

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Col. Oliver Hazard Payne Estate

other name/site number n/a

2. Location

street & town US 9W not for publication

city or town Esopus vicinity

state New York code NY county Ulster code 111 zip code 12493

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. See continuation sheet for additional comments.)

M. Carter, SNPO Date 8/15/02
 Signature of certifying official/Title Date
Commissioner, NY State Office of Parks, Recreation & Historic Preservation
New York State Historic Preservation Officer

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of certifying official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:) _____

for
 Signature of the Keeper Edson H. Beall Date of Action 11/15/02

Col. Oliver Hazard Payne Estate
Name of Property

Ulster, New York
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- public-local
- private
- public-State
- public-Federal

Category of Property
(check only one box)

- district
- building(s)
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	2	buildings
		sites
		structures
		objects
1	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Function
(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/
Italian Renaissance

Materials
(Enter categories from instructions)

foundation Concrete
walls Concrete/Stone
roof Tile
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

The Col. Oliver Hazard Payne Estate is located on a 60-acre parcel on the eastern side of US 9W on a east sloping hillside between the highway and the Hudson River, at the northern end of the hamlet of West Park in the town of Esopus, Ulster County. Oriented with the principal façade facing east, the mansion is separated from the river by an open grassy hillside that slopes gradually to the shore of the Hudson River.

West Park is an area dotted with a number of large estates along the west bank of the Hudson River. Most of these large estates were built for or are now owned by a variety of religious institutions. Located directly north of the Payne Estate is the estate property owned and operated by the Marist Brothers. The Brothers were the owners of the Payne property prior to its acquisition by the current owner. Woodlands separate the mansion from the highway to the west. On the west side of US 9W, just north of the Payne Estate, is a massive barn complex associated with Col. Payne's occupation and development of the original estate property. Now in separate ownership, these resources are not included in the current nomination. East of the house is the Hudson River and a finely crafted stone boathouse, which was constructed as part of the estate and is included in this nomination.

Entry to the estate is gained by passing a gatehouse at the highway. Built as part of the original estate, it now owned by the Marist Brothers as part of their complex and is not included in this nomination. From the gatehouse a curvilinear path leads to the property. The road branches to provide access to the Marist complex on the north and the Payne Estate to the south. On the approach to the mansion the road branches again one path leads to the rear service court of the house while the other passes around the house to the formal south entrance.

The Payne Estate is a massive Mediterranean palazzo with an open central courtyard. Designed by New York architect, Thomas Hastings of the firm of Carrere & Hastings in 1905, the building is constructed using reinforced concrete and is faced with Italian limestone. Each of the four blocks of the house are covered by red tile clad hipped roofs. The exterior stone wall surfaces are embellished with a combination of rusticated and smooth ashlar blocks, Ionic order pilasters, bucraniums, festoons, and cartouches. Windows throughout the house are composed of paired casement windows. Window openings on the first floor are lavished with carved classical hoods and bracketed sills. The second floor windows are set into plain openings.

The east façade provides the most dramatic perspective of the mansion. When viewed from the river this monumental elevation was intended to impress all that passed it. A one and one-half story colonnade terminating in square pavilions highlights the facade. A low stone wall with stone balustrade extends across the manicured lawn in front of this elevation enhancing its monumental appearance from the river.

The south elevation serves as the formal entrance to the mansion. On this façade a monumental central entry serves as the focal point. The one and one-half story entrance is composed of a pair of filigree wrought iron and glazed panel doors surmounted by a matching fanlight. A shallow colonnade shelters the monumental entrance.

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

The west elevation is the service wing of the mansion. This elevation is austere with simple window openings containing six-over-six light sash. A recessed entry portico, highlighted by three arched openings provides access to the kitchen and service areas of the mansion.

A central grouping of five classically ornamented windows set between ionic pilasters highlights the north elevation. This grouping is flanked on either side by a single window bay. An elaborately designed and executed set of stone walls, stairs and gates enliven the grounds on this elevation.

The interior spaces of the house feature lavish wall finish including Italian marble, oiled mahogany, carved Italian limestone and finely crafted plasterwork. Floors are crafted of marble and tile. Architraves are finely carved in wood and stone. Mantels throughout the house are crafted of exotic stone and exemplify the carver's art. Ceilings are a mixture of carved plaster, flat plaster with elaborate cast cornice work, carved stone, carved wood, and burnished cast plaster.

The second floor of the house is less ornate than the first. The space is composed of a series of chambers and baths. The west section of this floor is devoted to staff and support housing. This area is now used as private office space.

At the core of the mansion is the open courtyard. The garden space is accessible from the east and north portions of the house. Each section has a monumental pair of iron and glass doors that open onto a colonnade. A fountain forms the central garden focal point. Murals on canvas, which once graced the upper portions of the walls in the space, have been removed due to extensive damage.

