

HARDENBERGH/ RHINELANDER

HISTORIC DISTRICT

DESIGNATION REPORT



N.Y.C. LANDMARKS PRESERVATION COMMISSION
1998

TESTIMONY AT THE PUBLIC HEARING

On March 10, 1998, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Hardenbergh/Rhineland Historic District (Item No. 2). The hearing had been duly advertised in accordance with the provisions of law. Eight speakers testified in favor of the proposed historic district, including Louis B. Kimmelman, owner of No. 1348 Lexington Avenue, and representatives of the New York Landmarks Conservancy, Historic Districts Council, Friends of the Upper East Side Historic Districts, Lexington Neighbors, Carnegie Hill Neighbors, and Historic Neighborhood Enhancement Alliance. In addition, the Commission received letters of support from Representative Carolyn B. Maloney and the Friends of Terra Cotta and a resolution supporting designation from Manhattan Community Board 8.

HARDENBERGH/RHINELANDER HISTORIC DISTRICT BOUNDARIES

The Hardenbergh/Rhineland Historic District consists of the area bounded by a line beginning at the northwestern corner of Lexington Avenue and East 89th Street, extending northerly along the western curb line of Lexington Avenue, westerly along a line extending from the western curb line of Lexington Avenue to the northern property line of 1350 Lexington Avenue, westerly along the northern property lines of 1350 Lexington Avenue and 121 East 89th Street, southerly along the western property line of 121 East 89th Street, southerly along a line extending from the western property line of 121 East 89th Street to the northern curb line of East 89th Street, and easterly along the northern curb line of East 89th Street, to the point of beginning, Borough of Manhattan.

SUMMARY

The Hardenbergh/Rhineland Historic District consists of six rowhouses and one "French Flats" building constructed in 1888-89 for the Estate of William C. Rhineland to the Northern Renaissance Revival style designs of architect Henry J. Hardenbergh. Located at the northwest corner of Lexington Avenue and East 89th Street, these buildings are characteristic of the residential development of the Carnegie Hill-Yorkville area that had been spurred by transportation and street improvements in the late nineteenth century. The Rhinelanders, a family prominently associated with real estate in Manhattan, were significant in that development, and through the Rhineland Real Estate Co., controlled the properties in this historic district until 1948. Clad in red brick, brownstone, and red terra cotta, the six houses form a picturesque yet symmetrical composition featuring a variety of window and entrance enframements and a lively roofline composed of prominent pediments and modillioned cornices with pierced parapets and finials. The flats building, located behind the houses and facing East 89th Street, is clad in similar materials, has a complementary architectural vocabulary, and is dominated by a broken pediment/cornice surmounted by a pedimented window. Distinguished by their common design history and ownership by the Rhineland family for sixty years, the buildings have survived as an enclave, surrounded mostly by later apartment buildings. They are, furthermore, among the most significant surviving reminders of the Rhinelanders' residential development of this neighborhood. The houses have also been associated with a number of other prominent resident-owners, among them artist Andy Warhol and the Fertility Institute of New York.

Historical Development of Carnegie Hill¹

The colonial history of today's neighborhood of Carnegie Hill -- roughly the area bounded by Fifth and Lexington Avenues and East 86th and East 96th Streets -- dates from 1658, when Dutch governor Pieter Stuyvesant formed a village named Nieuw Haarlem from the scattered farms of northern Manhattan. Partially separated from Harlem to the north by hilly terrain and a swamp, this area was held by the Freeholders of Harlem as Common Lands. Into the nineteenth century it retained its semi-rural character, between Harlem and the village of Yorkville to the southeast. Like most of Manhattan north of Greenwich Village, development was the result of the northward migration of population, as well as transportation and street improvements. The New York and Harlem Railroad, chartered in 1831, followed a route along Fourth (later Park) Avenue to Harlem, with a station at Yorkville. Horsecar lines ran along Second and Third Avenues by 1858, and the Third Avenue and Second Avenue Elevated Railroads opened in 1878 and 1880. Ferry service to Astoria ran from a terminal located on the East River at 86th Street. The Commissioners' Plan of 1811, which determined the street grid that characterizes Manhattan, was extended northward into the area during the second quarter of the nineteenth century. Fifth Avenue, which defined the center of Manhattan and also directed fashionable development northward, was opened between Murray Hill and 106th Street in 1828. Speculators held off developing properties on northern stretches of the avenue for years, despite the planning and development of Central Park, waiting for higher prices. Fourth Avenue, ceded to the city in 1828 and serving the railroad soon after, was eventually opened between East 38th and East 130th Streets. Two new avenues were added by the State Legislature in 1832-33: Madison Avenue, inserted between Fourth and Fifth Avenues, extended to East 120th Street in 1867; and Lexington Avenue, introduced between Third and Fourth Avenues, was opened incrementally and cut through the block included in this historic district in 1869.

These improvements hastened the development of the area around the historic district. As late as 1879, the building of mostly detached frame houses and stables was scattered. While the wealthy considered the most fashionable neighborhood in Manhattan to be along Fifth and Madison Avenues and the adjacent side streets as far north as approximately East 90th Street, the area east of Madison Avenue was developed with rowhouses and "French Flats" for middle-class residents and tenements for the working class. Due to lower land values and its proximity to the Third Avenue "el," Lexington Avenue was built up with rowhouses earlier than the avenues to the west. Industries located mainly to the east. On the two blocks east of Third Avenue between East 91st and East 93rd Streets stood three large breweries belonging to George Ringler, George Ehret (whose brewery was the largest in the country), and Jacob Ruppert. During the last quarter of the nineteenth century, the area experienced a surge of development, particularly with speculatively-built rowhouses by builder-developers. Many tenants were immigrants from German-speaking areas of Central Europe, particularly German Jews, as well as from Ireland.

After the turn of the century, the character of Carnegie Hill was dramatically altered by a new wave of development which continued until World War I, then picked up again in the 1920s, and diminished during the 1930s. A significant impetus to the resurgence of upper Fifth Avenue and western Carnegie Hill was the construction of a new mansion (1899-1903, Babb, Cook & Willard) by industrialist Andrew Carnegie, located at Fifth Avenue and East 91st Street (now the Cooper-Hewitt National Design Museum, it is a designated New York City Landmark). The wealthy moved into newly-constructed residences, as well as transformed nineteenth-century rowhouses. On the other hand, many nineteenth-century rowhouses were converted in the twentieth century to multiple dwellings and given basement or ground-level entrances, while rowhouses located on the avenues

often received one- or two-story shopfronts, or were altered to accommodate ground-story doctors' offices. Increasing property values, higher living costs, and the desire to live in a fashionable neighborhood fueled the demand for high quality apartment buildings as well. By the time of World War I, changing social, political, and legal factors wrought transformations in apartment building. Park Avenue was overtaking Fifth Avenue as the city's prime residential address. Change was accelerated when in the early 1920s the New York State Supreme Court rescinded a seventy-five-foot height restriction on Fifth Avenue apartment buildings; within three years, close to one-third of the fashionable park frontage of that avenue lost its grand mansions and was rebuilt with tall luxury apartment houses. The surge in apartment building construction between 1921 and 1930 produced many new structures, largely on Fifth and Park Avenues, and following World War II, more apartment buildings were constructed elsewhere in the area.

Architectural Development: Nineteenth-century Rowhouses and "French Flats"²

Despite the rapid stylistic changes which occurred during the last quarter of the nineteenth century, the typical single-family dwelling in New York City conformed to what had become the standard arrangement for New York rowhouses. Developers purchased groups of standard twenty-five-foot by one-hundred-foot lots, but in order to maximize the number of houses built, often constructed them narrower than twenty feet. Rowhouses were constructed to the side lot lines, often sharing party walls for a saving of space and lowered costs. In most cases the side walls supported wood beams with wood joists at each floor level. The majority of houses were three or four stories above raised basements, with stoops placed to one side. The common straight stoop was widely used, but in the 1880s the box stoop, constructed with a right-angle turn and intermediate landing, gained in popularity. The stoop, and adjacent areaway, sometimes encroached onto the public way. An entrance to the basement, which provided for the delivery of goods, was located beneath the stoop. A basic formula for interior planning was followed, with some variation, accommodating the informal dining room in the front of the basement level with the kitchen and laundry at the back, the front and back parlors on the first floor (the rear one being used as a more formal dining room) along a side hall, and the stairs leading to the upper floors, which contained the family bedrooms and bathrooms, and rooms for servants and boarders in the top story.

In the exterior articulation of these standard building features, architects and builders employed a diversity of styles. Faced in brownstone or brick, or a combination of the two materials, sometimes with terra-cotta ornament, the typical three-bay facade featured projecting surrounds at the openings and a galvanized iron cornice with brackets. Ironwork -- in the form of stoop and areaway railings and basement entrance gates and window grilles -- was also standard, as were double-hung wood sash windows and paneled wood doors, often glazed. During the 1870s, designers reacted to the uniform blockfronts of somber brownstone-fronted Italianate rowhouses found elsewhere in the city and turned to a new style, now commonly called neo-Grec. During the 1880s, the Queen Anne style emerged in rowhouse design, bringing with it the fashion for treating houses as individually distinctive components within the streetscape. The Romanesque Revival style, popular in the area from the mid-1880s to the mid-1890s, also combined various building materials and textures and picturesque massing. As early as the late 1880s, rowhouses appeared in variants of the Renaissance Revival style.

Among the many architectural changes that began to occur in the early twentieth century was the conversion of single-family rowhouses on the avenues to accommodate shops or offices at the basement (and sometimes the parlor story as well). Sometimes an alteration was confined to

converting a basement into a professional office while the remaining floors remained a single unit. Typically, the stoop and facade at the basement (and parlor story) have been replaced but the historic character of the upper stories remains intact. Other rowhouse alterations reflected the transformation of single-family dwellings for multiple occupancy, with the building divided into smaller apartments or boardinghouse rooms. Exterior alterations sometimes were limited to removing the stoop, converting the former entrance into a window, redesigning the areaway, and aggrandizing the basement entrance. In other cases, projections were removed, fenestration altered, and new entrance enframements installed at the basement.

Although most of the Carnegie Hill area developed before 1900 was built up with single-family rowhouses, nineteenth-century multiple dwellings, most commonly flats buildings, constituted an important part of its architecture. New Yorkers had lived in shared and multiple dwellings since well before 1866, when the Department of Buildings was established and records were kept for building construction in the city. Their particular forms, in terms of size, structure, plan, appearance, and organization of space, were the subject of experimentation and debate in the late nineteenth century. The terms used to refer to these buildings were sometimes imprecise and flexible. For example, "tenement" was (and sometimes still is) used indiscriminately to describe all multiple dwellings. Furthermore, in practice, different types of multiple dwellings were not always completely distinct from one another. The term "flat" was first used in Edinburgh and London in the early nineteenth century to denote living units that were all on one floor in larger buildings, often after those buildings were subdivided. In New York the term may have been applied to rowhouses altered in the mid-nineteenth century to contain separate living units on each floor. By 1866, a common type of structure consisting of three or four stories, each with a separate living unit, was classified by the the Department of Buildings on the basis of construction and use as a "second-class dwelling." At some point both second-class dwellings, and the living units within them, began to be referred to as flats. The units, with four to ten rooms, were larger than those in buildings generally considered tenements, and each contained baths and toilets; also there were fewer tenants per floor than in tenements. As a general rule, flats generally had one or two families per residential floor in narrow buildings (about twenty-five-feet wide) and the same ratio of residential units to building width in wider buildings. Occasionally they were built with shops at the first story. These buildings were referred to by the Department of Buildings, at first loosely and after 1874 officially, as "French Flats."

