

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received FEB 29 1980

date entered MAY 6 1980

1. Name

historic

GERTRUDE RHINELANDER WALDO MANSION

and/or common

2. Location

street & number

867 MADISON AVENUE

___ not for publication

city, town

NEW YORK

___ vicinity of

congressional district

18th

state

NEW YORK

code

036

county

NEW YORK

code

061

3. Classification

Category

☒ district
___ building(s)
___ structure
___ site
___ object

Ownership

☒ public
___ private
___ both

Public Acquisition

___ in process
___ being considered

Status

☒ occupied
___ unoccupied
___ work in progress

Accessible

☒ yes: restricted
___ yes: unrestricted
___ no

Present Use

___ agriculture
☒ commercial
___ educational
___ entertainment
___ government
___ industrial
___ military

___ museum
___ park
___ private residence
___ religious
___ scientific
___ transportation
___ other:

4. Owner of Property

name

PHILLIPS SON & NEALE, INC.

street & number

867 MADISON AVENUE

city, town

NEW YORK

___ vicinity of

state

NEW YORK 10021

5. Location of Legal Description

courthouse, registry of deeds, etc. NEW YORK COUNTY REGISTER'S OFFICE

street & number

31 CHAMBERS STREET

city, town

NEW YORK

state

NEW YORK 10007

6. Representation in Existing Surveys

GERTRUDE RHINELANDER WALDO MANSION (LP 0927)
title LANDMARKS PRESERVATION COMMISSION

has this property been determined eligible? ___ yes ☒ no

date JULY 13, 1976

___ federal ___ state ___ county ☒ local

depository for survey records

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

city, town

NEW YORK

state

NEW YORK 10007

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Gertrude Rhinelander Waldo Mansion is located on the southeastern corner of Madison Avenue and East 72nd Street. Constructed in limestone with red roofs accented by copper dormers, cresting, and finials, it is four and one-half stories in height. The main facade on Madison Avenue is symmetrically designed in a tripartite composition with projecting end bays and a slightly projecting central bay at the second and third stories which originally emphasized the main entry at the first floor. The first floor now has smooth walls punctuated by round-arched doorways and large shop windows. The upper floors display the handsome and elaborate carved ornament which characterizes the neo-French Renaissance style. The projecting end bays have square-headed windows with stone mullions and transom bars flanked by slim pilasters with composite capitals. Panels beneath the windows are ornamented by cartouches surrounded with wreaths and ribbons. At the second and third floors a series of five, deeply recessed, round-arched windows set behind very richly carved open-work balustrades suggest galleries somewhat like those of the Chateau de Blois. The windows have scroll keystones, discs in spandrels, and are framed by slim pilasters, except in the central bay which has smooth columns. Four canopied stone niches which contain statuettes depicting saints appear at the second story between the windows, and cartouche-like ornaments, two with the inscription "A.D. 1895" adorn the walls at the third story flanking the central window. At the fourth floor, square-headed windows flanked by dwarf columns are set behind carved balustrades similar in design to those of the second floor. These windows are on either side of the high central stone dormer which rises in front of the steep roof of the house. This ornate dormer is in two tiers with columns flanking the windows. A lunette above the larger window contains foliate ornament surrounding a shield, while the smaller window is flanked and crowned by finials. Two smaller stone dormers rise up in front of the hipped roofs at the end bays of the building and two tall stone chimneys with diamond patterned carving are set between small copper dormers. These dormers and chimneys, reminiscent of those of the Chateau de Chambord, impart a lively and picturesque silhouette to the roofline of the building.

The Seventy-Second Street facade of the mansion is dominated by a broad projecting curved bay at the second and third stories surmounted by a balustrade. Both stories contain triple square-headed windows with stone mullions and transom bars at the center of the bay flanked by similar double windows. Beneath the windows are friezes with richly enframed cartouches at the second story and at the third story square panels flanked by putti issuing from foliage. Canopied niches like those on the main facade flank the windows at the second story. A great two-tiered stone dormer, very similar to the central dormer of the main facade, extends up from the fourth floor into the roof.

