

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO: 103-05-0248
QUAD _____
SERIES _____
NEG. NO. _____

II-1

JUN 21 1977

YOUR NAME: Town of Islip DATE: 2 September 1976
Town Hall
YOUR ADDRESS: 655 Main Street TELEPHONE: 516 581-2000
Islip, L.I., N.Y. 11751
ORGANIZATION (if any): Department of Planning, Housing & Development

IDENTIFICATION

- 1. BUILDING NAME(S): Knapp Estate-Brookwood Hall
- 2. COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: East Islip
- 3. STREET LOCATION: North side of Montauk Highway, West of Irish Lane
- 4. OWNERSHIP: a. public b. private 50 Irish Lane
- 5. PRESENT OWNER: Town of Islip ADDRESS: _____
- 6. USE: Original: Private Estate-Residence Present: Various uses sponsored by the
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No Town
Interior accessible: Explain: Coach house is visible from

DESCRIPTION

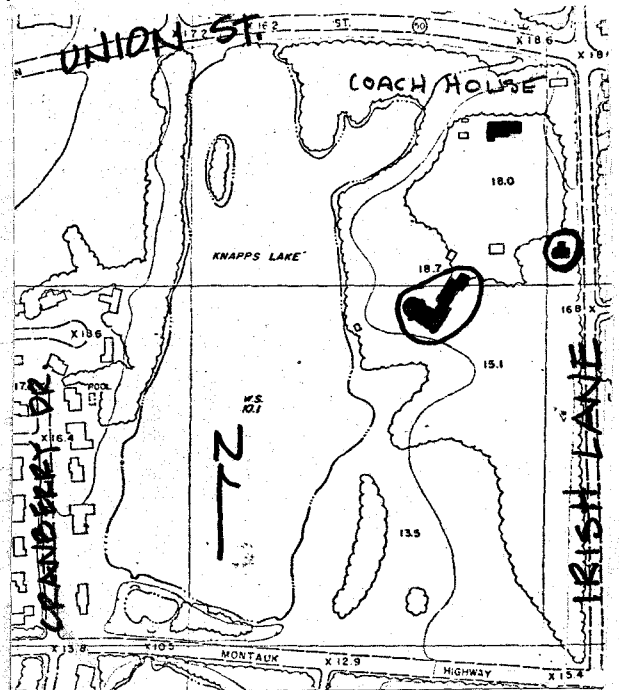
- 8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: (Cottage & coach house)
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
(if known) b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
- 10. CONDITION: a. excellent b. good c. fair d. deteriorated
- 11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): _____

ROLL-ISL-BAN-II-1A
NEGATIVE II-2
LOOKING NW

SEWER MAP Q-11

12. PHOTO:

13. MAP:



HP-1

NEGATIVES DEPOSITED AT
SOCIETY FOR PRESERVATION OF
L.I. ANTIQUITIES

14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____

15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: lake
 j. other: superintendent's cottage, playing fields

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

Brookwood Hall and various related outbuildings are located on a large parcel of land originally owned by Harry K. Knapp.
Estate cottage: at East entrance; for superintendents; now Art Gallery; 1½ story 3 bay structure with end chimneys; original entrance and portico; original shingles and dormers; paired columns.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Coach House: Square tower; Palladian windows on top level; entrance portico with segmental arch; Tuscan columns; original shingles & windows; 2nd story leading door; entrance porch on North side with 4 columns; main roof extended; now Town of Islip Maintenance Dept. & Shop Office. Many related outbuildings on property.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1910

ARCHITECT: _____

BUILDER: 1915 map: 3 story mansion with 2½ story North wing, 2 story coach house and many related outbuildings owned

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: by H. K. Knapp.

Brookwood Hall Mansion: Georgian Revival Style; dormers; voussoirs; cemented panels; semi-circular portico defines circular stoop partially recessed; Ionic ~~order~~ columns and pilasters; original entrance with festoons and transom; Flemish bond brickwork; stucco North wing; cobblestone courtyard; pavillion near front entrance a later addition.
Interior: Georgian arches; Main staircase with unusually significant features: balustrade, banister railing, newel post, Greek motif; Original mahogany doors, remarkable brass hardware; reproduction of Georgian Revival hardware. North wing; Loggia with vaulted ceilings, French doors, marble floors, breakfast room (Loggia links mansion to stucco addition).
 **Excellent construction techniques and fine architectural detailing make this structure a prime candidate for the National Register.

Hyde, E. Belcher. Atlas of the Ocean Shore of Suffolk County, L.I.

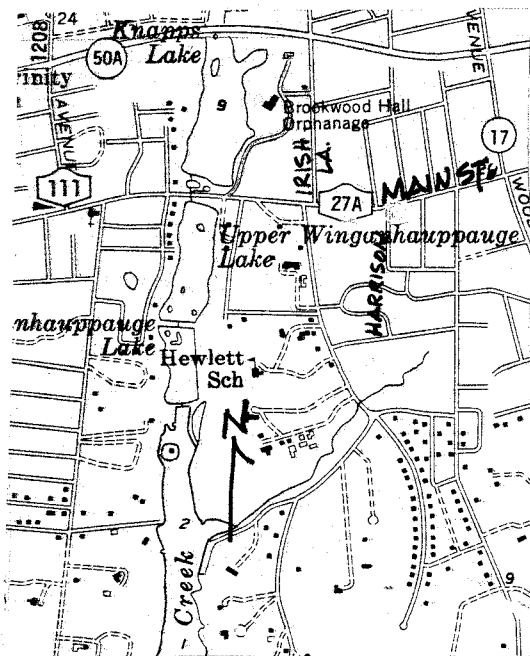
Westerly Section. Brooklyn-Manhattan, 1915.

Van Liew, B. F. "Contemporary Use", Preservation Notes. Vol III, No. 3,

22. THEME: October 1967, p. 5.

Research by: Society for the Preservation of Long Island Antiquities
 Barbara Nadel, Research Assistant

N.Y.State D.O.T.



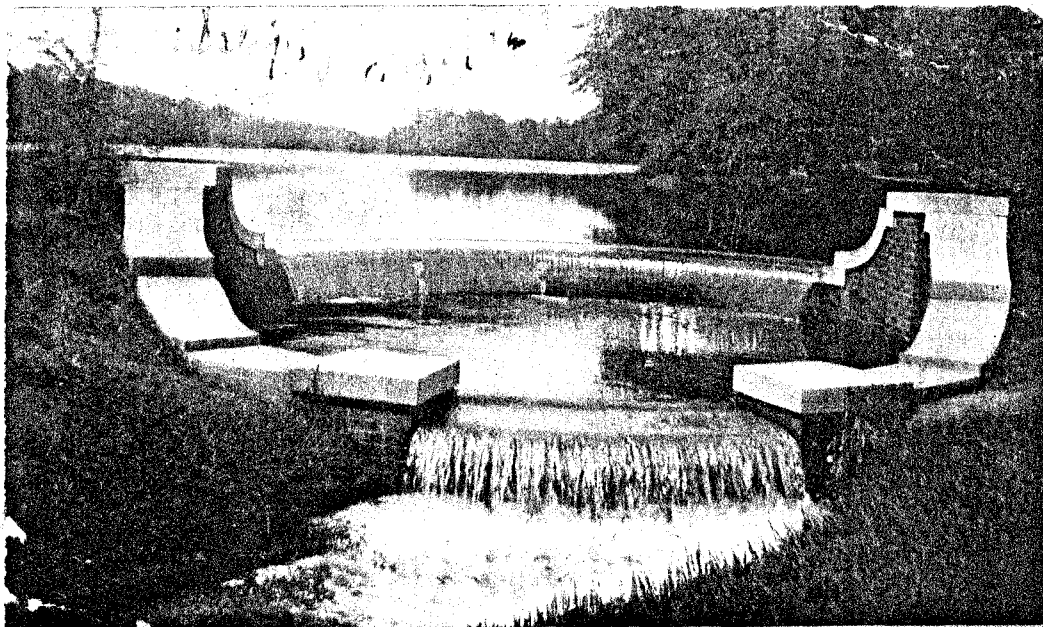
NOTE DRIVEWAY
ENTRANCE
ON MAIN STREET

II-1



KNAPP ESTATE
COACH HOUSE
EAST ISLIP, N.Y.
AUGUST 1976

ROLL ISL-BAN-II-1
NEGATIVE II-1
LOOKING NORTH



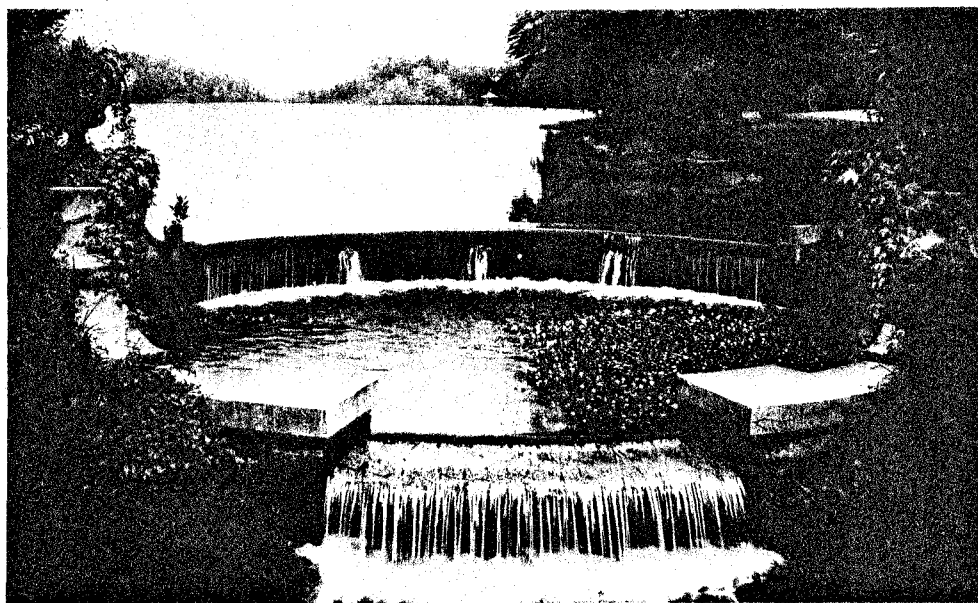
1906

5226

OVERFLOW FROM LAKE ISLIP, L. I.

PUBL. BY HEFFLEY DRUG CO.

