five year period Troy’s population increased from 39,293 (1865) to 46,421 (1870). This increase of over 7,000 people in such a short span of time made the need for a new hospital imperative.⁷⁶

In addition to population growth and the distressing proximity of trains, the end of the Civil War in 1865 created an influx of a large number of wounded soldiers, and the applications for admission were greater than the hospital could accommodate.⁷⁷

In 1865, under the leadership of Sr. Catherine Roche, the hospital solicited a new charter for the Troy Hospital Association. At a meeting of the Board of Governors of the Troy Hospital on April 15, 1866, Catherine Roche, by then treasurer of the board, moved to purchase the property located at the head of Fulton Street on the east side of 8th Street. The board agreed to seek proposals for the south wing and center structure of their proposed new hospital in 1868. Cecilia Mattingly, the President of the Board, “moved that a committee of one or more gentlemen from each parish in the city, also from West Troy, Cohoes, Lansingburgh and Waterford be appointed to superintend.”⁷⁸

The location was considered favorable for the new hospital. Near the center of the city, yet elevated and away from the river, it would offer patients a therapeutic environment for convalescence. The impetus to move may have been fueled in part by the burning of the orphan asylum next door in 1866. A former inmate was suspected of the setting the fire, which destroyed the asylum but did not harm the hospital. It undoubtedly was the last straw for the hospital administrators, however.⁷⁹

Prominent Troy residents Ebenezer Prescott and his wife Maria owned the property that was to be the future site of the hospital. The Prescotts were business-minded individuals who had amassed a considerable amount of real estate within the city limits of Troy.⁸⁰ “Negotiations were begun at once, and through a deal made by Mr. Patrick McGrath, a staunch friend of the Troy Hospital, with Mr. Ebenezer Prescott, the Prescott estate on Eighth Street at the head of Fulton Street was purchased for \$18,000 and immediately transferred to the Troy Hospital Association.”⁸¹ The property description follows:

All that certain lot piece or parcel of land situated on the East side of Eighth Street in the City of Troy aforesaid now or lately occupied by Ebenezer Prescott and Maria Prescott his wife and described as follows, beginning at a granite stone set in the ground at the northwest corner of the lot thereby conveyed and runs thence south on Eighth Street one hundred and sixty one feet to the north line of lands of Peter Low thence along said north line of Peter Lows land East four hundred and sixty feet thence along said Peter Lows land south forty feet thence East four hundred and fifteen feet to the west line of lands of the Troy Theological Seminary and thence along said west line of said Troy Theological Seminary lands two hundred and one feet to a granite stone set in the ground at the north east corner of the lot thereby conveyed and thence West along the north line of the lot thereby conveyed eight hundred and seventy five feet to the place of beginning.

According to the published minutes of a special meeting of the Governors of Troy Hospital on March 18, 1868, the treasurer was authorized to give M.F. Cummings \$300 “for the drawings of plans, specifications, etc.” for the new hospital building. An additional \$150 was given to him “for seeing that the contracts were properly fulfilled by the builders.”⁸²

According to historian Diana S. Waite in her introduction to a reprint of one of his pattern books, Marcus F. Cummings was born in Utica, New York

in 1836. His father's occupation as a carpenter taught the younger Cummings the practical aspects of building construction and undoubtedly influenced him to become an architect. In Utica, Cummings was exposed at a young age to the works of such notable architects as Philip Hooker, Alexander Jackson Davis, and Richard Upjohn. He attended the Advanced School and the Academy in Utica. In 1853, at the age of 17, Cummings left Utica to "study architecture, which he did in well-known offices in St. Louis, Baltimore, and Buffalo." In 1859, Cummings (using the first name of Mark) was listed as an architect with Joseph K. Bent, a St. Louis architect and builder. According to the 1860 St. Louis city directory, he was listed as a partner in what was presumably the architectural firm of Puschall and Cummings. For a time in 1861, Cummings returned to his home in Utica. According to Waite, this was most likely due to the fact that his father, Jason Cummings, died in February that year. According to the 1862 Utica city directory, he maintained a short-lived office in Butterfield Block.⁸³

Cummings's long association with Troy began



Troy lay in ruins in the aftermath of the 1862 fire. The future site of the Troy Hospital appears in the upper left corner. Courtesy of Rensselaer County Historical Society.

in 1862. On May 10, a huge conflagration destroyed over 75 acres in downtown Troy including 500 commercial, industrial, and residential structures.⁸⁴ Setting up shop less than four weeks later in the Troy *Times* Building, Cummings advertised his services as "Architect & Superintendent" and his desire to "furnish Drawings and Specifications for Buildings of every kind, and supervise their construction." Cummings's efforts to secure work were greatly aided through his relationship with his uncle, the

Rev. C.P. Sheldon, who had resided in Troy for the previous six years. Sheldon's own 5th Street Baptist church was destroyed in the fire. Cummings designed its replacement, and it is believed that this commission was his first in the city. Two years later, in 1864, Cummings was commissioned to "furnish all necessary designs, working drawings and specifications" for the erection of the Second Presbyterian Church on 5th Street "in a proper manor [sic], for the Sum of Four hundred and fifty dollars." This church, designed in the popular Italianate Style of the period, was a major commission in Cummings's early career. With these two commissions under his belt, Cummings began an active period in which he designed several notable structures in Troy as well as the surrounding area.⁸⁵

The design of the new hospital in Troy, given to Cummings in the spring of 1868, is typical of many of his public commissions executed during this period. Built in the fashionable Second Empire Style, it was similar to many of Cummings's other public commissions in Troy such as the First Ward School (built 1868, demolished in the 1950s), the Troy Times building (built 1871-72, demolished 1937), Troy City Hall (built 1876, burned 1938) and the Rockwell Hotel in Glens Falls, New York (built 1871-72, burned 1950).

Known in America as the "Grant Style" due to its popularity during the administrations of Ulysses S. Grant, the Second Empire Style had its origins in France with the additions to the Louvre made from 1852-57 by French architects Louis Viscount and Hector-Martin Refuel. In their efforts to integrate their newer work with the original Renaissance and Baroque sections of the Louvre, they created an entirely new style that utilized rich horizontal layering of the classical orders, multiple overlays of classical ornament, and sculptural enrichment.

Structures built in this style typically were divided into dominant center pavilions flanked by end pavilions (similar to the layout of Cummings's Troy Hospital). Each separate section in the building mass was capped by a tall, truncated, pyramidal roof that derived its shape from the type first used in the seventeenth century by French architect Francois Mansart. Since the Louvre functioned as an art gallery, imperial palace, museum, and government building, this new style became the preferred choice

in both Europe and the United States for buildings serving any of these functions.⁸⁶

In September 1869, Marcus F. Cummings formed a partnership with Thomas Birt, an ornamental plasterer and architect from Utica, New York.⁸⁷ The business partnership between Cummings and Birt lasted two years, when Birt returned to Utica. With successful publications and a growing business practice, Cummings purchased a home in Troy in 1870. He was awarded an honorary master's degree from the University of Rochester in 1872. He published pattern books with extensive detailed drawings of ornamental features. These large drawings were noted for the ease of construction for both architects and builders.

While Cummings's career was a success, he suffered personal misfortune. He and his wife Caroline Marie Wood Cummings had one child, Fred, and in July 1873, Caroline gave birth to a second child, Carrie. Only six days after giving birth, Caroline took her own life and a year later daughter Carrie died. After experiencing these sorrowful events, Cummings set sail for Europe with a close friend and left his architectural business in the hands of Bernhardt J. Noack. By 1876, he returned to Troy and resumed business. Overcoming personal loss, Marcus Cummings married his cousin, Clara Louise Sheldon, "the daughter of the officiating clergyman," in September 1876.⁸⁸

The June 1880 census listed Marcus F. Cummings and his family: architect, age 44; wife, Clara L., age 26, keeping house; and son, Fred, age 12, at school. Cummings spent summers at Martha's Vineyard, Massachusetts, and in 1879 he built a cottage there. His brother-in-law had previously established residence on the island and founded the Martha's Vineyard *Herald*. Marcus Cummings revived his interest in writing and eventually became associate editor. In 1891, he retired to Martha's Vineyard and his son Fred took over the business of the Troy architectural firm.

The community expressed mixed reactions to the proposed hospital at 8th and Fulton streets. Sr. Joannes Moore of the Daughters of Charity described the sentiments of the nearby residents of the future hospital in her personal memoirs: "The neighbors were more than distressed, when they

found it had been bought for a hospital, and,—more horrible still, by Catholics! They neither wanted the sick, the Sisters nor any vestige of Catholicity so near them."⁸⁹ Sr. Moore stated that the family, "an old respected one," whose property was adjoining that of the future hospital, was "the most bitter of all." Interestingly, this family's attitude completely changed when their own daughter was operated on in the Troy Hospital to remove a large tumor. Their daughter fully recovered and the hospital's "bitter opponents were all changed to true and sincere friends for life!"⁹⁰

Several local newspapers published letters from local residents to the editor with objections to the hospital due to sanitation concerns. A letter to the editor of the *Whig* defended the proposed Troy Hospital:

The proposed Hospital will be an elegant building architecturally considered. The grounds already beautiful and ornamented with trees will be laid out in walks and carriage ways, and otherwise improved. The establishment, completed and in operation, will be as innocent of offence to the neighborhood as the Female Seminary is to First and Second, and Congress Street, fronting the Park [this is a reference to the Troy Female Seminary, one of the country's first educational institutions for women]...I will only say such is not the practice observed in considerable cities, in locating general Hospitals. The institutions are needed in cities; they should be of easy and ready access, in case of accident or other sudden emergency. The cost of conveying patients to hospitals should be as slight as possible and the patients' friends should be at ready call, and able to visit them, or inquire for them without cost or inconvenience. Such institutions require large and constant supplies from the general market. They should be able to purchase first hand and relieved of the expense, delay and annoyance of attending the employment of car men and package deliverers...The opposition which has arisen, was under the circumstances, quite natural. But I believe the worthy and excellent gentlemen who have taken the lead in it, have not fully considered the ease in all its bearings. The erection of a hospital will benefit their property, not injure it; and their pleasant residence, (which they justly prize) will be rendered even more pleasant when the splendid and sightly structure it is proposed build, shall keep gentle and graceful company with their own elegant tasteful homes.⁹¹

A letter to the editor of the Troy *Daily Times* by Howard Dix described the proposed hospital in favorable terms:



Architectural rendering of Troy Hospital (unsigned, c.1868). Courtesy Daughters of Charity Archives.

It is proposed to erect a massive elegant and expensive structure, which like the Polytechnic Institute, the College, the new orphan asylum all in the immediate neighborhood will be an ornament to the city. We are living in an age when public institutions for the care and accommodation of the sick and unfortunate, are not the rude repulsive and offensive places they once were. They are built with regard to outward elegance and beauty, and internal comfort and health. Ventilation, drainage, sewerage, - everything which can ensure health and perfect cleanliness are deemed indispensable.⁹²

Plans for the hospital's building progress were documented in the Board of Governor's minutes. A proposal from Hugh Rock to build the south wing of the hospital and the foundation of the center wing

and chapel for \$26,200 was accepted by the board on April 29, 1868.⁹³

The well-attended ceremony dedicating the cornerstone of the hospital took place on June 28, 1868. In the sudden absence of Bp. Conroy, the event was officiated by the Rev. Wadhams, Vicar-General of the diocese. The *Troy Daily Times* described the event in the newspaper the next day: "The crowd was variously estimated at from five to six thousand. The weather was all that could be desired, and our Catholic fellow-citizens demonstrated by their presence the deep interest felt by them in their success of the enterprise." The inscription on the stone read, "The cornerstone of the Troy Hospital



West facade of Troy Hospital on 8th Street. Troy Hospital, Troy, N.Y., 1893. Courtesy of the New York State Library, Manuscripts and Special Collections, Albany, New York.

was laid on the 28th day of June 1868, by the Rt. Rev. Bishop Conroy." A tin box deposited in the cornerstone held documents, history of the new and old hospitals, the name of contributors and the amount of their donations, photographs of the mayor, chamberlain, state senator, and state assemblyman. The Bishop of Natchez, Mississippi delivered an address following the ceremony while committees successfully circulated through the crowd soliciting aid for the hospital.