The ground floor of the Waldo Mansion has been altered to accommodate commercial tenants. The exterior stonework has been smoothed and the decorative details and original iron fence surrounding the building have been removed. The windows on the ground floor have been altered to serve as shop windows. The round-arched windows, which once flanked the original entrance are now recessed entrances to the ground floor shops. A third new entrance opens into a small square lobby where a new staircase leads to the second floor showrooms of the present owners of the building, who are art auctioneers.

(See Continuation Sheet)

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Continuation sheet GERTRUDE RHINELANDER WALDO MANSION
NEW YORK COUNTY

Item number 7

Page 2

The interior of the second floor retains much of its original detail and decoration. The main parlor, with its bay window facing on E. 72nd Street, features elaborate plaster moldings and rosettes decorating the ceiling and walls and the original walnut parquet flooring. Temporary partitions have been installed in various hallways of the second floor to create office space but have not damaged the finely detailed moldings of the walls, ceiling, and archways. According to the present owner, the third and fourth floors have been severely altered. Many original partitions have been removed and drop ceilings installed to create office space for previous tenants. The original appointments were removed or disfigured by florescent lighting fixtures hung from the ceilings; for example, in the third floor parlor.

The entire building was recently purchased by the second floor tenant who intends to restore the second floor completely and any rooms on the third and fourth floors that still retain their original decorative features or original floorplan.

¹The text of this report was taken almost in its entirety from the New York Landmarks Preservation Commission Designation Report, Gertrude Rhinelanders Waldo Mansion (LP-0927), July 1976, by Nancy Goeschel.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1895-1898

Builder/Architect KIMBALL & THOMPSON

Statement of Significance (in one paragraph)

The Gertrude Rhinelander Waldo Mansion is a handsome and elaborate neo-French Renaissance style residence. One of the few of this style that survive on the upper east side of Manhattan, it serves as a reminder of the lavish scale on which wealthy New Yorkers lived in the late 19th century. It is also an important work of the prominent New York architectural firm of Kimball & Thompson.

At the turn of the century, the streets of the upper East Side near Central Park were lined with elegant townhouses and great mansions. "Chateaux" like the Waldo house were numerous, but today only a very few survive. This elaborate neo-French Renaissance residence, built in 1895-1898, was designed by architects Kimball & Thompson for Mrs. Gertrude Rhinelander Waldo. Located at the corner of Madison Avenue and Seventy-Second Street, it is an exceptionally large and imposing structure; its opulence a reminder of the lavish scale on which many rich and fashionable New Yorkers lived in the late 19th century.

Gertrude Rhinelander Waldo was a member of one of New York's old and established families. She was a descendant of Bernard Rhinelander who, in the 1840s, was described as "among the richest of the rich" in the city. At the age of thirty-four, Gertrude married Francis William Waldo. The couple had one son, Rhinelander Waldo, who served in the Philippine campaign of the Spanish American War, and was later a controversial figure in New York City government—first as Fire Commissioner and then as Police Commissioner under Tammany administrations.

Mrs. Waldo, a leading society matron, may very well have also been a leading society eccentric. She once sued for reimbursement for seventy-seven yards of yellow satin brocade which the A.T. Stewart Department Store had promised to sell for her—twenty years earlier. She was awarded \$893.25, a substantial enough sum, but nothing to compare with the cost of the great mansion she built—and never occupied. Upon completion of the house and throughout the following years, it stood vacant, while the widowed Mrs. Waldo lived directly across the street with her sister, Miss Laura Rhinelander, at No. 31 East Seventy-Second Street. Precisely why the house was left unoccupied remains a mystery. A legend exists that Mr. Waldo died while the house was under construction, leaving a grief-stricken widow for whom living in the new house would have been an unbearable reminder of her loss. In fact, the lamented Francis died in 1876; Mrs. Waldo purchased the property at the corner of Seventy-Second Street in the 1880s and built this house in the 1890s. Whatever the reason, for well over a decade Mrs. Waldo owned a beautiful "white elephant" one which she could admire daily from her windows at No. 31 E. 72nd Street.