BROOKWOOD HALL
LOOKING NORTH FROM MAIN STREET

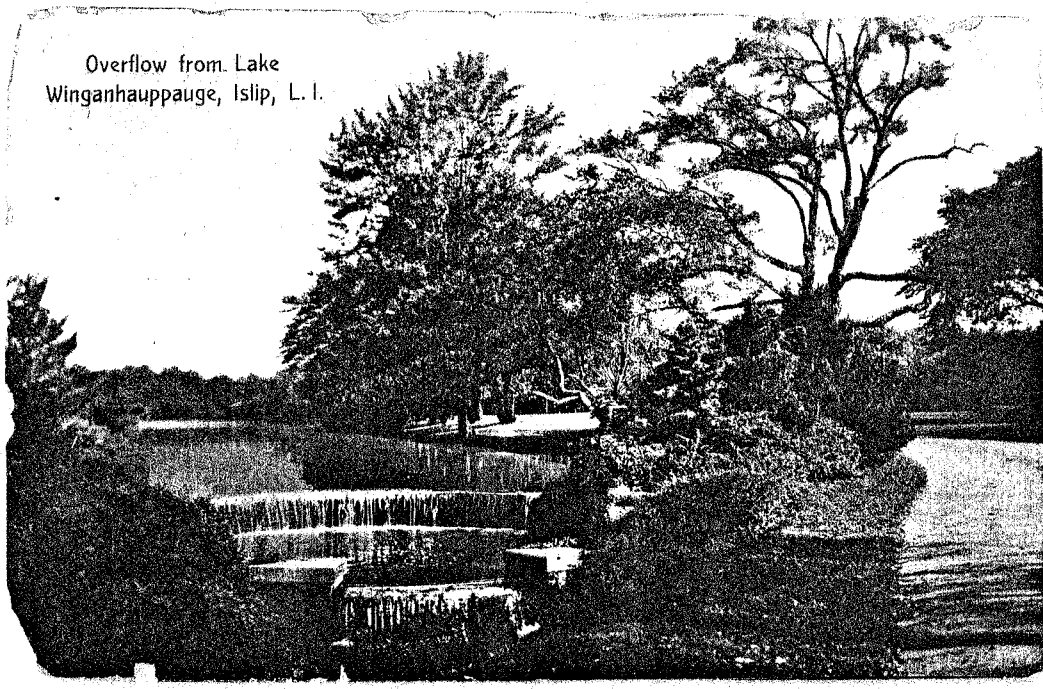


Published by
Southern
Pharmacy
East Islip

Scene in H. K. Knapp Estate, East Islip, L. I.

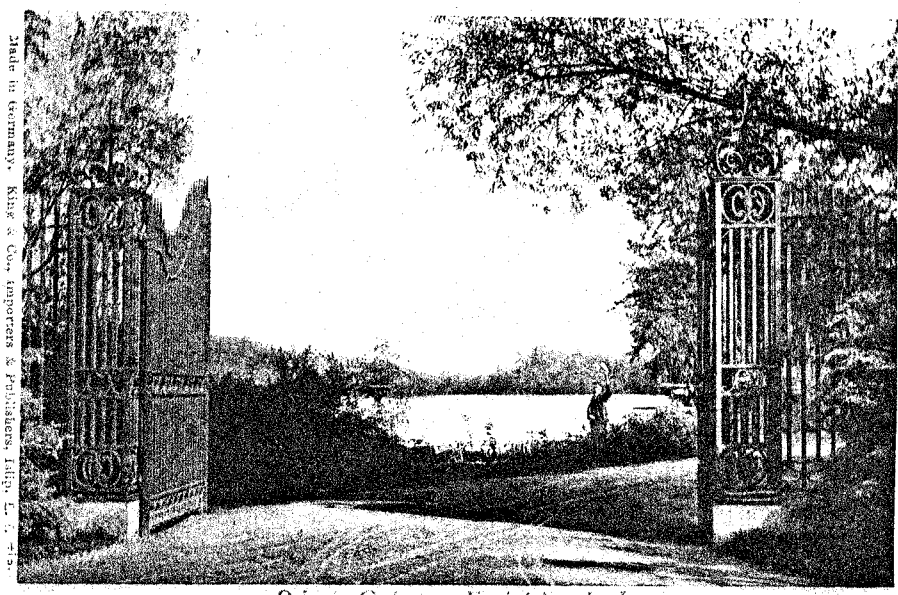
BROOKWOOD HALL

Thomas F. Schweitzer Postal Collection



Overflow from Lake Winganhauppauge, Islip, L. I.

Old entrance to Brookwood Hall at right — (ON MAIN STREET)



Made in Germany. King & Co. Importers & Publishers, Islip, L. I.

Private Gateway, East Islip, L. I.

This place is about 1/2 mile from where I live on our south country road.

1906

Old entrance to Brookwood Hall on Montauk Highway
see attached N.Y. State D.O.T. map

Van Liew, Barbara F. "Contemporary Use", Preservation Notes.
Vol. II, No. 3, October 1967, p. 5.

Architectural Study

The New York State Office of Planning Coordination has recently completed an architectural study in Nassau and Suffolk Counties. The study, prepared for the State of New York by Edward J. Smits, Director of the Nassau County Historical Museum, is a program-plan for the preservation of architectural landmarks, with particular emphasis on areas containing a considerable number of buildings of one architectural period.

VanDeWater House

A double house, two complete attached houses, which has been sometimes described as "The Twin Houses", stands at #249 Peninsula Boulevard (formerly Prospect Street) in Hempstead on the south side of the road just east of the Junior High School. This unusual 2½ story building has two fine front entrances with handsome carving, round-topped windows in the gables, and spacious well-designed interiors. It has been said that these doorways are among the finest of their period ever seen in Nassau County. They are of the 1820-30 school, with leaded glass transoms and sidelights, and a pineapple carved over each door. A sketch of the double house, which today is in danger, is part of the Cuyler B. Tuthill collections of 104 sketches, "Americana Long Island." A painting of the landmark is included in the Herbert S. Pratt series of 102 oils in the primitive style, which series is entitled, "Paintings of Long Island Houses."

Contemporary Use

The Town of Islip is considering moving some of the town offices to Brookwood Hall, a 41-room mansion, recently used as an orphanage, and situated on 38 acres of prime residential land which the Town acquired after the orphanage moved out about two years ago. According to newspaper accounts the house was built in 1910 by Harry K. Knapp and in 1930 was sold to Francis B. Thorne. After 1942 it belonged to the Orphan Asylum Society of the City of Brooklyn. The building is interesting both for its handsome construction and also for its well-executed architectural features, of which the main staircase is a fine example.

"The decision to buy Brookwood Hall was a good one," to quote the Islip Supervisor. "Had the Town Board not done so, there might well be a large garden apartment complex or housing development sitting there today."

?

91NR0106

BUILDING-STRUCTURE INVENTORY FORM
NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION *

FOR OFFICE USE ONLY
UNIQUE SITE NO. 10305-020248
QUAD _____
SERIES _____
NEG. NO. _____



NOT NRE

YOUR NAME ZACHARY N. STUDENROTH DATE JULY 5, 1988
YOUR ADDRESS: 93 No. Country Rd., Setauket, NY TELEPHONE: 516-941-9444
ORGANIZATION (if any): Society for the Pres. of LI Antiquities

IDENTIFICATION

1 BUILDING NAME(S): BROOKWOOD HALL [Carriage House]
2 COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: East Islip
3 STREET LOCATION: 50 Irish Lane
4 OWNERSHIP: a. public b. private
5 PRESENT OWNER: Town of Islip ADDRESS: 655 Main St., Islip
6 USE: Original: estate carriage hse. Present: storage facility
7 ACCESSIBILITY TO PUBLIC Exterior visible from public road: Yes No
Interior accessible: Explain by appt.

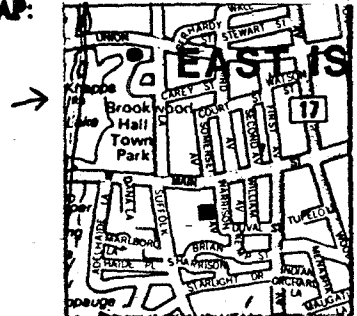
DESCRIPTION

8 BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: _____
9 STRUCTURAL SYSTEM: a. wood frame with interlocking joints
(if known) b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
10 CONDITION: a. excellent b. good c. fair d. deteriorated
11 INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known):
exterior carriage doors replaced
new single door inserted, front façade
some sash removed; back porch posts removed

12. PHOTO:



13. MAP:



*For Natural Heritage Trust Capital Projects: If this form is applicable to your proposal, detailed instructions for completing it are available from the appropriate grantor office (Albany or New York City). Please be sure to contact the Trust if you need assistance or have any questions regarding this form or your capital program.

14. **THREATS TO BUILDING:** a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other _____
15. **RELATED OUTBUILDINGS AND PROPERTY**
 a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: lake, recreational areas
 j. other: NB: Main House listed on ISLIP inventory
16. **SURROUNDINGS OF THE BUILDING** (check more than one if necessary): #II-1
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____

17. **INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:**
 (Indicate if building or structure is in an historic district)

The Brookwood Hall carriage house, main estate house and several related outbuildings are preserved on a town-owned parcel of 38 acres presently administered by the Dept. of Parks, Recreation & Cultural Affairs. The estate is bordered by a lake and residential

18. **OTHER NOTABLE FEATURES OF BUILDING AND SITE** (including interior features if known): areas.
 The estate is notable for preserving its original main house, a brick Georgian Revival country estate built c. 1903 for Harry K. Knapp; a superintendant's cottage, several smaller outbuildings including a greenhouse; in addition to the carriage house and natural features such as the large lake (Knapps Lake) and open space now used by the Town of Islip for recreational purposes.

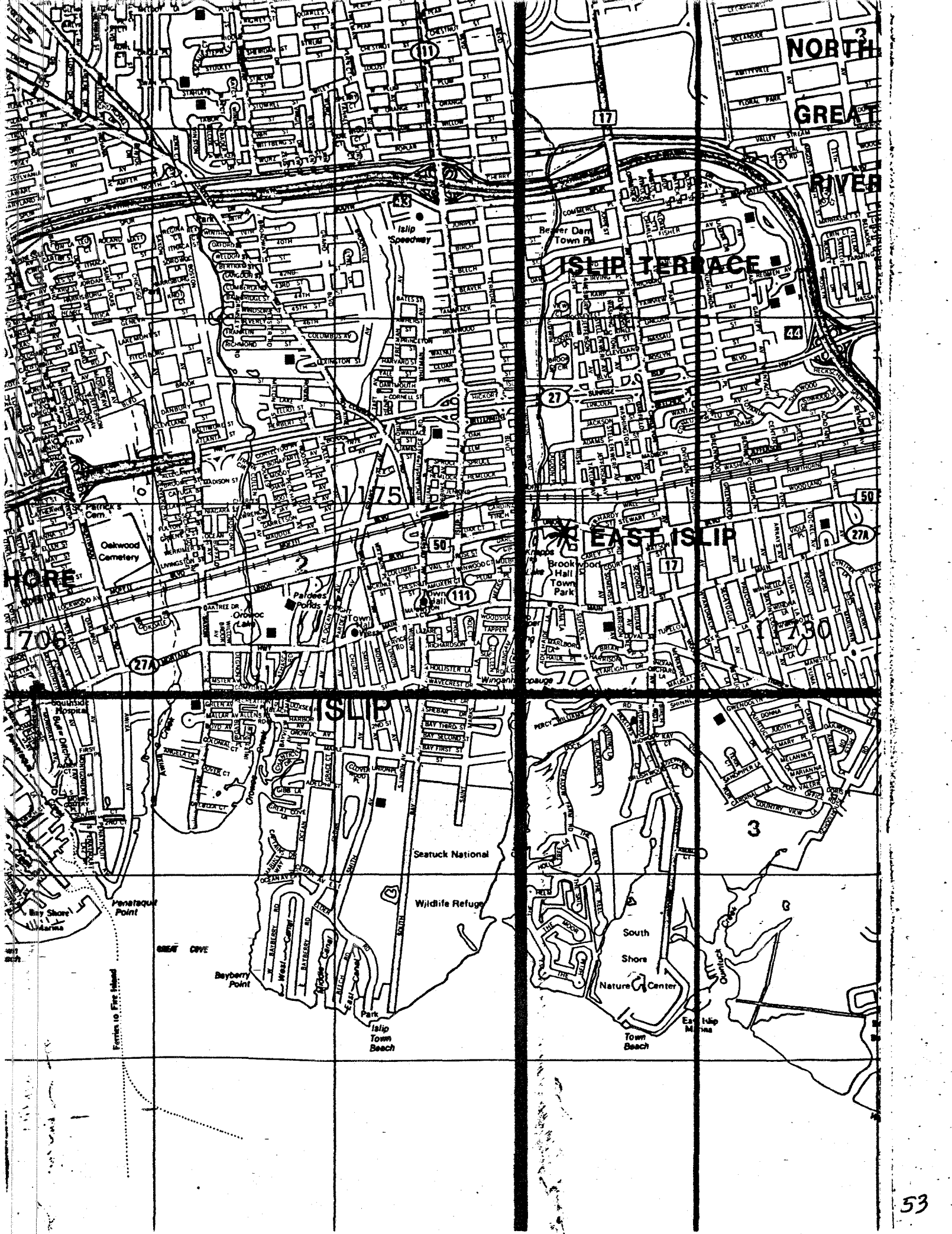
SIGNIFICANCE

19. **DATE OF INITIAL CONSTRUCTION:** c. 1903
 ARCHITECT: unknown
 BUILDER: unknown