Advertising was authorized by the hospital board for proposals for constructing basement walls of the north wing for the new hospital, and they accepted the proposal of Jacob and Nichol to do all masonry work and furnish all materials for north

wing basement walls.⁹⁴

With construction of the hospital progressing, the April 28, 1869 meeting of the hospital Board of Governors documented the approval for Drs. McLean, Cooper, and Catlin to be invited to attend as physicians and surgeons with Dr. Marmioon at the Troy Hospital. The motion was approved. According to the personal account by Sr. Delphine Steele, the loyal group of men each came in person, accepted, and agreed to serve gratis.⁹⁵

Plans to complete the hospital were set in motion on June 24, 1870. The board moved that the work on the center chapel and north wing of the hospital be resumed and authorized the treasurer to pay Murphy and Bouche to do the brick work

for \$4.90 per thousand. Mr. Howes was authorized to “furnish and set window frames, floor timbers, bridging according to plans and specifications in the chapel and in the first, second, and third floors of the center building and north wing for the sum of \$1,953.99.”⁹⁶

In the fall of 1871, the new Troy Hospital was ready for occupancy.⁹⁷ Sr. Delphine Steele described the finished grounds and interior of the hospital as follows in her personal memoirs:

The building was reached by an ascent of sixty-eight steps, broken by three terraces enhanced by trees, shrubbery, lawns, and gardenplots. At the back there was a small productive orchard that proved an asset, and near it was a stable for the cows. Through extensive flowerbeds that furnished a wealth of flowers for the chapel, a road wound around a singularly deep ravine, at the bottom of which over rock and shelves tumbled a small stream until it suddenly dropped over a high ledge and formed a picturesque waterfall. The ambulating patients were encouraged to stroll through this delightful spot and to spend their recuperative hours in a charming little summerhouse by the bridge spanning the falls. Within the hospital there was a cheery, glowing, homey atmosphere and this was diffused through airy, lightsome pleasant wards and numerous private rooms. In such an atmosphere of peace and calm this delightful, genial environment, with excellent care, and under the most promising conditions, there is a small wonder that those who entered the hospital with a tincture of awe and fear, with little confidence and many ingrained misgivings, left it in an opposite frame of mind and eventually proved themselves true friends and unswerving supporters of the hospital.⁹⁸

The prominent structure with its high tower loomed over Troy, sharing the dominance of the skyline with the most prestigious structures of the city. The symbolism was easily understood: Medicine, and Catholic medicine at that, was proclaiming equivalence with Rensselaer Polytechnic Institute and St. Joseph’s Seminary and institutional supremacy over Troy.

On November 9, 1871, the board moved to sell the old hospital property on the southwest corner of Washington and 5th streets to trustees of the St. Vincent’s Female Orphan Asylum for \$15,000. In the fall of 1872 the orphans of St. Vincent’s moved to the old hospital.⁹⁹

After a long and eventful career as administrator of the Troy Hospital, Catherine Roche submitted her resignation to the Board of Governors at a special

meeting on May 3, 1877. She was appointed the Sister-Administrator at the Philadelphia Hospital. Her successor, Sr. Vincentia Burke remained in a leadership role for three years and Sr. Angeline Davis followed. Sr. Steele praised Sr. Davis as “a Superioress gifted with an unusually keen and alert business mind.” Sr. Angeline remained as administrator at the hospital until January 16, 1887.

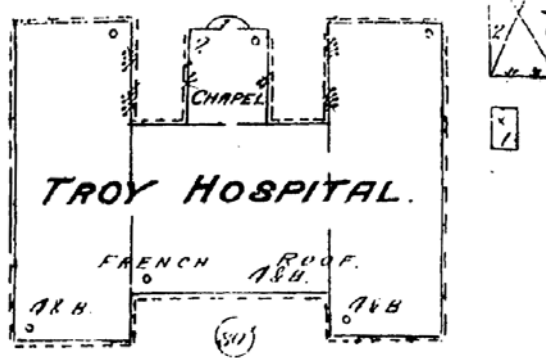
Several repairs to the relatively new hospital building were documented in the board minutes from 1877 to 1881, including roof repairs, re-flooring of the south wing, construction of a brick barn, and the addition of a floor to the chapel wing.¹⁰⁰

The Troy Hospital was included in the 1880 Rensselaer County Census. The entries included the names of the sisters and servants and continued with a listing of 93 patients and their ailments. The patients ranged in age from Mary Dillon, age 7, with a diagnosis of sore eyes to Alice Rourke, age 90, diagnosed with old age. All manner of ailments were treated, from rheumatism, fever, heart disease, epilepsy, consumption, typhoid fever, and paralysis, to injuries of the hand, leg, and foot.¹⁰¹

The Daughters of Charity expanded their duties of caring for the sick beyond the hospital during the epidemic of smallpox from 1880-1881, “Sisters were sent from the Troy Hospital and were regularly domiciled near the pesthouse.”

The city and county subsidized the hospital for the care of patients who were unable to pay for their own treatment. The stigma of a hospital stay began to dissipate with the continued upgrading of the Troy Hospital building and its facilities, which were considered on the leading edge of health care in the country at the time.

An 1890 map of Troy depicted the hospital building in an H plan: a south wing and a north wing connected by a central hall.¹⁰² Insurance maps showed the hospital in this configuration until the new hospital on Oakwood Avenue was occupied in 1914, at which time the 8th Street building was eliminated from the maps. The changing shape of the hospital over the years was not incorporated in the maps, and subsequent occupation of the old building, if any, after 1914 was not permanent enough to warrant its identification on the maps. The absence of a listing for that address in city directories from 1914 through 1922 also indicates



This 1890 Sampson Murdock & Co. map shows the plan of the renovated chapel in relation to the hospital. The number of hatch marks or "stems" confirm that the chapel was two stories in height. The hospital wings were four stories high.

that the building was unoccupied.

The Daughters of Charity compiled the Troy Hospital's Statistics and Financial Reports annually, providing much information regarding the yearly expenses of the hospital. In 1890, for instance, repairs and improvements totaled a little less than \$4,000. There is no indication what the repairs were for, but similar amounts were spent in most years, except when additions and renovations were made to the hospital.¹⁰³

Justly proud of their achievements, the Daughters of Charity provided historical documentation of the Troy Hospital through their account books and records and in their loving recollections of daily life. The reference to a new coat of paint for the building in 1890 is described in Sr. Moore's account. Although there are no plans of the hospital as it stood in the late nineteenth century, the references made to the locations and number of rooms in the written descriptions by Moore and others help place later photographs of the interiors.

Sr. Joannes Moore's recollections included this description:

Troy Hospital stands on an eminence overlooking the city of Troy, the Hudson river, West Troy, Port Schuyler, Green Island, Cohoes etc. The house is reached by an ascent of 68 steps, broken by three terraces, which, with trees, grass plots, and flowers in season, present a beautiful appearance, particularly now, as the outside of the building was well painted last year 1890, --a very pretty buff, trimmed with shades of brown. Twenty years it had been standing without a coat at all. Now, it is conspicuous even on the other side of the river. The views from the upper windows are much,

and justly admired by visitors...Then, from the cupola, may be seen the capitol at Albany, six miles down the Hudson...Counting the basement which stands above the ground, in front, it is a five story edifice. From the front door to the fifth story there are 75 steps, with those from the street, making 143 all told. There are ten wards in the house, all light cheerful, airy and pleasant, as are the eight private rooms on the ladies hall, the seven on the gentlemen's [sic] hall, both fronting east and west, and the range of rooms in the fifth story, facing north and south. The kitchen is large, bright, and as is the whole house; noted for its order, and shiny appearance; its comfortable, homelike aspect."¹⁰⁴

She described the hospital grounds in 1891:

At the back of the house, beside the road, there is a small, productive orchard, which gives almost fruit enough to preserve for the use of the whole family through the winter. There stands the nice brick stable for the cows. Higher up, in an angle of the road, are the flower beds, to supply the chapel. Then, the road winds on, around a most singular, deep ravine, almost circular with a stream of water flowing thro., down from the "Seminary pond," over rocks, shelves and ridges, covered with rich, green moss, all contributing to form a perfect, small cataract, not unlike parts of Trenton Falls, in this state. As for the ravine, common as they are in the wild West, in the heart of the city, another such piece of land is not to be found in this region. The property is called four acres. The miniature water fall is crossed by a miniature bridge; beside which, there is a well built summer house, for the patients, erected by Sister Angeline Davis. As "Possession is 9/10 of the law," if the men or boys are seated there first, the house is theirs as long as they can stay; and the girls settle down on the hills, or the settees around the ravine. Perhaps, next day, the tables are turned; and many pleasant hours are spent there in good weather. As countrified a spot, as any summer resort. Twice each day the poor sick are breathing the fresh air around that picturesque road."¹⁰⁵

This is the only information describing the grounds of the hospital during this time period. The exact locations of the bridge, summerhouse, settees, and gardens are not known. The brick stable is no longer standing, and the Seminary pond, ravine, waterfall, and bridge have since been eradicated. An 1881 atlas of Troy shows the hospital with an outbuilding to the northeast, and a large pond beyond the property line to the east. A path immediately surrounds the hospital and leads to the outbuilding along the north lot line.¹⁰⁶

1892 showed a dramatic increase in income from private patients at \$4,907.¹⁰⁷ Perhaps this was an indication that convalescing in the hospital

was becoming acceptable to the upper classes. To facilitate the smooth operation of the hospital, the Daughters of Charity felt it was necessary to have the doctors organize the different departments. In answer to this need, Troy Hospital's first medical board was organized in 1893.¹⁰⁸ The constitution and by-laws were adopted January 20, 1893.¹⁰⁹

Sr. Delphine Steele wrote of the hospital in 1893 that the first staff President was Dr. LeRoy McLean. He was the first surgeon connected with the hospital, and the first non-Catholic.¹¹⁰ Sr. Joannes Moore remembers this of Dr. McLean:

The hospital is blessed with an excellent set of Surgeons, Occulists, Doctors, attendants, nurses, and help in all departments. Dr. McLean first surgeon, has given his valued service gratis, since this building was opened. He is as much interested in all that concerns it as the Sisters themselves; and, tho. not a Catholic, if a Catholic should ever die under its roof without having received all the consolations of his Faith, the fault will never lie at the good old Doctor's door. A good old Irish nurse, who had attended the sick here, about as long as the Dr. himself, hearing a patient inclined to grumble about him one day, said 'Ah! Then ma'am, if you please don't say a word agen Dr. McLean, for, I think that much of him, that, if he and I were standing at the gates of Heaven, and, only one of us could be admitted, I would push him in, and stay out meself!' Some time ago, a gentleman was brought here from a country place, as a last resource, to try the well known skill of Dr. McLean, having

swallowed four of his 'store teeth,' plate and all, in his sleep, a few nights before. The village Doctor had done all the harm he could, by trying his best to punch the torment down, making it doubly hard for any one else to get it up. Many Doctors were present at the unusual operation, watching 'The Commander in chief,' as some of them call the grand old man, for a long time, in breathless silence, according to their rule in such cases. 'Unbroken silence.' At last, when all hope seemed gone, the Surgeon said, 'give me a string!' They gave him a loop of silk, and, all held their breath anew, till, at last, the loop caught, and, the whole thing was safely landed outside the poor mouth. Then, there was an outburst of applause from the Doctors, who all thought it a wonderful piece of work.¹¹¹

In 1893, the hospital was re-incorporated as the Troy Hospital Association.¹¹² The building was entirely under the management and control of the Daughters of Charity.¹¹³ The sisters were in charge of preparing prescriptions in the pharmacy and dispensing remedies prescribed by physicians.

This last decade of the nineteenth century was a busy one for the Troy Hospital. Everyone associated with the institution was preparing for its Golden Jubilee celebration that the turn of the century would mark. A photograph album compiled in 1893 contains eighteen large mounted photographs of the hospital's interior spaces, and included an image of the west façade and a view from the hospital overlooking the city of Troy. The professional



(left to right) A first floor operating room, private room for ladies located on the third floor, and the hospital pharmacy located on the first floor, all taken from an 1893 folio of images documenting the daily operation of the hospital. Courtesy New York State Library, Manuscripts and Special Collections, Albany, New York.



This 1893 photograph shows the Female Medical Ward located on the third floor. Its location in the rear of the south wing is indicated by the window placement on adjacent walls and the door to the fire escape on the east wall (center of photo). Courtesy New York State Library, Manuscripts and Special Collections, Albany, New York.

quality of the photographs suggests they may have been commissioned in anticipation of the hospital's fiftieth anniversary. The details provided by these photographs and written descriptions reveal valuable insights into the layout and workings of the hospital at that time. Many of the features described remain today, such as ceiling heights and architectural clues to original ward sizes. With the aid of the photographs, the exact locations of these wards can be determined.

The interior photographs depict the basement laundry, first floor front corridor, pharmacy, ophthalmologic ward, operating room, and kitchen. The second floor corridor, gentlemen's private room, male surgical ward, chapel, and male medical ward are expertly photographed, along with the third floor ladies' private room, female surgical ward, female medical ward, fourth floor convalescent ward, and old ladies' ward.

Described as brick and Nova Scotia sandstone,

the hospital is recorded as having a basement story ten feet in height, with the next three stories fourteen feet each, and the mansard floor twelve feet high. There were three wards measuring 43' by 23', another three measuring 35' by 23', and two measuring 35' by 15', all 14' high. Another two wards measuring 35' by 15', one measuring 28' by 25', and one measuring 18' by 25', were all 12' high, indicating their location on the top (fourth) floor. There were a "number of private rooms with first class hotel comforts," and a patient could select his own medical attendant, if desired. In 1893, the hospital had accommodations for 200 patients, with the number under daily treatment approximately 100. It was heated by steam, and well ventilated, with light on all sides.