(see continuation sheet)

9. Major Bibliographical References

(see continuation sheet)

10. Geographical Data

See Attached Site Map

UTM NOT VERIFIED

Acreeage of nominated property less than one

ACREAGE NOT VERIFIED

Quadrangle name Central Park

Quadrangle scale 1:24000

UMT References

A 1 8 5 8 7 2 7 0 4 5 1 3 6 8 0
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Borough of Manhattan Tax Map Block, Lot 52

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

Bradley Frandsen, Research Consultant

Contact: Elizabeth Spencer-Ralph, 518-474-0479

name/title for Joan R. Olshansky, National Register Coordinator

organization New York City Landmark Preservation Commission

December 1979

street & number 305 Broadway

telephone (212) 566-7577

city or town New York

state New York 10007

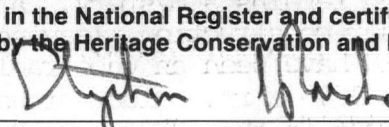
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

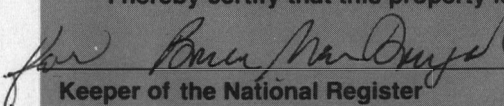


title Director, Historic Preservation Field Services Bureau

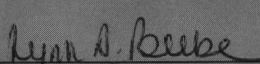
date 2/27/80

For HCRS use only

I hereby certify that this property is included in the National Register

for 
Keeper of the National Register

date May 6, 1980

Attest: 
Chief of Registration

date April 21, 1980

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
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GERTRUDE RHINELANDER WALDO MANSION

Continuation sheet New York County

Item number 8

Page 2

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date entered MAY 6 1980

In 1911 Mrs. Waldo deeded the house to her sister Laura, but in the following year the Dime Savings Bank of Brooklyn foreclosed on the mortgage. At this time, according to the New York Times, the "artistic house" with its "broken windows and partially broken stonework suggested the appearance of some venerable ruin."¹ The bank, which hoped to use the property for commercial purposes, instituted successful court proceedings against zoning restrictions which had limited use to private dwellings. The house was then sold to the Samuel A. Herzog Construction Company. They in turn sold the house the following year to the Fred T. Ley Company. Renaissance Building, Inc. purchased the house in 1920 and when Olivotti & Company, antique dealers, leased the lower floors, the house was occupied for the first time. Olivotti & Company purchased the house in 1928. The mansion again changed hands in the 1960s and in 1971 was bought by the neighboring St. James Episcopal Church. Today the mansion contains several shops at the first floor and art auctioneers at the second.

The Waldo mansion is a fine example of the neo-French Renaissance style, generally associated with Francois I. Based on the 16th-century chateaux of the Loire Valley, this style was introduced to New York by the renowned Paris-trained architect, Richard Morris Hunt, who designed the first Fifth Avenue chateau for Mr. and Mrs. William K. Vanderbilt in 1879. The great vogue for this style, which was used primarily for private residences, led to its adoption by many architects, including Kimball and his partner Thompson, despite the fact that both were closely associated with British architectural currents.

Francis Hatch Kimball (1845-1919), a prominent architect of churches, theaters, and office buildings, in his early career managed the Hartford office of the Boston firm, Rogers & Bryant. While in Hartford he acted as supervising architect for the noted British architect, William Burges, who had been commissioned to design several buildings for Trinity College. In 1879 Kimball formed a partnership with the British-born architect Thomas Wisedell, which continued until the latter's death in 1884. Kimball then practiced alone until 1893 when he and Thompson collaborated on competition drawings for the Manhattan Life Insurance Building, a commission they were awarded. They then formed a partnership and were primarily involved in the designing of tall office buildings. Among the many buildings by Kimball are two New York City designated landmarks, the Emmanuel Baptist Church and the Montauk Club, both in Brooklyn.

