

Landmarks Preservation Commission  
July 23, 1974, Number 11  
LP-0863

15 EAST 90TH STREET HOUSE, Borough of Manhattan. Built 1927-28; architect Mott B. Schmidt.  
Landmark Site: Borough of Manhattan Tax Map Block 1502, Lot 11

On June 25, 1974, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 15 East 90th Street House and the proposed designation of the related Landmark Site (Item No. 6). The hearing had been duly advertised in accordance with the provisions of law. Seven witnesses spoke in favor of designation. There was one speaker in opposition to designation. The owner has expressed his approval of the designation of his property.

#### DESCRIPTION AND ANALYSIS

This charming neo-Federal house was built in 1927-28 and designed by architect Mott B. Schmidt. Schmidt had also used this popular style several years earlier in the Sutton Place development.

The area in which the house is located acquired the name "Carnegie Hill" soon after Andrew Carnegie erected his mansion at Fifth Avenue and 91st Street at the turn of the century. Although middle-class residences had been built in the area in the 1880s and 1890s, Carnegie's move uptown inspired other well-to-do business and professional people to build here. Emily Trevor's brother, John B. Trevor, built a house at 11 East 91st Street in 1909-11. Miss Trevor acquired the 90th Street property in 1926 and had an earlier house--dating from the 1880s--on the site demolished. She moved into her new house in 1929 and lived there until her death in 1943 at the age of 70. The house is presently occupied by her nephew, John B. Trevor, Jr.

The three-and-a-half-story house is built of red brick laid in Flemish bond, a typical feature of this style. An entrance portico composed of Corinthian columns supporting a full entablature handsomely accents the paneled double doors and is in itself one of the most striking features of the house. The tall second story central window is enframed in stone and surmounted by a triangular pediment reminiscent of Georgian architecture. The other windows are flanked by painted black shutters and crowned by simple paneled stone lintels. A stone roof cornice with block modillions effectively terminates the main portion of the front. A pitched attic story with three dormer windows is set behind a brick parapet.

#### FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the 15 East 90th Street House has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the 15 East 90th Street House is a charming example of neo-Federal architecture, that it was designed by the architect Mott B. Schmidt who is noted for his work in this style, that it is enhanced by fine architectural detail, and that it adds to the character and dignity of this block and the Carnegie Hill area.

Accordingly, pursuant to the provisions of Chapter 63 of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 15 East 90th Street House, Borough of Manhattan and designates Tax Map Block 1502, Lot 11, Borough of Manhattan, as its Landmark Site.