The Gentlemen's and Ladies private rooms were located at the west end of the north and south wings on the second and third floors, respectively. The kitchen was located in the north wing on the first floor, with the ophthalmologic ward in the south



Chapel (second floor), 1893. Courtesy New York State Library, Manuscripts and Special Collections, Albany, New York.



Kitchen (first floor), 1893. Courtesy New York State Library, Manuscripts and Special Collections, Albany, New York.



Second floor corridor, looking north, connecting the male surgical ward in the north wing with the male medical wing in the south wing. Access to the chapel was from the right (east) wall of this corridor. 1893. Courtesy New York State Library, Manuscripts and Special Collections, Albany, New York.

west, flanking the stairway to the upper stories.

The second floor corridor connected the male surgical ward in the north wing with the male medical ward in the south wing. The chapel to the east was also accessed through this corridor. On the third floor, the female surgical ward was located in the north wing, with the female medical ward

in the south wing. The fourth floor contained the convalescent ward and the old ladies ward.

Devoted to advancing their health care facilities, the medical board and the Daughters of Charity opened a training school for nurses and a gynecological department in 1894.¹¹⁴ The training school opened in February, with studies in Anatomy,

Physiology, Hygiene, Bacteriology, Surgical Technique and Dressings, Symptomatology, General and Obstetric Nursing, Management of Contagious and Infectious Diseases, Urinalysis, First Aid to the Injured, and Administration of Medicine and Dosage.¹¹⁵

Anticipating the continuing expansion of the hospital's services, the Daughters of Charity signed a loan on February 3, 1894 for \$20,000 to purchase three properties.¹¹⁶ These properties all bordered the original 8th Street property, and this loan facilitated the building of the "annex," or west wing of the hospital. On May 26, 1895, the president of the Troy Hospital authorized a loan of \$20,000 from William S. Earl, completing the mortgage agreement. A "special Operating Room suite was added to the Hospital" in 1895.¹¹⁷

The Statistics and Financial Reports provide insight into hospital staffing in 1895, listing sixteen Daughters of Charity in the establishment. Five women worked in the wards, two in the kitchen, and one in the clothes room. There were fourteen doctors attending, six hired males, and eighteen hired females. This staff cared for 703 patients in 1895. The number of charity patients for the year totaled 81, while paying patients numbered 622. The report recorded that 501 patients were discharged, and 93 patients died.

The money allotted for improvements that year was \$21,466 (for the annex), and another \$1,128 went toward repairs. The architect's fee was \$952, with the annex to the hospital built in 1896.¹¹⁸ The "Details of Indebtedness to Community and Externs" listed the hospital as being insured for \$37,000.¹¹⁹

There is no record of who designed and built the annex.¹²⁰ The "annex, containing a number of private rooms and wards, also a large, well-appointed Operating Room, with Sterilizing Room, Lavatory and Etherization Rooms, was completed [in 1896]. This year also witnessed a complete reorganization of the Staff, and the establishment of Medicine, Surgery, Gynecology, Pathology, Laryngology, Otology, Neurology, Ophthalmology, and Toxicology Departments, under their respective heads and assistants, which arrangement prevails at the present time."¹²¹ The Rev. Peter Robillard was appointed First Resident Chaplain to the hospital in 1896, replacing visiting Chaplain the Rev.

Peter A. Puissant, President of the old St. Joseph's Seminary.¹²²

1896 also marked the first graduating class of nurses. The four students were honored in a Troy newspaper clipping commemorating the event:

The first commencement of the training school for nurses occurred Tuesday afternoon, when four women received diplomas certifying to their having completed their two years of hospital work and their competence to nurse in any case that may arise. The hour for the graduation exercises named on the invitations was 4 o'clock, but long before that time the corridors of the hospital were alive with the many friends of the institute, including the clergy, who were received by a committee from the staff of physicians...The exercises took place in the three reception rooms on the south side of the corridor on the first floor of the annex and these rooms were comfortably filled, while many sat in the hall, where palms and a piano gave a homelike air to the apartment that was pleasing...the twelve nurses who have constituted the hospital staff, marched in two by two, attired in the neat-looking gowns that nurses wear, with caps and aprons of such snowy whiteness that it would seem to be a luxury to be ill and to be attended by them...On the platform were Bishop Burke, Bishop Gabriels of Ogdensburg, formerly the president for twenty years of St. Joseph's Seminary of this city, and Mayor Molloy...Bishop Burke then made quite an extended address in a felicitous manner...the Bishop said: "...the citizens of Troy have reason to be proud of this noble institution which crowns this hill and which you can see from any point in the city. Its equipment is unsurpassed, as I saw in my recent visit to all the wards. The many appliances for the preservation of life and the amelioration of suffering are a source of rejoicing to me...The work done by this learned staff of surgeons and physicians, who give their services entirely gratis and who come here regularly to attend to their patients is worthy of praise."¹²³

Again, insight is gained concerning the layout of the new annex from the details in the newspaper article. Three reception rooms were located on the south side of the first floor corridor.

The continuing support and generosity of the Irish population of Troy was evident through the endowments received by the hospital. Mr. and Mrs. Edward F. Murray endowed the first pediatric ward in memory of their daughter Edna in 1896.¹²⁴ The hospital's income from private patients that year was \$9,346, while \$3,897 was spent on improvements, and another \$1,845 was spent on repairs.¹²⁵

Not every newspaper article sang praises of the accomplishments of the Daughters of Charity and

the Troy Hospital, however. The year 1897 left a smudge on the hospital's reputation. The *New York Times* published an article on July 10 recounting the death of a patient at Troy Hospital after being beaten by the night watchman:

DEATH OF GEORGE HORAN AT TROY HASTENED BY ALLEGED BRUTALITY. Troy, July 9.

George Horan, a peddler, died at the Troy Hospital Tuesday, and Charles A. Pixley, an inmate, charged that he had been murdered by Philip Crossen, the night watchman in the institution. The body had been interred. It was exhumed Thursday and an autopsy was held. At the Coroner's inquest several witnesses testified that Crossen, the keeper, had strapped Horan to a cot and beaten him in the face with a strap, after which he left him uncared for until he died Tuesday night. The inquest was concluded to-night, and the jury found that Horan came to his death possibly from alcoholism, and that death was hastened by blows struck by Philip Crossen. Crossen will be placed under arrest.¹²⁶

The 1897 commencement exercises of the training school for nurses were held in the main room of the hospital, with four graduating nurses. Dr. Herrick congratulated the graduates, and mentioned the death of Dr. McLean.¹²⁷

By the end of the nineteenth century, Troy's Irish Catholic immigrant population had gained social status, and Irish families were members of the upper classes, and able to give generously to the Daughters of Charity in support of the hospital. Mr. Peter McCarthy gave the first endowed hospital bed, and Mr. James O'Neill gave the second endowed bed.¹²⁸ A donation of \$5,000 endowed a bed in perpetuity.¹²⁹

Upgrades to the hospital continued as the nineteenth century neared its end. The hospital was electrified in 1898, though Troy had electric lighting since December 1881.¹³⁰ In 1899, the Edna Murray Ward Orthopedic Department was opened, the Dispensary was licensed, and the student nurses were sent to Dorchester, Massachusetts for obstetrics training at St. Margaret's maternity hospital. The Outpatient Department was also licensed during this year.¹³¹

"No year that has passed can show such advancements than the one which has just closed...there has been such a renovation that now the General Wards, Private Wards and Private Rooms show a beautiful uniformity on their metal ceilings, delicately tinted walls and polished hard wood floors. New and modern furniture

has been purchased and bedside tables are now enjoyed by every patient. Electric bells from each private room also adds to the conveniences. New steam warming ovens, placed in the serving rooms on each floor, keep meals warm from the time they are sent up from the kitchen until they are served. Each ward has its own separate bathroom, in which modern plumbing, side walls and partitions of Tennessee marble and tile flooring, make them attractive as well as convenient...The laundry has also kept pace with the times and the addition of new gas ranges for heating irons and also a large steam wash boiler has greatly facilitated the work. To the kitchen has been added large modern steam soup cauldrons and new coffee and tea tanks, also cold storage facilities, consisting of four separate apartments, each supplied with an electric light, in which are kept milk, fruits, vegetables and meats respectively. The boiler room has been equipped with two new twenty-three and twenty-four horse power boilers and an abundant supply of hot water is now obtained in every portion of the house."¹³²

All these improvements were made in anticipation of the following year's celebration. The beginning of the twentieth century marked the fiftieth anniversary of the Troy Hospital Association. The X-Ray department opened with equipment donated by Dr. D.W. Houston, Sr.; the Golden Anniversary Celebration took place at the Troy Club on November 28, and a Fiftieth Anniversary booklet was compiled, containing a history of the hospital and the 1899 annual report.¹³³ "From a modest and humble beginning it has grown, thanks to the zeal of the medical fraternity and the co-operation of patrons, into one of the most thoroughly equipped and best regulated hospitals in the country."¹³⁴

The people present at the Golden Anniversary celebration gave further evidence of the prestige of the hospital. Addresses were delivered at the celebration by Dr. William Osler, Physician-in-Chief of the medical staff of Johns Hopkins University, Baltimore, Maryland, and Dr. William P. Mason, professor of chemistry at Rensselaer Polytechnic Institute.¹³⁵

[E]arnest efforts were made to maintain the highest degree of excellence in every department, and giant strides were taken in both Medicine and Surgery, the discovery of antiseptics making the latter department of the greatest importance...During its fifty years of existence, the Troy Hospital has cared for twenty thousand house patients, exclusive of the vast numbers who have resorted



West facade of the Troy hospital, c.1900. Note the south tower, possibly for fire stairs, with a porte-cochere for ambulances. Courtesy of the Daughters of Charity Archives.

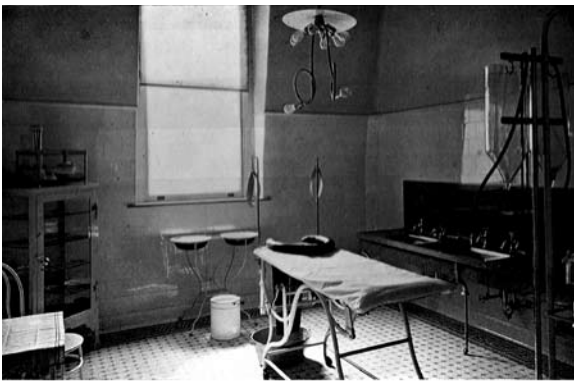
to the Clinic for relief and advice. Among the new additions to the Hospital is a private Operating Room, which is thoroughly modern in all its appointments. The floor is of tile, arranged in a neat pattern, the walls are wainscoted seven feet from the floor with square white glazed [sic] tiles, topped with a moulding of the same material, the remaining portions of the walls and also the ceiling are finished in enamel. From the center of the ceiling is suspended a cluster of electric lights. The marble wash sinks are of the latest square pattern and the plumbing nickel plated. A large new glass instrument case has been placed in this room.¹³⁶

Here again, details of the hospital interiors are revealed through descriptions and photographs. The private operating room described here was also photographed, and can be placed on the fourth, or mansard level of the hospital.

One of the most useful and interesting features of the Hospital is

the Out Door Clinic, where the deserving poor receive free treatment and advice five days in the week. No distinction of creed or nationality is permitted to interfere with the end proposed. Several Departments, corresponding to the Hospital proper, are in operation, -that of Dermatology having been lately added. The Eye and Ear Department was first established, and dates back to 1875...In this department alone nearly 15,000 patients have been treated since its inception. The Throat and Nose Department ranks next in numbers and is steadily increasing.¹³⁷

Other departments in the Out Door Clinic were: Medical Diseases, Surgical Diseases, Diseases of the Skin, and Diseases of Women, with "Emergency cases treated at any time by the Resident Physician and Surgeon."¹³⁸ The increasing burden on the hospital's facilities through greater numbers of in-patients as well as outpatients was well documented. The hospital on the hill was having difficulty



The above images "Pathological and Bacteriological Laboratory" (top) "Small Operating Room" (bottom) appeared in the "Troy Hospital Golden Jubilee," c.1900. Courtesy of the Daughters of Charity Archives.

accommodating the greater demand for medical services by the community even after building the west wing a few years earlier.