20. **HISTORICAL AND ARCHITECTURAL IMPORTANCE:**

The Knapp family is documented to have resided in the Islip area in the 1870s, south of Main Street on Johnson Ave. near the site of the surviving turn-of-the-century estate. By 1903, Harry K. Knapp built the imposing brick Georgian Revival estate and related outbuildings in a style much-favored by men of similar means, and its proximity to a large, natural lake and the 19th century village of Islip is characteristic of estate development on Long Island's south shore. The estate was later acquired by the Thorne family (1930) and enlarged in 1942 by the Orphan Asylum of the City of Brooklyn, from whom the Town of Islip acquired the property in 1965 for use as a cultural center. Today, it is home to the Islip Art Museum.

21. **SOURCES:**
 Beers, Comstock & Cline. Atlas of Long Island [1873].
 E. Belcher Hyde. Atlas of the Ocean Shore of Suffolk County [1915].
Southside Signal, Babylon, NY. 1903-1905.
22. **THEME:**
 Long Island estate development (South Shore)



**NORTH
GREAT
RIVER**

ISLIP TERRACE

EAST ISLIP

ISLIP

Seatuck National
Wildlife Refuge

South
Shore
Nature Center
Town
Beach



society for the preservation of Long Island antiquities

*93 north country road
setauket, L.I.,
New York 11733
telephone 516-941-9444*

Robert B. MacKay, Ph.D.
Director
Deborah Federhen
Curator
Zachary N. Studenroth
Preservation Services Coordinator
Kathleen Kane
Educator
Barbara F. Van Liew
Editor of Preservation Notes
Rosemary DeSensi
Executive Secretary

BROOKWOOD HALL CARRIAGE HOUSE
TOWN OF ISLIP, NEW YORK

HISTORIC SIGNIFICANCE REPORT

JUNE 1988

NEA ref. file # A-88-014095

SPLIA

52a



society for the preservation of Long Island antiquities

93 north country road
setauket, L.I.,
New York 11733
telephone 516-941-9444

Robert B. MacKay, Ph.D.
Director
Deborah Federhen
Curator
Zachary N. Studenroth
Preservation Services Coordinator
Kathleen Kane
Educator
Barbara F. Van Liew
Editor of Preservation Notes
Rosemary DeSensi
Executive Secretary

JUNE 1988

BROOKWOOD HALL CARRIAGE HOUSE, TOWN OF ISLIP, NEW YORK HISTORIC SIGNIFICANCE REPORT

Historical Background

Brookwood Hall, built c. 1903 as a country house for Harry K. Knapp, is a brick Georgian Revival mansion preserved on thirty eight acres of land now administered by the Town of Islip. The property contains not only the main house but several contemporary outbuildings, including the architecturally exceptional carriage house, which were the subject of the following notice in the Southside Signal on April 18, 1903:

Ground for the handsome new brick colonial villa of Harry S. [sic] Knapp on the Stellenwerf place, east of the village, was broken this week. The edifice will be 150 feet square, three stories high and will cost about \$55,000. The work of laying out the grounds was begun many months ago, and a force of mechanics have just finished building a pretty brick dam.

Brookwood Hall/2

The place, when all is completed, will be one of the grandest on the South Country road.

Purchased in 1930 by Francis B. Thorne, the estate was used after 1942 by the Orphan Asylum of the City of Brooklyn until its acquisition by the town about 1965. Today the property preserves a large lake and recreational open space as well as facilities for numerous functions including the town's museum and arts council, a Senior Citizen Center and Learning Center, and maintenance structures of the Department of Parks, Recreation and Cultural Affairs. The carriage house has been designated for adaptive use by the arts council.

Carriage House: Physical Description

The structure is located in the northeast corner of the property, near the intersection of Union Blvd. and Irish Lane. It is a one-story building, arranged on an east-west axis, with a full attic, perpendicular west wing and prominent three-story tower. Dormer windows are centered above the main entry and on the back facade, and facade gables at the east end of the structure provide a symmetrical design element which balances the roofline of the west wing. The massing of the exterior as well as its 8"-long shingle siding is original. Important architectural details preserved on the exterior include batten doors with glazed upper panels and lower sections with chamfered cross members; an arched hood at the front entry and integral porch supported on Doric columns at the back; and window sash ar-

Brookwood Hall/3

ranged either singly or in groups of three in "Palladian" style.

Like the exterior, the carriage house interior preserves important detailing associated with its early 20th century construction period. The first floor is 13' in height, and much of the narrow, beaded wooden wall and ceiling fabric is intact as built. The easterly half of the structure which lies opposite the wide front entryways is essentially open and the large exposed ceiling frame appears to be hung from the roof rafters. The westerly section contains smaller spaces, including a staircase to the upper floor, where the hay loft remains intact. Plastered rooms with four-panel doors and original window openings occupy the length of the main attic story. A wooden fire escape (non-historic) is constructed against the east facade.

Carriage House: Conditions and Alterations

As stated above, the massing and applied architectural detailing of the structure remains intact for the most part from its c. 1903 construction period. The condition may be characterized as excellent, due in large part to the fact that it has been maintained continually and now serves as a storage facility. Alterations to the exterior include a new, non-historic grey composition roof covering; several doors and window sash either replaced or altered; support columns at the front and back entryways damaged or removed; a shed-like construction added to the west facade; and a brick chimney built against the tower. Interior changes

Brookwood Hall/4

include the introduction of a heating plant, bathrooms and a kitchen upstairs; construction of a non-historic floor within the west wing; and minor alterations to doors and windows.

In summary, it may be said that the Brookwood Hall carriage house remains in very good physical condition and with the exception of minor detailing preserves its original, c. 1903 massing and architectural design elements. Unlike the main house, which is of brick and stone, the carriage house and other outbuildings are frame and shingled. Distinctive features of its Colonial Revival design include the flaring roof line, "Palladian" windows and pseudo-medieval batten doors. While the architect for the estate as a whole remains as yet undocumented, the design of the house, outbuildings and grounds is clearly that of a practiced estate builder of the period.

Islip Arts Council & Islip Art Museum -- Carriage House Project

<u>CATEGORY</u>	<u>Project</u>	<u>NYHT</u>	<u>Other Grants</u>	<u>Corporate</u>	<u>Individual</u>	<u>Municipal</u>
<u>Expenses -- Capital</u>						
Sitework	32,000	32,000				
Demolition, trenching, backfilling						
Concrete	1,500	1,500				
Footings for new piers for new floor construction						
Masonry	4,500	4,500				
Block piers, cutting, patching						
Metals	5,000	5,000				
Miscellaneous iron and steel						
Wood & Plastics	170,000		25,000	145,000		
Rough and finished carpentry						
Thermal & Moisture protection	28,000	28,000				
Insulation, flashing, waterproofing, skylights						
Doors & Windows	46,000	22,000				24,000
Doors, windows, hardware, glazing						
Finishes	108,000	19,700				88,300
Gypsum wallboard, tile, cutting & patching, acoustic treatment, wood flooring, resilient flooring, carpeting, painting, wallcovering						
Specialties	8,500				8,500	
Toilet partitions, accessories						
Furniture	19,500				19,500	
Furniture (15,000)						
Window blinds (4,500)						
Mechanical	591,700			291,700	50,000	250,000
HVAC (60,000)						
Plumbing (35,000)						
Electrical (56,700)						
General conditions	57,500			57,500		
General Contractor's overhead & profit	126,400			126,400		
Fountain	70,000				45,000	25,000
Footing & plumbing (25,000)						
Bowl and sculpture fabrication (55,000)						
BTOTAL	1,268,600	112,700	25,000	620,600	123,000	387,300

Islip Arts p.2

<u>CATEGORY</u>	<u>Project</u>	<u>NYHT</u>	<u>Other Grants</u>	<u>Corporate</u>	<u>Individual</u>	<u>Municipal</u>
<u>Expenses -- Consultants</u>						
Architect -- initial study	7,500	7,500				
Architect, engineering & legal	150,000				30,000	120,000
Fundraising consultant -- feasibility study only	19,500	19,500				
Fundraising consultant -- long range planning, working with museum staff, leadership committee, etc.	89,000			50,000	39,000	
<u>Artists fees</u>						
-- performances (music)	15,000		15,000			
-- Performances (visual artists)	5,000		5,000			
-- fountain design	5,000		5,000			
-- travel	800		800			
Production personnel	1,600				700	900
<u>Expenses -- Salaries</u>						
Executive Director -- Islip Arts Council (20% time)	6,000				6,000	
Executive Director -- Islip Art Museum (20% time)	5,400					5,400
Director of Marketing and Development (50% time)	14,420	14,420				
Marketing and Development Assistant (50% time)	4,600		4,600			
Islip Arts Council, Dir. Mktg. & Dev. (10% time)	500	500				
Graphic Designer(10% time)	3,800					3,800
Additional staff time for events (4% time)	16,460		4,600		2,660	9,200
Accountant	200				200	
SUBTOTAL	344,780	41,920	35,000	50,000	78,560	139,300

Islip Arts p.3

<u>CATEGORY</u>	<u>Project</u>	<u>NYHT</u>	<u>Other Grants</u>	<u>Corporate</u>	<u>Individual</u>	<u>Municipal</u>
<u>Expenses -- Other</u>						
Printing	8,800			8,800		
Bricks (for Buy-a-Brick Campaign) (1,000 @ \$14)	14,000				14,000	
Plaques	1,500				1,500	
Advertising	4,000				4,000	
Hospitality	12,000			9,000	3,000	
Telephone, mail, fax etc (appx \$130 per month)	1,560				500	1,060
Staff travel	2,300				900	1,400
Photography	3,400				3,400	
Art/Office supplies						
SUBTOTALS	47,560			17,800	27,300	2,460
TOTALS	1,660,940	154,620	60,000	688,400	228,860	529,060

2018

Putnam DeRahm Estate, Garrison

Recommended, Local Significance

The DeRahm Estate is now comprised of four properties with intact and architecturally significant structures dating from the early to late nineteenth century. The Committee judged the buildings in their picturesque setting to be a good example of a Hudson Highlands country estate which reflects a life style popularized in the books and magazines of the period and often emulated in other picturesque but less dramatic settings around the nation.