The Rhinelander Family³

The Rhinelanders, one of New York City's old and prominent families, were particularly active in Manhattan real estate. Philip Jacob Rhinelander, a Huguenot of German descent, immigrated to New Rochelle, N.Y., in 1686 and later moved to New York City. William (1718-1777), his son, became involved in the shipping business (the Rhinelanders are considered among the nation's early shipbuilders) and began the family's acquisition of land in Manhattan. A tract along the Hudson River north of Barclay Street was leased for 99 years, and later purchased, from Trinity Church and King's College. His son, William, Jr. (1753-1825), headed the family's businesses, now including sugar refining and importing (the well-known Rhinelander sugar warehouse on Rose Street was erected in 1763). William, Jr.'s will stipulated that the family real estate could not be divided until the second succeeding generation. His son, William Christopher Rhinelander (1790-1878), trained as a clerk in the shipping office of Robert Lenox, managed the by-then considerable Rhinelander properties, which included some forty-eight acres along the East River in the Yorkville vicinity (acquired beginning in 1797), along with an estate in Greenwich Village

inherited by his wife Mary, daughter of millionaire John Rogers. William C. Rhinelander "greatly increased his inheritance by his skillful management and wisdom in making investments, his course being to follow the family policy of holding and improving its city real estate."⁴ With additions made to the real estate portfolio, he is said to have controlled some 53 parcels downtown and in midtown, including property on Washington Square North, and "two blocks on Lexington Avenue between 88th and 90th streets."⁵

The real estate assets of the Estate of William C. Rhinelander in 1878, worth many millions of dollars, were divided by his heirs, principally his four children (Serena, Julia, Mary R. Stewart, and William), after a partition suit filed in New York State Supreme Court by Mary Stewart was settled in 1882. Parcels of Rhinelander land in the Carnegie Hill-Yorkville area were subsequently sold, leased, or developed by family members. The *New York Times* had observed in 1878 that

*Owing to the intimate association of all the members of the family. . . it is not likely that [the property] will cease to be managed as an entirety, although ceasing to be a legal entirety. Mr. William C. Rhinelander, the father, inherited a strong bias toward the English method of keeping family estates together and regarding them as almost sacredly indivisible; and it is hence more than probable that he has expressed his wishes most decidedly upon that point, and that the integrity of the property will be practically preserved.*⁶

After Julia Rhinelander's death in 1890, her share was to be inherited by a niece and nephew, who entered an unopposed partition suit in 1893. The court, however, declared the will void and assigned that share to Julia's siblings (Mary R. Stewart died in 1893 and her children inherited her share). Another "friendly" partition suit was entered in State Supreme Court in 1901. William (1825-1908), William C.'s son, who managed and developed the family real estate interests under the Estate of William C. Rhinelander, organized the Rhinelander Real Estate Co. that year and served as president and a director from 1903 until his death. The referee appointed by the State Supreme Court issued a judgment near the end of 1902, and a public auction was held for thirty parcels in December; all of these parcels were acquired by the Rhinelander Real Estate Co.

Mary R. Stewart's son, William Rhinelander Stewart (1852-1929), a philanthropist and specialist in estate management, was president of the Rhinelander Real Estate Co. from 1908 to 1929. William Rhinelander's son, Thomas Jackson Oakley Rhinelander (1858-1946), was a member of the bar but solely handled legal matters of the Rhinelander Real Estate Co., also serving as a director (1903-41), vice-president (1908-21), treasurer (1921-29), and president (1929-39). Philip Rhinelander, 2nd (d. 1973), succeeded his father as president of the real estate company. The *New York Times* reported in 1944 that the firm then owned some 200 parcels in Manhattan, and that "a large part of these holdings are in the upper East Side, on Lexington Avenue, Eighty-sixth, Eighty-seventh and Eighty-ninth Streets and the vicinity."⁷ The firm at that time was making plans to expand its holdings, as well as to dispose of certain properties: "Whatever changes of policy may have been made are in the direction of disposing of certain plots no longer useful to the estate and acquiring others in new locations better adapted, perhaps to our purposes for future improvement."⁸ In 1947 the Rhinelander Real Estate Co. was merged with Serinco, Inc., and in 1961 was dissolved.

Hardenbergh/Rhineland Historic District⁹

In the early nineteenth century, the land associated with the Hardenbergh/Rhineland

Historic District was at the juncture of three parcels under separate ownership: part of the Harlem Commons; William Brady; and the Rhineland family. This land (now Block 1518, Lots 15-20) was owned by various parties prior to 1864, when it was conveyed to William C. Rhineland (the Rhinelanders did not receive clear title to lot 15, however, until 1882). When Lexington Avenue was cut through the block in 1869, this property was located on the avenue. After William C.'s death in 1878 and the first partition suit was settled, this tract was lotted and title to lots 16-20 was conveyed in 1882 to Mary L. Gallatin, a cousin. The property was transferred to the Estate of William C. Rhineland in 1884.

During the 1880s, the Rhinelanders (officially, both the Estate and individual family members) developed sections of their land in the Carnegie Hill-Yorkville area, particularly concentrating on the blocks between First and Second Avenues and East 86th and East 89th Streets, as well as the blocks adjacent to the intersection of Lexington Avenue and East 89th Street. Their residential buildings included a mixture of rowhouses, French Flats, and at least one apartment building. The *Real Estate Record & Guide* had commented in 1879 that "the Rhinelanders detest an unproductive estate. None know better than they how to adapt improvements to the capacities and requirements of a given neighborhood."¹⁰ Among the more notable Rhineland buildings here are the Manhattan Apartments (1880, Charles W. Clinton), 244 East 86th Street (aka 1649-1657 Second Avenue), one of the earliest apartment houses in New York City; Nos. 146-156 East 89th Street (1886-87, Hubert, Pirsson & Co., designated New York City Landmarks), the survivors of a group of ten houses; and Nos. 1343-1347 Lexington Avenue and 141-155 East 89th Street (1888-89, Henry J. Hardenbergh, demolished), across the avenue from the historic district. In addition, the Rhinelanders as philanthropists were responsible for the construction of two neighborhood institutions, the Rhineland Industrial School (1889-91, [Calvert] Vaux & [George K.] Radford), 350 East 88th Street, for the Children's Aid Society, and the Church of the Holy Trinity complex (1896-99, [J. Stewart] Barney & [Henry Otis] Chapman, a designated New York City Landmark), 316-332 East 88th Street.

An 1885 Robinson map indicates that the seven lots within the historic district constituted nearly the only undeveloped portion of the block at that time. The Estate of William C. Rhineland filed in May 1888 for the construction of six three-story houses at Nos. 1340-1350 Lexington Avenue, to cost \$9500 apiece, and for a \$16,000, four-story French Flats building at No. 121 East 89th Street, all to the Northern Renaissance Revival style designs of architect Henry J. Hardenbergh. McCabe Brothers, the builders,¹¹ completed the buildings in March 1889. The six rowhouses facing Lexington Avenue, clad in red brick, brownstone, and red terra cotta, form a picturesque yet symmetrical composition. The end houses are slightly over seventeen feet wide, while the others are over sixteen feet. They featured stoops and areaways with wrought-iron railings with a curvilinear pattern, carved entrance enframements, a variety of window details, distinctive terra-cotta ornamental panels, and a lively roofline composed of prominent pediments and modillioned cornices with pierced parapets and finials. The southernmost rowhouse (123 East 89th Street/aka 1340 Lexington Avenue) was originally constructed with a side box stoop and entrance. The twenty-foot-wide flats building (121 East 89th Street) is clad in similar materials, has a complementary architectural vocabulary and scale, has the only surviving wrought-iron railings of these buildings, and is dominated by a broken pediment/cornice surmounted by a pedimented window.

The Architect: Henry J. Hardenbergh¹²

Henry Janeway Hardenbergh (1847-1918), born in New Brunswick, N.J., of Dutch lineage,

attended the Hasbrouck Institute in Jersey City and received architectural training from 1865 to 1870 under the Beaux-Arts-trained Detlef Lienau. Hardenbergh began his own New York practice in 1870, and later became one of the city's most distinguished architects. Recognized for their picturesque compositions and practical planning, his buildings often made use of the French, Dutch, German, and Northern Renaissance styles. Hardenbergh is best known for his luxury hotel and apartment house designs, among them in New York City are: the Dakota Apartments (1880-84, a designated New York City Landmark), 1 West 72nd Street; Hotel Albert (1883), 75-77 University Place (aka 42 East 11th Street); the Adelaide Apartments (1887, demolished), 635 Park Avenue; the Waldorf-Astoria Hotel (1891-93/1895-97, demolished), Fifth Avenue and 34th Street; Manhattan Hotel (1895-96, demolished), Madison Avenue and East 42nd Street; Hotel Martinique (1897-1910, a designated New York City Landmark), 1260 Broadway; and the Plaza Hotel (1905-07, a designated New York City Landmark), 2 Central Park South. He also designed the Raleigh Hotel (1898-1911, demolished) and the Willard Hotel (1900-01), Washington, D.C.; the Hotel Windsor (1906, with Bradford Lee Gilbert), Montreal; and the Copley Plaza Hotel (1910-12), Boston. Notable commercial and office building commissions by Hardenbergh include the Western Union Building (1883-84), 186 Fifth Avenue, included in the Ladies Mile Historic District; Astor Building (1885, demolished), Wall Street; 376-380 Lafayette Street Building (1888-89, a designated New York City Landmark); John Wolfe Building (1894-95, demolished), Maiden Lane and William Street; Whitehall Building (1902-03), 17 Battery Place; and Consolidated Gas Co. Building (1910-14), 4 Irving Place.

Hardenbergh also designed town houses and rowhouses in New York, relatively few of which survive. Critic Montgomery Schuyler called him in 1897 "pretty clearly the most successful" of "the comparatively few competent architects" who addressed the "much more complicated problem than the design of a single street-front [which] is the design of a row, so as to preserve a unity of aspect while individualizing the various dwellings that make it up."¹³ Hardenbergh was associated with Edward S. Clark, president of the Singer Sewing Machine Co. (and owner of the Dakota), in early rowhouse development on the Upper West Side. Surviving examples of these houses are located on West 73rd Street at No. 101 (1879-80), originally part of a row of twenty-five Renaissance Revival/neo-Grec style houses, and the similar adjacent flats building at No. 103 (aka 280-284 Columbus Avenue); Nos. 15A-19 (1882-84), originally part of a row of eight German Renaissance Revival style houses; and Nos. 41-65 (1882-85), originally part of a row of eighteen German Renaissance Revival style houses. In addition on the Upper West Side, there are No. 156 West 73rd Street (1880-81), originally part of a row of eight houses in the Renaissance Revival style, and the Queen Anne style Nos. 163-165 West 81st Street (1884-85), originally part of a row of seven houses. (All of these houses are included within the Upper West Side/Central Park West Historic District.)

In the Carnegie Hill-Yorkville neighborhood, Hardenbergh was commissioned by the Rhinelanders between 1882 and 1889 for a number of rows of houses and French Flats, some in association with architect George Martin Huss. These included the eleven Northern Renaissance style houses at Nos. 1343-1347 Lexington Avenue and 141-155 East 89th Street (1888-89, demolished), across the avenue from the Hardenbergh/Rhinelanders Historic District. Aside from the seven buildings in the historic district, of Hardenbergh's designs for the Rhinelanders, only Nos. 337 and 339 East 87th Street (1886-87) survive. Also on the Upper East Side, two of a row of six Renaissance Revival houses survive at 28 and 30 East 92nd Street (1892-95), included in the Expanded Carnegie Hill Historic District. Examples of his later town houses, in the German Renaissance style, are Nos. 13 and 15 West 54th Street (1896-97, both designated New York City Landmarks).

Hardenbergh was a founder of the American Fine Arts Society, designing its building (a designated New York City Landmark) in 1891-92, and the Municipal Art Society of New York. He joined the American Institute of Architects in 1867 and was elected Fellow in 1877, was an associate of the National Academy of Design, and was a member and president (1901-02) of the Architectural League. The Hardenbergh firm continued for many years after his death.