Located east of the main house along the river is the estate's boathouse. Constructed in 1905, the building is constructed of rusticated stone and covered by a broad gable roof. An elaborate iron grill on the north (boat access) side and a finely crafted stone entry portico on the south elevation distinguish the building. Heavily damaged by ice the building has undergone an extensive restoration by the present owner.

Also located on the property is a non-contributing modern garage building and workshop.

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(enter categories from instructions)

Architecture _____

Industry _____

Period of Significance

1905 - 1917 _____

Significant Dates

1905, 1917 _____

Significant Persons

(Complete if Criterion B is marked above)

Payne, Oliver Hazard _____

Cultural Affiliation

n/a _____

Architect/Builder

Carrere & Hastings _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

The Oliver Hazard Payne Estate is architecturally significant as an outstanding example of an early twentieth century county estate in the state of New York. The opulent Italian palazzo style mansion was designed by New York architect Thomas Hastings (Carrere & Hastings) for Payne, a veteran of the Civil War and multimillionaire businessman, financier and philanthropist who purchased 400 acres of land in Esopus in 1909. The mansion, with its spectacular setting and dramatic architectural design remains one of the Hudson River Valley's most prominent and visually recognizable architectural landmarks.

The evolution of the West Park section of the town of Esopus into a setting for the county estates of some of the Nation's wealthiest families begins in the years prior to the Civil War. During this period several men, who would serve with distinction in the war had acquired property in West Park. They include, Major General John E. Wool¹, Colonel George Watson Pratt,² General John Jacob Astor, Major General Daniel Butterfield and Brigadier General Oliver Hazard Payne.

John Jacob Astor III purchased 80 acres in West Park in 1851. Astor's home, known as Waldorf at West Park was a fashionable brick and stone mansion with Classical details. In 1869 Astor sold the estate to Alexander Holland. In 1909 Oliver Hazard Payne acquired the Waldorf property.

The following history of the estate appears in Elizabeth Burroughs Kelly's book, The History of West Park and Esopus.

Colonel Payne's father was a United States senator from Ohio, who set him up in business, and all the millions Colonel Payne had he made through his own efforts. He was twenty-one years old and at Yale University when the Civil War began and he left college to join the Union Army. He entered as a First Lieutenant in the 124th Infantry and rose rapidly to the rank of Colonel. At the close of the War he was brevetted Brigadier General, but like Astor, he preferred his Colonelcy.

After the War he returned to his home in Cleveland and began to engage in extensive activities in both the iron industry and the pioneer field of oil refining. A company he formed in partnership with two others was the chief competitor of the Standard Oil Company, organized by John D. Rockefeller. When his firm became consolidated with Standard Oil, he was made treasurer of the latter and remained in that capacity for a dozen years. He had financial interests in other corporations and was one of ten men who owned the controlling interests of the American Tobacco Company. Having made a fortune at an early age, Colonel Payne turned his attention to philanthropy and gave away large sums to several universities, the New York Public Library, and other Institutions. In his later years

¹ Although Wool owned the property for many years there is no record that he actually resided in West Park.

² Pratt was the only son of Col. Zaddock Pratt, who built and operated the world's largest tannery. The younger Pratt served with the 20th New York State Militia and was mortally wounded on August 30, 1862 at the second battle of Bull Run.

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

he had a town house at 852 Fifth Avenue in New York and an estate at Thomasville, Georgia, where he spent the winter months. In 1898 he built the yacht *Aphrodite*, on which he took trips to Europe. The largest American steam yacht at the time, it was also America's most beautiful yacht with its graceful lines and clipper bow and its staterooms, designed by Stanford White, one of New York's foremost architects. After the Colonel bought his place at West Park it was a familiar and lovely sight on the Hudson.

As Colonel Payne also bought the adjoining Pratt property along with Neidltnger's he had over 400 acres of land here. Besides the two mansions, there were various service buildings and cottages on what had been two big estates. He rebuilt some and added others, using stone quarried on the place. Among these were the new boathouse with its handsome grille work, the buildings of the chicken farm, and the large barns, for all of which Julian Burroughs was the architect. Planning these and watching the construction gave Colonel Payne new interest and pleasure in his last years. The original Waldorf mansion was razed and replaced by a white building for which the architect was Thomas Hastings of Carrere and Hastings of New York, a firm, which also designed the Frick Museum and the New York Public Library. Unfortunately, for Colonel Payne's mansion they used imported limestone, which does not weather well in this climate. In a book about the Hudson, Carl Carmer calls this house Victorian but Victorian hardly describes it nor are the grounds statue-strewn as he says, for there is no ornamentation anywhere to mar the natural beauty of the setting. The white limestone building is two stories high, with a red tile roof, and has balustrades and balconies and a piazza with columns on the east side and a columned entrance at the north.