Steuben Curtiss Museum, Hammondsport

Recommended, National Significance

The Committee recommended the Curtiss Museum for national significance as an important commemorative property that has the only symbolic value in the village connected with the life of Glenn Curtiss. Curtiss was a pioneer and great contributor to the development of the aircraft industry. Born and brought up in Hammondsport, he also spent the majority of his significant career years in the village where he flew the "June Bug" in 1908, the first official one kilometer flight; served as the chief of experiments of the Aerial Experiment Association and built successful air machines during 1907-1909; formed the Herring Curtiss Company to manufacture aeroplanes and engines and also ran the Curtiss Aviation School. Curtiss also received the first U.S. pilot's license in 1911. Hammondsport was the home of the aviation industry until the end of World War I - where the, hydroaeroplane, 1912 flying plane and Jenny plane were built. The Curtiss Museum's primary purpose is education in the field of aviation history, especially the contributions of Curtiss. The Museum building is the former school (1858-1935) which Curtiss attended as a child.

Suffolk Brookwood Hall/Knapp Estate, East Islip

Rejected

The Committee on the Registers carefully reviewed the Brookwood Hall/Knapp Estate thematic group nomination. After lengthy discussion, the Committee rejected the proposed nomination because they felt the Knapp Estate did not appear to possess integrity of design. Specifically, the Committee objected to a prominent glass window in the main house's east or front elevation and the large two story addition north of the original house. In addition, the Committee felt the Knapp Estate did not appear to compare favorably with Long Island's overall late 19th and early 20th century estate development. The proposed nomination consisted of the Knapp Estate's main house (Brookwood Hall), carriage barn, superintendent's cottage, main gate, and spillway. The review concluded with three Committee members rejecting the Knapp Estate because it appears to be architecturally undistinguished. One Committee member abstained from the vote.

NATIONAL REGISTER AND SURVEY UNIT COMMENTS

I. INFORMATION (check categories as appropriate)

- Sufficient historic resources information exists to provide eligibility comments. Source of information: _____
- Historic resources information needed for evaluation is not on file and has not been provided by project sponsor.
- Based on the survey log, partial, unevaluated survey information exists in the project area as summarized below:

MCD CODE NO. NO. OF BUILDINGS NO. OF ARCHEO SITES

Additional information is required of the sponsor. (see attachment).

II. COMMENTS (check categories as appropriate)

Project involves or is located adjacent to a NR/SR listed or eligible property or district: _____ (see attachment)

name of historic property

Property/District is not NR/SR eligible because:

- no apparent historical or architectural significance
- less than 50 years old and not of exceptional significance
- loss of integrity
 - design
 - materials
 - feeling
 - location
- setting
- workmanship
- association

Property is a non-contributing part of a registered district

Discussion: _____

name of district _____

No buildings in project area.

Other Comments: Rejected By STATE Review Board (Committee on Review COR) 12/08/78
NOT LISTED / See ATTACHED COPY of COR minutes

Review Conducted by: _____

12/10/78
date

Approved: _____

date



FIVE BROOKWOOD HALL
HISTORIC



East Islip Historical Society
P.O. Box 389
Great River, NY 11739

April 2, 2007

Orla Smyth-LoPiccolo, Architect
Community Development Project Supervisor
One Manittan Court
Islip, New York 11751

Re: Brookwood Hall, Irish Lane, East Islip
SCTM# 0500-345.00-0200-131.000

Dear Orla:

Thank you for taking the time to come to the East Islip Historical Society Board of Trustees meeting to explain the reasoning behind the declination of the attempt to have Brookwood named to the National Registry of historic sites.

The Trustees realize the enormity of the task that lies in restoring some of Brookwood's structure to as it was status.

The East Islip Historical Society would like to enter into a joint venture with the Town of Islip in its effort to restore the structural needs, through grants and other fund raising efforts.

The Society has no past experience in an undertaking such as this and it is with hope the Town would offer its expertise and help point us in the right direction to fulfill this wish.

Thank you for your kind attention to the above.

Sincerely,

Frank Szemko, Chairman
East Islip Historical Society

Cc: Supervisor Nolan
Gene Murphy, Commissioner

Trustees that attended March 29, 2007 EAST ISLIP HISTORICAL SOCIETY BOARD MEETING:

Frank Szemko – Chairman

Ann Lauther – President

Michael Attanasio – Vice President

Tom Curr - Trustee

Ted Sanford – Trustee

Neil Skidmore – Trustee Emeritus

Ray Lembo – Achivist – Trustee

Kathy Ewart – Recording Secretary

From: Virginia.Bartos@oprhp.state.ny.us [Virginia.Bartos@oprhp.state.ny.us] Full header
Sent: 3/6/2007 1:16:13 PM
To: o.smyth-lopiccolo@townofislip-ny.gov [o.smyth-lopiccolo@townofislip-ny.gov]
Cc:
Subject: RE: Brookwood Hall, East Islip
Attachments:

Thanks for getting back to me. I was all set to say NRE when I saw the porch. If it was just closed in, it sounds like its reversable. I'll get you a formal eligibility in the next couple of days.

V.

-----Original Message-----

From: Orla Smyth-LoPiccolo [mailto:o.smyth-lopiccolo@townofislip-ny.gov]

Sent: Tuesday, March 06, 2007, 1:16 PM
To: Bartos, Virginia (PEB)
Cc: supervisoroffice@townofislip-ny.gov;
commissioner-pd@townofislip-ny.gov
Subject: Brookwood Hall, East Islip

Hi Virginia,

The area of the building you refer to is a porch that was closed in on the west side of the building. Per file documents titled "Historical Background of Brookwood 1929-1941":

"Porch When you walked through the main entrance (east) you could look down the long hall right through to the porch on the west side, and beyond to the lake. A beautiful view."

Also a general note from the Society for the Preservation of Long Island Antiquities survey dated September 2, 1976: "Excellent construction techniques and fine architectural detailing make this structure a prime candidate for the National Register"

To help with your review, I will have the contents of the historic file on Brookwood copied and forwarded to you as soon as possible.

Thanks again - Orla

Orla Smyth-LoPiccolo, Architect
Community Development Project Supervisor Town of Islip

ph 631.224.5511

----- Original Message -----

From : Orla Smyth-LoPiccolo [mailto:orla1@hotmail.com]
Sent : 3/6/2007 11:45:19 AM
To : o.smyth-lopiccolo@townofislip-ny.gov
Cc :
Subject : RE: FW: Brookwood Hall

Orla Smyth-LoPiccolo, Architect
Town of Islip
ph: 631.224.5360
fax: 631.224.5365

Subject: Brookwood HallDate: Mon, 5 Mar 2007 13:06:04 -0500From:
Virginia.Bartos@oprhp.state.ny.usTo: orla1@hotmail.com

See photo.
V.

Virginia L. Bartos, Ph.D.
NYS Office of Parks, Recreation & Historic Preservation Peebles Island
State Park PO Box 189 Waterford NY 12188-0189
(518) 237-8643 ext. 3256

From: Orla Smyth-LoPiccolo [o.smyth-lopiccolo@townofislip-ny.gov]
Sent: 3/5/2007 12:05:31 PM
To: virginia.bartos@oprhp.state.ny.us [virginia.bartos@oprhp.state.ny.us]
Cc: supervisoroffice@townofislip-ny.gov [supervisoroffice@townofislip-ny.gov]
Subject: Brookwood Hall, East Islip

Full header

Attachments: [Brookwood Hall E Islip E Side 030107 002.jpg](#) (597.29 Kb) [Brookwood Hall E Islip E Side Window A 030107 013.jpg](#) (266.75 Kb) [Brookwood Hall E Islip Main Entrance 030107 003.jpg](#) (554.16 Kb) [Brookwood Hall E Islip S Side A 030107 005.jpg](#) (577.88 Kb) [Brookwood Hall E Islip W Side 030107 006.jpg](#) (593.71 Kb) [Brookwood Hall E Islip N Side B 030107 016.jpg](#) (590.31 Kb) [Brookwood Hall Hallway 1 E Islip 030107 009.jpg](#) (125.23 Kb) [Brookwood Hall hallway 1A E Islip 030107 011.jpg](#) (146.96 Kb) [Brookwood Hall Hallway 2 E Islip 030107 010.jpg](#) (177.15 Kb) [Brookwood Hall E Islip Formal Stairs 030107 008.jpg](#) (129.19 Kb) [Brookwood Hall E Side Window E Islip 030107 007.jpg](#) (303.09 Kb)

Hi Virginia,

As promised during our telephone conversation of last Thursday, March 1, 2007, please find attached recent photos of the exterior and interior of Brookwood Hall, East Islip. This Town of Islip historic landmark is owned by the Town of Islip and houses our Department of Parks and Recreation offices and The Islip Art Museum.

Please advise if you would reconsider the nomination of this building to the National Register of Historic Places.

If you require any further information on Brookwood Hall, its surrounding buildings or to set up a site visit please do not hesitate to contact me.

Thank you,

Orla

Orla Smyth-LoPiccolo, Architect
Community Development Project Supervisor
Town of Islip

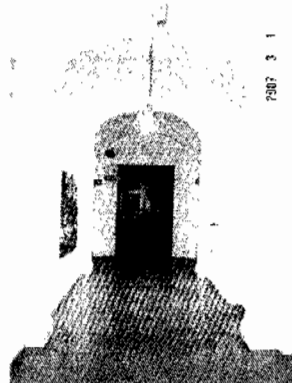
ph 631.224.5511
fax 631.224.5365

cc: GENE 03.05.07

Brookwood Hall, East Islip

March 1, 2007 Photos sent via email on March 5, 2007 to:

Dr. Virginia Bartos, NYS Department of Parks, Recreation & Historic Preservation



copy

(Additional copy in Brookwood Hall file)



East Islip Historical Society
P.O. Box 389
Great River, NY 11739

Supervisor Phil Nolan
655 Main St.
Islip NY, 11751

January 30th, 2007

Dear Supervisor Nolan,

The East Islip Historical Society has organized a fact finding committee to look into the feasibility of having Brookwood Hall designated a State or National Historic Landmark.

The History surrounding this building, the architecture and now the destruction of these mansions prompts this project.

The committee through research located documents from 1978 showing that Islip Town designated Brookwood Hall a historic building and that a formal application was filed for Brookwood to be named on the register of historic places, this application was denied and apparently never refilled.

We realize that Brookwood is owned and occupied by the Town of Islip; it is with that in mind that we wish to know if the town would assist us in this endeavor.

Many questions must be addressed before an application can be filed, and we are looking to you and the Town for these answers. We would like very much to sit down with you or a representative to go over these concerns.

Sincerely,

Frank Szemko
Chairman,
East Islip Historical Society



TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT

DIVISION OF ENGINEERING AND CONTRACTS

Phil Nolan, *Supervisor* • David A. Janover, P.E., *Acting Town Engineer*
One Manitton Court • Islip • New York • 11751 • Tel; (631)224.5363 • FAX (631) 224.5365

March 19, 2007

Mr. Frank Szemko, Chairman
East Islip Historical Society
PO Box 389
Great River NY 11739

Re: **Brookwood Hall, Irish Lane, East Islip**
SCTM # 0500-345.00-02.00-131.000

Dear Frank:

As promised during our telephone conversation of last week please find attached a copy of the following information as received from Dr. Virginia Bartos, New York State Office of Parks, Recreation and Historic Preservation:

1. March 13, 2007 letter disapproving the nomination of Brookwood Hall to the National and State Registers of Historic Places.
2. National and State Registers Criteria for Evaluation

Thank you for inviting me to your March 29, 2007 Board of Directors meeting - I look forward to meeting with you then to discuss this matter further.