Later History¹⁴

The seven buildings located in the Hardenbergh/Rhineland Historic District were maintained as rental properties throughout the sixty-year ownership period of the Rhineland family, the six rowhouses originally occupied as single-family dwellings. Although there were a number of instances of long-term tenants, in general there was a constant turnover. These buildings were included as "Parcel No. 20" in the December 1902 public auction that resulted from the Rhineland family real estate partition suit; they were acquired by the Rhineland Real Estate Co. for \$65,000. Alterations were made in 1931 to each of the facades on Lexington Avenue, by company architect George Dress, in connection with removing "obstructions" (stoops, areaways, and railings) onto the sidewalk, a process similarly happening to adjacent properties along the avenue at the time.¹⁵ Manhattan address directories available after 1929 indicate that there have been a variety of uses in a number of these buildings over the years. Each of these buildings, in particular, has had doctors or dentists, either as residential tenants and/or for offices. The residential components of the rowhouses have varied, changing over the years from single-family dwellings to rooming houses, duplexes, multiple dwellings, and, in certain cases, back to single-family dwellings. In 1940, Nos. 1342-1350 Lexington Avenue were listed in the *Real Estate Record & Guide* as rooming houses, operated by the Rhineland Real Estate Co.¹⁶

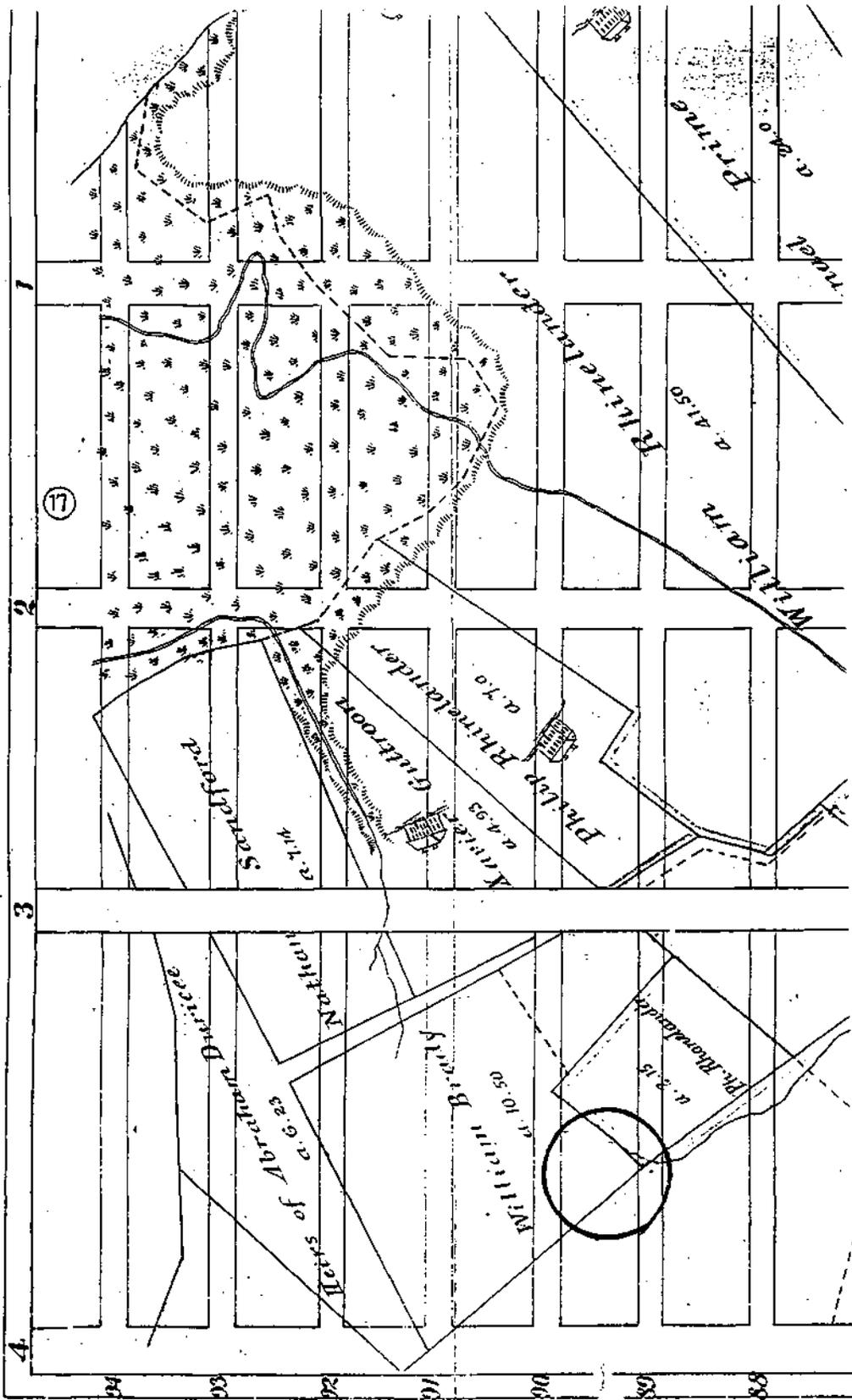
All seven properties were conveyed in 1948 to the Brooklyn Heights Realty Co./Realty Associates, Inc. (Glästet Corp.), and were then sold individually in 1949-50. At some point (c. 1940-49), the buildings were uniformly modified, by the shaving of certain projecting details and the painting of the facades. This may have occurred prior to the 1948 sale, or may have been connected with the brief ownership in 1949 of three of the houses (Nos. 1344, 1346, and 1350) by Michael C. Berg, known for his "remodeling and reconditioning of brownstone houses."¹⁷ A number of prominent owners and occupants have been associated with these properties over the years. These have included artist Andy Warhol; the Fertility Institute of New York/New York Fertility Research Foundation under Drs. Albert Decker and Martin J. Clyman; Dr. Edward L. Pinney, Jr., a psychiatrist and professor; Dr. Edward J. Hornick, a clinical psychiatrist; Francis de Neufville Schroeder, editor of *Interiors*; and lawyer Howard M. Squadron. The buildings have survived as an enclave, surrounded mostly by later apartment buildings. They are, furthermore, among the most significant surviving reminders of the Rhinelanders' residential development of the Carnegie Hill-Yorkville neighborhood.

Report prepared by
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NOTES

1. This section was adapted from: "Historical Development of the Expanded Carnegie Hill Historic District" prepared by David M. Breiner, in LPC, *Expanded Carnegie Hill Historic District Designation Report* (LP-1834) (New York: City of New York, 1993).
2. This section was adapted from: "The Architectural Development of Carnegie Hill," prepared by David M. Breiner, in *Ibid.*
3. Bentley D. Hassell, "The Rhinelander Family in America" [genealogy chart] (1896); "William Christopher; William; and T.J. Oakley Rhinelander," *National Cyclopaedia of American Biography* 37 (New York: James T. White & Co., 1951), 532; "William Rhinelander Stewart," *Dictionary of American Biography* 9 (New York: Charles Scribner's Sons, 1964), 15; Frances Adams Eberhart, "The Rhinelander Family in Yorkville, 1798-1899: Development and Design" (Thesis, Columbia Univ., 1989); Rhinelander Real Estate Co., incorporation papers (1901-1961), file 1317-1901C, Old Records Division, Surrogate's Court, Manhattan; New York State Supreme Court, *Stewart vs. Rhinelander*, Books 1531 and 1532 (1903), Old Records Division; "The Rhinelander Family," *New York Times* [hereafter *NYT*], June 23, 1878, 2; "The Rhinelander Estate," *NYT*, June 25, 1878, 5; "A Rhinelander Estate Partition Suit," *NYT*, June 18, 1893, 20; "Rhinelander Estate Partition Suit," *NYT*, Nov. 17, 1901, 12; "Rhinelander Transfer," *NYT*, Dec. 25, 1932, 32; "Rhinelanders Will Stay in Realty Despite Sale of Old Home Site," *NYT*, Dec. 24, 1944, VIII, 1; T.J.O. Rhinelander obit., *NYT*, July 26, 1946, 21; "Rhinelanders Acquire 28 Manhattan Parcels," *NYT*, Feb. 7, 1947, 37; Philip Rhinelander, 2nd, obit., *NYT*, June 26, 1973, 48.
4. *National Cyclopaedia*, 532.
5. *Ibid.*
6. *NYT*, June 25, 1878, 5, cited in Eberhart, 28.
7. *NYT*, Dec. 24, 1944.
8. Peter C. Haeffner, company manager, in *Ibid.*
9. New York County, Office of the Register, Liber Deeds and Conveyances; New York City, Dept. of Buildings, Manhattan, Plans, Permits and Dockets (NB 712-1888 and NB 767-1888); "Out Among the Builders," *Real Estate Record & Guide* [hereafter *REG*], May 26, 1888, 673; "Buildings Projected," *REG*, May 19, 1888, 661, and June 2, 1888, 722; Eberhart; LPC, *146-156 East 89th Street Designation Reports* (New York: City of New York, 1979); Christopher Gray, "The Manhattan Apartment House," *NYT*, Aug. 14, 1988, RE 10. Jared Knowles assisted in the research of conveyance records.
10. *REG*, Mar. 6, 1879, 184, cited in Eberhart, 29.
11. According to "McCabe Brothers," in *Record and Guide, A History of Real Estate, Building and Architecture in New York* (New York: Arno Press, 1967), reprint of 1898 edition, 314-315, "there has been no name that has been so prominently connected with the better class of building in New York during the last fifteen years as . . . the firm of McCabe Bros. . . ." Lawrence, Peter, and Bryan McCabe became general builders who worked with a number of prominent architects, including Hardenbergh, McKim, Mead & White, Clinton & Russell, R.H. Robertson, and George E. Harney. The firm was responsible for the construction of such structures as the Rhinelander Building (1892, demolished) on Rose Street; the Century Assn. Club (1889-91), 7 West 43rd Street; and Ehrich Brothers Store (1889), 695 Sixth Avenue.

12. Montgomery Schuyler, "Henry Janeway Hardenbergh," *Architectural Record*, Jan.-Mar. 1897, 335-375; *Record and Guide*, 681, 697-698; Richard F. Bach, "Henry Janeway Hardenbergh," *Architectural Record*, July 1918, 91-93; Hardenbergh obit., *AIA Journal*, Apr. 1918, 199; "Henry Janeway Hardenbergh," *Dictionary of American Biography* 4 (New York: Charles Scribner's Sons, 1960), 240-241; Dennis S. Francis, *Architects in Practice, New York City 1840-1900* (New York: Comm. for the Pres. of Archl. Recs., 1979), 37; James Ward, *Architects in Practice, New York City 1900-1940* (New York: Comm. for the Pres. of Archl. Recs., 1989), 32; LPC, Architects Files, *Expanded Carnegie Hill Historic District Designation Report* (LP-1834) (New York: City of New York, 1993), and *Upper West Side/Central Park West Historic District Designation Report* (LP-1647) (New York: City of New York, 1990); Eberhart; Sarah B. Landau, "The Row Houses of New York's West Side," *Journal of the Society of Architectural Historians* 34 (1975), 19-36; Joseph Picard, "In Search of Hardenbergh," *Metropolis*, Nov. 1986, 72-75; Sarah B. Landau and Carl Condit, *Rise of the New York Skyscraper, 1865-1913* (New Haven: Yale Univ. Press, 1996); *REG*, June 9, 1888, 757.
13. Schuyler, 352.
14. *Stewart vs. Rhinelanders; Manhattan Address Directories* (1929-93); U.S. and New York State Census Records (1890-1925); NYC, Dept. of Buildings; NYC, Dept. of Taxes, photographs (c. 1938-40); NY County. Kerry Ehlinger assisted in the census research.
15. "Plans Filed for Alterations in Manhattan," *REG*, Sept. 5, 1931, 30.
16. *REG*, Oct. 5, 1940, 30.
17. Berg obit., *NYT*; July 11, 1964, 25.



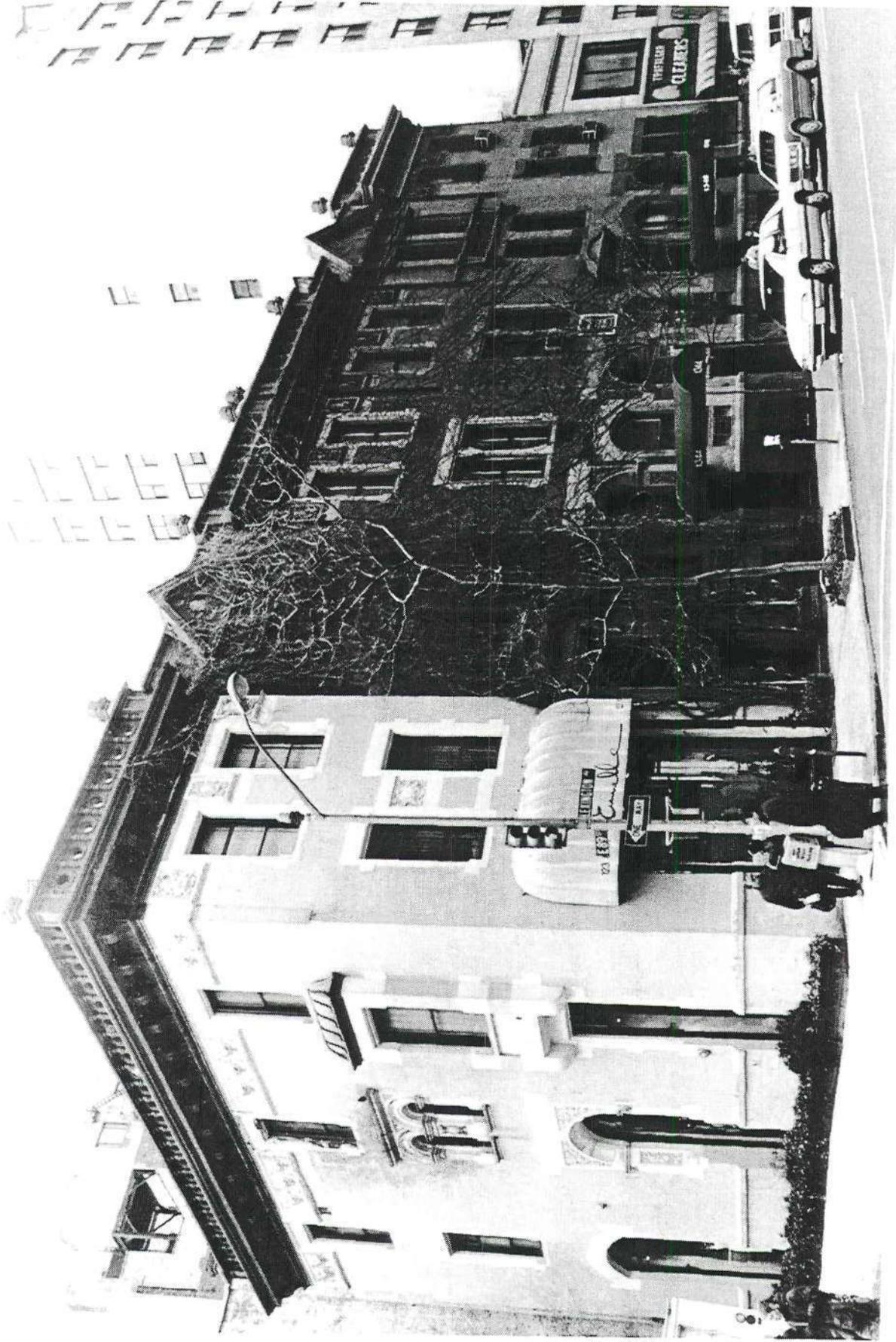
Area of the Hardenbergh/Rhineland Historic District
 Source: *Maps of Farms 1815 (The Blue Book) (1887)*



