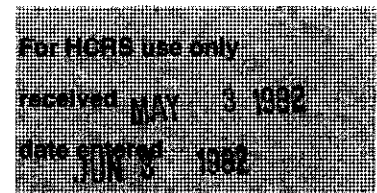


**United States Department of the Interior
Heritage Conservation and Recreation Service**



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

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

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street & number 146-156 East 89th Street _____ not for publication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	
___ district	___ public	<input checked="" type="checkbox"/> occupied	___ agriculture	___ museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	<input checked="" type="checkbox"/> private residence
___ site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	___ government	___ scientific
	<input checked="" type="checkbox"/> being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ 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

title Landmarks Preservation Commission (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.

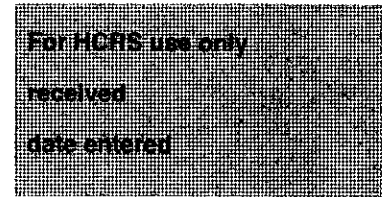
Although each house is designed with different architectural details, there is an underlying symmetry and a subtle balance of elements which enhances the coherence and harmony of the group. All the houses are built of brick with stone and terra-cotta trim; all are three stories high with imbricated slate 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.

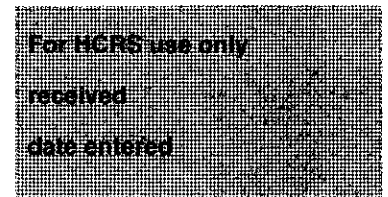
With the completion of the New York Elevated Railroad along Third Avenue to 129th Street in 1878, the East 80s and 90s, Yorkville, became a prime area for residential development. From the mid to the late 1880s, the side streets in this section of Manhattan became lined with first class rowhouses for 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.

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

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



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.

ALREADY 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

Acreeage of nominated property less than one acre

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

Quadrangle scale 1:24,000

UMT References

A	<u>18</u>	<u>588260</u>	<u>4514760</u>
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

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, i 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

Orin Lehman

title Commissioner

date

4/9/82

For NCRS use only

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

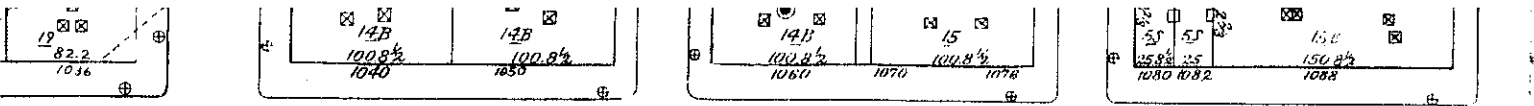
of Historic Places

date 6/2/82

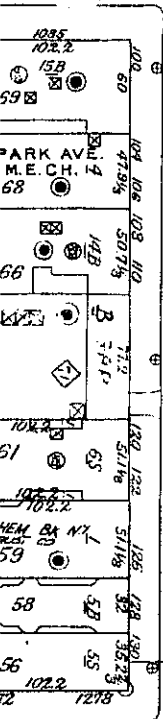
for *Neilson Bryan*
Keeper of the National Register