Sincerely,

Orla Smyth-LoPiccolo, Architect
Community Development Project Supervisor

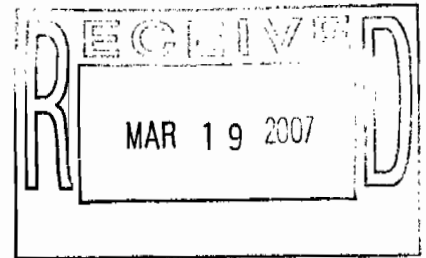
cc: Supervisor Nolan
Gene Murphy, Commissioner



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Pebbles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

March 13, 2007



Orla Smyth-LoPiccolo
Department of Planning and Development
Town of Islip
655 Main Street
Islip NY 11751

Dear Orla:

Thank you for sending the photographs of Brookwood Hall, located on Irish Lane in East Islip. A check of our records revealed that a State and National Registers nomination for Brookwood Hall was brought before the New York State Review Board for Historic Preservation in 1978. Due to detrimental changes made to the building, the board rejected the building as a candidate for listing on the grounds that it failed to meet criteria established by the National Park Service. A copy of the criteria is enclosed with this letter.

Although the building has a significant history as the estates of H.K. Knapp and Francis Thome, and later the Brooklyn Orphan Asylum, a property must also retain sufficient historic integrity in order to be listed. After viewing current photographs of the building, our office has determined that Brookwood Hall still lacks historic integrity in terms of materials, association and feeling. The poor design and lack of workmanship in enclosing of the portico is a major factor as is the addition of the window on the main entrance façade that offsets the entire balance of the original 1903 design.

If you have any questions or concerns about this letter, please contact me at (518) 237-8643 ext. 3256 or at virginia.bartos@oprhp.state.ny.us.

Sincerely,

Virginia L. Bartos, Ph.D.
Historic Preservation Program Analyst

CC: SUPERVISOR MOLAN
EAST ISLIP HISTORICAL SOCIETY
GENE MURPHY, COMMISSIONER



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

**TOWN OF ISLIP
DEPARTMENT OF PLANNING & DEVELOPMENT**

TO: ORLA SMYTH-LO PICCOLO, ARCHITECT

DATE: FEBRUARY 15, 2007

RE:

The attached papers are referred for the purpose indicated below:

- As requested
- Please note and file
- Please review and advise
- Please handle
- For your information

REMARKS:

Thanks.

3 2 0



Signature EUGENE J. MURPHY, COMMISSIONER

TOWN OF ISLIP
OFFICE OF THE SUPERVISOR

TO: Gene Murphy ORLN

RE: Feasibility of having Brookwood
Hall designated a State or National
Historic Landmark
DATE: 2/2/07

The attached papers are referred for the purpose
indicated below:

- Please sign & return
- As requested
- Please note and file
- Please review and advise ✓
- Please handle
- For your information
- Please keep me advised

REMARKS:

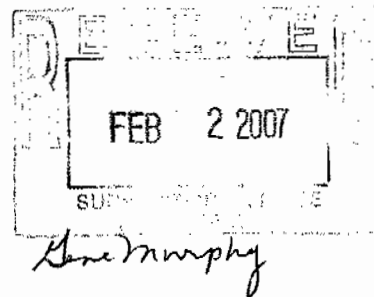
The Supervisor's Office should be copied on
any and all responses. Thank you.



East Islip Historical Society
P.O. Box 389
Great River, NY 11739

Supervisor Phil Nolan
655 Main St.
Islip NY, 11751

January 30th, 2007



Dear Supervisor Nolan,

The East Islip Historical Society has organized a fact finding committee to look into the feasibility of having Brookwood Hall designated a State or National Historic Landmark.

The History surrounding this building, the architecture and now the destruction of these mansions prompts this project.

The committee through research located documents from 1978 showing that Islip Town designated Brookwood Hall a historic building and that a formal application was filed for Brookwood to be named on the register of historic places, this application was denied and apparently never refilled.

We realize that Brookwood is owned and occupied by the Town of Islip; it is with that in mind that we wish to know if the town would assist us in this endeavor.

Many questions must be addressed before an application can be filed, and we are looking to you and the Town for these answers. We would like very much to sit down with you or a representative to go over these concerns.

Sincerely,

Frank Szemko
Chairman,
East Islip Historical Society

581.1776.



[http:// www.eastislip.org](http://www.eastislip.org) e-mail: eihs@eastislip.org

RECEIVED VIA
EMML 03.13.07

March 13, 2007

Orla Smyth-LoPiccolo
Department of Planning and Development
Town of Islip
655 Main Street
Islip NY 11751

Dear Orla:

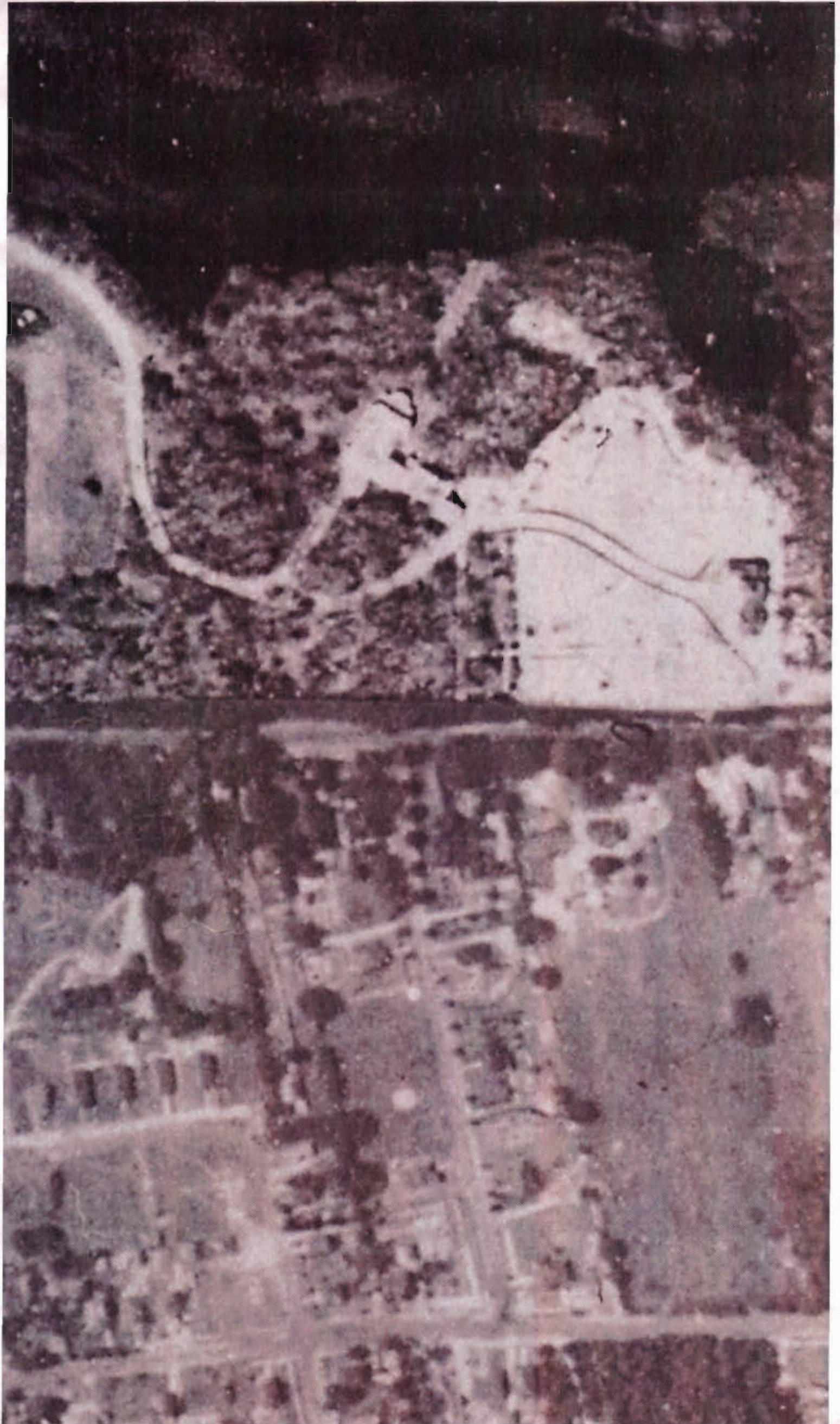
Thank you for sending the photographs of Brookwood Hall, located on Irish Lane in East Islip. A check of our records revealed that a State and National Registers nomination for Brookwood Hall was brought before the New York State Review Board for Historic Preservation in 1978. Due to detrimental changes made to the building, the board rejected the building as a candidate for listing on the grounds that it failed to meet criteria established by the National Park Service. A copy of the criteria is enclosed with this letter.

Although the building has a significant history as the estates of H.K. Knapp and Francis Thorne, and later the Brooklyn Orphan Asylum, a property must also retain sufficient historic integrity in order to be listed. After viewing current photographs of the building, our office has determined that Brookwood Hall still lacks historic integrity in terms of materials, association and feeling. The poor design and lack of workmanship in enclosing of the portico is a major factor as is the addition of the window on the main façade that offsets the entire balance of the original 1903 design.

If you have any questions or concerns about this letter, please contact me at (518) 237-8643 ext. 3256 or at virginia.bartos@oprhp.state.ny.us.

Sincerely,

Virginia L. Bartos, Ph.D.
Historic Preservation Program Analyst





BROOKWOOD HALL MANSION
TABULATION OF APPROXIMATE AREAS

	<u>Gross Area, including Exterior Walls</u>	<u>Gross Area within Exterior Walls</u>
Original Building:		
Cellar	(5,487) sq. ft.	(4,929) sq. ft.
First Floor	5,487 sq. ft.	4,844 sq. ft.
Second Floor	5,487 sq. ft.	4,929 sq. ft.
Attic Floor	(5,175) sq. ft.	(4,918) sq. ft.
Total First and Second Floors	10,974 sq. ft.	9,773 sq. ft.
First Stucco Addition:		
Cellar	(2,660) sq. ft.	(2,456) sq. ft.
First Floor	2,487 sq. ft.	2,126 sq. ft.
Second Floor	2,528 sq. ft.	2,315 sq. ft.
Third Floor (Dormers)	1,816 sq. ft.	1,739 sq. ft.
Total First, Second and Third Floors	6,831 sq. ft.	6,180 sq. ft.
Second Stucco Addition:		
First Floor	706 sq. ft.	633 sq. ft.
Second Floor	973 sq. ft.	909 sq. ft.
Third Floor	926 sq. ft.	909 sq. ft.
Total First, Second and Third Floors	2,605 sq. ft.	2,451 sq. ft.

NOTE: () = Non-habitable space.

See plans of Brookwood Hall Mansion; Drawings EC-1, EC-2, EC-3, EC-4, dated 8/1/77.

