

**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 MAY 3 1982
date entered JUN 3 1982

1. Name

historic _____

and/or common Houses at 146-156 East 89th Street

2. Location

street & number 146-156 East 89th Street _____ not for publication

city, town New York _____ vicinity of _____ congressional district 18

state New York _____ code 036 _____ county New York _____ code 061

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name See Continuation Sheet

street & number _____

city, town _____ vicinity of _____ state _____

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

Landmarks Preservation Commission
title (LP-1004 to LP-1009)

has this property been determined eligible? _____ yes no

date March 13, 1979 _____ federal _____ state _____ county _____ local

depository for survey records Landmarks Preservation Commission, 20 Vesey Street

city, town New York _____ state New York 10007

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date <u>NA</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

This picturesque, intact row of six Queen Anne rowhouses, located on the south side of East 89th Street, is flanked by modern apartment buildings. Each house displays details associated with the Queen Anne style, including Tudor roses, sunflowers, multi-paneled wood doors, and various classical motifs such as swags and wreaths which appear on the sheetmetal roof cornices.

Although each house is designed with different architectural details, there is an underlying symmetry and a subtle balance of elements which enhances the coherence and harmony of the group. All the houses are built of brick with stone and terra-cotta trim; all are three stories high with imbricated slate mansard roofs pierced by dormers; and, with the exception of No. 146, each house is basically one bay wide. Repetitive patterns are found on Nos. 148 and 154, which have arched first floors, two windows in the second, and a projecting bay at the third; nos. 152 and 156 have similar first floors, projecting bays at the second, and single bays piercing the third. The original plan, although not completed, called for a row of ten houses, and thus the pairing may have been intended to be more evident.¹ No. 146 is wider than the other houses, and is designed with a distinctive partial setback, creating an L-shaped plan.

The rear elevations cannot be seen from the street, and because the buildings are rowhouses, they share party walls. Only one side elevation, the north facade of No. 146, can be seen from the street and part of it shares the elements of the front facade. The rear section of this elevation is on an alley and was rendered in a straightforward, functional manner.

1. New York City Manhattan Buildings Department, Block 1517, Lots 47-49, N.B. 767-86.

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Continuation sheet Houses at 146-156 E. 89th St.
New York County, New York Item number 4

Page 2

- No. 146 owned by Arthur Brandt, 150 East 74th Street 10021
- No. 148 owned by Dikran P. Donchian, 148 East 89th Street 10028
- No. 150 owned by Vida G. Deming, 150 East 89th Street 10028
- No. 152 owned by Norman D. Ashcraft, 200 East End Avenue 10028
- No. 154 owned by David Smith, 154 East 89th Street, 10028
- No. 156 owned by Anne Marie Levine, 156 East 89th Street, 10028

8. Significance

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

Specific dates 1886-87

Builder/Architect Hubert, Pirsson & Co.

Statement of Significance (in one paragraph)

Nos. 146-156 East 89th Street are a row of six houses designed in the Queen Anne style by the notable New York architectural firm of Hubert, Pirsson & Co. The buildings are examples of the type of residential construction characteristic of the initial development of this section of Manhattan and, as a unit, one of the few Queen Anne rows surviving in the city.

With the completion of the New York Elevated Railroad along Third Avenue to 129th Street in 1878, the East 80s and 90s, Yorkville, became a prime area for residential development. From the mid to the late 1880s, the side streets in this section of Manhattan became lined with first class rowhouses for the middle class, of which Nos. 146-156 are fine surviving examples.¹ Their characteristic Queen Anne features, an American variant of the interpretation of early eighteenth-century English brick architecture, display the talents of the designers.