A second endowed ward bed was received by the hospital in 1901 as a gift of James O'Neil, and the Knights of Columbus gave a gift of thirty new beds to the medical ward through the efforts of Dr. M. F. Keenan.¹³⁹ This addition to the hospital created crowded conditions in need of remedy, according to Sr. Delphine Steele.¹⁴⁰

The annual report for 1902 valued the property at \$180,509, the value of the personal estate at \$10,000, and the hospital's total indebtedness at \$33,937.¹⁴¹ This year was unremarkable in the history of the hospital, as was the following year. In 1904, the advisability of a change of the site of the hospital was broached.¹⁴²

Edward F. Murray loaned the hospital \$20,000

at 4½ percent to purchase a tract of land between Fulton and Grand in 1904, "with hope of extending the hospital scope."¹⁴³ A newspaper clipping chronicled the event:

TROY HOSPITAL TO INCREASE ITS FACILITIES —Large Purchase of Land. The Warren estate has conveyed to Frank E. Howe of the Manufacturers' bank, and the latter subsequently to the trustees of the Troy hospital, a plot of land consisting of eleven acres. It includes that lying between the Troy hospital and the Church of the Holy Cross on 8th Street and extends east to a point between Thirteenth and Fourteenth streets and north nearly to the House of Good Shepherd property on Peoples Avenue. The old Roberts brick yard is included. The sale was consummated by Coffey & McDonnell. It is the intention of the Troy hospital to extend its buildings and usefulness and make the institution one of the finest in the United States. The crowded condition of the institution for some time has made this necessary and many requests have been received to have the hospital increase its facilities. The institution is at present the most prosperous in its career."¹⁴⁴

Horse drawn ambulance service was offered by the hospital in 1905.¹⁴⁵ Sr. Delphine Steele referred to it as "the old horse-drawn vehicle, which in its time seemed a miracle of speed, convenience and succor."¹⁴⁶



First floor corridor, c.1900. Courtesy of the Daughters of Charity Archives.

There was a slight fire in the hospital in 1906, with the damages covered by insurance. There are no known details regarding the location of or damages incurred by the fire. A gift of \$25,000 was received that year in trust from local industrialist and philanthropist Peter McCarthy with the principal to be used for construction.¹⁴⁷

The hospital was growing and changing, but its resources were severely strained by the increase in medical care provided. Despite the consistent expansion and renovation that occurred throughout the 1890s and at the turn of the century, the site at 8th and Fulton streets could no longer house the hospital's operations. In the midst of the economic downturn of the 1910s, sufficient funds had been secured through the mortgage of the hospital's land holdings and gifts by philanthropic citizens to build a new, larger hospital to the north.¹⁴⁸

Peter McCarthy again donated \$25,000 to launch the campaign, and the site for the present hospital was purchased in 1910, the Wagar Estate on Oakwood Avenue. On April 29, 1912, work on the third Troy Hospital had begun.¹⁴⁹ It was completed in 1914, and patients were moved from the 8th Street location.

In an apparent attempt to limit expenditures and prevent further costs from being incurred, the Association took the old Troy Hospital building out of service. The structure was effectively moth-balled and vanished from Troy city directory listings and maps of the city from 1914 until 1923.

INTERIM PERIOD

The period from 1914 to 1922 was perhaps the most detrimental time in the building's history. By the outbreak of the First World War, the old hospital had deteriorated considerably from lack of maintenance, and some of the building materials had been salvaged for scrap. But the war in Europe provided a purpose that kept the structure sound until its next incarnation as a Catholic school.

The war effort required the preparation of men and materials on an unprecedented scale, and the old Troy Hospital was readied for service. In the summer of 1917, the federal government determined the critical role the Watervliet Arsenal was to play and the production quota it hoped to meet. An influx of additional labor was required, and federal funding would allow for the construction of new housing



In ten years, the graduating class of skilled practioners from the training school for nurses had more than doubled in size. Courtesy of the Daughters of Charity Archives.

for this labor force. To maximize the benefit to the local economy, a realty company called the Troy Development Corporation was formed, financed through the sale of subscription shares and chaired by John J. Ryan. The corporation proposed a more beneficial use of local resources through the rapid renovation and marketing of under-utilized and vacant properties in the Troy area. The proposal included the conversions of the old Troy and Samaritan hospitals to create rental housing for up to 800 workers.

On February 21, 1918, the hospital board gave the Troy Development Corporation a thirty-day-option to purchase the old hospital and grounds.¹⁵⁰ No sale resulted from this activity.

Unfortunately within a matter of months the government abandoned its original plan to encourage private sector initiatives and decided to pay the entire cost of housing. The United States Housing Corporation of New York State was formed in July 1918 to plan and develop civilian employee housing units but concluded that, at least in the case of the Troy Development Corporation, it might properly remain a potential, rather than an active asset.

Due to the government's policy change the Troy Development Corporation abandoned the proposed hospital renovations and ultimately refunded investor contributions. However, the attention it received as a result of these plans led to its renovation as a military training facility.

Rensselaer was one of about 500 educational institutions to enter contract with the War Department, which had created the Student Army Training Corps late in the spring of 1918. In addition to members of the Rensselaer student body who

enlisted, the school received an enrollment of several hundred additional students, all of which were trained under strict military discipline and supervision, and deployed in four to eight week sessions. As the war effort accelerated, schools organized Central Officers' Training Camps to house and instruct the enlisted men, and in the case of Rensselaer, the old Troy Hospital at the edge of campus presented an ideal location. The *Troy Record* chronicled the swiftness with which the structure was renovated and indicates many of the alterations made:

The hospital has been made over into what officers claim to be a model barracks... There are probably few persons realizing the sad condition of the building before work started. The roof was in terrible condition, leaving large portions open to the sky through which the rain poured into the building. The plumbing had been ripped out and with lack of care the place was badly run down... The basement is being fitted out for a medical detachment that will look after the health of the soldiers...In addition to medical corps the bunk rooms, drug and surgical rooms are being prepared which will give the detachment a complete medical outfit and one that will rank with the best of camp cantonments...It is probable that nearly fifty shower baths will be installed on this floor. The first floor will contain the offices, officers' quarters, dining rooms and kitchen...The commissioned and non-commissioned officers will each have their separate mess halls while the privates will be fed in the main dinning halls. There is also room for dormitories on this floor. The kitchen is the same used while the hospital was in use and with the modern appliances installed is expected to prove of great worth. The upper floors, including the second, third, fourth and fifth, will be devoted mainly to barracks. The private wards and rooms have been enlarged, partitions having been removed and the building now contains many large and airy barracks. Splendid lounging rooms have been set aside on the second floor.¹⁵¹

The old hospital's service would be short lived however, as in the month following the first scheduled arrival of trainees, the November 11 armistice was signed. Despite its short duration of service, this series of events was vital to the structure's future. The former hospital had seen a half-century of service and from an economic standpoint, had exceeded its useful life; fully depreciated and technologically outdated, it could no longer serve in the capacity for which it was designed. To have been left to the elements in its previous state of disrepair, the structure would have likely progressed to a state of disrepair requiring demolition.

While not a tremendous departure from its earlier function, its conversion for military use involved more than a modest renovation, the first of several the structure would see in the twentieth century. While details are incomplete, the renovations, as described, potentially claimed a great deal of the original interior fabric and finishes. Little is known of the fate of the former hospital following the war, and despite its repaired state, its property value continued to decline. Concern for the liability of the property was evident three years later as the issue was again raised at a hospital board meeting in January 1922:

The President also stated that the holders of the Earl mortgage had demanded a personal interview with her concerning transfer of said mortgage to The New Troy Hospital, as The Old Troy Hospital is rapidly declining in value. The President assured the Mortgagers that the Troy Hospital Association will be responsible for the full amount without any consideration of the value of The Old Troy Hospital. It was moved, seconded, put, and carried, that The Old Troy Hospital be placed in the hands of a real estate agent for sale and the sale be advertised in the local papers, also in the New York City papers; the lots on Avenue B. not to be included in the sale.¹⁵²

No records have been found of pending sale offers for the eleven months leading up to the final sale of the old Troy Hospital to the Albany diocese on November 18, 1922. The structure and property were sold for the sum of \$30,000 with the stated purpose of combining the smaller Catholic schools in the Troy area into a single Central Catholic High School.

CATHOLIC CENTRAL HIGH SCHOOL

At the start of the twentieth century, Catholic school education was conducted by individual parish schools within the diocese. These schools, specific to localized neighborhoods, often helped to define the character of the community. However, by the early 1920s, these individual schools were becoming overcrowded and daily attendance was dropping among the registered pupils. In an effort to counteract this trend, the Albany diocese encouraged the creation of centralized Catholic schools on the premise that "as a result of better buildings, a more regular attendance will exist."¹⁵³

While the Albany diocese had proposed the original concept of central Catholic schools, the

Rev. John T. Slattery, principal of St. Patrick's High School in Watervliet, has been credited with initiating consolidation within Troy.¹⁵⁴ The Rev. Slattery believed that a larger centralized school could better utilize pooled resources for the benefit of its students. While regretting the loss of the parish schools, the Sisters of St. Joseph agreed that "the central high school idea is spreading...it will take some time for it to supplant the present system, which has grown up through necessity; but in time the advantages of the new system will be realized everywhere. It is the coming system."¹⁵⁵ The Most Rev. Edmund F. Gibbons, Bishop of Albany, supported the consolidation and, on November 18, 1922, purchased the building and 3.34 acre parcel from the Troy Hospital Association for \$30,000.¹⁵⁶

However, it was not until more than two years later, on September 28, 1925, that Bp. Gibbons deeded the property to Catholic Central High School for the sum of one dollar.¹⁵⁷ Once renovations and repairs were completed at the facility, the bishop officially blessed and dedicated the school on November 29, 1925. In his remarks, Bp. Gibbons thanked the Daughters of Charity for their financial generosity:

One reason we have this school is because of the liberality of the Sisters of Charity. They practically gave us this building. They wished no gain. If we had to build such a structure from the foundation up we could not have stood such an enormous expense. I believe this building is worth \$1,000,000.¹⁵⁸

Conversion of the facility from a repurposed hospital to a school required a sizable financial investment. To assist in the conversion, the Albany diocese contributed approximately \$250,000 for repair and improvements to the structure. In addition to the drinking fountains, blackboards, and bookcases added to the facility, the most significant alteration involved the removal of the old hospital chapel on the eastern end of the main building.

The chapel was demolished in 1923, and replaced with a four-story building, designed by Frank J. Morgan and Louis H. Morgan Architects, using materials from the N.C. Clausen Architectural Iron Company. This building accommodated a modern gymnasium (first floor), a spacious auditorium with stage and auxiliary rooms (second floor), and a cafeteria (third floor). When the cafeteria was completed in 1924, it reflected the prominent philosophy in Catholic education regarding



Portrait of Bishop Gibbons. Courtesy of Daughters of Charity Archives.

separation of the sexes by orienting the room to allow a "boys cafeteria" and a "girls cafeteria" to be located at opposite sides of the same room.

Separation of the sexes was reflected again in the construction of steel staircases between 1923 and 1925. These staircases were added to the western façade, flanking the central projection of the structure and accessed from the interior of the building as well as the exterior of the building through separate entrances. The southernmost entrance was labeled "boys" while the northernmost entrance was labeled "girls."

While originally discouraging the commingling of the sexes, attitudes towards separation of male and female students gradually changed in response to societal trends and social norms. The final years of Catholic Central at this facility saw both boys and girls accessing the school from either entrance.¹⁵⁹

In an effort to personalize the facility and reinforce its Catholic leanings, religious iconography was installed throughout the building. At the western façade, a statue of the Virgin Mary was placed prominently on a pedestal in an alcove at the top of the main exterior staircase while a smaller statue of the Virgin Mary was located in an alcove at the eastern end of the addition, near the top of the roofline. Additional iconography included the installation of a cross that was placed atop the central projection of the western façade.



This 1932 photograph of the Catholic Central High School's west elevation illustrates the boys' entrance and southwest stairway addition. Courtesy of the Rensselaer County Historical Society.

Further alterations to the facility occurred under Principal Mulqueen's term. In addition to ongoing repairs of the facility, a significant structural repair was undertaken in 1949. A new arch was installed "between Rooms 201 and 202 [to serve as] a supporting cover for the new girder run through from the south wall to strengthen that side of the building."¹⁶⁰ Blueprints from the Albany diocesan archives, dated 1948, highlight the need for structural reinforcement at the southern façade, with special emphasis at the vertical line left of the outside door. According to notations, the southern façade was bowing out and interior tie rods were

installed to help keep the façade plumb.

With construction underway, Catholic Central High School opened the doors of the old Troy Hospital in 1923. Since construction was not completed, students and faculty were forced to use the building piecemeal, as rooms and facilities became available. As a result, students frequently had to travel between St. Peter's Academy and Catholic Central to attend classes (typically a ten-minute walk). Heating was not installed at Catholic Central until after Thanksgiving.

According to the New York State Department of Education, enrollment at Catholic Central during

the first year consisted predominantly of freshman and sophomore students.

Faced with increasing enrollment, which had reached nearly 1,500 by 1946, combined with the continuing need for repairs, the school sought a new site to meet its needs. In the summer of 1952, Catholic Central purchased a five-year-old research building in north Troy from Cluett, Peabody and Company.



1934 images of the Catholic Central High School. Clockwise from upper right: Cafeteria and auditorium stage located in the east auditorium addition, detail of front entrance approach, and library. Courtesy of Rensselaer County Historical Society.