EXISTING FACILITIES SURVEY

I. Brookwood Hall Mansion

Original Construction occurred in 1910 as a 2-story and basement residence for Harry K. Knapp. Two, 2 1/2-story additions were evidently erected relatively soon thereafter. Sold to Francis Thorne in 1930, the mansion became a children's home in 1942 as an extension of the Orphan Asylum Society of the City of Brooklyn where it underwent alterations and renovations required by the State Department of Social Welfare. Closed in 1965, the Town of Islip took ownership in 1968, and since has been used and renovated by the Town for offices.

A. Original building construction consists of:

- Exterior Walls: Solid red brick (in flemish pattern with flush joints) in reasonably excellent condition (mortar joints are hard--minimum cracking). Some stone lintels and decorative panels and trim are also in good condition. Brick wall is approximately (at least) 1'0" thick with wood stud 3" x 4" furring (evidence of vermin) 1" x 2" wood lath and plaster (decorative plaster exterior cornices). Brick foundation.
- Exterior Wood: Painted wood entrance porticos in poor condition as well as wood cornice and eaves.
- Exterior Openings: Windows are painted wood (double hung in the original building; double hung and casement in the stucco addition) all single glazed and generally in poor to fair condition. Doors are painted wood in poor to fair condition.
- Floor Construction: Generally wood (oak) on diagonal wood sub-flooring (covered over with various floor coverings, mostly carpet) on 3" x 12" wood joists, spaced approximately 16" on center (bearing on masonry walls). Wood lath and plaster form the ceilings.
- Floors: Besides the oak floors described above and ceramic tile floors in toilet areas, there is a marble tile floor at the first floor foyer-corridor of the North Wing of the original building.
- Roof: Old asbestos shingles over older (original) wood shingles on 1" x 2" wood furring strips. Condition of roofing is generally fair to poor. Flashings at masonry in good condition, wood dormers in poor condition. Condition of gutters and leaders is generally poor to fair. Some leaders are missing. Wood roof beams consist of 2" x 8" and 2" x 12" spaced 24" on center. Attic floor beams are 3" x 12", 16" o.c. bearing on masonry walls (no insulation). There is evidence of vermin and animal life in attic.
- Main Stair: Wood construction; sound structurally--decorative balustrade, etc., wood treads are covered with carpet. Stair is open to second floor.

EXISTING FACILITIES SURVEY

Fire Escapes: Exits from second floor are through occupied spaces (sometimes inaccessible) to steel fire escapes whose general condition is poor.

Interior Doors: The majority of the original panelled mahogany doors in the original mansion are still in existence with natural stain and shellac finish in very good condition. Other remaining doors are generally wood panelled with painted finish.

Hardware: Mostly old bronze hardware includes oval shaped latch knobs. Newer cylinder lock sets have been added. No apparent masterkey system, however some sub-master systems exist.

Interior Walls, Partitions and Ceilings: Original brick masonry bearing walls with plaster finish. Non-bearing walls of wood stud, wood lath and plaster in the original construction. Later partition additions and changes include wood stud and sheetrock partitions, and in some instances thin wood panelling added to partitions. Toilet rooms have ceramic tile floors and wainscots. Plaster throughout the building is in fair to poor condition (about 70 years old). There are some hung and glued-on acoustic ceilings erected by the Town.

B. Stucco Additions to North Wing:

Construction is generally the same as the original building, however the second story has 1" stucco exterior facing projecting from the brick story below and there are roof dormers forming a third floor. The second floor construction consists of 4" x 12" wood beams spaced 16" o.c. bearing on the 1'0" solid brick wall below. The second floor wall construction consists of stucco on wood or wire lath on horizontal wood sheathing on 4" x 4" wood posts spaced approximately 16" o.c. with wood lath and plaster forming the interior finish. Fine old wood panelled walls, cornice, doors exist at first room on the left of the first stucco addition.

II. Art Gallery

Former estate cottage at East Entrance. A 1 1/2 story wood frame older structure with original wood shingle dormers, entrance and portico in good condition.

III. "Coach House"

A 1 1/2 and 2 story wood frame structure, a part of the original estate now used by the Town Department of Public Works as a maintenance and shop building. The building has fine architectural features: a square tower, palladian windows on top level, entrance portico with segmental arch, original wood shingles and windows, and a second floor loading door.

IV. "Cape Cod"

A 2 story wood frame structure (plus basement) residential building with asbestos siding-in sound structural condition with altered

EXISTING FACILITIES SURVEY

interiors for Town use as office space. It does not harmonize architecturally with the older mansion, art gallery, and "Coach House".

V. Auto Shop

A 1-story wood frame structure maintenance building with wood shingles which harmonize with adjacent "Coach House".

VI. "Barn"

A 1 1/2-story wood frame maintenance building with white wood siding except on Irish Lane (harmonizing wood shingles.)

VII. Various other buildings at the Northeast corner of the site are used as storage, greenhouse, etc.

VIII. Comfort Station

Just constructed (between existing picnic area and ballfields) red brick building.

Hi Orla
Here is our report —
Very interesting —
Regards May

Islip Art Museum

Islip, New York

Conservation Assessment

Alison Cornish
Architectural Conservation Assessor

August, 1999

Introduction

The Islip Art Museum was awarded funding from Heritage Preservation to perform a Conservation Survey and Assessment at their site located in Islip, Long Island, New York. This survey was undertaken on July 7th and 8th, by Alison Cornish, Architectural Assessor and Susan Blakney, Collections Assessor. Mary Lou Cohalan, Director, was our primary contact at the museum. Several other staff members also met with the assessors and provided background information that contributed to this report.

The purpose of a general conservation survey is to provide a tool for addressing basic conservation needs within a museum. The final report is meant to be useful for planning and implementing changes, which will assist in the conservation of the collections, and, in the case of historic buildings and sites, the buildings and surroundings. The comments are intended to be general in nature, and cannot be diagnostic of all systems. This assessment covers only those areas accessible and visible from the ground, and limited inspections of roofs accessible from fire escapes, in the case of the exterior; and from existing spaces in the interior. No building fabric was removed to investigate wall cavities or other inaccessible spaces. Our process was assisted by the pre-visit questionnaire completed by the staff at the Islip Art Museum prior to our visit.

Background

The Islip Art Museum is a division of the Town of Islip's Department of Parks, Recreation and Cultural Affairs. As such, the Deputy Commissioner of Cultural Affairs ultimately oversees the operations of the museum. The Town Board is, effectively, the museum's board. As a division of a municipal government, the Islip Art Museum receives operating support in the form of physical space, utilities, materials and personnel. This relationship is described by museum staff to be cordial and supportive of the museum's mission. Outside the Town government structure, the museum staff has direct relationships with artists, funders, members of the arts community, and donors. The museums' exhibition program is independently funded through grants, program revenues and donations from supporters. The museum also maintains a partnership with the Islip Town Arts Council, a 501 (c) (3) corporation chartered for the purposes of developing and implementing selected programs and services.

The Islip Art Museum's Mission Statement was drafted in 1997. It reads, in part: The Islip Art Museum is dedicated to exhibiting and promoting contemporary, innovative and experimental work by established artists, under-exhibited artists, emerging artists and artists of the Long Island region. Through the exhibition and education programs, the Museum provides programs, services and resources which address the cultural needs and enrichment of the general public, artists and the academic community.

The museum intends to accomplish this mission through their exhibition program; by building, conserving and interpreting a permanent collection; by developing educational

programs and resources; and “**by prudent stewardship of the Museum’s annual budget [and] properties...**” (emphasis added).

The Islip Art Museum is currently taking steps to seek accreditation from the AAM. To this end, the museum has completed MAP I, II, and III, and identified the institution’s strengths and areas requiring more work. The strengths include the growing contemporary art collection and ongoing educational and exhibition programming; the areas where the museum has growth needs are governance and fundraising. An area where the museum feels the least amount of control is with the condition of the buildings in which they operate. The Town of Islip, in an effort to hold spending and therefore limit tax increases, has been conservative in its maintenance budget for Town owned facilities. The current administration, according to staff, has only moderate preservation consciousness about historic buildings. The building does have a line item in the townwide capital budget and yearly budget which is used primarily for small improvement projects, crisis needs and general maintenance.

The museum is housed in several spaces within a large building with both Georgian and Federal Revival style details. This building also houses the offices of the Parks, Recreation and Cultural Affairs departments of the Town. The museum uses a wood Carriage House, located on the same property. Both buildings are set in a well-used public park. The site is not listed on the State and National Register of Historic Places, or the town’s local landmark list. The park represents the remaining acres of the property’s former use as Brookwood Hall, a summer estate house. This assessment

focuses on the building and its immediate surroundings, and not on the park facilities themselves.

The museum has taken the initiative of sponsoring site-specific installations in the Carriage House. The museum has applied for, and received, grants through New York's Natural Heritage Trust (NHT) for repairs to the building, in the amount of approximately \$25,000 annually. Museum staff has overseen modifications to the Carriage House, a building that is owned by the Town. The Town's role concerning modifications has been to develop the specifications with museum staff, and to put the projects out to bid. Because no part of the site is listed on the State or National Registers of Historic Places, the New York State Office of Parks, Recreation and Historic Preservation has not been involved in any review of any work on the site. The museum has a "five year plan" for the building, which includes creating a watertight structure, and upgrading all utilities, including plumbing, heat and electric. The nature of the programming for this area requires that it be a flexible space, though the museum is also anxious to minimize the alterations necessary to the building.

The Town provides custodial services to the museum's spaces within Brookwood Hall, though the museum staff, and other staff in the building, characterize these as inconsistent and sometimes non-existent.

There is a possible plan to move some of the museum programming to an outbuilding located near the Carriage House. This could remove some of the art classes and other activities from where they currently occur, in the dining room.

Brookwood Hall was built in 1910 as a 41-room mansion for Harry K. Knapp of Manhattan. Neither the architect nor the builder is currently known. The original site was over 100 acres, extending to the East Islip railroad station on the north and Route 111 on the west. Knapp was a wealthy businessman who followed the lead of many of his friends in choosing the south shore of Islip Town as a summer retreat for themselves and their families. The estate was subsequently owned by Knapp's son, Theodore Knapp, who sold the property to Francis B. Thorne in 1929. The Thorne family was active in the arts, particularly in music, and the house was seen as "somewhat of a cultural center" for the family and friends. In 1942, Brookwood Hall was sold to the Orphan Asylum Society of Brooklyn, and the estate was used as an orphanage until 1965; the estate was briefly held privately by Alfred and Fred Wimmer, who in turn sold it to the Town of Islip in 1967. Although the house was expanded and renovated for changing uses through several building campaigns, the Georgian and Federal Revival details of both the interior and exterior are largely intact. There have been minor repair and renovation projects implemented since the acquisition of the property by the municipality and its operation as town offices, though records of these projects were not available during the assessment

There have been some changes to the south end of the building to accommodate its use as a museum. These include a separate security alarm system, controlled by

museum staff; and the collections storage area, with its own climate control, developed on the west portico (see below). The remaining first floor spaces are used heavily by the public as the administration of parks and recreation for the town (registration for activities, classes, obtaining permits, etc.) The offices on the 2nd floor (no museum space) are 70% administration, and support staff, and the remaining 30% storage. There are several “interface” issues involving all the building users, including circulation, bathroom use, site use, parking, centralized heat, institutional identity, signage, vandalism and custodial service.