Philip Gengembre Hubert (1830-1911) and James W. Pirsson (1833-1888) established their partnership about 1870. Hubert, the son of an architect and engineer, was born in Paris and emigrated to this country in 1849, settling at first in Cincinnati.² He moved to New York at the end of the Civil War and first became associated with Pirsson in 1867. Their partnership lasted until Pirsson's death in 1888.³ The earliest works by the firm were typical single-family rowhouses and tenements. However, in October 1879, Hubert & Pirsson submitted designs for the construction of the Appleby, a French flathouse on the southeast corner of West 58th Street and Seventh Avenue.⁴ It was the firm's designs for this type of building which gained for them their fame and prestige. Some of their most famous apartment houses are the Central Park Apartments, or Spanish Flats (now demolished), which stood on the southeast corner of Seventh Avenue and Central Park South, and the Chelsea (1883) on West 23rd Street, a designated New York City Landmark. The firm incorporated some innovative concepts into their apartment plans such as the "mezzanine plan," or split level apartment, and they provided a greater degree of light and air for their apartments than did most of their contemporaries. Hubert & Pirsson were also actively involved in encouraging the growth of cooperative ownership of apartments.⁵

The East 89th Street houses are handsome examples of the domestic work of the two men and remain largely intact today. The houses are still single-family dwellings and their lack of alterations and good state of preservation testify to the pride that the owners take in their property.

ACREAGE NOT VERIFIED
UTM NOT VERIFIED

9. Major Bibliographical References

The American Architect and Building News, Vol. 23, No. 639, 133 (Pirsson Obituary).
American Art Annual, 10 (1913), 78 (Hubert Obituary).
Building, 8 (3/3/1888), 76 (Pirsson Obituary).
Withey, Henry F. and Elsie R. Biographical Dictionary of American Architects (Deceased).
Los Angeles: Hennessey & Ingalls, 1970.

10. Geographical Data

Acreage of nominated property less than one acre

Quadrangle name Central Park, N.Y.-N.J.

Quadrangle scale 1:24,000

UMT References

A

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

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification The nominated properties occupy Manhattan Tax Map Block 1517, Lots 149, 49, 148, 48, 147, 47; each lot is approximately 12' x 62'. The nominated properties are outlined on the attached map.

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

NA

state code county code

state code county code

11. Form Prepared By

name/title James T. Dillon, Contact: Anne B. Covell
NYS Div. for Historic Preservation 518-474-0479

organization Landmarks Preservation Commission date April, 1981

street & number 20 Vesey St. telephone 212-566-7577

city or town New York state New York

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state 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 *Olein Lehman*

title Commissioner date 4/9/82

For HCRS use only

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

for *Alouis Byers* Entered in the National Register date 6/3/82

Keeper of the National Register

Attest: date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
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received