Like the Italian palace from which it was copied, this house is built around a large open court with green shrubs and tile paving and a fountain in the center. On the walls of the court were painted frescoes, one of which showed a medieval garden where ladies were strolling; on another, the winged horse of the Muses with a youth beside a pool. The name of the artist has been lost. In the mansion's spacious rooms much Circassian walnut, richly carved, was used for wall panels, doors and trim. The dining room, on the sunny south side, had walls of teakwood, also carved. The music room, on the southeast corner, was paneled in ebony with gold tracery. Here were paintings by Turner and a display of Ming porcelains, some white, some apple-green. The long drawing room across the front, with marble pillars at each end, had French windows opening on the piazza and terrace. On the opposite wall were hung two large paintings: Rubens' "Venus and Adonis" and Courbet's "Les Demoiselles de Village". The former is now in the Metropolitan Museum of Art in New York and the latter, in the City Art Gallery, Leeds, England. In this room was a Della Robbia, and in the library, a bust by Hudson.

There were also paintings by other artists. None of the other mansions along the Hudson had such a valuable art collection, not even Vanderbilt's

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

across the river. The twelve fireplaces in the mansion are of different kinds of imported marble. The stairs and some of the floors are also marble. Other floors are tile or parquet. The ceilings on the ground floor are fifteen feet high and are of intricately molded plaster. In the library the walls above the bookcases are covered with leather panels. This room has a ceiling with walnut beams. Of all the houses built by millionaires on the Hudson, this was the most luxurious. It was also the last of its kind.

The house on the Pratt property was kept for the home of his superintendent. Most of the furnishings of the Neidlinger house, the Waldorf of the Astors, were saved and were placed in the Pratt house. When the Colonel's first superintendent, Andrew Mason, died as the result of an automobile accident and in 1913 Julian Burroughs became superintendent, Burroughs and his wife and three children moved from their Riverby home to this house on Colonel Payne's estate. For the maintenance of so big a place and for all the construction that was going on, a large staff of craftsmen, mechanics, gardeners, and skilled laborers was required. The estate gave employment to many people and thus was a boon for the community. These were good days for West Park and Esopus.

The Colonel never married and at his death in 1917 the estate went to one of his nephews, Harry Payne Bingham. Mr. Bingham in 1933 turned it over to the City Mission Society of the Protestant Episcopal Diocese of New York. Charles Osberg, who had been with Colonel Payne, was left in charge. Some of the buildings were used as convalescent homes for men and women, and what had been known as the English Village, a group of stone cottages for employees on the site of Mrs. Pratt's estate manager's house, ultimately became a school.

Oliver Hazard Payne's opulent home was designed by the noted American architect Thomas Hastings (1860-1929). Hastings was born in New York and educated in private schools. He entered Columbia University where he studied architecture and continued his learning in Paris at the Ecole des Beaux Arts. In 1884 he returned to America and joined the office of McKim, Mead & White where he served as a draftsman. One year later he left the firm and established a partnership with John M. Carrere, who had also served in the same drafting office. The young firm quickly established itself with the design for the Ponce DeLeon Hotel in St. Augustine, Florida. This early work displayed the firm's distinguished use of Renaissance and Mission inspired designs. The firm would design mansions for many of America's wealthiest industrialists as well as win design competitions for many of the county's most significant building projects. John Carrere died in 1911. Hastings would continue to work under the firm's name. Hastings was a member and Director of the American Institute of Architects. He was named to Fellowship in 1892. He was the Director of the Architectural League of New York. On June 22, 1921 he was the recipient of the Royal Institute of British Architects' Gold Medal Award and named by the French government a Chevalier of the Legion of Honor. Thomas Hastings died on October 29, 1929 following an operation for appendicitis.

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

As built, the mansion is an outstanding example of Italian Renaissance Revival style estate architecture. The house features distinctive elements associated with this classical architectural vocabulary. These design elements include the architect's use of rusticated and smooth stone surfaces, monumental arcaded recessed galleries, entresol windows, modillioned cornice line, segmental and triangular window pediments supported with consoles, molded window sills, and enriched carving based on classical motifs. The mansion is further distinguished through the incorporation of a Mediterranean inspired interior court with fountain. Of particular note is the lavish interior of the mansion. Crafted of the finest Italian marble, carved limestone, teak and Circassian walnut. These materials enlivened by lavish carving. As built, the home of Oliver Hazard Payne reflects the opulence of the era and the wealth of one man. It is an important and significant example of its style and one of the Hudson Valley most prominent residential landmarks.

Col. Oliver Hazard Payne Estate
Name of Property

Ulster, New York
County and State

10. Geographical Data

Acreage of Property 60 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 18 586910 4629170

Zone Easting Northing

3 18 586350 4628710

Zone Easting Northing

5 18 586290 4623160

Zone Easting Northing

2 18 586870 4628710

Zone Easting Northing

4 18 586160 4628710

Zone Easting Northing

6

Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John A. Bonafide, Historic Preservation Program Analyst

organization NYSOPRHP date June, 2002

street & number P.O. 189 telephone (518) 237-8643

city or town Waterford state NY zip code 12188-0189

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name/title OMEGA Foundation

street & number _____ telephone n/a

city or town West Park state NY zip code 12493

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

Bibliography

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Pierson, William H. Jr. The American Buildings and their Architects: The Colonial and Neoclassical Styles. New York: Oxford University Press. 1970.