Harddenbergh/Rhineland Historic District (1913)

Photo: Subway Photograph Collection, New-York Historical Society

(3165) R. E. SUGG, N. Y.
202 W. 116 ST. AVE.
N. Y. C. 1913



Hardenbergh/Rhineland Historic District
Photo: Carl Forster

NO. 121 EAST 89th STREET
Tax Map Block 1518, Lot 15

Date: 1888-89 (NB 767-1888)
Architect: Henry J. Hardenbergh
Builder: McCabe Brothers
Original Owner: Estate of William C. Rhineland

Type: French Flats
Style: Northern Renaissance Revival
Stories: four plus basement
Facade Materials: brownstone, red brick, and red terra cotta

Description: Original Elements

Ground story: rusticated stone cladding; wooden door and transom; double window (with one-over-one double-hung wood sash); decorative wrought-iron areaway railings and gate; brownstone platform step; side yard wall (with opening) on East 89th Street

Second and Third Stories: monumental pilasters frame tripartite windows (with one-over-one double-hung wood sash), and terra-cotta spandrel panel with checkerboard pattern

Fourth Story: large broken pediment/cornice with foliate swag decoration, surmounted by pedimented window (with one-over-one double-hung wood sash); parapet with foliate rondels

East Facade: central projecting section with blank wall on east face and windows (with one-over-one double-hung wood sash) on south front

Alterations

1912 basement window opening and areaway lowered [Alt. 1916-1912, Charles Stegmayer, architect]

building painted; stylized capitals removed from pilasters at third story (post-1940); wrought-iron grilles on basement and ground-story windows (post-1983); lamp over entrance; canopy in front of opening on side yard wall

Ownership History

1882 Estate of William C. Rhineland
1903 Rhineland Real Estate Co.
1948 Brooklyn Heights Realty Co./Realty Associates Inc.
1949 Emilie Plate (owner-occupant)
1978 Dr. Edward L. Pinney, Jr. (owner-occupant)
1982 Zareh/Edward/Sonia Balassanian

Built as a flats building, No. 121 East 89th Street had one residential unit per floor. Census records between 1890 and 1925 indicate a constant turnover of tenants. Directories in 1930 and 1935 list a dentist here, presumably having an office in the basement. Mrs. Emilie Plate was the owner and an occupant from 1949 to 1978. Dr. Edward Lowell Pinney, Jr., owner in 1978-82, was an eminent psychiatrist and professor. By the mid-1980s, the number of residential units in the building had increased.

References

Manhattan Address Directory (1930-1993); U.S. and New York State Census Records (1890-1925); New York County, Office of the Register, Liber Deeds and Conveyances; New York City, Dept. of Buildings, Manhattan, Plans, Permits and Dockets; "Edward Lowell Pinney, Jr.," *Who's Who in the East (1979-80)* (Chicago: Marquis Who's Who, Inc., 1979), 635.

NO. 123 EAST 89th STREET (aka 1340 Lexington Avenue)
Tax Map Block 1518, Lot 16

Date: 1888-89 (NB 712-1888)
Architect: Henry J. Hardenbergh
Builder: McCabe Brothers
Original Owner: Estate of William C. Rhineland

Type: Rowhouse
Style: Northern Renaissance Revival
Stories: three plus basement
Facade Materials: brownstone, red brick, and red terra cotta

Description: Original Elements

rectangular windows with keyed enframements

Ground Story/Basement: rear yard wall on East 89th Street survives in part

First Story: East 89th Street entrance surround (with terra-cotta panels) survives in part

Second Story: terra-cotta panel between windows on Lexington Avenue; East 89th Street oriel window, and central pair of arched windows with terra-cotta ornament

Third Story: band of terra-cotta panels interrupted by windows; pressed metal modillioned cornice; pierced parapet with corner finials

Rear Wall: windows with segmental arches

Alterations

1931 Lexington Avenue areaway and wrought-iron railing removed (a metal cover is placed on the sidewalk) [Alt. 1878-1931, George Dress, architect]

1950 rear fire escape and door installed [Alt. 544-1949]: currently, metal steps lead to the first story, covered by a canopy affixed to the wall (one of the rear wall former windows is filled with brick), with a modern door (on East 89th Street rear yard wall) with a fixed awning

1991 plate glass window and entrance replaced tripartite Lexington Avenue windows (originally with stained glass transoms) and basement windows; fixed awning and rolldown gate; East 89th Street box stoop and wrought-iron railings removed, two first-story windows and entrance lowered to ground (with metal-framed windows and transoms) [Alt. 100153897]

building painted; watertable modified (post-1940); one-over-one double-hung wood sash replaced by aluminum windows; window surround moldings and sill projections shaved; East 89th Street first-story central entrance surround projections shaved; rear yard wall on East 89th Street partially rebuilt; wooden planters line East 89th Street side of base

Ownership History

- 1884 Estate of William C. Rhineland
- 1903 Rhineland Real Estate Co.
- 1948 Brooklyn Heights Realty Co./Realty Associates Inc.
- 1949 John and Mary Phillips (owner-occupant)
- 1960 George C. Berman
- 1961 123 East 89th Street Inc.
- 1978 Maxwell Roland, Dr. Albert Decker, Dr. Martin J. Clyman (owner-occupant)
- 1980 Donald and Mera Rubell
- 1981 Estate Associates
- 1984 Matthew M. Rinder
- 1988 Mi Jong Lee (owner-occupant)

This rowhouse has had a varied history. Census records in 1920 and 1925, and a 1930 directory, list doctors as tenants here. In 1935 and 1940 this was the location of the Funeral Directors and Metropolitan Funeral Services. There were no listings in 1945. It became the residence in 1949 of John and Mary Phillips, also housing the Phillips Dance Studio and School of Social Dancing. The building was converted to doctors' offices in 1961 for the Fertility Institute of New York. The nonprofit New York Fertility Research Foundation, organized in 1963 by Dr. Albert Decker, an eminent obstetrician-gynecologist, was "one of the first centers devoted exclusively to the diagnosis and treatment of infertility," according to the *New York Times*. Dr. Martin Joseph Clyman, another obstetrician-gynecologist associated with the center, was noted for his work on the electron microscope and the female reproductive system. The center was located here until c. 1980. By the mid-1980s, directories listed chiropractic, podiatric, electrolysis, and beauty products services here. In 1991 the lower portion of the building was converted to a clothing store, with apartments on the top two stories.

References

Manhattan Address Directory (1930-1993); U.S. and New York State Census Records (1890-1925); New York County, Office of the Register, Liber Deeds and Conveyances; New York City, Dept. of Buildings, Manhattan, Plans, Permits and Dockets; Decker obit., *NYT*, Nov. 30, 1988, D31; Clyman obit., *NYT*, May 1, 1979, D17.

NO. 1342 LEXINGTON AVENUE
Tax Map Block 1518, Lot 17

Date: 1888-89 (NB 712-1888)
Architect: Henry J. Hardenbergh
Builder: McCabe Brothers
Original Owner: Estate of William C. Rhinelanders

Type: Rowhouse
Style: Northern Renaissance Revival
Stories: three plus basement
Facade Materials: brownstone, red brick, and red terra cotta

Description: Original Elements

First Story: entrance hood (originally with carved pediment and corbels) survives in part; arched window

Second Story: pair of windows with stylized pilasters, surmounted by terra-cotta spandrel panels

Third Story: pair of windows framed by pilasters; cornice with swag design; parapet with large pediment and rondels

Rear Wall: windows with segmental arches

Alterations [Facade largely covered with vines at time of designation]

1931 stoop and areaway with wrought-iron railings removed (a metal grate is placed on the sidewalk), original main entrance converted to window, basement entrance converted to main entrance (with historic door), and watertable formed, with basement window with wrought-iron grille [Alt. 1878-1931, George Dress, architect]

building painted; one-over-one double-hung wood sash replaced with four-over-four (and other configuration) windows; sill projections shaved; upper panels of entrance door replaced by glass (with wrought-iron grille); entrance hood added; wooden planters for vines flank entrance; original entrance hood (first story) partially stripped; keystone removed from first-story arched window, wrought-iron grille added; metal vent cylinder placed on rear wall (at party wall with No. 1344)

Ownership History

- 1884 Estate of William C. Rhineland
- 1903 Rhineland Real Estate Co.
- 1948 Brooklyn Heights Realty Co./Realty Associates Inc.
- 1949 John M. and Sybil Taggart (owner-occupant)
- 1952 Dr. Edward J. and Joy Geffen Hornick (owner-occupant)
- 1959 John H. Powers (owner-occupant)
- 1960 Andy Warhol Enterprises, Inc. (owner-occupant)
- 1989 Frederick Hughes (owner-occupant)

Census records and directories indicate that the first tenant, through the 1890s, was Dr. Edward J. Palmer, and that members of the Morse family resided here between at least 1910 and 1935. There were no directory listings in 1940 or 1945, but a 1940 reference in the *Real Estate Record & Guide* called it a rooming house. In 1948 the building was converted back to a single-family residence, after doctors' offices had been on the ground/basement and first stories. Dr. Edward J. Hornick, Jr., owner in 1952-59 and a noted clinical psychiatrist, founded the Tremont Crisis Center in the Bronx in the 1960s and testified at the "Deep Throat" movie obscenity trial in 1975. Artist Andy Warhol, then an illustrator for I. Miller shoes, purchased the house in 1960. According to biographer Fred Guiles, Warhol "badly needed a house. No ordinary apartment could contain all of his own work, which was accumulating but not selling, and all the things he was collecting. The excuse he gave his friends was that he wanted a place for his mother, and it was true that when they moved, she took over the English basement (ground floor) and never had to climb stairs again." After his mother's death in 1972, Warhol moved to a townhouse on East 66th Street, turning over this house for the use of his associate Fred Hughes, who retained it after Warhol's death.

References

Manhattan Address Directory (1930-1993); U.S. and New York State Census Records (1890-1925); New York County, Office of the Register, Liber Deeds and Conveyances; New York City, Dept. of Buildings, Manhattan, Plans, Permits and Dockets; Fred L. Guiles, *Loner at the Ball: the Life of Andy Warhol* (New York: Bantam Press, 1989), 123-124, 328, 339; Hornick obit., *NYT*, Sept. 26, 1984, B8; *NYT Index*; *RERG*, Oct. 5, 1940, 30.