date entered

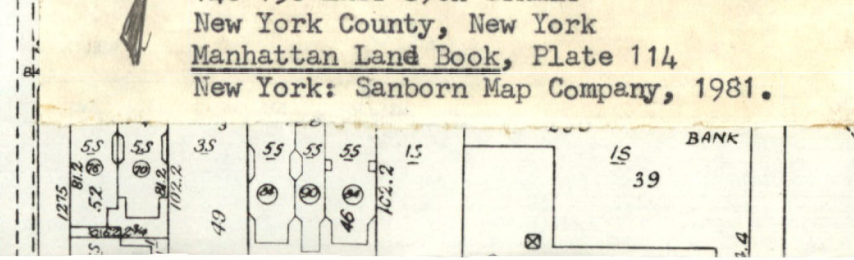
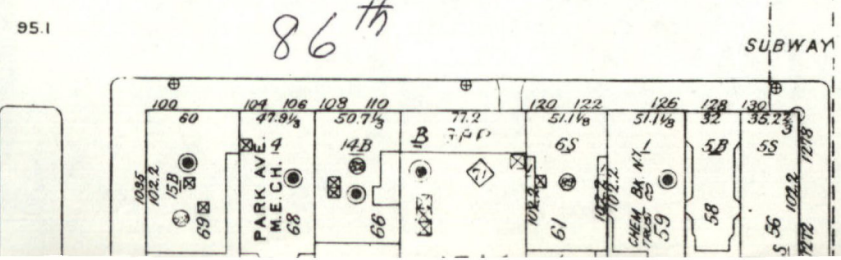
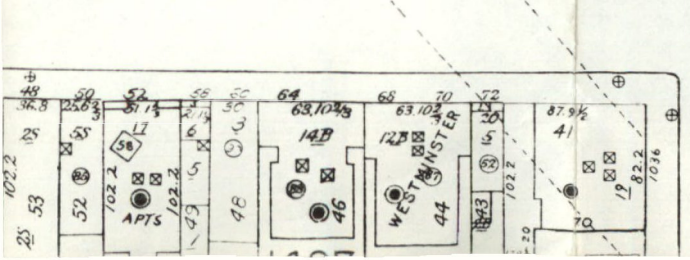
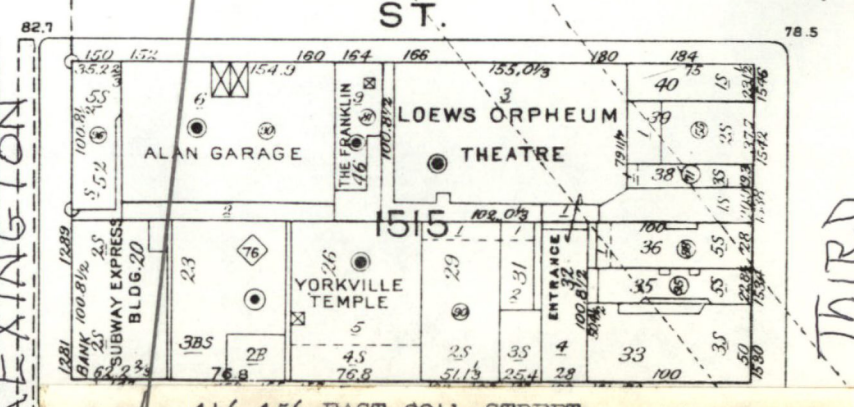
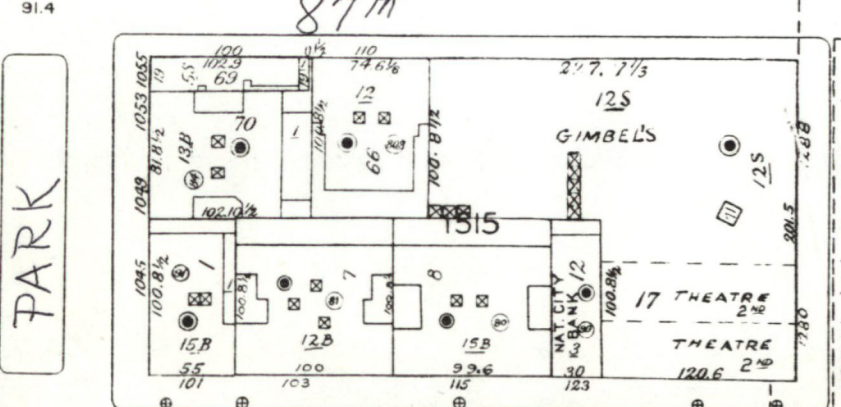
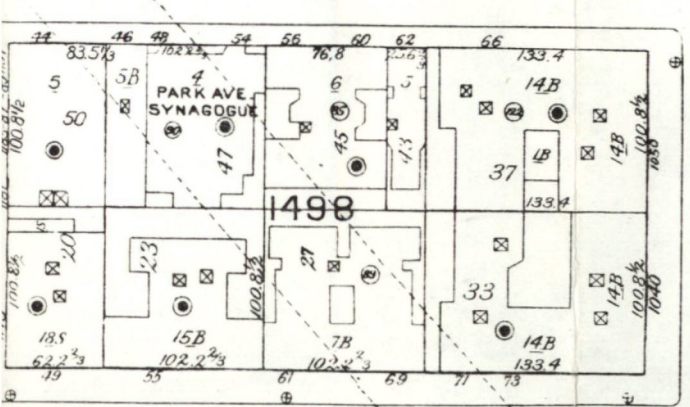
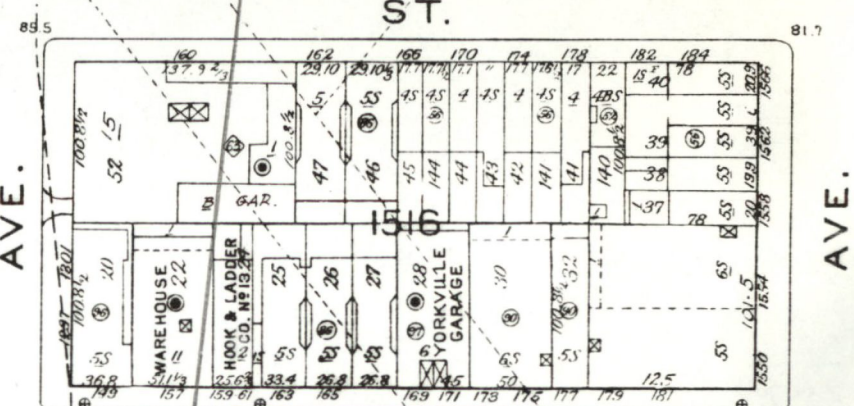