Whiffen, Marcus and Koeper, Frederick. American Architecture 1607-1976. London: Routledge & Kegan Paul. 1981.

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 page 1

10. Geographical Data

Verbal Boundary Description

The boundary for the nominated property is shown as the heavy black outline on the accompanying map entitled "Col. Oliver Hazard Payne Estate, Esopus, Ulster County, New York."

Boundary justification

The boundary for the nomination has been drawn to coincide with the current legal lot for the property.

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photographs

Col. Oliver Hazard Payne Estate

Esopus, Ulster County

Photo by: John A. Bonafide, 2002

NYS OPRHP, Waterford, NY

Neg. at: NYS OPRHP, Waterford, NY

Photographs

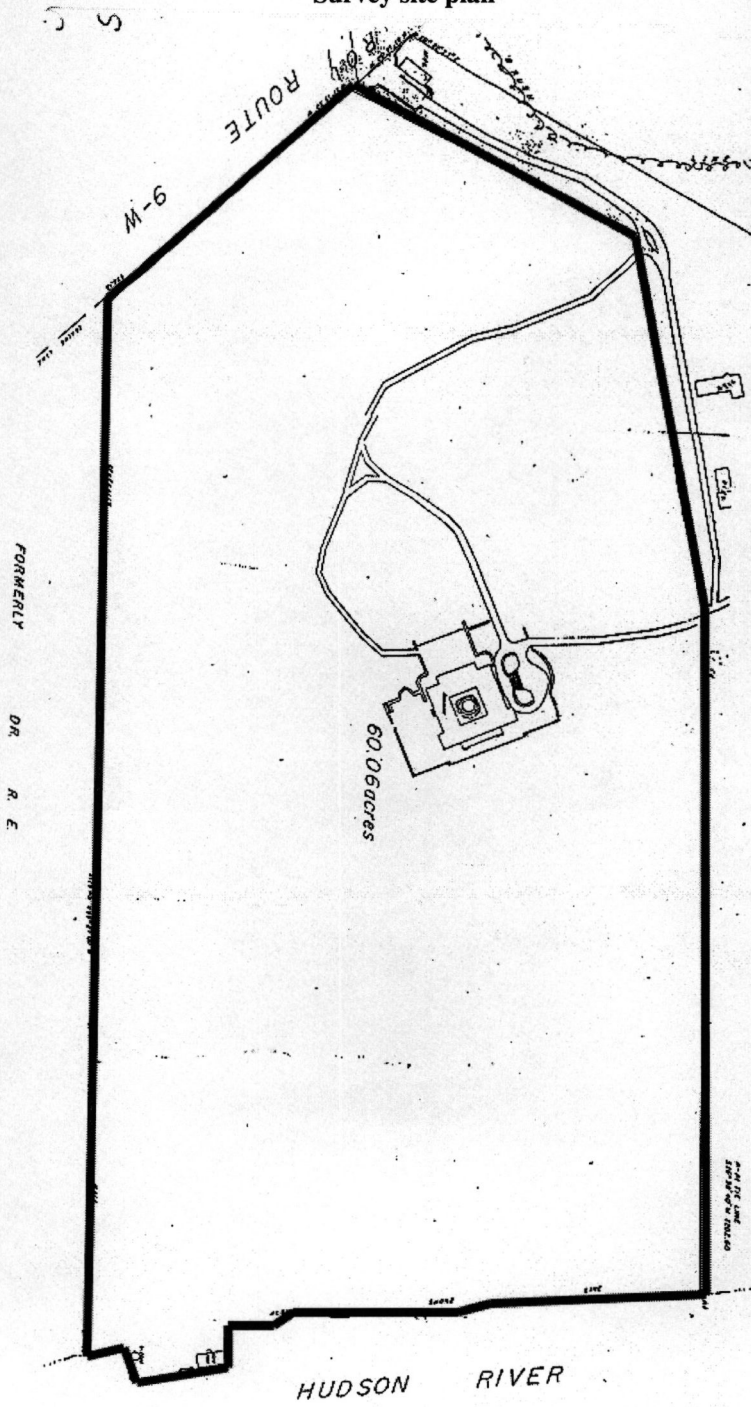
1. East façade
2. View west across Hudson River
3. East façade and south elevation
4. South elevation
5. Detail of south elevation gate and post
6. North elevation
7. Detail of north elevation entry
8. Courtyard
9. Courtyard entry
10. Great hall
11. Great hall
12. Music room
13. Dining room
14. View out of dining room to hall
15. Hall
16. Hall
17. Room detail