NO. 1344 LEXINGTON AVENUE
Tax Map Block 1518, Lot 117

Date: 1888-89 (NB 712-1888)
Architect: Henry J. Hardenbergh
Builder: McCabe Brothers
Original Owner: Estate of William C. Rhineland

Type: Rowhouse
Style: Northern Renaissance Revival
Stories: three plus basement
Facade Materials: brownstone, red brick, and red terra cotta

Description: Original Elements

First Story: entrance surround (with terra-cotta panels) survives in part; arched window

Second Story: paired window with central colonnette, moldings, and keyed enframing

Third Story: band of terra-cotta panels interrupted by windows with keyed enframements; pressed metal modillioned cornice; pierced parapet with end finials

Rear Wall: windows with segmental arches

Alterations

1931 stoop and areaway with wrought-iron railings removed (a metal cover is placed on the sidewalk [now covered by a wooden planter]), original main entrance converted to window, basement entrance converted to main entrance (with historic door), and watertable formed, with basement window with wrought-iron grille [Alt. 1878-1931, George Dress, architect]

building painted; one-over-one double-hung wood sash replaced by aluminum windows; window surround moldings and sill projections shaved; upper panels of entrance door replaced by glass, with wrought-iron grille; two lamps flank entrance; entrance canopy (post-1983); original entrance surround (first story) partially stripped; keystone removed from first-story arched window; colonnette on second-story window stripped; through-the-wall air conditioners on first, second, and third stories (post-1983); metal vent cylinder placed on rear wall (at party wall with No. 1342)

Ownership History

- 1884 Estate of William C. Rhinelander
- 1903 Rhinelander Real Estate Co.
- 1948 Brooklyn Heights Realty Co./Realty Associates Inc. (Glastet Corp.)
- 1949 Berg Buildings, Inc. (Michael C. Berg)
- 1949 Charles D. and Reba Christoph (owner-occupant)
- 1950 Francis de N. and Blanche Smiley Schroeder (owner-occupant)
- 1954 Marshall Carlbom (owner-occupant)
- 1964 ARH Realty Corp.
- 1966 Dr. Alan D. and Gloria Kramer (owner-occupant)
- 1974 Roy M. and Harriet Mayeri (owner-occupant)
- 1979 Steven H. and Sandra H. Eggers (owner-occupant)
- 1990 Jack Henry, Albert Martinez
- 1996 Gregory G. Wright (owner-occupant)

Census records and directories between 1890 and 1935 indicate mostly single-family residents here (roomers were listed in 1920). There were no directory listings in 1940 or 1945, but a 1940 reference in the *Real Estate Record & Guide* called it a rooming house. Michael Charles Berg, briefly the owner in 1949, was at one time a famous vaudeville "trick" cyclist, who after 1925 was well "known for his remodeling and reconditioning of brownstone houses in the midtown area," according to the *New York Times* [See also Nos. 1346 and 1350]. Francis de Neufville Schroeder, who became owner of the house in 1950, was a foreign news writer for *Time* and *Life* from 1929 to 1938, and editor of *Interiors* from 1941 until his death in 1952. In 1955, the one-family residence was converted to a duplex, housing Marshall Carlbom as well as Material Handling Specialists and Roll-O-Motiv Systems, Inc. Three doctors were listed here in 1970. During the 1980s, this was the location of Chem Oil Industries, Ltd., CCL Oil, and Crispin Co. Ltd., the house under the ownership of Steven H. Eggers, a member of Chem Oil. In 1993 a travel agency was listed here, along with residents.

References

Manhattan Address Directory (1930-1993); U.S. and New York State Census Records (1890-1925); New York County, Office of the Register, Liber Deeds and Conveyances; New York City, Dept. of Buildings, Manhattan, Plans, Permits and Dockets; Schroeder obit., *NYT*, Dec. 30, 1952, 19; Berg obit., *NYT*, July 11, 1964, 25; *NYT Index*; *REG*, Oct. 5, 1940, 30.

NO. 1346 LEXINGTON AVENUE
Tax Map Block 1518, Lot 18

Date: 1888-89 (NB 712-1888)
Architect: Henry J. Hardenbergh
Builder: McCabe Brothers
Original Owner: Estate of William C. Rhineland

Type: Rowhouse
Style: Northern Renaissance Revival
Stories: three plus basement
Facade Materials: brownstone, red brick, and red terra cotta

Description: Original Elements

one-over-one double-hung wood sash

First Story: entrance surround (with terra-cotta panels) survives in part; arched window

Second Story: paired window with central colonnette, moldings, and keyed enframing

Third Story: band of terra-cotta panels interrupted by windows with keyed enframements; pressed metal modillioned cornice; pierced parapet with end finials

Rear Wall: windows with segmental arches

Alterations

1931 stoop and areaway with wrought-iron railings removed (a metal cover is placed on the sidewalk), original main entrance converted to window, basement entrance converted to main entrance (with historic door), and watertable formed, with basement window with wrought-iron grille [Alt. 1878-1931, George Dress, architect]

building painted; window surround moldings and sill projections shaved; upper panels of entrance door replaced by glass; lamp placed over entrance; original entrance surround (first story) partially stripped; keystone removed from first-story arched window; colonnette on second-story window stripped

Ownership History

- 1884 Estate of William C. Rhineland
- 1903 Rhineland Real Estate Co.
- 1948 Brooklyn Heights Realty Co./Realty Associates Inc. (Glastet Corp.)
- 1949 Berg Buildings, Inc. (Michael C. Berg)
- 1949 Enola B. McKnight
- 1954 Agnes Scholnick
- 1955 Eljoli Corp.
- 1958 Ester Gusoff
- 1959 1346 Lex Corp.
- 1961 CHRDS (Church of the Heavenly Rest Day School) Realty Corp.
- 1965 Dr. Ivan and Judy Joy Ross Goldberg (owner-occupant)

The first tenant, until at least 1902, was Charles W. Held, a bank secretary. Dr. Adolph Baron, a physician at Lenox Hill Hospital, lived here with his family between about 1905 and 1935. There were no directory listings in 1940 or 1945, but a 1940 reference in the *Real Estate Record & Guide* called it a rooming house. [For owner in 1949 Michael Berg, see No. 1344]. A 1955 directory again lists a doctor's office, along with several residential tenants. Listings after 1965 include long-term owners Dr. Ivan and Judy Joy Ross Goldberg, and in 1986, the New York Psychopharmacologic Institute as well.

References

Manhattan Address Directory (1930-1993); U.S. and New York State Census Records (1890-1925); New York County, Office of the Register, Liber Deeds and Conveyances; New York City, Dept. of Buildings, Manhattan, Plans, Permits and Dockets; *REERG*, Oct. 5, 1940, 30; Baron obit., *NYT*, Jan. 4, 1937, 29.

NO. 1348 LEXINGTON AVENUE
Tax Map Block 1518, Lot 19

Date: 1888-89 (NB 712-1888)
Architect: Henry J. Hardenbergh
Builder: McCabe Brothers
Original Owner: Estate of William C. Rhineland

Type: Rowhouse
Style: Northern Renaissance Revival
Stories: three plus basement
Facade Materials: brownstone, red brick, and red terra cotta

Description: Original Elements

First Story: entrance hood (originally with carved pediment and corbels) survives in part; arched window

Second Story: pair of windows with stylized pilasters, surmounted by terra-cotta spandrel panels

Third Story: pair of windows framed by pilasters; cornice with swag design; parapet with large pediment and rondels

Rear Wall: windows with segmental arches

Alterations

1931 stoop and areaway with wrought-iron railings removed (metal covers are placed on the sidewalk), original main entrance converted to window, basement entrance converted to main entrance (with historic door), and watertable formed, with basement window with wrought-iron grille [Alt. 1878-1931, George Dress, architect]

one-over-one double-hung wood sash replaced by aluminum windows; sill projections shaved; upper panels of entrance door replaced by glass; entrance canopy (post-1983); lamp placed over entrance; original entrance hood (first story) partially stripped; keystone removed from first-story arched window

Ownership History

- 1884 Estate of William C. Rhineland
- 1903 Rhineland Real Estate Co.
- 1948 Brooklyn Heights Realty Co./Realty Associates Inc.
- 1949 John K. and Olga Ecker [owner-occupant]
- 1955 [Maxwell and] Mary A. Reid (owner-occupant)
- 1961 CHRDS (Church of the Heavenly Rest Day School) Realty Corp.
- 1966 Allen Breed/Howard M. Squadron
- 1978 Irene Koosis, Rosemarie Aldin
- 1982 Zomba Enterprises, Inc.
- 1989 John Benitez
- 1995 Regina J. Zeiring
- 1997 Louis B. Kimmelman (owner-occupant)

Census records and directories between 1890 and 1925 indicate mostly single-family residents here, while directories in 1930 and 1935 list a doctor. There were no listings in 1940 or 1945, but a 1940 reference in the *Real Estate Record & Guide* called it a rooming house. In 1956 the one-family residence was converted into three apartments. In addition to residential tenants, in 1965 a gift shop was listed, in 1970 a real estate office, in 1980 Instructional Systems Inc., and in 1986 Zomba Books and Jive Records. Howard M. Squadron, co-owner from 1966 to 1978, is a prominent New York lawyer, also active in the American Jewish Congress, who was a director of City Center and a New York City Commissioner of Cultural Affairs. The front facade of the house was cleaned of paint sometime after 1986.

References

Manhattan Address Directory (1930-1993); U.S. and New York State Census Records (1890-1925); New York County, Office of the Register, Liber Deeds and Conveyances; New York City, Dept. of Buildings, Manhattan, Plans, Permits and Dockets; *RERG*, Oct. 5, 1940, 30; "Howard Maurice Squadron," *Who's Who in America* (Chicago: Marquis Who's Who, Inc., 1988), 3106; *NYT Index*.

NO. 1350 LEXINGTON AVENUE
Tax Map Block 1518, Lot 20

Date: 1888-89 (NB 712-1888)
Architect: Henry J. Hardenbergh
Builder: McCabe Brothers
Original Owner: Estate of William C. Rhinelanders

Type: Rowhouse
Style: Northern Renaissance Revival
Stories: three plus basement
Facade Materials: brownstone, red brick, and red terra cotta

Description: Original Elements

First Story: entrance surround (with terra-cotta panels) survives in part; paired windows with keyed enframement

Second Story: terra-cotta panel between windows with keyed enframements

Third Story: band of terra-cotta panels interrupted by windows with keyed enframements; pressed metal modillioned cornice; pierced parapet with end finials

Rear Wall: windows with segmental arches

Alterations

1931 stoop and areaway with wrought-iron railings removed (metal grates are placed on the sidewalk), original main entrance converted to window, basement entrance converted to main entrance (with original door), and watertable formed, with basement window [Alt. 1878-1931, George Dress, architect]

one-over-one double-hung wood sash replaced by aluminum windows; window surround moldings and sill projections shaved; wrought-iron grille placed over basement window; upper panels of entrance door replaced by glass, with wrought-iron grille; lamp placed to north of entrance; original entrance surround (first story) partially stripped; stained glass transoms removed from first-story windows; wrought-iron grilles installed on first-story windows (post-1983)

Ownership History

- 1884 Estate of William C. Rhineland
- 1903 Rhineland Real Estate Co.
- 1948 Brooklyn Heights Realty Co./Realty Associates Inc. (Glastet Corp.)
- 1949 Berg Buildings, Inc. (Michael C. Berg)
- 1950 Martin Farrell
- 1985 Sadettin Kaplan

Census records and directories between 1890 and 1935 indicate mostly single-family residents here; from about 1905 to 1925 this was the residence of the family of George F. Bleil, including son Frederick, a doctor. There were no directory listings in 1935, 1940, or 1945, but a 1940 reference in the *Real Estate Record & Guide* called it a rooming house. [For owner in 1949 Michael Berg, see No. 1344]. Martin Farrell was the owner from 1950 to 1985, and in 1964 the building was converted from furnished rooms to apartments. The front facade of the house was cleaned of paint sometime after 1986.