Attach

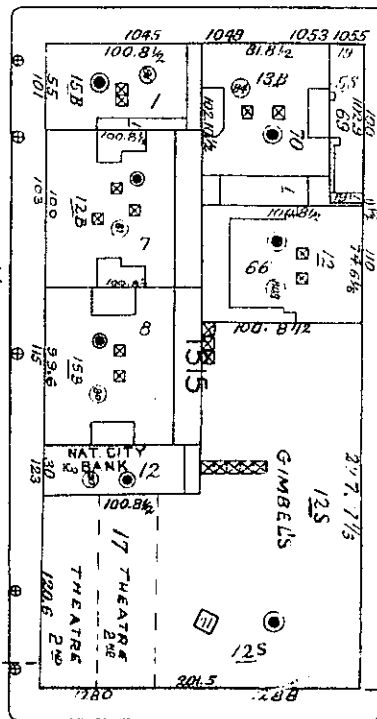
Chief of Registration



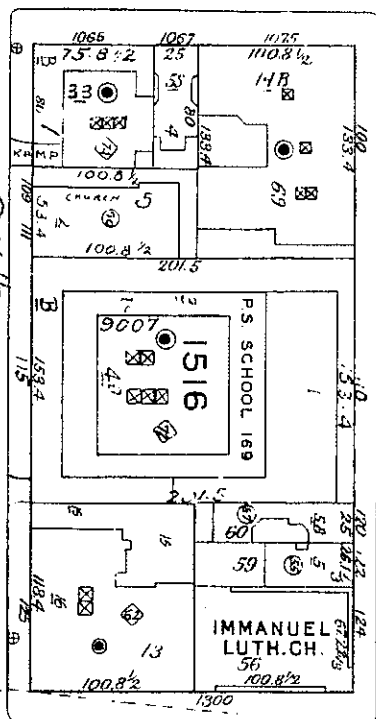
PARK AVE. 95.1 91.4 89.2 92



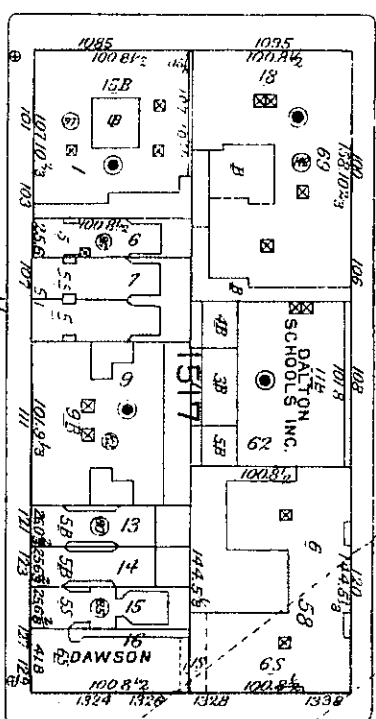
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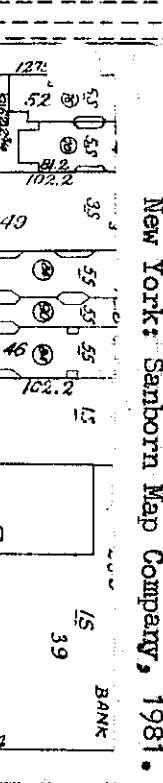
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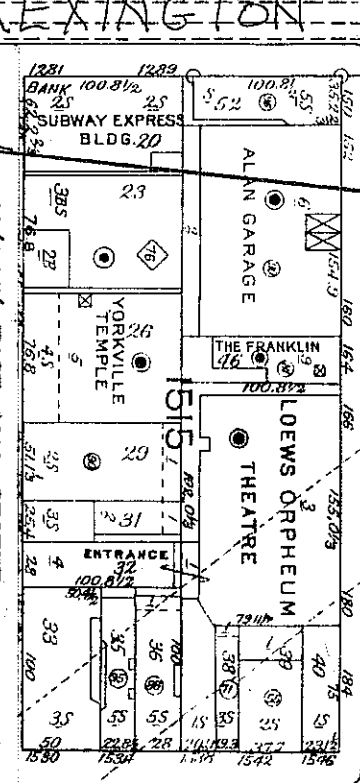
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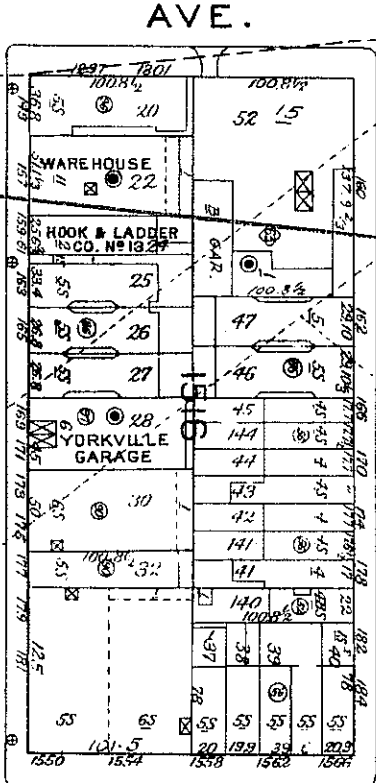
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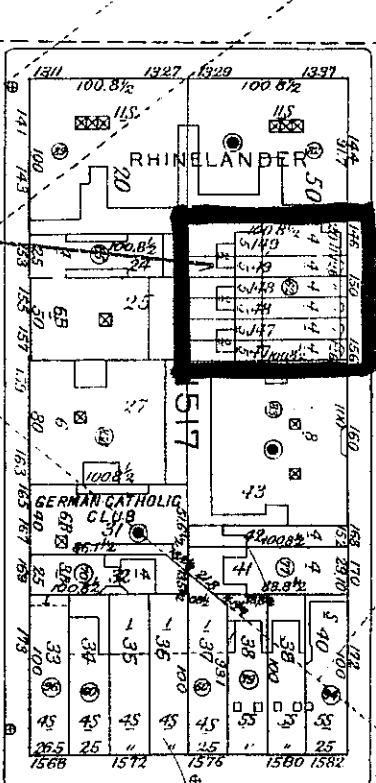
146-156 EAST 89th STREET
New York County, New York
Manhattan Land Book, Plate 114
New York: Sanborn Map Company, 1981.



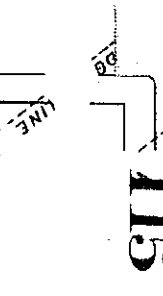
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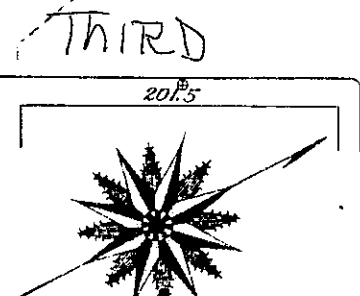
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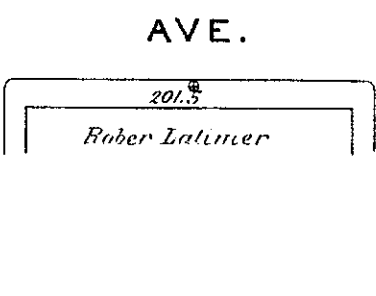
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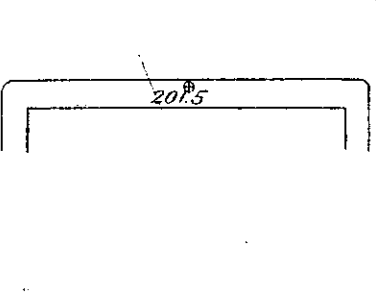
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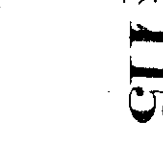
87th



88th



89th



115