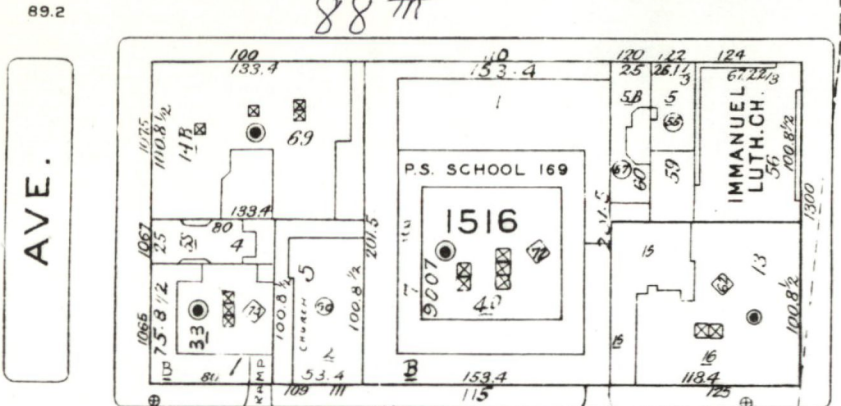
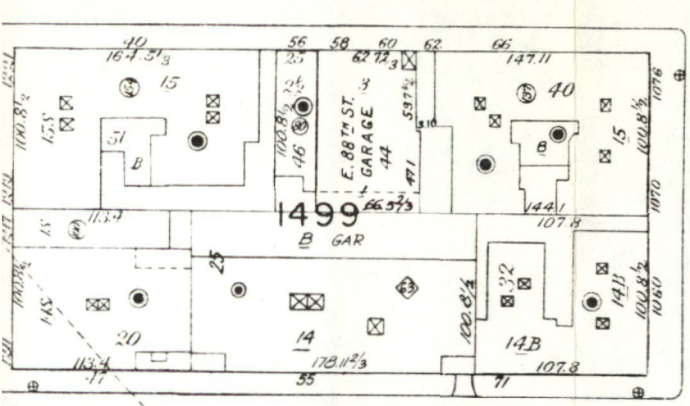
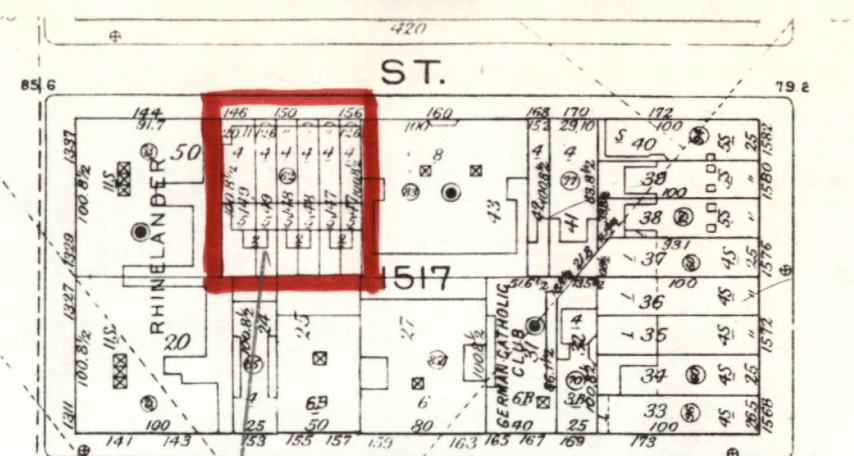
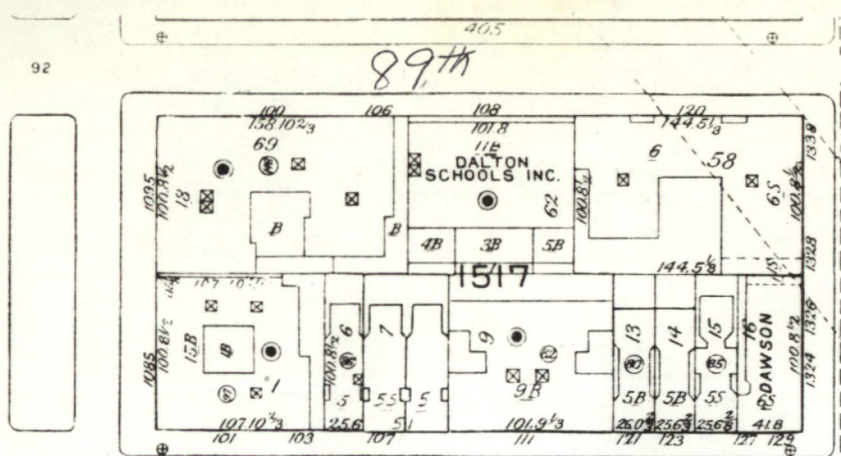
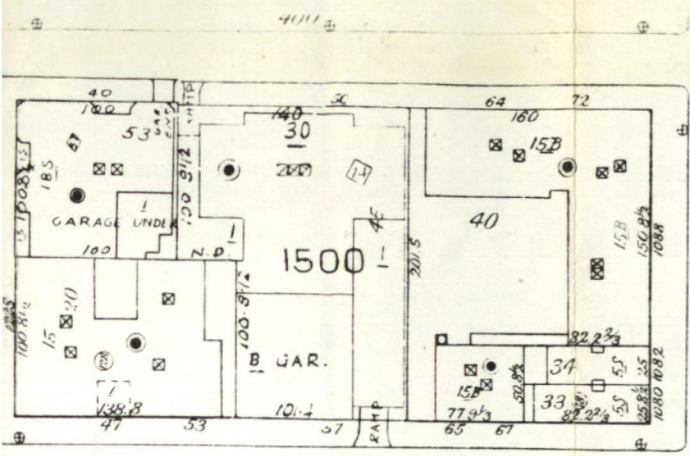
Continuation sheet Houses at 146-156 E. 89th St. Item number 8