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number MAP

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York
Survey site plan



North



scale 1 inch equals 150 feet
boundary



Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Historic Photographs

Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York
Image of Payne during Civil War



Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Historic Photographs

**Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York
Image of Estate from Air**

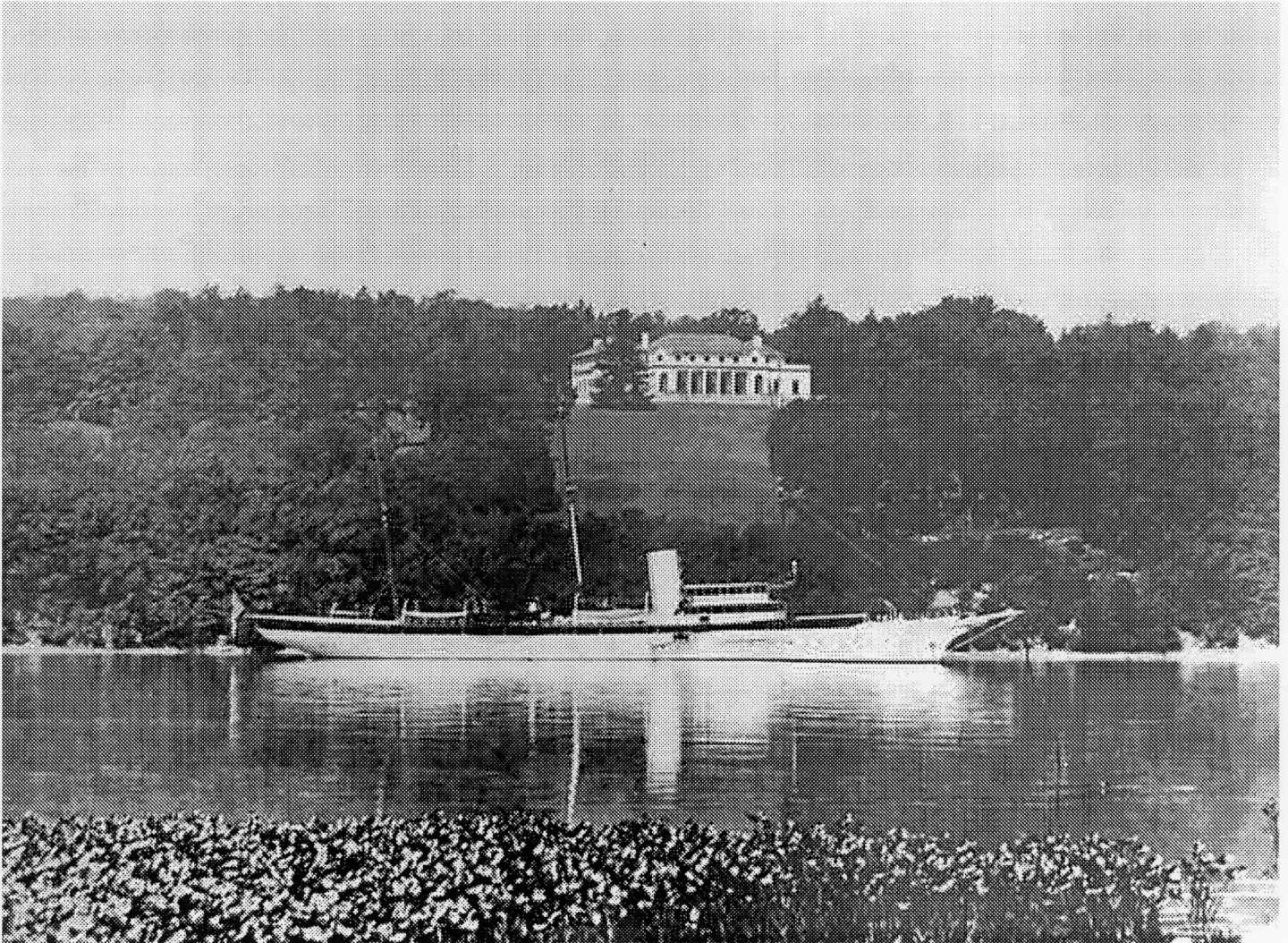


Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Historic Photographs

**Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York
Estate viewed from Hudson River
Payne's yacht, *Aphrodite*, in foreground**