George Kramer Thompson (1859-1935) received his architectural training in the New York office of the English architect, Frederick Clarke Withers, and in the

(See Continuation Sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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RECEIVED FEB 29 1980

DATE ENTERED

MAY 6 1980

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

GERTRUDE RHINELANDER WALDO MANSION

CONTINUATION SHEET

NEW YORK

ITEM NUMBER

8

PAGE 3

1880's worked for Kimball & Wisedell. In the years before he established his partnership with Kimball, he had an independent practice, specializing in residential work.

Although the Waldo mansion is modeled on French 16th-century chateaux, its reduced scale and urban setting result in a characteristic late 19th century American architectural creation. The wealthy and socially prominent of New York considered themselves rivals of European aristocracy. As such, it was only fitting that they live in residences of palatial grandeur. The Waldo mansion is one of the finest of these great residences, an adroit adaptation of French Renaissance architecture to late 19th century American taste.

1. "Old Waldo House Will Be Occupied," New York Times, October 30, 1920.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTERED

MAY 6 1980

GERTRUDE RHINELANDER WALDO MANSION

CONTINUATION SHEET New York County ITEM NUMBER 9 PAGE 1

Landmarks Perservation Commission. Gertrude Rhinelanders Waldo Mansion
Designation Report (LP-0927), by Nancy Goeschel. New York:
City of New York, 1976.

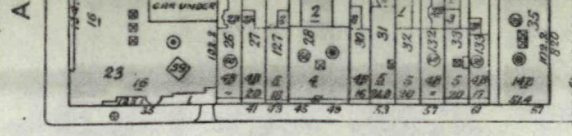
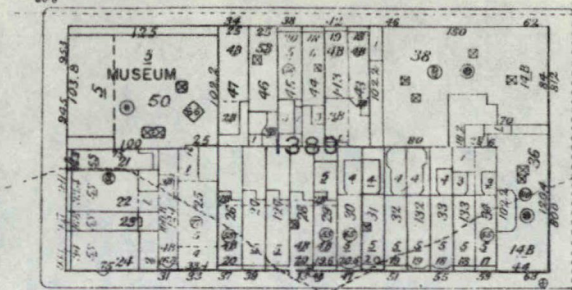
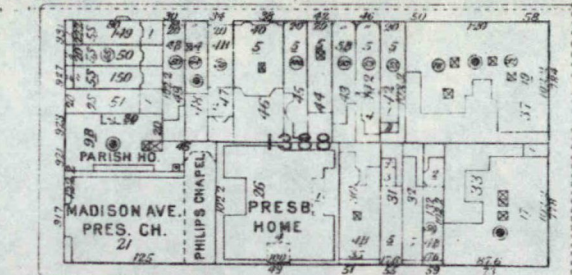
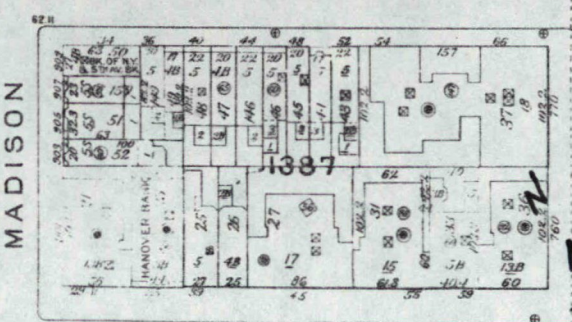
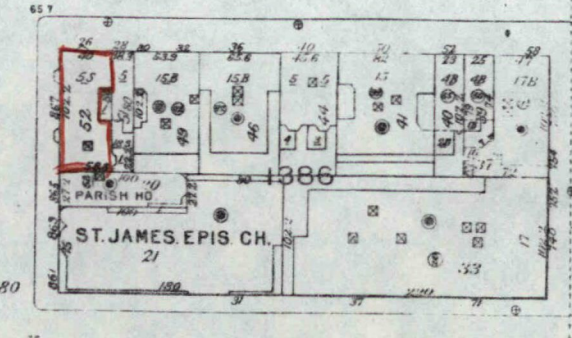
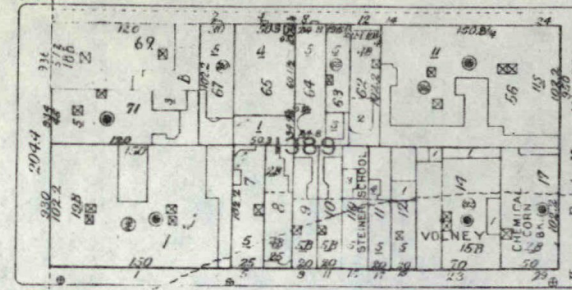
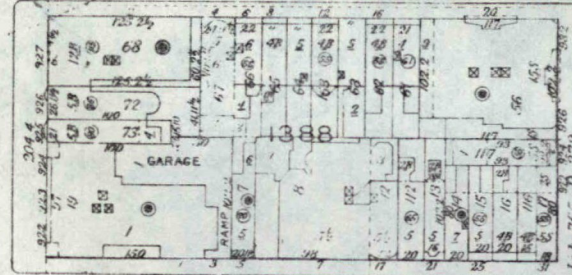
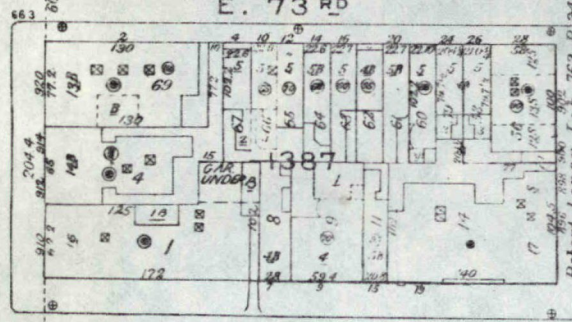
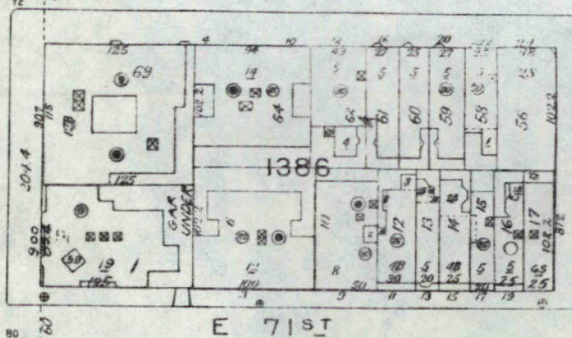
"Old Waldo House Will Be Occupied," New York Times, October 30, 1920.