Page 2

New York County, New York

Footnotes

1. Carnegie Hill Historic District Designation Report. Landmarks Preservation Commission, July 23, 1974, p. 2.
2. "Philip Gengembre Hubert Obituary," American Art Annual, 10 (1913), 78.
3. "James W. Pirsson Obituary," Building, 8 (3/3/1888), 76.
4. New York City, Manhattan Buildings Department, Docket Books, N.B. 769-79.
5. "James W. Pirsson Obituary," The American Architect and Building News. Vol. 23, No. 639, p. 133.



146-156 EAST 89th STREET
 New York County, New York
 Manhattan Land Book, Plate 114
 New York: Sanborn Map Company, 1981.



EVALUATION / RETURN SHEET

Property: Houses at 146--156 East 89th Street
State, County: NY, New York
Federal Agency: _____

Working No. 5/3/82-1304
Fed. Reg. Date: FEB 1 1983
Date Due: 6/3/82 - 6/17/82
Action: ACCEPT 6/3/82
 RETURN
 REJECT

- resubmission
- nomination by person or local government
- owner objection
- appeal

Entered in the _____
National Register _____
photos _____
maps _____

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category _____ Ownership _____ Status _____ Present Use _____
Public Acquisition _____ Accessible _____

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

Condition _____ Check one _____ Check one _____
 excellent deteriorated unaltered original site
 good ruins altered moved date _____
 fair unexposed