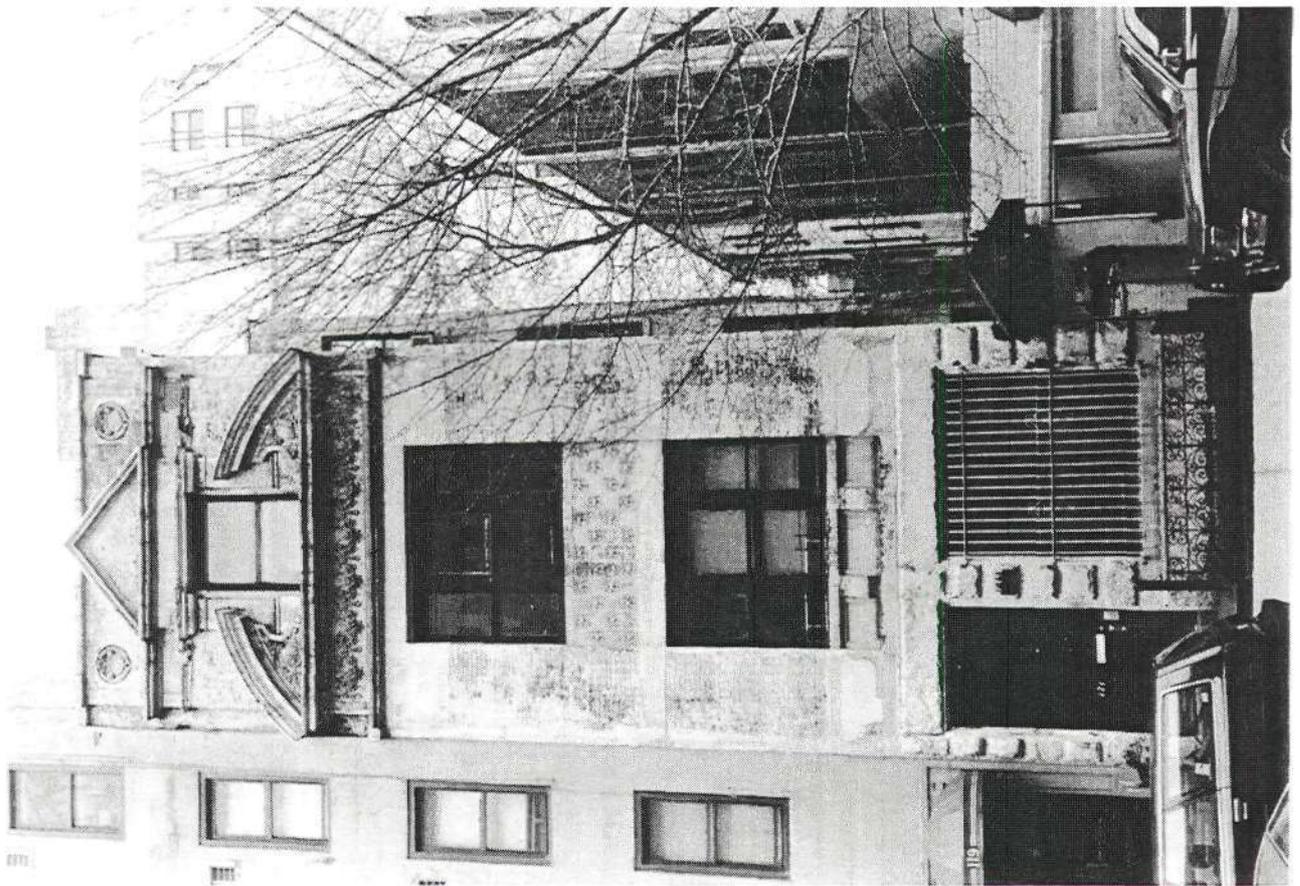
References

Manhattan Address Directory (1930-1993); U.S. and New York State Census Records (1890-1925); New York County, Office of the Register, Liber Deeds and Conveyances; New York City, Dept. of Buildings, Manhattan, Plans, Permits and Dockets; *REG*, Oct. 5, 1940, 30.

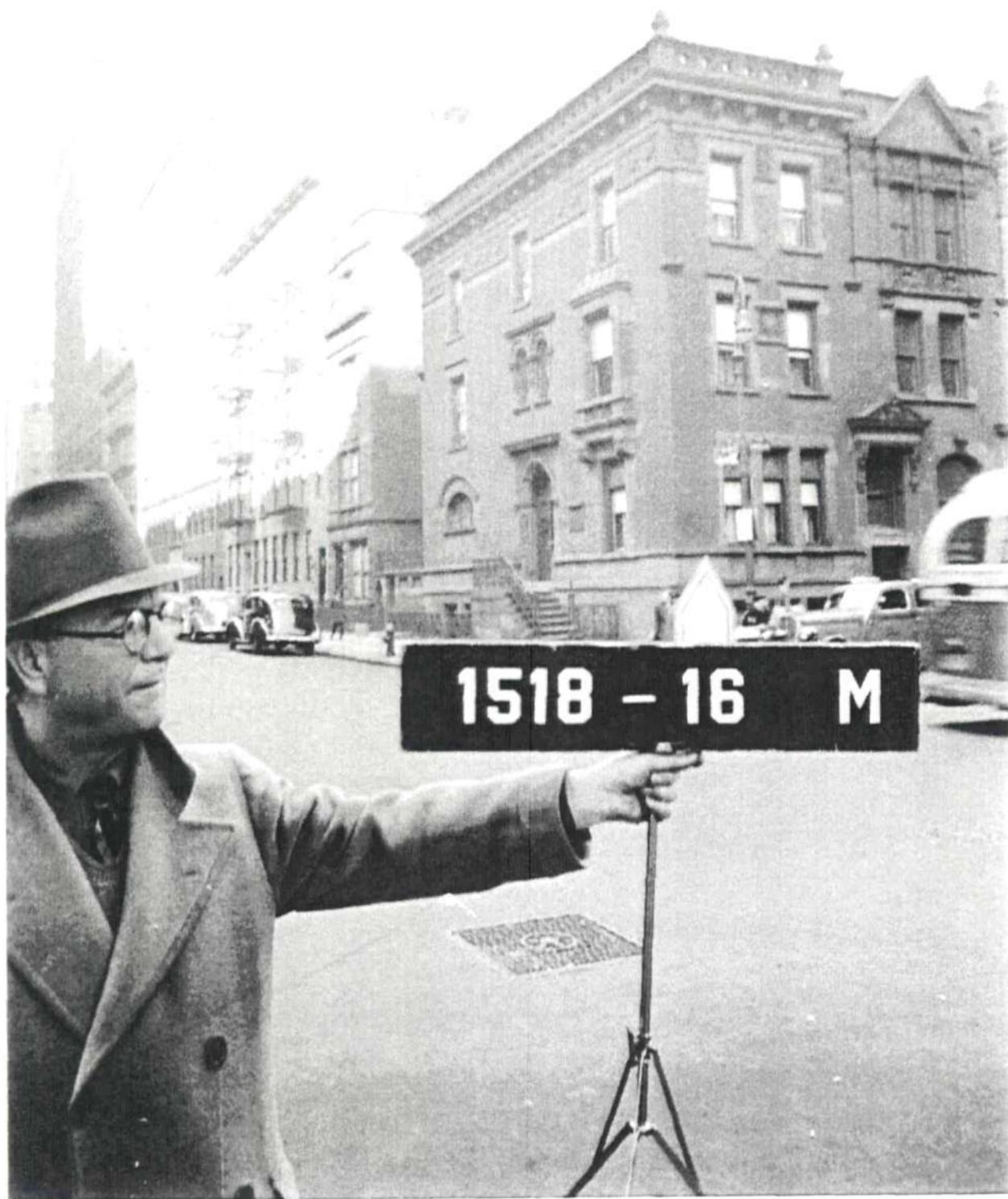


121 East 89th Street

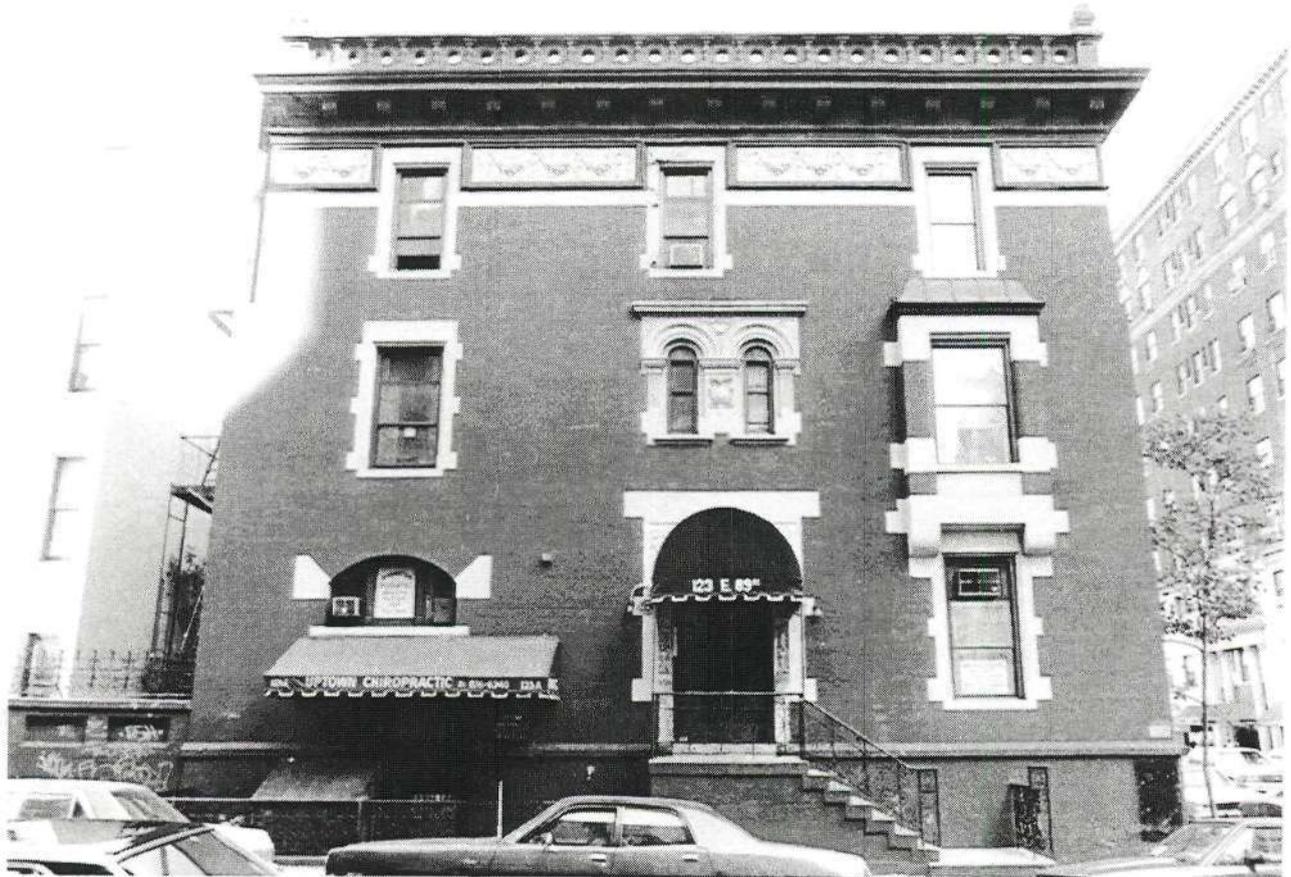
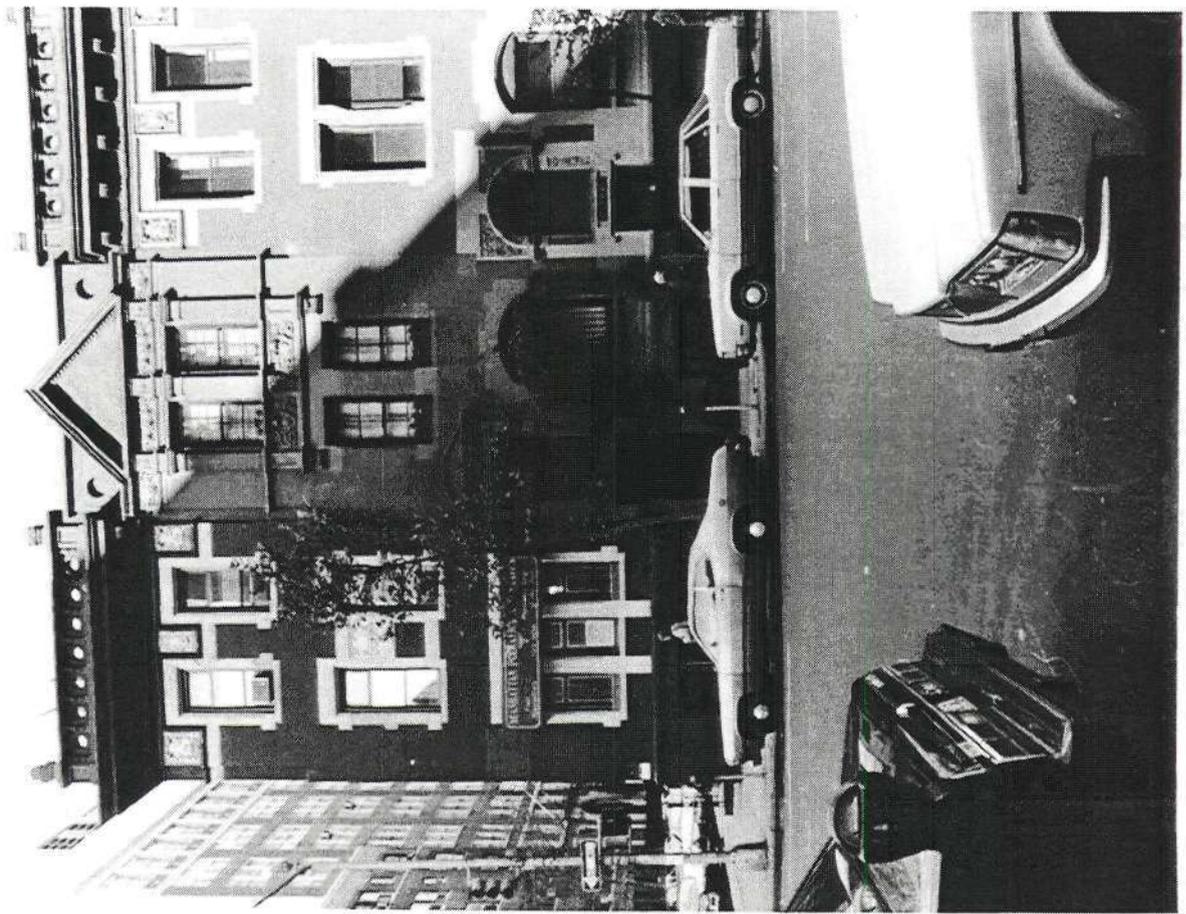
Photo: NYC, Dept. of Taxes (c. 1938-40)