RENSELAER POLYTECHNIC INSTITUTE
AND WEST HALL

Rensselaer Polytechnic Institute also experienced a substantial increase in student enrollment in the 1940s. The growing demand for engineers at the ever expanding industrial giants, aided by the GI bill, caused a surge in enrollments from 932 students in 1940 to 4,485 students in 1948.¹⁶¹

Representatives from the diocese approached Rensselaer Polytechnic Institute regarding the possibility of purchasing the property and the accompanying building. On February 2, 1952 the trustees of the university authorized a loan agreement with the United States of America to be made under and pursuant to Title IV of the Housing Act of 1950 for a loan not to exceed \$2,880,000 for the construction upon land owned by the university of four dormitories to house approximately 620 students, including necessary appurtenant facilities (e.g. dining hall).¹⁶² Funds from this loan were to be used for the purchase and renovation of the old Catholic Central High School. However, the allocation of funds was delayed by the outbreak of the Korean War.¹⁶³

Rensselaer Polytechnic Institute deposited \$5,000 for the property on July, 14 1953.¹⁶⁴ The closing date was set for January 15, 1953, and the diocese was "responsible for keeping the building heated and protected from the elements until that time."¹⁶⁵ The statue of the Virgin Mary was removed from the 8th Street location on January 27 and installed at the new high school, where classes began the following month. On February 9, 1953 Catholic Central High School sold two parcels to Rensselaer Polytechnic Institute: one parcel contained the original 3.34 acres with the school structure, and 9.75 acres of land on Eagle Street between 17th Street and Burdett Avenue that had been acquired by the bishop in the early 1930s and used as the high school's athletic and playing field, for an additional \$5,000.¹⁶⁶

In September 1953, Rensselaer outlined plans for a campus-wide renovation program. The total cost of the program would be \$3.6 million; with \$2.9 million allocated for the construction of new dormitories and a dining hall; \$250,000 for furnishings and equipment for the new buildings, and \$500,000 for the renovation of West Hall (the former Catholic Central High School) and the Pittsburgh building.¹⁶⁷

With 50,000 square feet of floor space, the purchase of the high school building increased Rensselaer's academic facilities by 12 percent.¹⁶⁸ Final plans for the use of the high school building included the English Department on the top floor and a half; the Management Engineering Department on the middle floors, and the Geology and Fuel Resources Department on the ground floor and half of the first floor.¹⁶⁹

The preliminary cost estimates provided by Keis & Holroyd Consulting Engineers totaled approximately \$713,000, including all interior renovations, exterior façade repairs, exterior site work, and mechanical, electrical and plumbing systems, including the installation of new a sprinkler system. The public opening of the sealed bid documents, also created by Keis & Holroyd, was conducted on June 4, 1953, and revealed the lowest bids for each portion of the work totaled approximately \$225,000, with the scope of work reduced to fit the budget. Two days later, President Houston authorized \$250,000 to be appropriated for the renovation of West Hall.

Renovation commenced in mid-June 1953, including the installation of the southeast vestibule and the north, east, and south walkway bridges. To access West Hall from the rest of campus, new stairs and walkways leading from the Proudfit and Pittsburgh buildings were constructed. In addition, the capacity of the old boiler-house parking lot behind West Hall was tripled. However, the lot was only filled and graded, fueling students' apprehensions that "rain [might] make a mud lake out of this new parking area."¹⁷⁰

Interior renovations included new electrical, plumbing and heating services; the installation of new sprinklers throughout the building; and the Otis Elevator Company provided upgrades to the lift.¹⁷¹ To make new classrooms, laboratories, and offices, existing partitions were demolished and rebuilt. The Geology Department received a museum, new offices, lecture room and classrooms, library, and numerous laboratories for paleontology, geophysics, mineralogy, and geochemical studies, all located along the ground and first floors. The Management Department was given offices and classrooms on the first and third floors, and the English Department was provided with classrooms and offices on the fourth floor. A new cafeteria and faculty lounge was created

on the third floor that made food services available to the western part of campus for the first time.

According to the Board of Trustees' minutes from September 26, 1953, "the renovation of West Hall (old Catholic Central High School) has been completed to the extent that all classes scheduled for that building are being held. It will be several months before the work is completed and we will get full use of the building. Comments on the new facilities from the students and faculty are generally favorable." Four months later, the board reported, "Alterations are practically completed with the exception of installing chairs in the auditorium. Work is well within the budget of \$400,000 for the West Hall purchase, renovation, parking lot, walks and stairs." In a strategic maneuver to re-supply the working funds, the Board of Trustees suggested "\$400,000, the approximate cost of these facilities (including the purchase of West Hall, modernization, and construction of walks and parking lot) be borrowed for a term of five and one-quarter years. This will immediately reimburse the current funds and spread the cost of the facilities over a number of years."¹⁷²

The purchase and renovation of West Hall was undoubtedly a welcome addition for Rensselaer, as affirmed in the *Polytechnic*: "It was certainly very fortunate that so adaptable a building was available for purchase so near the campus. At last, the overcrowding of the departments has been relieved and the parking situation eased a little."¹⁷³ West Hall provided much needed space to five departments with thirty-four offices, twenty classrooms, ten laboratories, and nine other rooms for various purposes. The Geology department would occupy the lower levels as well as converting the old gym to a geology museum.¹⁷⁴ The English department claimed classroom and office space on the third and fourth floors. Additionally, West Hall contained an auditorium that could be used as lecture space.¹⁷⁵

President Houston announced a plan in 1954 that would increase undergraduate enrollment by eighty percent, and classrooms and laboratory buildings by fifty percent, with a completion timetable of fourteen years.¹⁷⁶ West Hall became available at a time when Rensselaer had a critical need of classroom and administrative space. The building offered the square footage President Houston needed to carry out his plan at a time of mounting financial debt.

The first one hundred years of growth at Rensselaer Polytechnic Institute were based on the pursuit of new programs, student enrollment increases, and current needs. In the face of so much growth, campus planning was relegated to pragmatic construction that fulfilled immediate voids and facilitated new scholastic programs. This type of necessity-based growth continued into the early twentieth century until President Palmer Ricketts spearheaded an ambitious campaign to propel Rensselaer into its next century.

In 1960, Rensselaer authorized Voorhees, Walker, Smith and Smith, an architecture firm from New York, to conduct a study and produce a campus master plan. The purpose of the study was to investigate the building requirements of the campus and assess the current physical state and design around foreseeable future needs. The final plan called for an addition of 29 buildings from 1960 to 1980. Key elements called for a development of the approach to the main campus, large buildings added to the main academic area in convenient locations so as to not create an unbalanced arrangement with the existing structures and with housing units dispersed across 15th Street on available land, preventing overflow into inappropriate areas. The plan also assembled a list of buildings to be placed on inactive status to await removal when space became available. West Hall was to be replaced by a parking lot. The overall plan, urban in scale and complexity, would have eclipsed the original "Green Roof" campus and changed the feel of Rensselaer.¹⁷⁷

In 1968 yet another campus plan was designed by Doxiadis Associates and West Hall was one of ten buildings earmarked for demolition, eliminating a significant visual connection to the city and an important historic structure. Rensselaer students argued that the needless destruction created high construction costs, and that no building should be torn down without a thorough investigation into its condition and history.¹⁷⁸ Doxiadis' plan moved the '86 Field and tore down the Quad to make way for more modern structures.

The Doxiadis plan was rejected, but West Hall was listed as one of four buildings slated for demolition in 1972. The reasoning behind the decision was that the buildings were in need of extensive renovations that "cannot be financially justified."¹⁷⁹

West Hall was listed on the National Register of Historic Places in 1973. The Campus Planning Department put out a "Case Statement on the 150th Anniversary Program" that did not include West Hall.

From 1972 to 1975 President Richard Grosh spearheaded a \$60 million plan that included the building of the Folsom Library and new modern classroom buildings, buildings he thought were necessary because "the antiquated facilities we now have really jeopardized the academic programs."¹⁸⁰

With the completion of the engineering building in 1976, the relocation of offices from the Ricketts, Troy, and North buildings into a new engineering building created an opportunity for renovating the vacated buildings. Functions then in West Hall and the Carnegie Building subsequently could be moved to the renovated Ricketts, Troy, and North buildings. William Winslow noted, "West Hall is on the National Register of Historic Buildings, and is protected in that federal funds can't be used to tear it down."¹⁸¹ He went on the stress the building needed new windows and a new roof.¹⁸² Dean Thomas Phelan of the Humanities Department spoke in favor of West Hall and offered that "a lot of faculty like West Hall" and that "the hillside buildings open onto the city are a connecting link between Rensselaer and the community." Phelan also stressed the historic significance of West Hall explaining "The building was erected right after the Civil War, and was designed as a modern hospital, the first such building in Troy. It's an excellent example of the Mansard or Second Empire style of architecture."¹⁸³

Kurt Reimer wrote about the possibility of West Hall becoming student housing. He also stated that renovations were planned for West Hall when the School of Humanities and Social Sciences moved into the Sage Building in 1977, the result of the "inefficiency of the heating loop that West Hall is on."¹⁸⁴

A Rensselaer Core Campus Academic Facilities Plan was developed in 1977. David Haviland, professor in the School of Architecture, prepared the plan for the office of the provost and physical facilities. The plan's intent was to develop the core academic campus through space reallocation and building upgrades. This plan clearly maintained the campus vernacular and accommodated slow growth

but also presented a list of buildings to be removed from academic use. West Hall was on this list, to be held for alternative use and not demolished.

Energy concerns, prohibitive interest rates, nuclear armament, international terrorism, and a sluggish American economy prevailed in the early 1980s. For institutions of higher education the period marked the beginning of a twenty-year decline in the number of students entering high school.¹⁸⁵ For Rensselaer, this meant a decreasing demand for undergraduate technical education. Combined, these trends hinted at industry's waning commitment to applied research.

This was the era of George M. Low at Rensselaer. The former Deputy Administrator of NASA, Low was inaugurated as Rensselaer's fourteenth president in 1976. He would shape Rensselaer like no other President since Palmer C. Ricketts. The 1948 graduate of the engineering program came back to Rensselaer from NASA where he was in charge of fulfilling President Kennedy's pledge to put humans on the moon. Low was exactly what Rensselaer needed. He was diplomatic and formed strong relationships between students, faculty, alumni, and trustees. One of Low's first priorities was to establish a plan for the future of Rensselaer.

The early 1980s brought "a new attitude among campus planners, concerned with identifying and preserving the spatial and formal character of a historically significant campus to which additions were being done."¹⁸⁶ This school of thought was present in the Saratoga Associates' Rensselaer 2000 plan, announced in March 1978. The plan "increased the emphasis on graduate and professional programs in conjunction with a greater amount of research, and a more unified undergraduate program."¹⁸⁷ The design did not specifically outline plans for future building other than "plans develop as programs develop."

President George Low was convinced of the value of future planning, and began the decade by forging ahead with the priorities he had delineated in Rensselaer 2000. Low's goal was that "Rensselaer would be a first-rank technological research university of international renown by the turn of the century." Strategically, this involved maintaining undergraduate excellence while emphasizing graduate work and research. Low audaciously

proposed, counter to economic and market trends, the establishment of “industry-academic” research centers and “an increase in sponsored research, from \$8.2 million annually in 1977 to \$30 million annually in the year 2000.”¹⁸⁸ Low not only sought to reinvigorate the campus academically with lectures and seminars but also to revitalize the region and community through outreach.

To meet his plan, in 1978 Low launched the “Rensselaer Campaign,” a \$38 million fund raising effort titled “Rensselaer, Where Imagination Can Be Applied to Achieve the Impossible.” Three years later, the campaign had exceeded its goal and raised \$52 million to fuel the Rensselaer 2000 plan; early evidence of Low’s ability to organize and lead against the tide.

Designed within the parameters of Rensselaer’s goals, the Saratoga Associates planned land use zones in a manner that people from different schools within Rensselaer could integrate in common study and recreation areas. The plan also recognized the need to preserve and improve the integrity of open spaces on the Rensselaer campus and to maintain a good relationship with the community.¹⁸⁹

As the Saratoga Associates’ plan was a broad-based design that required a more established budget and program analysis, Rensselaer drew from its own well and commissioned an Architecture Faculty Study Group to further explore the anticipated growth of Rensselaer and make recommendations drawn from research and previous campus plans. The study provided three main theories, all of similar design base. All plans had elements for new large affiliation centers, autonomous centers, expansions to the engineering and science programs, and a parking garage at West Hall. The construction emphasis placed on the West Hall area, recognized as a new major vehicular traffic access to the campus via 8th street, was limited to the garage. The building itself was to remain unchanged and was to house the administrative offices of the university.¹⁹⁰

Roland Schmitt, another trustee, followed Daniel Berg and Interim President Stanley Landgraf in 1988 as Rensselaer’s sixteenth president. Schmitt’s mission was well defined; return the Institute to financial health after earlier periods of aggressive growth.¹⁹¹ This was accomplished through the \$200 million New Century Campaign, the most ambitious

fund-raising campaign in the university’s history. Four years later the campaign exceeded its goal a year early, when over \$207 million was raised. For the first time in years campus infrastructure began to be retrofitted.