Phillips Son & Neale, Inc. Personal interview with Michael Side, Comptroller,
Phillips Son & Neale, Inc., December 28, 1979.

Record and Guide. A History of Real Estate, Building, and Architecture
in New York City. New York: 1898, reprinted; Arno Press, 1967.

Schuyler, Montgomery. "The World of Francis H. Kimball and Kimball &
Thompson," Architectural Record (June 1898), pp.515-516.

FIFTH



PARK

106

GERTRUDE RHINELANDER WALDO MANSION
New York County: New York
Manhattan Land Book, Plate 110
New York: Sanborn Map Company, 1970
FEB 29 1980

PART OF
SECTION 5

John A. G.

Rich. G. G.

LEXINGTON

Rich. G. G.

plw 110



MAY 6 1980

80002727

Property

Malden, Gertrude Rhinelanders, Mansion

State

NY - New York

Working Number

2-29-80 735

TECHNICAL

Photos

3

Maps

2**CONTROL****HISTORIAN**

Fine, intact embodiment of the Chateau style, popular in the late 19th c. for residences for the affluent. One of a limited number of these opulent single family residences left in the upper East Side (once dominated by such blags), the Rhinelanders Mansion is a particularly fine, ornate, example of this period of residential design in NYC.

ARCHITECTURAL HISTORIAN

Accept
L. Beebe
4/21/80

ARCHEOLOGIST**OTHER****HAER**

Inventory _____

Review _____

REVIEW UNIT CHIEF

Accept
L. Beebe
4/21/80

BRANCH CHIEF**KEEPER**

National Register Write-up _____

Send-back _____

Entered MAY 6 1980

Federal Register Entry

2.3.81

Re-submit _____



1. Gertrude Rhinelanders Waldo Mansion
867 Madison Avenue
New York, NY *County*
Photo by: Stephen Senigo, 1979
Neg. at: New York City Landmarks
Preservation Commission

Madison Avenue facade, looking east

$\frac{1}{3}$

FEB 29 1980

MAY 6 1980



2. Gertrude Rhinelanders Waldo Mansion
867 Madison Avenue
New York, NY *County*
Photo by: Stephen Senigo, 1979
Neg. at: New York City Landmarks
Preservation Commission

Looking southeast

FEB 29 1980

2/3

MAY

6 1980



3. Gertrude Rhinelanders Waldo Mansion
867 Madison Avenue
New York, NY *County*
Photo by: Stephen Senigo, 1979
Neg. at: New York City Landmarks
Preservation Commission

Interior: second floor front parlor

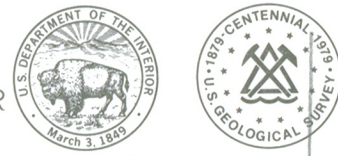
FEB 29 1980

2/3

MAY

6 1980

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



CENTRAL PARK QUADRANGLE
NEW YORK - NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW/4 HARLEM 15' QUADRANGLE



Maped, edited, and published by the Geological Survey
Revised in cooperation with New York
Department of Transportation
Control by USGS, USC&GS, and New Jersey Geodetic Survey
Planimetry by photogrammetric methods and from USC&GS Charts T-4567,
T-5089, T-5264, T-5278, T-5448, T-5449, T-5451, T-5452, T-5453, T-5458,
and T-5778. Topography by photogrammetric methods from aerial photographs
taken 1954 and planimetric surveys 1956.
Revised from aerial photographs taken 1966. Field checked 1966
Selected hydrographic data compiled from USC&GS Charts 226, 746, and 747 (1966). This information is not intended for naviga-
tion.
Polyconic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system, Long Is-
land and New Jersey coordinate system
1000-meter Universal Transverse Mercator grid ticks, zone 18, S
Red tint indicates areas in which only landmark buildings are shown

GERTRUDE RHINELANDER WALDO MANSION
New York, New York County
UTM Reference: 18/587270/4513680
Central Park Quad

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET
4 FEET IN THE HUDSON RIVER AND 5.7 FEET IN THE EAST RIVER
IMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
J. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U.S. Route ——— State Route ———
QUADRANGLE LOCATION
CENTRAL PARK, N.Y.-N.J.
SW/4 HARLEM 15' QUADRANGLE
N4045-W7352.5/7.5
1966
PHOTOREVISED 1979
AMS 6265 IV SW-SERIES V821
Revisions shown in purple compiled from 1977 and other source data. This information was not field checked. Map edited 1979
There may be private inholdings within the boundaries of the National or State reservations shown on this map

ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered MAY 6 1980

<u>Name</u>	<u>Location</u>
Federal Reserve Bank of New York	New York New York County
Seguine House	Staten Island Richmond County
St. Augustine's Chapel	New York New York County
Building at 45 East 66th Street	New York New York County
Scribner Building	New York New York County
American Fine Arts Society	New York New York County
Waldo, Gertrude Rhineland, Mansion	New York New York County
Church of Notre Dame and Rectory	New York New York County
New York Public Library, 115th Street Branch	New York New York County

Also Notified

Honorable Daniel P. Moynihan
Honorable Jacob K. Javits
Honorable John M. Murphy
Honorable S. William Green
Honorable Charles B. Rangel

State Historic Preservation Officer
Mr. Orin Lehman
Commissioner
Parks and Recreation
Agency Building #1
Empire State Plaza
Albany, New York 12238

NR

Byers/bjr 5/13/80

For further information, please call the National Register at (202)343-6401.