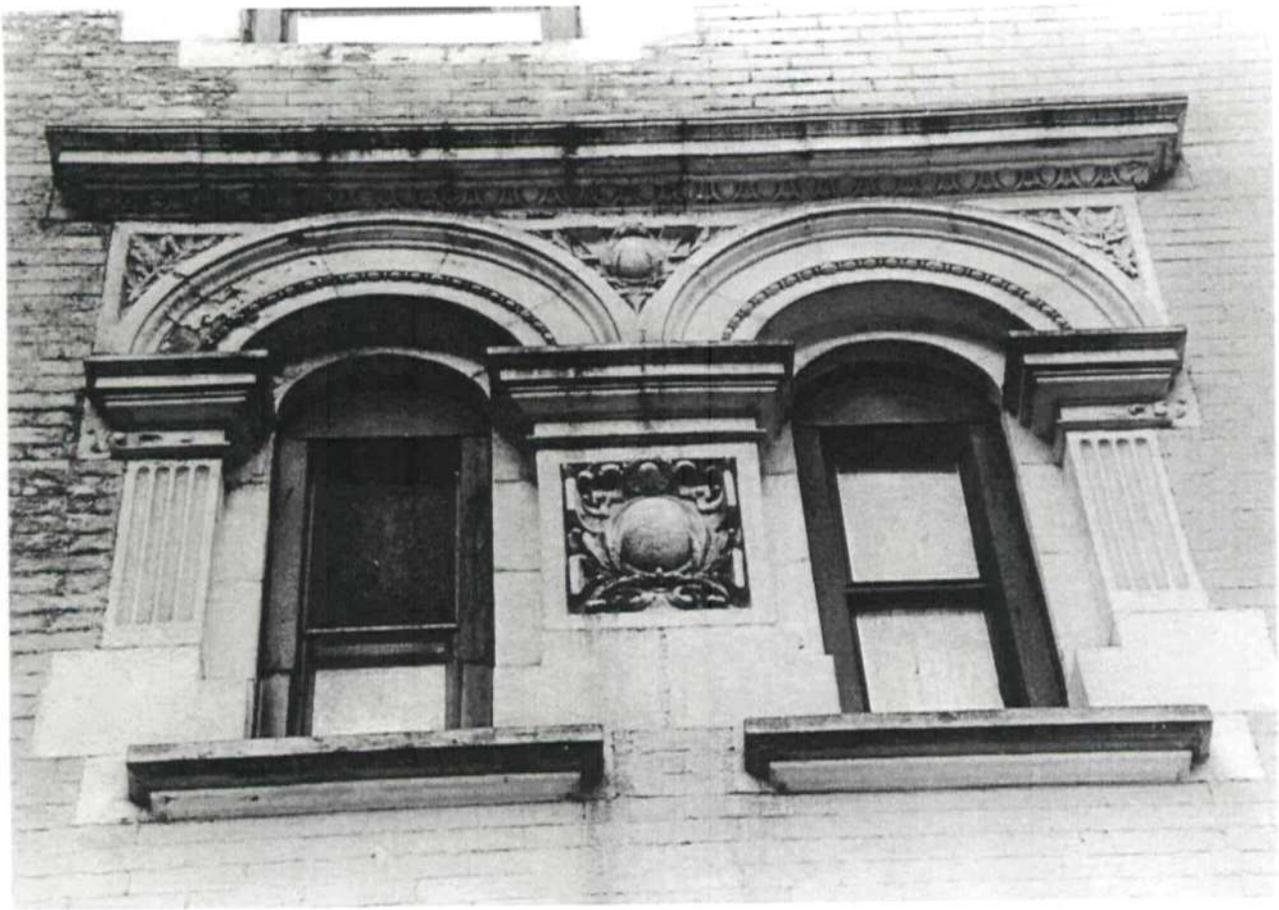
121 East 89th Street
Photos: Carl Forster



123 East 89th Street (aka 1340 Lexington Avenue)
Photo: NYC, Dept. of Taxes (c. 1938-40)



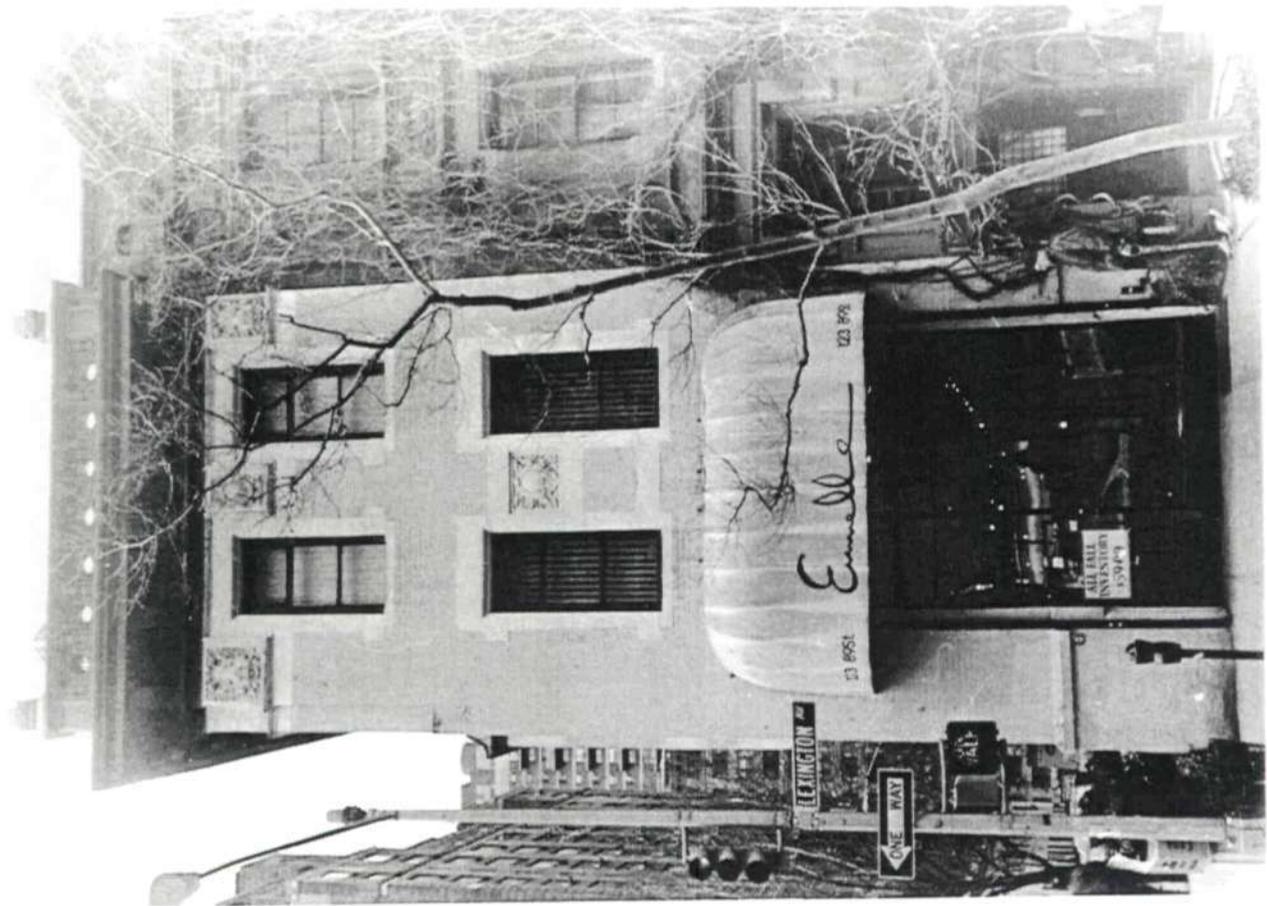
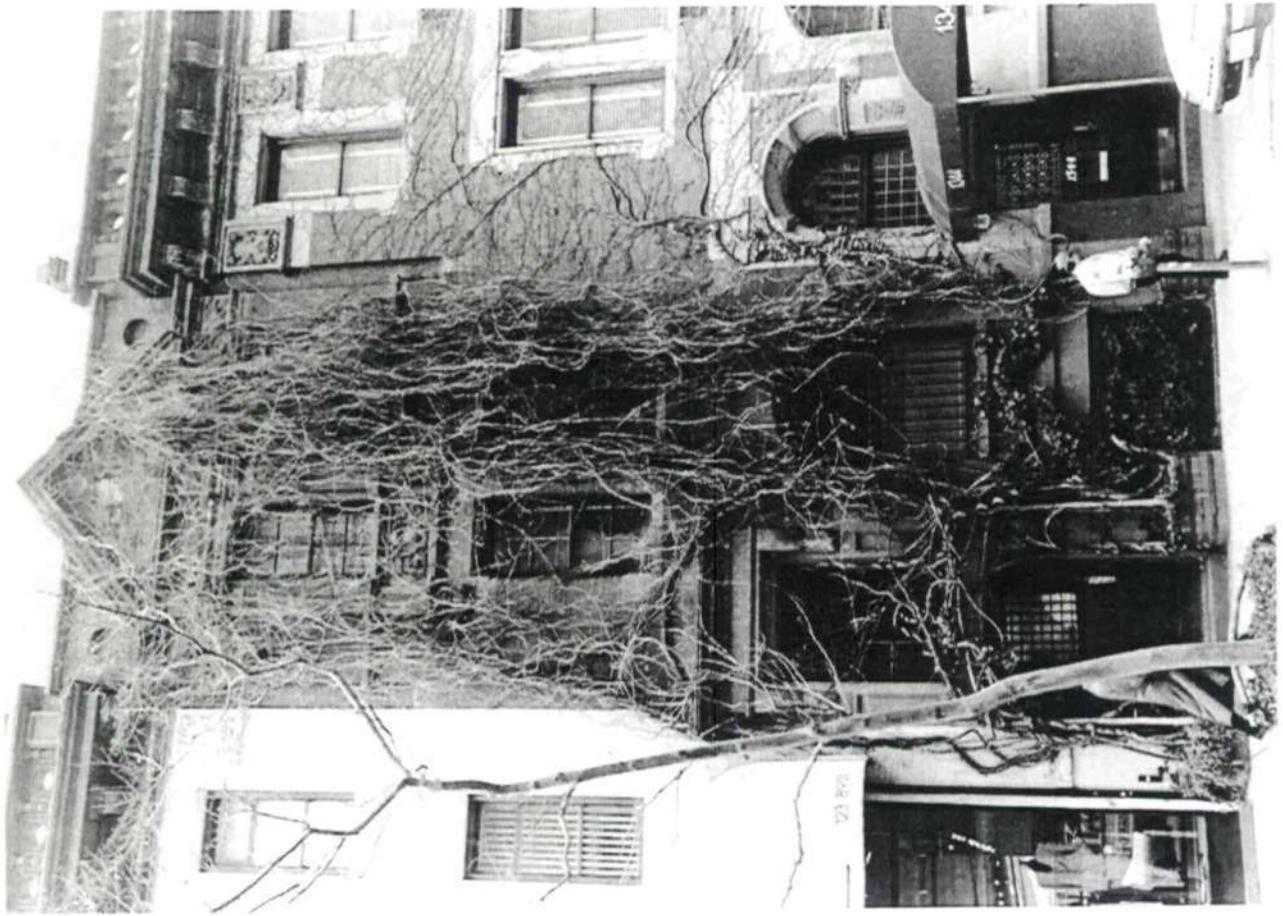
123 East 89th Street (aka 1340 Lexington Avenue)
Photos: LPC (1983)