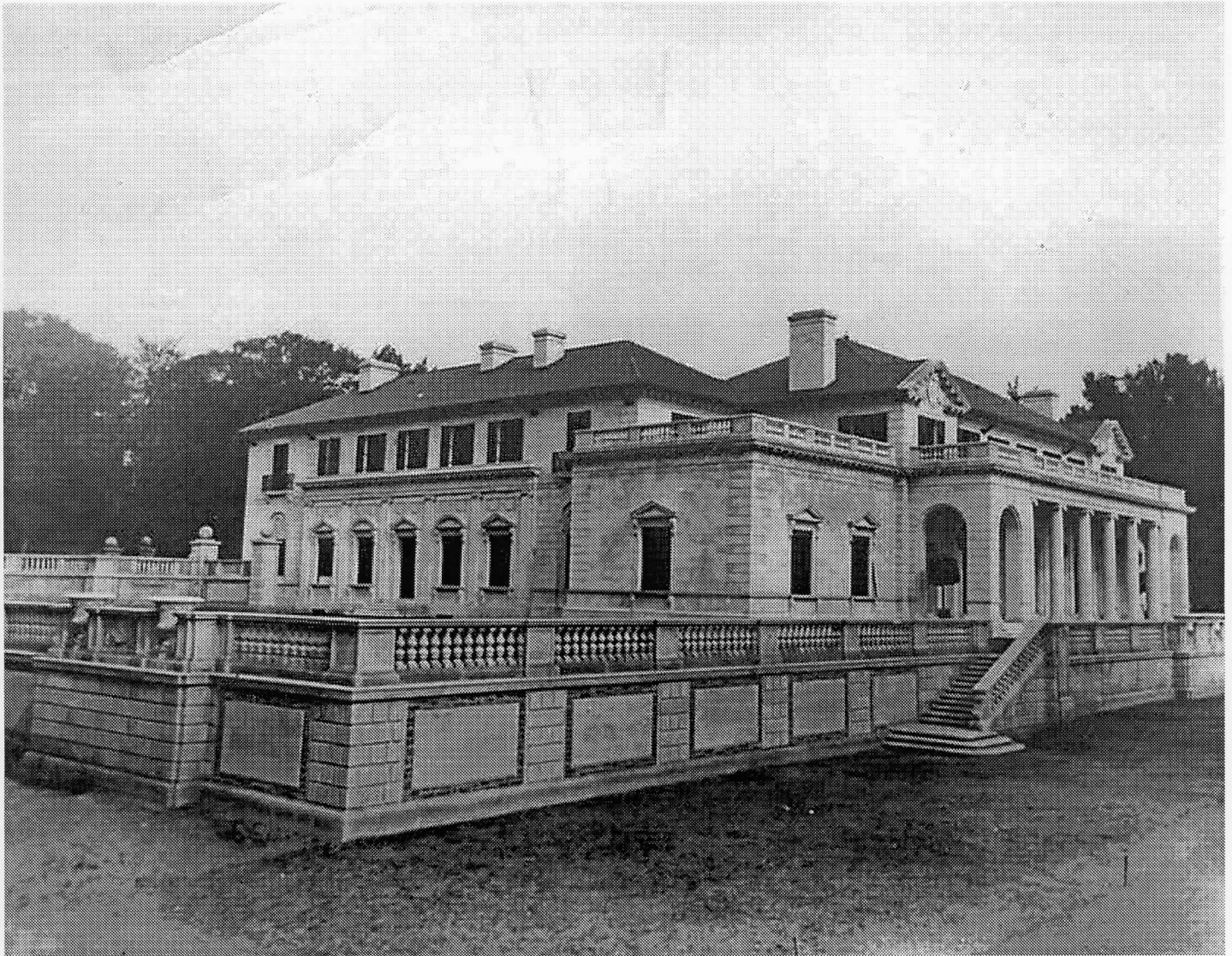


Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Historic Photographs

**Col. Oliver Hazard Payne Estate
Esopus, Ulster County, New York
Historic view of mansion**



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Payne, Col. Oliver Hazard, Estate

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Ulster

DATE RECEIVED: 9/30/02 DATE OF PENDING LIST: 10/25/02
DATE OF 16TH DAY: 11/10/02 DATE OF 45TH DAY: 11/14/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001324

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/15/02 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Oliver PAYNE MANSION
Esopus, Ulster Co.

1

004 026 NNNB --- 04.04.02 ELITE PHOTO



Payne Mansion
Esopus, Ulster Co.

2

020 010 NNNB --- 24" 02" 02 ELITE PHOTO



Oliver Payne mansion
Esopus, Ulster Co.

3

021 010 NNNB --- 24.07.02 ELITE PHOTO



OLIVER PAYNE MANSION
ESOPUS, ULSTER Co.

4

018 024 NNNB --- 04.04.02 ELITE PHOTO



OLIVER PAYNE MANSION
ESOPUS, Ulster Co.

5

04 NNNB ----- 04.04.02 ELITE PHOTO



OLIVER PAYNE MANSION
ESOPOS, ULSTER Co.

6

001 026 NNNB --- 04.04.02 ELITE PHOTO



OLIVER PAYNE MANSION
Esopus, Ulster Co.

7

023 024 NNNB --- 04.04.02 ELITE PHOTO



Oliver PAYNE, MANSION
Esopus, Ulster Co.

8

010 026 NNNB --- 04.04.02 ELITE PHOTO



Oliver Payne mansion
Esopus, Ulster Co.