West Hall’s future appeared to be as uncertain as in previous decades. The building was being renovated with \$26,000 from Rensselaer’s Major Maintenance Program to make the auditorium usable.¹⁹² The purpose of the renovation was two-fold. The renovation was the first step for the planned Performing Arts Center that would require the subsequent renovation of Sage Lecture Hall into a Music Hall and ultimately the construction of a new Playhouse. The renovation also met the needs of the Union Programs and Activities Committee (UPAC) for a medium-size venue for concerts, seating 800. The renovations included the addition of new professional stage curtains, the reupholstery of the center front section of seats, and new stage lights.

A summary of a 1982 condition report prepared by Saratoga Associates described West Hall’s interior and exterior physical condition as fair to poor. The report cited code violations and major cracks due to settlement. At the time of the report, West Hall housed the departments of Geology, Philosophy, History, Political Science, Anthropology, Sociology, Art, Music, Human Dimensions, and Language, Literature & Communication. It was recommended that all academic departments, with the exception of Geology and Music, be moved out and that the building be utilized to house administrative and conference functions. It was also proposed that West Hall could serve as a welcome center and link to campus.

It was announced in February 1984 that the Contracts & Grants, Research Accounting, and Purchasing departments would move from their locations in the Pittsburgh Building to West Hall, as well as certain portions of Resource Development then located in the Troy Building. The move was part of a continuing effort to get “non-essential” activities out of the core campus.¹⁹³ The decision to move led to numerous small renovation projects to West Hall. In August 1984 the Geology Lab was renovated, ventilation in the Music Room was upgraded, and the new Purchasing offices were up-

fitted, all in preparation for the administrative move in November that year. In July 1985, improvements were made to the auditorium lighting and sound and in November 1985, there was a telecommunications upgrade. Other minor projects between 1986 and 1989 included accommodating a microprobe in Room G12, general classroom improvements, new partitions in G17, and some exhaust ventilation and electrical work.

The early 1990s brought a change in approach to campus planning ushered in by a Campus Planning Charrette meant to incorporate Rensselaer's architectural talent. One of the major objectives of the Campus Planning Charrette was to provide guiding principles of campus improvements in the 1990s. This included a zoning ordinance approach to campus planning and principles to guide project development. Those principles would direct land acquisitions, with the Campus Planning Committee acting like a municipal planning or zoning commission for site plan approvals. Some of the principles adopted by the Campus Planning Committee in 1994 included consolidating the campus within its boundaries, establishing a high standard of excellence in design and construction, and improving the campus environment, which included adopting an architectural materials palette complementary to the character of the Quad and original "Green Roof" Campus. The treatment of West Hall provides examples of the steady implementation of most of these principals since that time.

In October 1991, the engineering firm of Ryan-Biggs Associates was hired to generate a structural report for West Hall. The firm concluded that the floors had considerable deflections, which grew progressively worse from the first floor to the fourth due to the loads on the wood joists that support West Hall's flooring, which span approximately 30 feet between the exterior bearing walls. Each floor had an estimated one-half inch more deflection than the floor immediately below and it was estimated that the fourth floor deflected approximately three inches. The engineer concluded that this excessive floor deflection was the primary cause of cracking between interior and exterior walls as the interior partitions were sagging with the floors and pulling away from the exterior walls.¹⁹⁴

The engineers stated in their summary that floors measuring the greatest deflections were being used as classrooms that imposed a relatively light load on the existing flooring system. They warned, however, that office use would impose a much greater load on the floor system due to the added weight of partitions, files, and office equipment and furniture; and consequently the conversion of those spaces to office space should be avoided, a restriction that further limited West Hall's usefulness to Rensselaer.

Repairing the leaky roof of West Hall was the first major effort to fulfill the objective of improving educational facilities by completing deferred maintenance. The roof and east façade conditions were addressed by the Albany architectural firm Mesick, Cohen, and Waite in 1991. The non-code compliant penthouse was removed. The deteriorated slate on the mansard portion of the east façade was replaced and the copper flashing, dormers, chimneys, gutters, and underlying structural decay were repaired. \$850,000 was spent on the renovation work.¹⁹⁵ Investigations and assessments of the existing conditions of other facades were conducted by Mesick, Cohen, and Waite in 1991, but no additional façade work was undertaken. The original project scope, estimated at \$11 million, proved too ambitious.

All other work done to West Hall since that time has been of minor consequence to its historic integrity. These minor improvements include air conditioner units, electrical, construction of partition walls, and casework. The overall condition of the building's envelope has steadily worsened. The slate, flashing, and gutters of the rest of the mansard roof still await repair. Many of the exterior windows appear not to have been painted since the building was purchased from the diocese in 1953. As a result water damage has occurred. These deteriorating conditions have been obscured on the interior through cosmetic treatments.

In recent years West Hall has been used largely as a swing space for administrative and academic offices and classrooms. In 2004, the occupants included the Purchasing Department, Office of Contracts and Grants, Rensselaer Music Association, Integrated Electric Arts of Rensselaer (iEAR), and Electronic Media, Arts and Communication (EMAC). Ghost stories and deterioration of the building have not

prevented it from remaining a useful space for Rensselaer. The little amount of extra space available on the Rensselaer campus has made large-scale maintenance and repairs difficult because most work needs to be planned with minimal disruption to offices and classrooms.

The subject of urban legends, West Hall has remained one of the better known buildings on the Rensselaer campus. The *Polytechnic*, Rensselaer's student newspaper, has run several articles about West Hall's downhill trajectory and its otherworldly inhabitant, the infamous Nurse Betsy. Both myths have no basis. Yet they seem to persist for their sheer entertainment value. In 1991 Stephen Chan wrote an article exploring both these subjects in the spring issue of the *Polytechnic*:

Perhaps the building with the largest number of myths is West Hall, the biggest one being as mentioned earlier, that the building is sliding into Troy. The source of this legend, as far as I can determine, is the MTS file ACM5:NOT.HANDBOOK titled Not the Rensselaer Handbook. On page eight, it states that "West Hall is built on a hill which is in fact unstable." It goes on to say that the building had moved seven inches during a two year period and that to prevent its further movement, "long steel cables were run underground through tunnels and tied to the foundations of the Sage boiler room."¹⁹⁵

Rumors have circulated for over twenty years that Rensselaer buildings are sliding downhill. A 1984 study determined that the topsoil and overburden is moving gradually down slope as evidenced by the movement of stairs and retaining walls but that the buildings and foundations have not. No anchorage cables have ever been installed between West Hall and the boiler house.

Another myth surrounding West Hall is about Nurse Betsy. In his Top Hat column in the November 1, 1989 issue of the Rensselaer *Polytechnic*, former Grand Marshal Eric Lambiosa told the story of a nurse named Betsy who worked in West Hall when the building was originally a Civil War era hospital. Betsy later became insane and murdered a number of her patients. Supposedly her ghost roams West Hall. "When I asked about her existence, Dr. Fleur said that she is 'news to me.' By the way, Dr. Fleur is West Hall's oldest resident, having been there since 1953."

Eight years later the story of Nurse Betsy

remained a part of the campus lore nonetheless. Ed and Lorraine Warren conducted an exclusive paranormal investigation of West Hall. Writers for the *Polytechnic* and the *Albany Times Union* were intrigued enough to follow the story. The authors of both articles considered the Warren's diagnosis that West Hall is possessed inconclusive.

As recently as July 2004, a *Times Union* story describing renovation work on West Hall contributed to the ongoing lore by interviewing a former janitor.

"There is something there, I swear," said Sue Ellen Cummins of Troy, who once worked as an overnight janitor for RPI. "I heard moaning one night and there was no one else in the building. It was like when you were in the building, you never felt you were alone. It did not bother everyone but some of us got our work done quick and just got right out of there." Cummins said one night she and her co-workers heard breaking glass and another night tried to open a door and heard moaning and were so scared they left the building. No evidence of broken glass was found, she said.¹⁹⁶

For the artists who recently replaced the geologists that used to occupy most of the offices and classrooms, the rich character of the building has become a comfortable home. Renovations implemented since Rensselaer acquired the building have occurred on a project-by-project basis without adherence to a master plan have perhaps inadvertently preserved historical details of the building's fabric.

A four-phase project to renovate the building commenced in the summer of 2004, and will include construction of a black box studio and repairs to the building exterior, roof, and window replacement.¹⁹⁷

Rensselaer's eighteenth president, Dr. Shirley Ann Jackson, has taken an active and direct approach toward campus planning, expanding upon many of the principles developed in the early 1990s.¹⁹⁸ With the construction of the EMPAC (Experimental Media and Performing Arts Center) building in the southwest corner of campus and the continued occupancy of West Hall by the art and music departments, Rensselaer will establish an arts corridor between downtown Troy and the main campus of Rensselaer. The result of this strategy may facilitate a stronger relationship between the Capital District community and Rensselaer Polytechnic Institute in the twenty-first century.

