

CONTENTS

| | |
|-----|---------------------------------------|
| vii | <i>Foreword</i> |
| xi | <i>Acknowledgements</i> |
| xiv | <i>An Introductory Note</i> |
| 17 | CHAPTER 1: IN THE BEGINNING 1885–1886 |
| 18 | An Exclusive Vision |
| 22 | The Master Builders |
| 25 | An Odd Couple |
| 28 | Triumph of the Picturesque |
| 37 | The Client’s Hand |
| 39 | The Vision Unveiled |
| 42 | The Accidental Developer |
| 44 | The Unappreciated Genius |
| 47 | CHAPTER 2: THE EARLY YEARS 1887–1900 |
| 48 | Two Worlds |
| 54 | The Conscientious Superintendent |
| 55 | A Social Conundrum |
| 59 | The Bon Vivant |
| 65 | The Rebel Gibson Girl |
| 68 | Courtier of a King’s Game |
| 77 | CHAPTER 3: THE HEYDAY 1901–1920 |
| 78 | Firefighter for Life |
| 82 | The Sound of Money |
| 85 | The Gilded Sphinx |
| 89 | Eclipse of the Picturesque |

| | |
|-----|---|
| 96 | The Standard Bearer Lost His Way |
| 97 | The Colony Entertained |
| 101 | Immigrants at the Gates |
| 105 | Ministering to Minds |
| 109 | The Spirit of Life |
| 113 | Music Found Its Patron |
| 115 | Connoisseurs of Americana |
| 119 | The Donor Kept Quiet |
| 123 | The War and the Epidemic |
| 128 | The Paradox of Charity |
| 133 | CHAPTER 4: THE BEST OF TIMES; THE WORST OF TIMES 1921–1940 |
| 134 | Hemlines and Skyscrapers |
| 137 | Sweet Are the Uses of Etiquette |
| 141 | The Phoenix of Wall Street |
| 145 | Pride Before the Fall |
| 148 | A Raw Deal |
| 155 | The Taste Maker |
| 157 | The Millionaire Scientist |
| 161 | <i>Epilogue</i> |
| 167 | <i>The Main Characters at a Glance</i> |
| 168 | <i>Select Bibliography</i> |
| 170 | <i>Photo Credits</i> |
| 172 | <i>Index</i> |