9

017 010 NNNB --- 24.07.02 ELITE PHOTO



Oliver PAYNE MANSION
ESOPUS, Ulster Co.

10

017 026 NNNB --- 04.04.02 ELITE PHOTO



Oliver PAYNE MANSION
Esopus, Ulster Co.

11

014 026 NNNB --- 04.04.02 ELITE PHOTO



Oliver PAYNE MANSION
Esopus, Ulster Co.

12

MMMB ----- 04.04.02 ELITE PHOTO



OLIVER PAYNE MANSION
ESOPUS, ULSTER CO.

13

021 026 NNNB --- 04.04.02 ELITE PHOTO



OLIVER PAYNE MANSION
ESOPUS, Ulster Co.

14

026 MNMB ----- 04.04.02 ELITE PHOTO



OLIVER PAYNE MANSION
Esopus, Ulster Co.

15

015
NNNB
----- 04.04.02 ELITE PHOTO



OLIVER PAYNE, MANSION

Esopus, Ulster Co.

16

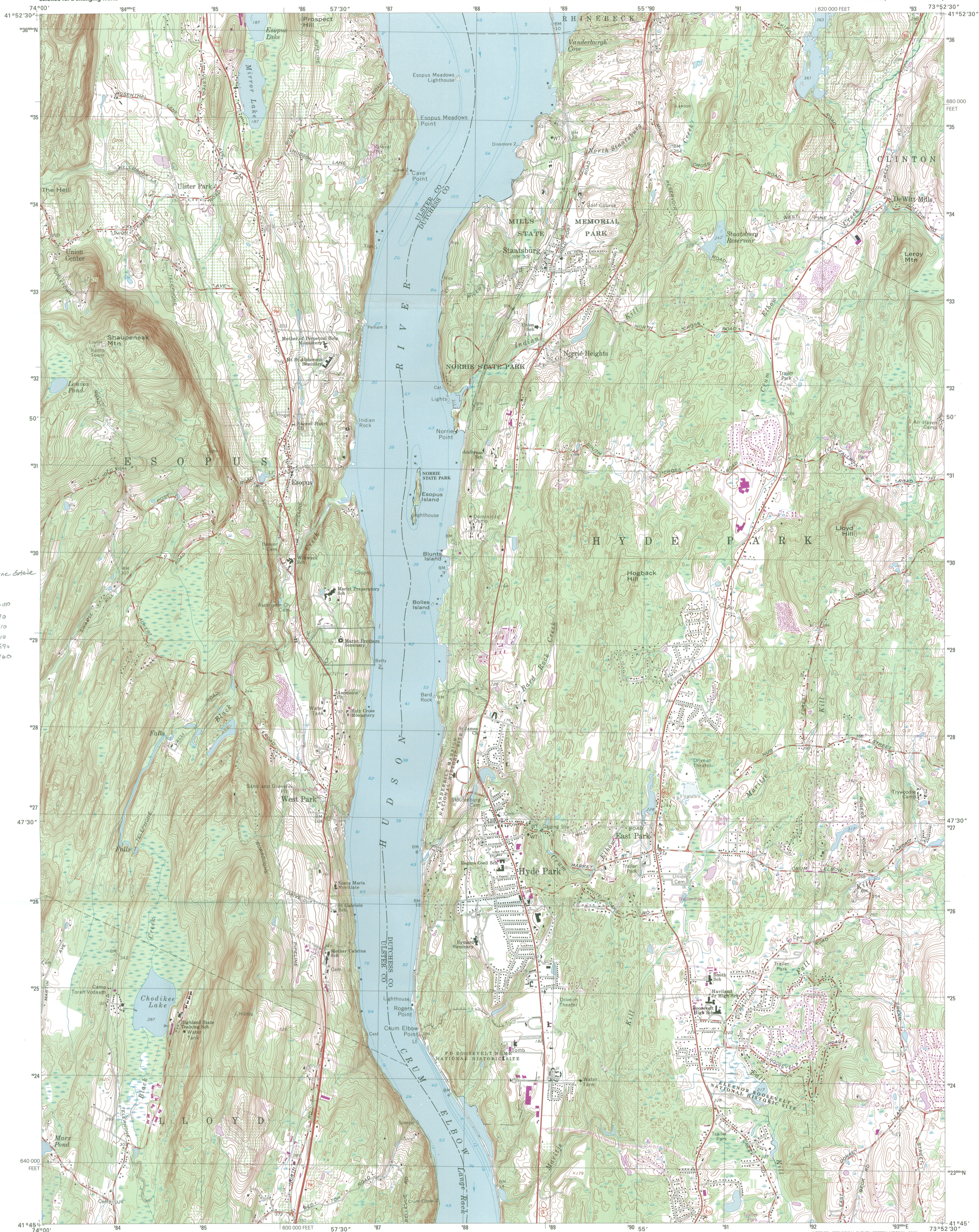
5 026 NNNB ----- 04.04.02 ELITE PHOTO



OLIVER PAYNE MANSION
ESOPUS, Ulster Co.