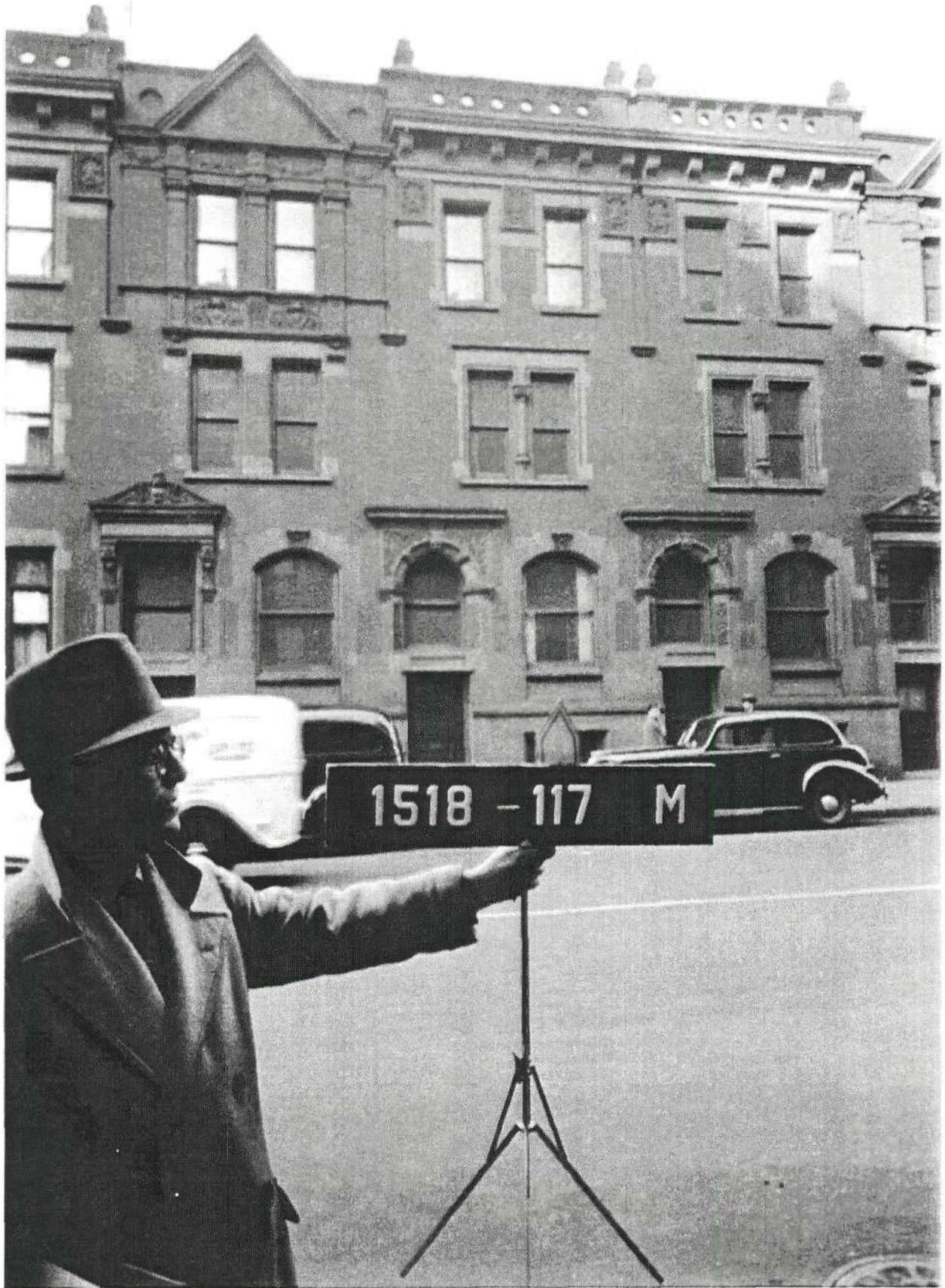
123 East 89th Street (aka 1340 Lexington Avenue)
Photos: Carl Forster



1340 - 1344 Lexington Avenue
Photo: NYC, Dept. of Taxes (c. 1938-40)



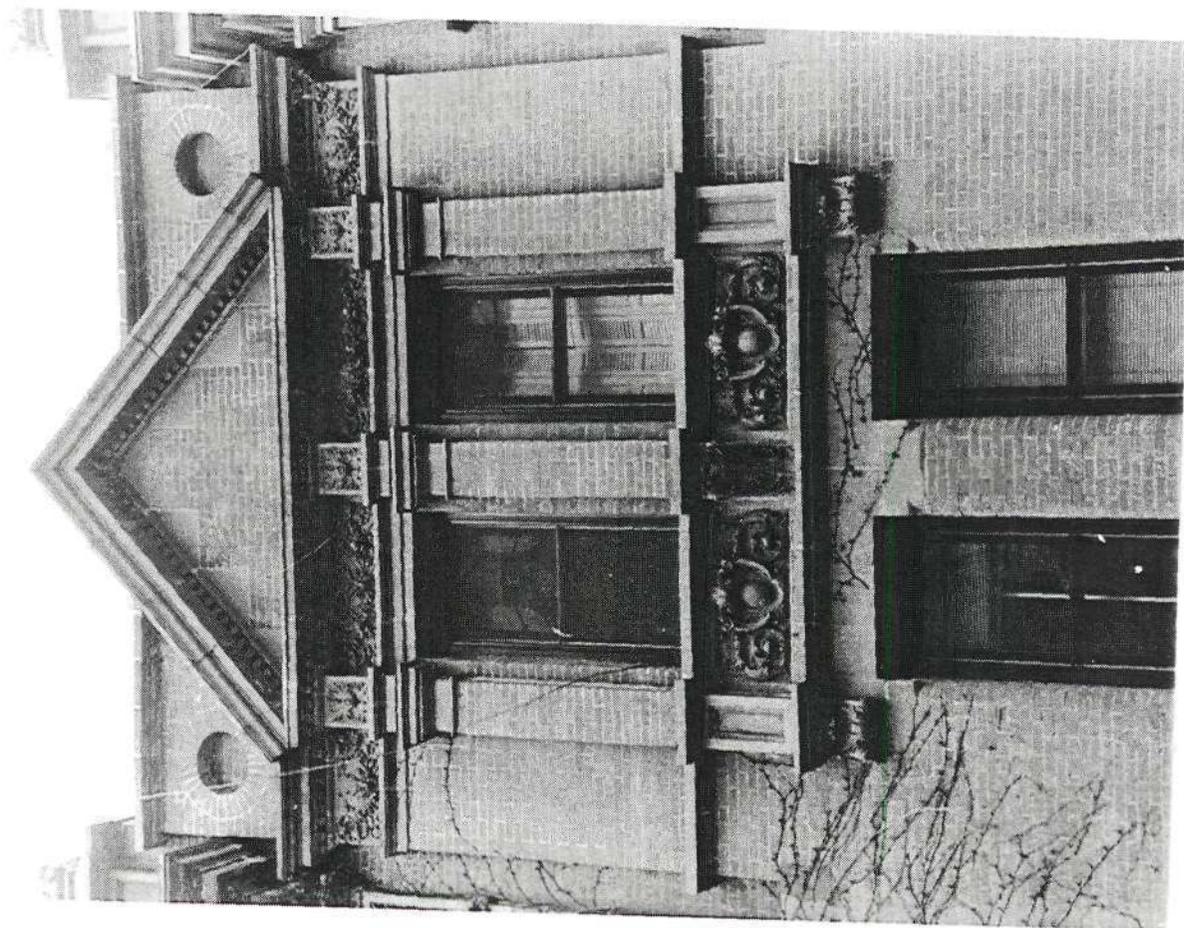
1340 and 1342 Lexington Avenue
Photos: Carl Forster



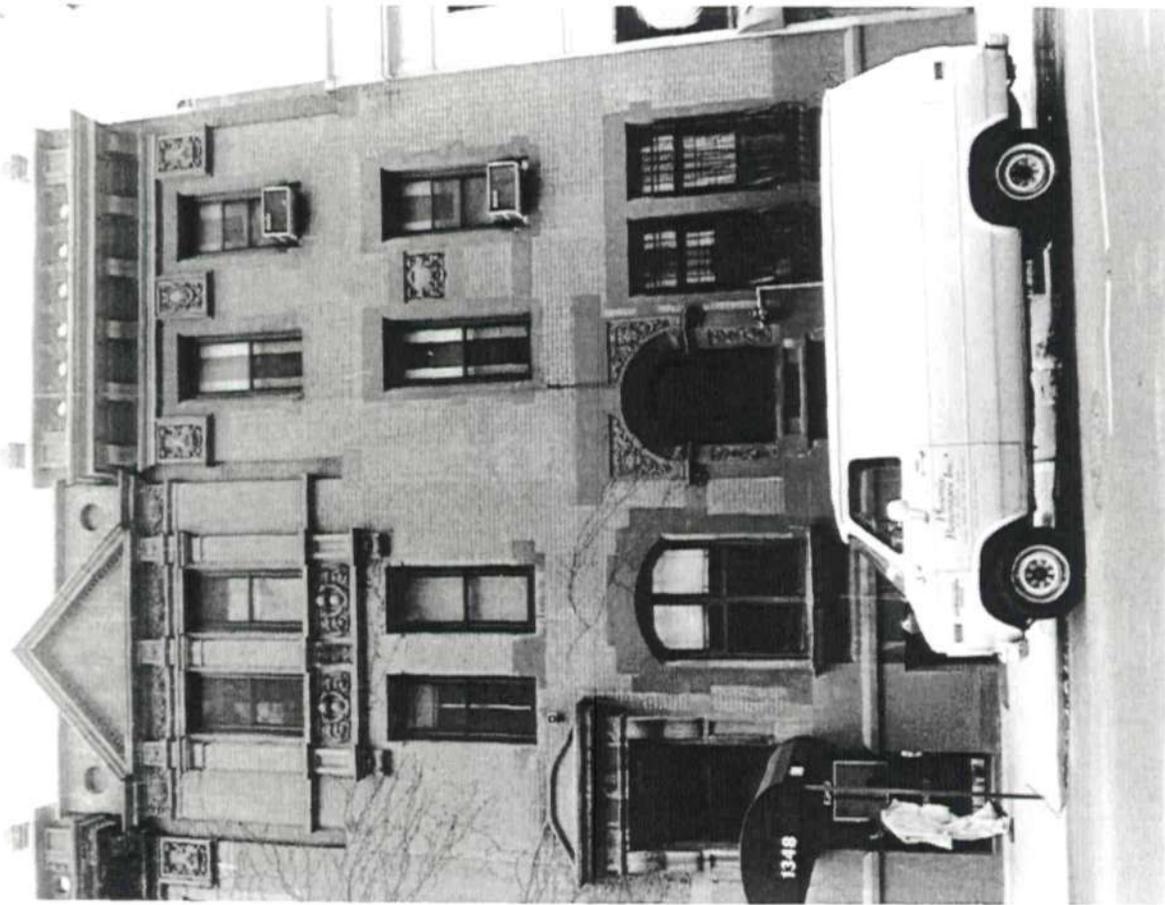
1342 - 1346 Lexington Avenue
Photo: NYC, Dept. of Taxes (c. 1938-40)



1348 - 1350 Lexington Avenue
Photo: NYC, Dept. of Taxes (c. 1938-40)



1348 and 1350 Lexington Avenue
Photos: Carl Forster



1344, 1346, 1348, and 1350 Lexington Avenue
Photos: Carl Forster



FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this area, the Landmarks Preservation Commission finds that the Hardenbergh/Rhineland Historic District contains buildings and other improvements which have a special character and a special historical and aesthetic interest and value and which represent one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city.

The Commission further finds that, among its important qualities, the Hardenbergh/Rhineland Historic District consists of six rowhouses and one "French Flats" building that were all constructed in 1888-89 for the Estate of William C. Rhineland to the Northern Renaissance Revival style designs of architect Henry J. Hardenbergh; that these buildings, located at the northwest corner of Lexington Avenue and East 89th Street, are characteristic of the residential development of the Carnegie Hill-Yorkville area that had been spurred by transportation and street improvements in the late nineteenth century; that the Rhinelanders, a family prominently associated with real estate in Manhattan, were significant in that development and, through the Rhineland Real Estate Co., controlled the properties in this historic district until 1948; that the six houses, clad in red brick, brownstone, and red terra cotta, form a picturesque yet symmetrical composition featuring a variety of window and entrance enframements and a lively roofline composed of prominent pediments and modillioned cornices with pierced parapets and finials; that the flats building, located behind the houses and facing East 89th Street, is clad in similar materials, has a complementary architectural vocabulary, and is dominated by a broken pediment/cornice surmounted by a pedimented window; that these buildings, distinguished by their common design history and ownership by the Rhineland family for sixty years, have survived as an enclave, surrounded mostly by later apartment buildings; that, furthermore, they are among the most significant surviving reminders of the Rhinelanders' residential development of this neighborhood; and that the houses also have been associated with a number of other prominent resident-owners, among them artist Andy Warhol and the Fertility Institute of New York.

Accordingly, pursuant to Chapter 21, Section 534 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Hardenbergh/Rhineland Historic District, consisting of the area bounded by a line beginning at the northwestern corner of Lexington Avenue and East 89th Street, extending northerly along the western curb line of Lexington Avenue, westerly along a line extending from the western curb line of Lexington Avenue to the northern property line of 1350 Lexington Avenue, westerly along the northern property lines of 1350 Lexington Avenue and 121 East 89th Street, southerly along the western property line of 121 East 89th Street, southerly along a line extending from the western property line of 121 East 89th Street to the northern curb line of East 89th Street, and easterly along the northern curb line of East 89th Street, to the point of beginning, Borough of Manhattan.