The Islip Art Museum is an “outsource” for Dowling College in Oakdale for the purposes of developing and implementing an exhibition program at the college’s Anthony Giordano Gallery. This gallery, located in a former synagogue, is 5 miles from Brookwood Hall, and is considered a satellite of the museum.

Brookwood Hall must be seen from two perspectives in this report. One, it is the “container” for the collections, programming and staff of the Islip Art Museum. As such, it must respond to the requirements for secure and appropriate object conservation storage; provide adequate space for staff and visitors’ activities; and be a safe, comfortable and maintainable facility. Two, it is a building which, by its construction type, materials, style and age, is considered “historic.” A building is historic if its materials and features can be identified as belonging to a particular style and technology which is no longer common building practice. The term historic is not restricted by rarity, significance, or a designation such as “historic house museum” or “registered

historic site.” Buildings that are historic require maintenance and repair which differs from that for contemporary buildings. This report will highlight the conditions of the museum from both of these perspectives.

Exterior Description

The main building is a 3-story, hipped roofed masonry building. The main entrance faces east, with a semi-circular portico fronting on a cobblestone forecourt. A 3-story wing extends to the north, which is decidedly less Georgian in style than the main building. The building was conceived as a large country house, with French doors, patios and terraces arranged to take advantage of the views and breezes.

The house is surrounded by parking areas on the east and north, and informal plantings and lawns on the south and west. The driveway is paved, as is the parking lot to the north. The 36-acre park that serves as the building’s larger setting is partially surrounded by a fence and mature plantings, and borders a small lake. Surrounding development is residential and commercial in nature. The site is host to other activities housed in separate buildings within the park, including a senior center and childcare center.

The Carriage House is a large wood shingle building located several hundred feet north of Brookwood Hall. It has a combination of gable roofs, dormers, a tower, and a

large cantilevered overhang to the carriage entrance, which identify it as a Shingle style building. Later alterations include metal garage doors and replacement sash.

Brookwood Hall - Interior Description

Brookwood Hall's interior reflects the basic floor plan of the house as it was built in 1910. There have been few structural alterations in the main building, though some changes have been made to more easily accommodate museum functions. The main entrance for the museum is on the east. The museum's office, store, four gallery rooms and men's room are discreet spaces accessed from one east-west corridor running the length of the main building. The museum's classroom (a.k.a. the "dining room), director's office and women's room are accessed from the north-south corridor, which runs the length of the north wing. Rooms open to the public are found on the first floor only. The second floor contains town staff offices and storage, and the third floor is a combination of storage and unfinished attic. One major and one service staircase connect the floors.

Brookwood Hall - Existing Conditions:

(Note: Although the Islip Art Museum occupies a relatively small percentage of space in Brookwood Hall, the conditions for the museum are shared with the conditions of the entire building. Therefore, spaces such as the basement and attic, and the entire exterior of the building, are reviewed below.)

Basement:

The basement appears to have open access from an unsecured door leading directly off a heavily trafficked corridor. The basement is a damp environment, exacerbated by the lack of ventilation (all basement windows are sealed, precluding any ventilation), and evidenced by several areas of brick deterioration (photos 1 and 2). There are no signs of structural settlement and no standing water (although the museum staff reports that there has been water in the basement in the past). At this point there are no museum materials stored in this space except for some shipping crates. The space is being used for the storage of architectural artifacts, which are unlabeled and on a damp floor. Storage of highly flammable materials should be discouraged (photo 3). Although this is the site of most of the building's utilities, no valves or shut-offs are labeled. The exception to this is a well-marked fire alarm system. Unused utilities are intermixed with those that function, which must make troubleshooting very difficult. The heating plant for the main part of the house is very old, with a ductwork arrangement that is casual at best (photo 4).

First Floor

Museum Store:

This space has a refinished wood floor, painted (modern) paneling to the cornice, and period bookcases that have been converted to merchandise display area. Original (and historic) details include cornice, fireplace surround, window and door surrounds, windows and doors, and floor. Some of the ways the room has been adapted for use as a museum store include the installation of a room air conditioner, venetian blinds, track

lighting, and surface mounted electrical wiring and switches. The throat of the fireplace has been stuffed with insulation, which is good to stop winter drafts, but precludes using the chimneys as natural ventilators in the summer. There is some cracked mortar in the fireplace surround (photo 5), and nails for the store's purposes have been driven into original trim (photo 6).

Museum Office:

This space has modern carpet, painted decorative plasterwork (ceiling), and period bookcases that house museum's library. There is a room air conditioner, and fluorescent lighting. There is no natural light control (venetian blinds only at French doors to hall). The original marble fireplace surround shows serious displacement (photo 7). This fireplace also has insulation at the throat. There is an indication of leaks at the ceiling of the bay window (photo 8), and there are several cracked and broken panes (photo 9). It appears that, once broken, some of these panes are inappropriately replaced with Plexiglas.

Gallery 1:

This room has its original tile floor, and the walls are a combination of dry wall and plaster walls. As in the other museum rooms, adaptations to museum use include venetian blinds, track lighting mounted on wood superstructures suspended from the ceiling by chain, a room air conditioner, and surface mounted electrical wiring and smoke detector (photos 10, 11). While these installations may be unsightly, they have preserved historic building fabric. However, the installation of successive hardware on the original

door has done exactly the opposite – destroyed historic material with the thoughtless installation of the new (photo 12).

Gallery 2:

This gallery shares the tile floor of Gallery 1, and has similar historic details and museum adaptations as noted above. The fireplace shows brick deterioration at rear and floor (photo 13) and also has insulation at the throat. Some of the lunettes at the French doors have been painted out, which may be necessary for the purposes of the museum, but deny the historic detailing of the space (photo 14). A suspended ceiling in the west section of the room prevents monitoring of conditions, such as plumbing leaks, from the second floor. The French doors display deterioration that is typical of these elements throughout the building – loss of paint due to exterior paint and glazing failure (photo 15). The door to the gallery has been sensitively adapted by the removal of a panel, which has been replaced with glass (photo 16).

Gallery 3:

This gallery has contemporary carpet, painted paneling, and a suspended ceiling. Gallery walls have been erected at the north and south ends to create small work and storage areas in the bay window areas – these spaces are exciting architecturally, but are hidden from public view. There is insulation at both chimney throats.

First floor, west portico, collections storage:

The collections storage space has been created in a converted room module set on the west portico. It has its own environmental system (HVAC), which is supplemented by a dehumidifier, with a hose connection directly to a drain. The room is finished with a suspended ceiling; carpeted walls, racks, etc., and one brick wall. The painted wood floor appears to be plywood laid over the original portico wood floor. Windows are covered with translucent paper and plastic film. There are two entrances/egresses to the room: the west door (fire exit) leads directly to the exterior. (During this visit, it was blocked by artwork). The more typical access door is from gallery 3, which is padlocked at the bottom edge, and whose gallery side is used for the display of art. There are no fire extinguishers in this room. There are signs of animal or bird entry (photo 17).

Gallery 4:

This gallery has a wood floor, both plaster and drywall walls, track lighting, and surface mounted electrical systems. There is a question as to whether the smoke detectors in both galleries 2 and 4 are actually connected (photos 18, 19).

Stairhall/East-west Hallway

The hallway has a linoleum floor, while the staircase has carpet. This area is lit by the same style track lighting used in the galleries, and does also function as an exhibition space. The original details of the staircase, cornices, and door trim are important, though the installation of features such as the firehose and fire extinguisher is generally insensitive (photo 20).

Dining Room/Classroom:

Formerly the estate dining room, this room is now being used as a classroom and general event room, including being used as the setting for “teas.” The room has a contemporary linoleum floor, painted plaster walls, a highly decorative cornice, elaborate window and door surrounds, and a fireplace (with its opening blocked in). There are venetian blinds at the windows. The adhesive security strips have been removed from the window glass, leaving a residual adhesive (photo 21). Chairs and tables which are stored leaning up against chair rail are damaging this detail (photo 22). Portable heaters supplement the apparently insufficient central heat.

Museum Director’s Office:

This room has some stunning historic details, and some problematic treatment of those details. Fluorescent light fixtures are affixed directly to a heavily detailed plaster detail. The air conditioner, with a Plexiglas “filler,” has been inserted into an historic window opening. Temporary strapping has been installed in the bay window, on which to affix plastic for winter. Nails have been used throughout the room, disregarding the oak paneling.

Second Floor:

As there are no museum uses of second floor spaces, this area was not generally investigated, except to determine the number of bathrooms (and other sources of water) located over museum spaces. There are a total of four active bathrooms: one over gallery 4, one over gallery 2, one plus one sink over the front hall, and one over the dining room.

Attic:

From the attic, it is evident that the original roof was wood shingled, and that the current fiberglass shingles are laid on top of the old roof. The attic shows ample signs of animal habitation, including gnawing on muntins (photo 23), a dead bird, and, curiously, open and empty cans of cat food. Some of the animal entry may be a result of a fairly significant gap at the top of the building wall (photo 24). There are also very strong animal odors. There is some insulation that has been installed at the eaves, though it is not well placed (photo 25). There are signs of extensive leaks at the chimneys, which may be old (photo 26). All the previously installed fire extinguishers have been removed. Near the back of the attic, there are several dozen sets of rolled architectural plans, all of which seem to relate to Islip Town projects. The attic is a less than ideal space for the storage of paper materials.

Internal Environment:

As a result of complaints from building occupants, the Town sponsored an "Environmental Survey" between October 1998 and January 1999. The results were reported in a brief memo, and concluded "all readings were within a health and safety range, which would not cause any major illness." Among the appropriate recommendations are those that advise cleaning the duct system every 3 years, and using dehumidifiers in the basement.

In examining the hydgrothermograph recordings for collections storage, Susan noted that the readings indicated a peak of 90% humidity, which would suggest either a gross malfunctioning of the recording device, or a similarly significant problem with the HVAC equipment.

Exterior and Site

East elevation:

The main museum entrance is from the east, through a formal cobblestoned courtyard. The use of this area for parking is a great loss of aesthetics (photo 27). Continuing on the pedestrian's approach to the front entrance, the loss of urns and other statuary is another sad comment on maintenance and vandalism of the site (photo 28). Looking at the building itself, there are seven exterior mounted air conditioners on primary façade alone (photo 29). A new floodlight has been mounted at the very center of the graceful portico (photo 30). Unfortunately, these early impressions set the tone of seeing this building not as an historic building, but as just one more "box" for activities that occur inside. The loss of historic details due to lack of maintenance are formidable: building cornice damage from leaking gutters and downspouts (photo 31); loss of paint and glazing on windows and doors, resulting in rotted wood and metal, and leaking openings (photos 32, 33); and open grain and lack of paint on window sills and trim (photo 34); etc. When work is done, it is questionable in material and technique. For example, it was explained that the portico was recently "sandblasted," prior to repairs and repainting. While it is impossible to know the condition before this treatment, the

column capitals show erosion of detail that is typical of sandblasting (photo 35). This technique is totally inappropriate for historic buildings, and most inappropriate for wood or finely detailed masonry surfaces. The newly repaired and painted portico lacks a critical downspout to drain the portico roof (photo 36). New copper downspouts were installed with steel fasteners, which are now rusting, and, through galvanic action, actually eating away at the copper they are meant to be affixing (photo 37). Repointing, or the action of filling mortar joints that have eroded over time, has been done without sensitivity to existing mortar compositions, color or joint profile (photo 38). New windows have replaced old, without matching the old in style or detail (photo 39). Trees have been allowed to grow too close to building, affecting building foundations, overhanging branches over the roofs, and dropping debris into the gutters (photos 40, 41). The base of the building has been overrun by landscaping. Vines are climbing the building, though it appears that they have been removed in the past. Both the uncontrolled landscaping and the vines hold moisture close to the building (photo 42). In some cases, it appears that there is simply no maintenance occurring at all: at the northeast corner of the main building, conduit is pulling away from the wall, leaving wires exposed (photo 43). A basement window is broken, plywood forming a makeshift barrier to animals and other intruders (photo 44). Wood trim is lifting from the wall, unattached except for a single nail (photo 45). The corner at the south chimney has the smell of mold and mildew, probably from unraked oak leaves. An unused exhaust fan has become a location for a nest. Interior walls have been erected in front of windows, without regard of the exterior appearance, or the ability to monitor the condition of the failing windows (photo 46).