17

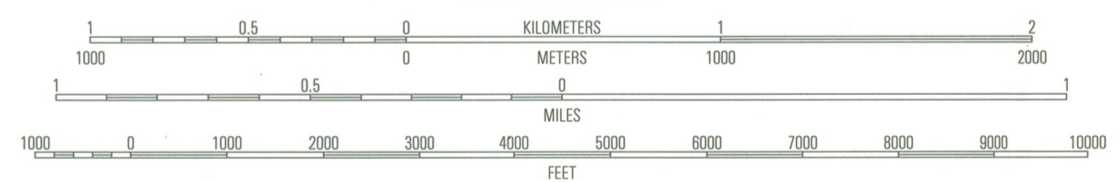
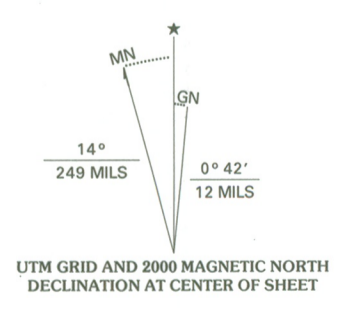
023 026 NINB ----- 04.04.02 ELITE PHOTO



Col. Oliver Hazard Payne Estate
Esopus, Ulster Co.
Hyde Park Quad
Zone 18 Scale 1:24,000

1. 586910	4629170
2. 586870	4628710
3. 586830	4628250
4. 586790	4627790
5. 586750	4627330

Produced by the United States Geological Survey
Topography compiled 1962. Planimetry derived from imagery taken 1978 and other sources. Photinspected using imagery dated 1997; no major culture or drainage changes observed. Survey control current as of 1963. Boundaries revised 1999.
Selected hydrography data compiled from NOS chart 283 (1962). This information is not intended for navigational purposes.
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: New York coordinate system, east zone (transverse Mercator).
1000-meter Universal Transverse Mercator grid, zone 18 North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map. Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours.



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048
DEPTH CURVES AND SOUNDINGS IN FEET, DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUM IS VARIABLE
THE MEAN RANGE OF TIDE IS APPROXIMATELY 3.2 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway	Light-duty road, hard or improved surface
Secondary highway	Unimproved road
Interstate Route	U.S. Route
	State Route

1	2	3
4	5	6
7	8	

HYDE PARK, NY
1997
NIMA 6267 IV SW-SERIES V821



P.O. Box 241
Esopus, New York 12429

Tel: (914) 384-6681
845

Fax: (914) 384-6024
845

April 2, 2002

Commissioner Bernadette Castro
New York State Office of Parks, Recreation and Historic Preservation
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

Dear Commissioner Castro:

As Trustee of the Omega Trust, owner of the OLIVER HAZARD PAYNE MANSION in Esopus, New York, I hereby request the listing of the mansion in the National Registry of Historic Places.

This limestone mansion was built by Oliver Hazard Payne, one of the wealthiest men in America, in 1905. It was designed by the architectural firm of Carrerre and Hastings.

From his heirs, until 1986, it was owned by religious institutions. We purchased it in 1986 and have restored it to its original use as a private residence. The beneficial owner takes his stewardship of this important historic property in the Hudson River Valley very seriously. He recognizes that he is its caretaker and intends to keep it in good repair and maintenance and protect it for future generations to enjoy. There are, unfortunately, very few such places left in the Hudson River Valley.

We believe this mansion deserves recognition as an important historic place. We hope you agree.

Sincerely,



Claire W. Carlson
Trustee, Omega Trust



NEW YORK STATE
OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

Bernadette Castro
Commissioner

George E. Pataki
Governor

May 28, 2002

Ms. Claire W. Carlson
Trustee, Omega Trust
P.O. Box 241
Esopus, New York 12429

Re: Col. Oliver Hazard Payne Mansion
West Park, Ulster County

Dear Ms. Carlson:

Thank you for your enthusiastic letter regarding the possible listing of the Payne Mansion to the New York State and National Registers of Historic Places. I have spoken with John Bonafide of my staff who has informed me that he has met with Mr. Rich and you to discuss the designation of this magnificent architectural gem. Please know that John has already completed the nomination documents for this property and that it will be presented to the New York State Board for Historic Preservation at their July 10 meeting in Niagara Falls.

It is my understanding that the property is simply magnificent and that the effort that has been undertaken to restore this landmark to its former glory is nothing less than miraculous. I will look forward to reviewing this nomination and will take great pleasure and pride in being able to place this wonderful estate house on the New York State Register and recommend that it take its rightful place in the National Register of Historic Places.

I want to personally commend your decision to bring this property forward to be placed in the registers. Thank you for your efforts on behalf of New York State's history and its great architectural legacy.

Most sincerely,

Bernadette Castro
Commissioner
State Historic Preservation Officer