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

For NPS use only

8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

USMT Reference _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3

Comments for any item may be continued on an attached sheet



1. HOUSES AT 146-156 EAST 89TH STREET
New York County, New York

Photo: 1981 *NYCCPC*
Neg. at: New York Landmarks
Preservation Commission

View from the northeast



2. HOUSES AT 146-156 EAST 89TH STREET:
146 East 89th Street
New York County, New York

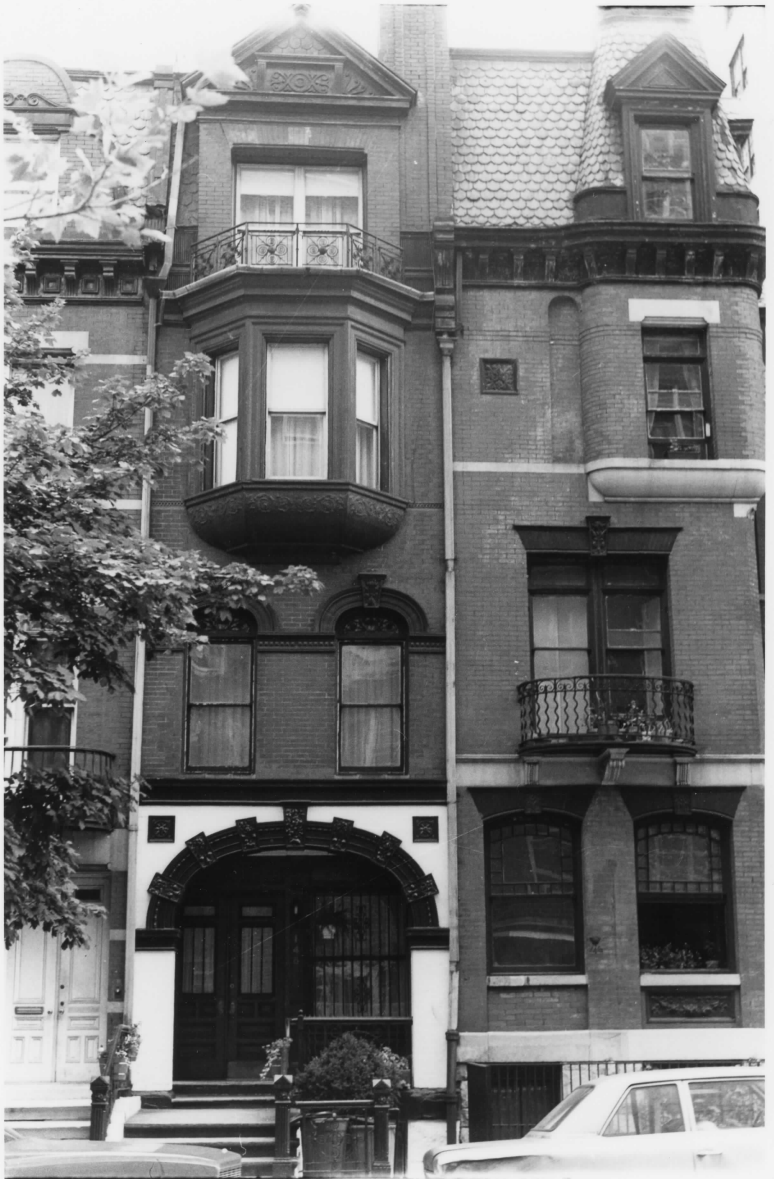
Photo:

1981 *NYCLPC*

Neg. at:

New York Landmarks
Preservation Commission

View from north



3. HOUSES AT 146-156 EAST 89TH STREET:
148 East 89th Street
New York County, New York

Photo: 1981 *NYCLDC*
Neg. at: New York Landmarks
Preservation Commission

View from north



4. HOUSES AT 146-156 EAST 89TH STREET:
152 East 89th Street
New York County, New York

Photo: 1981 NYCLPC
Neg. at: New York Landmarks
Preservation Commission

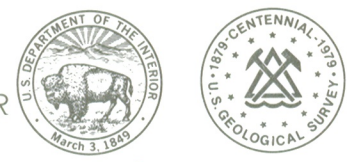
View from north



5. HOUSES AT 146-156 EAST 89TH STREET:
156 East 89th Street
New York County, New York

Photo: 1981 *NYCLPC*
Neg. at: New York Landmarks
Preservation Commission

View from north



Houses at 146-156 East 89th Street
New York County, New York
UTM Reference:
18 588860 4514760
Central Park, N.Y. - N.J. Quadrangle

Mapped, 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, 274, 745,
746, and 747 (1966). This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grids based on New York coordinate system, Long Island zone,
and New Jersey coordinate system
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
Red tint indicates areas in which only landmark buildings are shown

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
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING 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
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 aerial photographs
taken 1977 and other source data. This information
not field checked. Map edited 1979
There may be private inholdings within the boundaries of
the National or State reservations shown on this map