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- 4 Manuscript letter from Stephen Van Rensselaer to the Reverend Samuel Blatchford, 5 November 1824. Rensselaer Polytechnic Institute Board of Trustees Minutes Book 1. Rensselaer Polytechnic Institute Archives and Special Collections, Rensselaer Research Libraries. (Transcription available online. Accessed 18 August 2004. Available at http://www.lib.rpi.edu/dept/library/html/Archives/early_documents/svr_letter_transcription.html. Internet.)
- 5 Nathaniel Bartlett Sylvester, *History of Rensselaer Co., New York* (Philadelphia: Everts & Peck, 1880), 247.
- 6 Sr. Delphine Steele, "St. Mary's Hospital of Troy: Troy, New York," in St. Mary's Hospital, Troy, New York records, 1846-1982, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, New York), 1.
- 7 Sr. Joannes Moore documented one such case in her memoirs. A boy of twelve was brought to the hospital when his arm was torn out at the shoulder by machinery. He became a fixture at the hospital, painting and doing odd jobs, and eventually studied with Dr. McLean and graduated from Albany Medical College. He was appointed Resident Physician and later Surgeon of Police at the hospital. He continued to act as an unofficial custodian of the hospital, making repairs and teaching engineers about the furnace, and becoming a notary public to save the hospital lawyers' fees. Sr. Moore ends her account by declaring, "To finish this long, but, just tribute, this good man has often been heard to thank God for the loss of his right arm, which has brought him so many blessings and perhaps saved him from growing up a bad boy. Deo gratias!" Sr. Joannes Moore, "Memoirs [1845-7]" in 01-07-01, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.: 1891), 21-23.
- 8 Mary Risley, *House of Healing: the Story of the Hospital*, 1st ed. (Garden City, N.Y.: Doubleday, 1961), 223. St. Luke's Hospital in New York, built in 1854, is credited with being the first hospital in the United States to follow a modified pavilion design, with corridors separate from the wards. Presbyterian Hospital in Philadelphia, begun in 1860, was the first hospital of truly pavilion design. This form endured until the 1920s with the advent of skyscraper hospitals.
- 9 John D. Thompson and Grace Goldin, *The Hospital : A Social and Architectural History* (New Haven: Yale University Press, 1975), 156-60.
- 10 Joseph Hirsh and Beka Doherty, *The First Hundred Years of the Mount Sinai Hospital of New York, 1852-1952*, 1st printing ed. (New York: Random House, 1952), 48.
- 11 Marshall Infirmary (Troy N.Y.), *The Charter and by-Laws of the Marshall Infirmary, in the City of Troy, and Officers for the Year 1859* (Troy, N.Y.: D.H. Jones printer, 1859), 3, 8.
- 12 *Ibid.*, 4.
- 13 *Ibid.*, 5.
- 14 Hayner, *Troy and Rensselaer County, New York; a History*, 466-67. Treatment of the physically ill continued at least until 1874, according to the Marshall Infirmary (Troy N.Y.), *Report of the Medical Superintendent : Being a Brief Summary of the Operations of the Marshall Infirmary for the Twentieth Year Ending Aug. 2, 1874* (Troy, N.Y.: Marshall Infirmary Printing Press, 1875).
- 15 Both *The Charter and By-Laws of the Marshall Infirmary* and Richard Beebe's *Albany Medical College and Albany Hospital: A History: 1839-1982* have detailed accounts of subscription costs, as well as demographic admissions reports (see also the Infirmary's 1874 *Report of the Medical Superintendent*).
- 16 From addresses made at the Hartford Hospital's dedication in 1859. Quoted in Charles E. Rosenberg, *The Care of Strangers : The Rise of America's Hospital System*, Johns Hopkins Paperbacks ed. (Baltimore: Johns Hopkins University Press, 1995), 108.
- 17 Risley, *House of Healing: the Story of the Hospital*, 226.
- 18 Rosenberg, *The Care of Strangers : The Rise of America's Hospital System*, 116.
- 19 Sioban Nelson, *Say Little, Do Much : Nurses, Nuns, and Hospitals in the Nineteenth Century, Studies in Health, Illness, and Caregiving* (Philadelphia: University of Pennsylvania Press, 2001), 54. Nightingale credited the religious caregiver in a letter in which she commented, "For what training is there to compare with that of a Catholic nun?"
- 20 *Ibid.*, 32-33.
- 21 Moore, "Memoirs 1891." 3.
- 22 Nelson, *Say Little*, 38.
- 23 Sister Bernadette Armiger, "The History of the Hospital Work of the Daughters of Charity of St. Vincent De Paul in the Eastern Province of the United States, 1823-1860" (Thesis, Catholic University of America, 1947), 106.
- 24 St. Mary's Hospital Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," in St. Mary's Hospital, Troy, New York records, 1846-1982, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, NY), 3.
- 25 Their resourceful religiosity included the practice of burying holy medals "on land the sisters coveted for hospital extensions." Nelson, *Say Little*, 53.
- 26 Moore, "Memoirs 1891," 1.
- 27 *Golden Memories : A Memoir of the Rev. Peter Havermans, with a Brief Account of the Services Held in Honor of the Fiftieth Anniversary of His Elevation to the Priesthood, at St. Mary's Church, Troy, N.Y., June 6, 1880*, (Troy, N.Y.: T.J. Hurley printer; 1880), 6-8, 15.
- 28 John Farrell, "Father Peter Havermans," in St. Mary's Hospital, Troy, New York records, 1846-1982, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.), 1.
- 29 *Golden Memories*, 8. "Father Havermans's Work," *New York Times*, 29 March 1896. Samuel Reznick, *Profiles out of the Past of Troy, New York, since 1789* (Troy, N.Y.: 1970), 132.
- 30 On May 27, 1843, the trustees of St. Peter's Church purchased the property. The cornerstone was laid on June 29 by the Rev. John Power, the Vicar-General of New York. The church was completed and consecrated by the Rev. Dr. McCloskey on August 15, 1844. Arthur James Weise, *Troy's One Hundred Years, 1789-1889* (Troy, N.Y.: W.H. Young, 1891), 156. *Golden Memories*, 18.
- 31 "Father Havermans's Work"
- 32 Farrell, "Father Peter Havermans", 2. "Aged Catholic Priest Dead," *New York Times*, 22 July 1897, 10.
- 33 Sylvester, *History of Rensselaer Co., New York*, 247. A map of Troy made in 1858 by William Barton shows the Rensselaer County Almshouse located off Campbell's Highway near Richardson's Pond (now Smart Pond) and Paper Mill Pond in South Troy. William Barton, *City of Troy New York from actual surveys by William Barton: City Surveyor & Civil Engineer.* (Troy: W. Barton & J. Chase Jr., 1858), Plate 7.
- 34 *Ibid.*, 247.
- 35 "A Little Saga of St. Mary's Hospital of Troy 1850-1950," in Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road, Albany, N.Y., 1-2.
- 36 Sylvester, *History of Rensselaer Co., New York*, 247.
- 37 Steele, "St. Mary's Hospital of Troy: Troy, New York," 2, 4.
- 38 Hayner, *Troy and Rensselaer County, New York; a History*, 459.
- 39 Mortgage deed between Rev. Peter Havermans and Francis N. Mann dated May 1, 1846. Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road. Albany, N.Y.
- 40 Sylvester, *History of Rensselaer Co., New York*, 247.
- 41 David L. Seymour, *Address Delivered before the Friends and Patrons of the Troy Hospital / by the Hon. David L. Seymour, February 12, 1850 ; Also, the Remarks of Maj. Gen. Wool, and the Rev. Peter Havermans, on the Occasion of the Laying the Corner Stone of the above Institution 1803-1867* (Troy, N.Y.: Charles L. MacArthur's Steam Press, 1850), 19.

- 42 Ibid.
- 43 Steele, "St. Mary's Hospital of Troy: Troy, New York," 4.
- 44 "Historical Significance of St. Mary's Hospital," in Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.), 2.
- 45 Hayner, *Troy and Rensselaer County, New York; a History*, 426.
- 46 Steele, "St. Mary's Hospital of Troy: Troy, New York," 4-5.
- 47 Farrell, "Father Peter Havermans," 2.
- 48 "History of St. Mary's Hospital, Troy, New York," in Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.), 2.
- 49 "A Little Saga of St. Mary's Hospital of Troy 1850-1950," 2.
- 50 Steele, "St. Mary's Hospital of Troy: Troy, New York," 6.
- 51 Seymour, Address, 17. Bishop Timon of Buffalo expressly forbade the Sisters to proselytize inside or outside the hospital in that city (quoted in Nelson, *Say Little*, 43.)
- 52 Moore, "Memoirs 1891," 16.
- 53 Nelson, *Say Little*, 41. One of the most influential No-Nothing advocates in the Senate, Robert M.T. Hunter, publicly reversed his opinion that Catholics should be banned from all positions of authority based on his observances of the work of the Daughters of Charity, allowing that they were capable of ministering to the pestilent, which was damnation by faint praise, certainly.
- 54 Anti-Catholic sentiment and the political astuteness of the Rev. Havermans and the Daughters of Charity undoubtedly influenced the selection of the inoffensive, non-sectarian name Troy Hospital over St. Mary's, the hospital's present name.
- 55 For a detailed discussion of the medical profession in the nineteenth century in Troy, see Sylvester, *History of Rensselaer Co., New York*.
- 56 David Charles Sloane, *The Last Great Necessity: Cemeteries in American History, Creating the North American Landscape* (Baltimore: Johns Hopkins University Press, 1991), 68. Table 4.1 New York City Interment Figures, 1838-1850 reveals that an average of twenty percent of those buried were in potters' fields.
- 57 Michael Sappol, *A Traffic of Dead Bodies: Anatomy and Embodied Social Identity in Nineteenth-Century America* (Princeton, N.J.: Princeton University Press, 2002), 135.
- 58 Hayner, *Troy and Rensselaer County, New York; a History*, 454.
- 59 Sylvester, *History of Rensselaer Co., New York*, 140-41.
- 60 Hayner, *Troy and Rensselaer County, New York; a History*, 452.
- 61 Sylvester, *History of Rensselaer Co., New York*, 139.
- 62 Ibid., 141.
- 63 Farrell, "Father Peter Havermans," 2.
- 64 Steele, "St. Mary's Hospital of Troy: Troy, New York," 4.
- 65 "Significant Historical Facts, St. Mary's Hospital-Troy, New York," in Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.), 45.
- 66 Steele, "St. Mary's Hospital of Troy: Troy, New York," 5. In addition to being a convert and close personal friend of Fr. Havermans, Hannibal Green was one of the leading iron merchants in Troy at this time and an influential civic leader. Arriving in Troy in 1825, Green worked his way up in the iron and hardware business, becoming partners with George H. Cramer in the firm of Green & Cramer. When Cramer retired in 1852, Green continued the business by himself. Through unwavering perseverance, a reputation for fair and honorable dealing, and a devotion to business, Green made his firm one of the largest, wealthiest, and most respected iron houses in the northeastern United States. Green was a wealthy landowner and was actively involved in many projects that benefited the people of Troy. (Sylvester, *History of Rensselaer Co., New York*, 281). Less is known about the other two laymen: James Brady and Edward Murphy. According to the Troy city directories of this time, (1846-1853) James Brady was listed as a grocer with a business at the corner of Federal and North Second streets in Troy (*Tuttle's City Directory 1845-6*, 55). Edward Murphy was a shoemaker with a residence at 181 Fifth Street (ibid., 134). By 1850, he was a brewer located on the corner of Liberty & Fifth Streets (*John F. Prescott's City and Business Directory for 1850-1*, 274)
- 67 Steele, "St. Mary's Hospital of Troy: Troy, New York," 6.
- 68 Ibid.
- 69 Ibid., 6-7.
- 70 *New York Times*, 14 January 1859, 1.
- 71 Ibid., 19 January 1859, 5.
- 72 Steele, "St. Mary's Hospital of Troy: Troy, New York," 8.
- 73 Troy Hospital (1893).
- 74 Farrell, "Father Peter Havermans," 3.
- 75 "Historical Significance of St. Mary's Hospital," 45.
- 76 Arthur James Weise and A. G. Bardin, *History of the City of Troy, from the Expulsion of the Mohegan Indians to the Present Centennial Year of the Independence of the United States of America, 1876* (Troy, N.Y.: W. H. Young, 1876), 374.
- 77 Hayner, *Troy and Rensselaer County, New York; a History*, 426.
- 78 Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," 6.
- 79 *New York Times*, 6 May 1866, 1.
- 80 Beyond his business ventures, Ebenezer Prescott was involved in politics, serving as county coroner and city assessor, and was a member of the Common Council for the Third Ward in Troy. Maria Prescott was involved in many charitable causes in the city. She was described as being "connected with nearly every good work in Troy for many years. She was one of the prime movers in founding the Orphan Asylum, and was one of the founders of the Day Home, - an institution that has received very liberally of her time and means. Her great kindness of heart and desire to assist those in need lead her daily, although at the advanced age of seventy-nine, to visit the poor and contribute to their wants, and in this work she seems to forget self and seek only the comfort of others." (Sylvester, *History of Rensselaer Co., New York*, 199.)
- 81 Steele, "St. Mary's Hospital of Troy: Troy, New York," 8.
- 82 Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," 7.
- 83 M. F. Cummings et al., *Victorian Architectural Details, Two Pattern Books, 2 vols.* (Watkins Glen, N.Y.: Published for the Athenæum of Nineteenth Century America by the American Life Foundation & Study Institute, 1980), 9.
- 84 Weise, *Troy's One Hundred Years, 1789-1889*, 194.
- 85 Cummings et al., *Victorian Architectural Details, Two Pattern Books*, 10.
- 86 Leland M. Roth, *American Architecture: A History* (Boulder, Colo.: Westview Press, 2001), 212.
- 87 The Troy City Directory of 1870 listed the business of the two men under the name of Cummings and Birt. The firm reported a total capital business that year of \$1500. They employed two males over age 16 for a total cost of \$400.
- 88 Cummings et al., *Victorian Architectural Details, Two Pattern Books*.
- 89 Moore, "Memoirs 1891," 5.
- 90 Ibid., 6. The property adjoining the hospital on the 1880 Sanborn fire insurance map is the J.M. Warren property. We can assume from Sister Moore's notes that she was referring to the Warren family.
- 91 Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.), date not recorded.
- 92 Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.), date not recorded.
- 93 Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," 8. Hugh was listed in the 1869 Troy City Directory on page 115 as a carpenter and builder with a business address of 25 and 27 Ferry and a boarding address of 112 First Street. The board

- minutes also document the acceptance of S.J. Geoghegan's proposal in the amount of \$2,425 for the furnishing and erection of a steam heating apparatus on the low-pressure system in the new hospital.
- 94 Advertising accepted on April 28, 1869, and Jacob and Nichol's proposal on May 19, 1869. Their firm was listed in the 1868 Troy City Directory under Masons and Builders.
- 95 Steele, "St. Mary's Hospital of Troy: Troy, New York," 10.
- 96 Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," 10-12. In April 1871, the board heard the following estimates for completion of the hospital building and approved them: "W.J. Howes for carpenter work, \$13,144.95, Judge Cavanah for laying of brick, \$7.00 per thousand; St. Ormond and Morris for plumbing and gas fitting, \$720, and John A. Brill for tin roofing, \$750." William J. Howes was listed in the 1869 Troy City Directory as a builder with a business address of Sixth and Division and a home address of 38 Fifth Street. St. Ormond and Morris of 451 Fulton Street were listed as plumbers in the 1868 Troy City Directory. Daniel Quinn installed the slate on the mansard roof of the new hospital and was paid a total of \$450 for his work. Quinn was located at 183 Fifth Street.
- 97 Hayner, *Troy and Rensselaer County, New York; a History*, 469.
- 98 Steele, "St. Mary's Hospital of Troy: Troy, New York," 9.
- 99 Weise, *Troy's One Hundred Years, 1789-1889*, 212. Sister Johannes Moore described the removal of the orphans to their new home in her memoirs. "[Sister] Rosensteel took charge and moved with her flock into the old house beside the rail-road track, where they listened to the steam whistle." Moore, "Memoirs 1891," 7. The asylum remained at this building until September 7, 1886, when it moved to a location on the east side of 8th Street, at Peoples Avenue. (Hayner, *Troy and Rensselaer County, New York; a History*, 426.)
- 100 On May 3, 1877, the board approved a motion to repair the roof. In December 1878 the south wing of the hospital was scheduled to be re-floored. On July 1, 1880 the board approved a motion to build a brick barn. There is no other mention of this brick structure in the board minutes. During the period 1880-1881, the Daughters of Charity raised the chapel by one story to provide a space for a "neat commodious mortuary chapel, another dormitory for the Sisters, and other smaller apartments." (Steele, "St. Mary's Hospital of Troy: Troy, New York," 11.)
- 101 In a bill of sale dated October 19, 1881, Sr. Angeline of the Daughters of Charity at the Troy Hospital purchased a Chickering pianoforte with a cover and a music stand for the hospital from John A. Moran of Troy for \$1 and the following consideration: "Part of the consideration above referred to is that the party of the second part has agreed to provide board and lodging for myself, brother and sisters until said boarding and lodging shall amount to the sum of \$ [blank] whereas sum is fixed as a proper consideration for said pianoforte above set forth."
- 102 Sampson Murdock & Co., "Map of Troy, Also West Troy and Green Island," (Troy, N.Y.: Sampson Murdock & Co., 1890).
- 103 The 1890 sum for improvements was higher than usual. Perhaps this is when the fire exits were added.
- 104 Moore, "Memoirs 1891," 9-10.
- 105 Ibid., 11.
- 106 G.M. Hopkins & Co., *City Atlas of Troy, New York: From Official Records, Private Plans and Actual Surveys* (Philadelphia: The Company, 1881).
- 107 "Statistics and Financial Reports, the Troy Hospital," in St. Mary's Hospital, Troy, New York records, 1880-1959, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.), 1892.
- 108 The officers elected were Dr. LeRoy McLean, President, Dr. C.S. Merrill, Vice-President, Dr. C.B. Herrick, Secretary and Treasurer. The following doctors were present at the organizational meeting: Dr. LeRoy McLean (died in active service in 1897), Dr. C.S. Merrill (resigned in 1905), Dr. J.C. Hutchinson (resigned in 1902), Dr. C.E. Nichols (died in active service in 1924), Dr. J.B. Harvie (resigned in 1913), Dr. Zotique Rousseau (died in active service in 1917), Dr. D.W. Houston, Sr. (still on staff in 1925), Dr. William Finder (resigned in 1898), Dr. B.S. Booth (resigned in 1913), Dr. M.D. Dickinson (still on staff in 1925), Dr. C.B. Herrick (resigned in 1905), and Dr. C.H. Moore (resigned in 1911). Cyres S. Merrill was Vice President, owned a house on 23 Washington Ave., and boarded in Troy. (The city directory for that time indicates that he roomed in Troy, presumably when his duties at the hospital demanded his presence.) David W. Houston resided at 44 Second Street in Troy, according to the 1895 Directory.
- 109 "Troy Hospital Diamond Jubilee," in St. Mary's Hospital, Troy, New York records, 1846-1982, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road. Albany, N.Y., c. 1925, 63.
- 110 Steele, "St. Mary's Hospital of Troy: Troy, New York," c. 1938, 12-13.
- 111 Moore, "Memoirs 1891," 17, 19. LeRoy McLean was born in Jackson, New York on February 12, 1831. Educated at Washington Academy in Salem, New York, and Union Village Academy in Greenwich, New York, he graduated as a doctor from Albany Medical College in 1855. He immediately became the resident medical superintendent of the Marshall Infirmary of Troy, and began practicing medicine, concentrating in surgery, in 1864. A member of the Rensselaer County Medical Society, the New York State Medical Society, and the American Medical Association, he entered the army as a surgeon in 1861, serving until 1864, surviving the battle of Chancellorsville (his battalion lost 45 men). (Sylvester, *History of Rensselaer Co., New York*, 142. Weise, *Troy's One Hundred Years, 1789-1889*, 198.) He was appointed surgeon of the 3rd Division, National Guard, New York State in 1867, resigning after ten years. He was appointed attending surgeon to the Troy Hospital in 1869. (Sylvester, *History of Rensselaer Co., New York*, 142.) The 1880 Census recorded LeRoy McLean, age 50; Anna, age 34; Annie, age 4; Edith, age 2; and Mary, age 6 months. His home was located at 21 First Street. (Troy City Directory, Troy: 1895, 214) Upon his death in 1897 his wife Anna relocated to London. (Albany Directory, Albany: 1898.) Dr. Herrick said of him at the 1897 graduation of nurses, "He is known even by the very walls of the hospital. We were proud of him and we will revere his memory." (Steele, "St. Mary's Hospital of Troy: Troy, New York," 13.)
- 112 Troy Hospital, 1893, 1-2.
- 113 The officers of the board of trustees consisted of Sr. Mary E. Lynch, President; Sr. Cecilia Mattingly, Vice-president; Sr. Mary Jane Redihan, Secretary; and Sr. Ann Searson, Treasurer. Sr. Elizabeth Griffin also sat on the board.
- 114 "Troy Hospital Diamond Jubilee," 63.
- 115 "Troy Hospital Golden Jubilee," in St. Mary's Hospital, Troy, New York records, 1846-1982, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.: c.1900), 45.
- 116 Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," 26-7. William S. Earl agreed to hold the mortgage on three pieces of property owned by the Troy Hospital Association at 4½ percent interest for ten years: the Prescott property, sold to the Hospital by Patrick McGrath in 1866, and two properties deeded to the Association by Hugh Ranken in 1867. "Deed: Troy Hospital Association to William S. Earl, July 6, 1895," in Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.).
- 117 Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," 3.
- 118 "Troy Hospital Diamond Jubilee," 63.
- 119 With a premium for three years of \$481 (policies expiring January 28 and March 1, 1899). The deed to Mr. Earl specified that the hospital should be insured for not less than \$20,000 against loss or damage by fire in some solvent incorporated fire insurance company. The Sisters hoped to create a little added insurance by having "the holy sacrifice of the Mass offered once each month for the Souls in Purgatory, that the place may be preserved from fire and such catastrophes." (Moore, "Memoirs 1891," 10.) Clothing and furniture were also insured for \$5,000.
- 120 Three architects were listed in the Troy City Directory in 1895. William H. Demers had his office in Room 2, Harmony Hall, Troy; M.F. Cummings and Son were doing business at 10 and 11 Times Building, Broadway, with Fred. M. Cummings listed as a Civil Engineer; and Bernhardt J. Noack (formerly with M. F. Cummings) had his office in Room 5, 257 Broadway. (Troy City Directory, Troy: 1895, 685.) There is also a question of who did the masonry for the annex. Masons' ads for that same year appear on pages 687 and 688 of the city directory. Casey and Cavanaugh were doing business from 86 9th Street; James Dollard had his office and residence at 372 8th Street; Peter H. Buckley could be reached by telephone call 446 on Cragin Avenue, near Glen Avenue; and Edmund Broderick and Son operated from their residence at 225 2nd Street. Cavanaugh did the previous brickwork on the hospital.

- Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," 12. Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.).
- 121 "Troy Hospital Golden Jubilee," 6.
- 122 "Troy Hospital Diamond Jubilee," 63. Steele, 14.
- 123 "Scrapbook," in St. Mary's Hospital, Troy, New York records, 1846-1982, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.).
- 124 "Troy Hospital Golden Jubilee," 7.
- 125 "Statistics," in St. Mary's Hospital, Troy, New York records, 1846-1982, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.), 1896.
- 126 *New York Times*, 10 July 1897, 3.
- 127 "Scrapbook," in St. Mary's Hospital, Troy, New York records, 1846-1982, Daughters of Charity of St. Vincent de Paul, Northeast Province Archives, 96 Menands Road (Albany, N.Y.).
- 128 "Troy Hospital Diamond Jubilee," 63.
- 129 "Troy Hospital Golden Jubilee," 6.
- 130 Weise, *Troy's One Hundred Years, 1789-1889*, 255.
- 131 "Troy Hospital Diamond Jubilee," 63. Steele, "St. Mary's Hospital of Troy: Troy, New York," 15.
- 132 "Troy Hospital Golden Jubilee," 6-7.
- 133 "A Little Saga of St. Mary's Hospital of Troy 1850-1950," 5. Steele, "St. Mary's Hospital of Troy: Troy, New York," 15.
- 134 "Troy Hospital Golden Jubilee," 5.
- 135 "Scrapbook."
- 136 "Troy Hospital Golden Jubilee," 6-7.
- 137 *Ibid.*, 33.
- 138 *Ibid.*
- 139 "Troy Hospital Diamond Jubilee," 63.
- 140 Steele, "St. Mary's Hospital of Troy: Troy, New York," 17.
- 141 *Ibid.*, 9.
- 142 "Troy Hospital Diamond Jubilee," 64. The income from private patients in rooms that year was \$12,186, and from patients in wards was \$5,846, representing a steady increase of patients admitted to the hospital. The city allowed "for patients entering by permit, at the rate of \$3.00 & \$4.00 per wk. Counties...\$4.00 per wk. Private rooms - \$10.00 to \$20.00 per wk. Private wards - \$7.00 per wk. General wards - \$5.00 per wk." Statistics, 1902. A decision was made to exclude patients suffering from pulmonary tuberculosis.
- 143 "Details of Income," Statistics, 1904. Troy Hospital Diamond Jubilee," 64. A map of the parcel produced by J. S. Hoover dated April 15, 1905 is in the "Book of Deeds 300," in the Rensselaer County Courthouse, Troy, N.Y., 66.
- 144 Scrapbook.
- 145 The ambulance was owned by the city, and the hospital leased it for \$300 in 1907. Statistics, 1907.
- 146 Steele, "St. Mary's Hospital of Troy: Troy, New York," 20.
- 147 Troy Hospital Diamond Jubilee, 64. Peter McCarthy was president of the Troy Waste Manufacturing Company and former vice president and director of the Troy Trust Company. He served in civic capacities, as well, including as secretary of the Electoral College in New York. He grew up penniless, but amassed a fortune reported to have been over several million dollars. He was known for his philanthropy, supporting numerous Catholic charitable institutions in the city, amounting to a million dollars by the time of his death on May 28, 1919. *New York Times*, 20 May 1919, 9.
- 148 Mrs. Andrew H. Meneely formed the Ladies' Auxiliary in 1907, and in 1908 a benefit raised \$21,003. Statistics, 1908. There is also an entry of \$5,000 for a deposit of county funds. During the same year, a parcel of real estate was sold to Rensselaer Polytechnic Institute for \$1,625. The future of the hospital seemed uncertain, even with the fund-raising efforts of the auxiliary and benefactors such as Peter McCarthy. Income from patients in private rooms had risen to \$14,438; the income from ward patients was \$7,899, while private nursing brought in \$1,613. Statistics, 1907.
- 149 Troy Hospital Diamond Jubilee, 64. A Little Saga of St. Mary's Hospital of Troy 1850-1950, 6.
- 150 Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," 46.
- 151 "Old Troy Hospital Ready for Soldiers," *The Record*, 28 October 1918.
- 152 Records, "Summary of Board Minutes December 26, 1852 - January 18, 1922, Assembled Mar. 1, 1908, Rebound 1922," 56.
- 153 New York State Education Department, *21st Annual Report of the Education Department for the School Year Ending July 31, 1924* (Albany: University of the State of New York, 1925), 277.
- 154 Mary Ancilla Leary, "The History of Catholic Education in the Diocese of Albany" (Thesis, Catholic University of America Press, Catholic University of America, 1957), 199.
- 155 History of the Sisters of Saint Joseph of Carondelet in the Troy Province, (Troy, N.Y.; Albany: The Argus Press, 1936), 341.
- 156 The deed recording the transaction was filed on 16 January 1923.
- 157 Recorded 22 July 1948, Book 806, Page 164.
- 158 *The Record*, 29 November 1925.
- 159 Personal interview, former student Sandy Yarter.
- 160 *Triune*, 7 October 1949.
- 161 Samuel Rezneck, *Education for a Technological Society: a Sesquicentennial History of Rensselaer Polytechnic Institute* (Troy, N.Y.: Rensselaer Polytechnic Institute, 1968), 356.
- 162 "Board of Trustees Meeting Minutes," in Rensselaer Polytechnic Institute Archives and Special Collections, Rensselaer Research Libraries (Troy, N.Y.), February 1952. The loan was secured by bonds bearing interest at 2.75% and was to be repaid from rental income in 40 years ("Annual Report of the Board of Trustees," in Rensselaer Polytechnic Institute Archives and Special Collections, 1953-1954). The loan application, submitted on May 4, 1951, was the first by a non-military college in Division 1 comprising New England, New York and New Jersey. It is believed to be the first such loan made in the entire country.
- 163 News release, Rensselaer Polytechnic Institute News Bureau, 18 September 1953.
- 164 Heer correspondence, July 14, 1952. Rensselaer Polytechnic Institute Archives and Special Collections. An additional \$5,000 was to be paid in cash upon execution and delivery of the contract, prepared by Charles J. Tobin, Sr. Esq. The balance of \$70,000 was to be paid in cash on or before December 1, 1952.
- 165 *Ibid.* On February 12, 1953, a check in the amount of \$47.10 was issued to the Catholic Archdiocese for the remaining 500 gallons of fuel oil which remained in the tanks of the high school at the time of closing.
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