(The conditions noted for the east elevation above are typical of the exterior of the whole building; other concerns that are specific to locations are noted below)

North elevation (wing):

This elevation has more replacement windows that do not match the historic windows. The signage is poorly located, difficult to understand, and the entrance confusing (photos 47, 48).

North elevation (main house):

Plexiglas has been screwed directly on to an historic sash (photo 49).

West Elevation (wing):

After having removed a door, the opening was filled with painted plywood (photo 50). There is a section of extreme rot at cornice (photo 51). There is extensive rot at the bay windows, including stone loss due to rusting metal fittings (photos 52, 53, 54).

West Elevation (collections storage unit/portico)

Although the collections storage area occupies a previously constructed addition, there is the question of altering a prominent architectural feature of the building in this way (photo 55). In terms of reversibility, the room could be removed, and the portico restored, but as currently seen, this addition violates the building's intended design. Renovations in this area caused original columns to be removed and replaced. The

original materials have been left uncovered on the ground – it is not clear whether these materials are to be salvaged, in which case they should be stored more appropriately, or discarded (photo 56). The detail of the new column is not an exact match to the original column replaced. The compressor unit for the HVAC system is overrun by vines, which could impair its ability to operate properly (photo 57).

South Elevation:

The ubiquitous air condition units found over the entire building are sometimes installed with temporary style materials, which then age beyond the intended lifespan of the installation. Examples are the units supported by a sagging shelf and rusting brackets (photos 58,59). Step repairs with inappropriate materials are not only unattractive, but exacerbate the problem by funneling more water towards the joint (photo 60). While it is laudable that the masonry was repointed behind the leaking downspout, the quality of the repointing is poor (photo 61).

Roof (accessed from the NW corner fire escape):

The current roof covering consists of a variety of materials, including asphalt or fiberglass shingles, rubber membrane, and flat seam metal. The flashing is equally varied, including both copper and aluminum. The gutters and downspouts are copper. The first downspout encountered at the junction of the main roof and the wing was clogged entirely (photo 62). Roof shingles on the north plane of the main building are in very poor condition, with whole sections slipping down the roof (photo 63), or curled and buckling (photo 64). The rubber roofing which was visible was loose, buckled, and had at

least one tear (photo 65). Gutters have been patched, particularly at the joints, and the patches are now failing (photo 66). Several chimneys have been repointed, but done so poorly that the nearby gutters are filled with failing (new) mortar (photos 67, 68). It is not possible to see if all the chimneys are capped, but those that are not could provide a means of ventilation for the building. Raccoon scat indicates a healthy environment for animal pests (photo 69). The fire escape is very rusty (photo 70).

Carriage House

Interior: The Carriage House interior is divided into several discreet spaces on several levels. For the purposes of exhibitions, the walls have been painted flat white, and the floors gray, ignoring individual details of the construction including blocked-in windows and doors. Currently there is electricity and some operative plumbing; however, the objective is to have fully operational heat, plumbing and electrical systems. There is a new security and fire alarm.

There is a small crawl space at the west end of the building, which was not inspected. The rest of the building appears to be on a concrete slab; however, foundation details are not fully understood. It is possibly that the concrete floor predates the foundation (photo 71). Long-term water stains indicate roof and sidewall shingle failures; a phased re-roofing scheme is addressing these problems in a prioritized approach (photo 72). The last project did leave some critical details, such as sidewall flashing, unfinished (photo 73), and interior structural issues seem to have been only partially addressed, the connection between structural members never having been

reestablished (photo 74). Also, since leaks were detected to 1st floor, the structure should be investigated at this level as well. Staff describes the presence of animals in the building on a regular basis.

Exterior: The process of restoring the exterior is ongoing. The non-public sides of the building are an attractive nuisance, and may represent hazardous conditions for wandering visitors and children (photo 75). Several elevations have severely decayed shingles (photo 76). Windows are entirely missing from some openings (photo 77). Joints in the chimney are open (photo 78). There are challenging details, such as the cantilevered hood over the primary entrance, which directs rainwater back towards the sidewall of the building (photos 79, 80). In an effort to address drainage problems on the main roof, a false gable was built to direct rainwater away from the tower sidewall (photo 81). Not only has this changed the historic lines of the building, but also the same effect could have been accomplished by designing a far less obtrusive cricket.

Assessment:

This CAP assessment differs from most other assignments in two ways: 1) the museum's percentage of space used in the overall building is relatively small; and 2) the museum is neither the primary user nor has control over the maintenance of the building. (The exception to this is the Carriage House, where the museum uses all the space, and yet does not own the property.) From all conversations, and from written materials, it appears that the staff of the Islip Art Museum is aware of the many problems arising from

the Town's relaxed approach to building maintenance. What little maintenance there had been for the site has actually been decreased in recent years due to budget cuts intended to "hold the line" on town residents' taxes.

The lack of routine maintenance has been combined with a crisis management approach to repairs of the building. This "reactive" (as opposed to planned, or "proactive" work), is generally of poor quality - i.e., the poor repointing, and ongoing replacement of rotted windows. But there is another factor that is hampering good care of the site. The Town appears to be operating without a philosophy that would guide the maintenance, repair and rehabilitation of the building. In fact, a Town of Islip – Office of Safety memo concerning the "Environmental Survey" of Brookwood Hall contains the terse and succinct statement: "Recommend: replacement windows would save fuel costs." The result of such a replacement project would be devastating to the historic integrity of the building. Without an overall philosophy that acknowledges the historic nature of the building, decisions about building repairs and alterations are being made on a case-by-case and as-needed basis. Often it appears that a repair decision was based on the emergency nature of the problem, the funds available, and the materials or resources at hand. An overall philosophy would encourage all decisions to be grounded in a common approach, and encourage long range planning for large-scale projects.

The irony of the Town's work on this site is that many, if not most, of the problems observed in this report seem to be a result of work implemented in the time that the Town has owned the building. It also appears that the greatest loss of historic building fabric can be traced to work programs accomplished since the 1960s. There has been steady erosion of actual materials, even design details, from the site. This is a sad

comment on the role of the Town as a steward for the property. It is this situation that has placed the museum staff in the default position of being the advocates for the building, even if it is not their direct responsibility, or in their control.

The museum staff has been effective in implementing comprehensive plans to address the needs of exhibitions, the permanent collection and educational programs. It may be appropriate that, working with the Town, the museum take the lead in creating the same type of plan for the building. Indeed, the museum's long range plans, 1995-2000, include such stewardship goals as:

- A) Continue to refurbish south wing; restore historic detail;
- B) Install HVAC system in Permanent Collection area (accomplished);
- C) Continue to plan to renovate The Carriage House; continue existing strategy to procure funds for 4-part improvement (ongoing);
- D) Undertake an inventory of fund-raising potential

The museum's area in the south wing shows the most sensitivity to the preservation of historic detail, though even in these spaces, lunettes are painted out, door hardware is installed without regard to historic fabric, and fireplace surrounds go unrepaired. On the exterior, the situation is even worse, with sandblasting, poor repointing and reglazing windows using Plexiglas representing the routine approach to maintenance. The time is right to develop plans for the appropriate treatment of museum-occupied buildings; to pursue funding for such a plan; and to implement it with the assistance of professionals and contractors familiar with and skilled in working with historic building materials.

The biggest challenge to the Town will be to address the backlog of deferred maintenance combined with rectifying the inappropriate repairs and replacement of historic fabric, which has continued the erosion of the building's historic integrity. At present, most things could be saved with quick, concerted and educated attention – but left a few more years, it will be too late. It is time that this building be seen by its occupants not only as a container for the activities within, but as an artifact in its own right.

On the hopeful side, the museum staff refer to the Town's Planning Department's ongoing interest in the Brookwood Hall site. Suffolk County, which has close ties to the Town of Islip in planning and parks, has a demonstrated interest in historic preservation. There are good opportunities for organized pressure from outside the municipality, such as the notice of the Society for the Preservation of Long Island Antiquities, that could lead to a more concerted effort on the Town's part.

Recommendations:

This report is intended to draw attention to the general needs of the building, and to initiate more comprehensive thinking and planning by the museum, and the Town, to address specific needs. The first step in this process is for the museum staff and town officials, together, to commit to placing a high priority on the creation of a philosophy for the care of the building and to answer the objective of implementing “prudent stewardship of the museum's ... properties...” as a primary operational goal.

1. On a short-term basis, the **routine** maintenance of the building needs to be addressed. Who plans it? Who does it? Who makes sure it gets done? For example, the most critical routine maintenance of any building is the twice a year cleaning of downspouts, gutters and roof drains, and to keep the drywells operating well. If these systems are kept working, the chance of water problems within the building will be dramatically reduced.

2. Another issue is the problem of getting what you think you're getting -- and what to do when you don't -- an example being the copper downspouts. The inappropriate installation of the downspouts, using steel fasteners, is a monumental waste of taxpayer's money. Now the only solution is to redo the project, but clearly there is a problem of **supervision** from the Town at on-site projects.

3. Town employees and contractors responsible for maintenance and repair are an ever-changing rota of employees. With this situation, it is nearly impossible to **build relationships** with one another, or accomplish an understanding of the building and its systems. How are decisions made to use in-house employees or contractors? Are there required qualifications of either one?

4. The Town should be encouraged to formally adopt the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Rehabilitation of Historic Buildings* as a **minimum standard** for all work on the site. These guidelines are not specific enough to serve as specifications for work, but they do encourage a systematic method of thinking when it comes to work on historic buildings.

5. Cooling air. There are several problems in using individual air conditioners in a large building such as Brookwood Hall. Their use tends to create hot and cold spots,

which provides opportunities for condensation and rot. These units respond to individual needs, not the environment as a whole. They may or may not be left on at night, continuing temperature irregularities. They have “temporary” mountings, which become permanent, even with the use of temporary type materials. When they are not removed in the winter, they become bird-nesting areas. Their use inspires changes in historic window arrangements. This building was designed originally to capture breezes and use natural ventilation systems, many of which are still in place, but are now sealed up. The way in which this building is cooled – and heated – and serve all of its users needs to be rethought by an environmental engineer.

General Recommendations:

1. Until a total rehabilitation of the roof is possible, a qualified roofer should be engaged to make immediate repairs, and to inspect the roof twice a year, making repairs as necessary. If left to be detected on the interior of the building, a leak may have been active and caused extensive damage to inaccessible areas. A good roofer will be able to spot potentially troublesome spots and effect repairs before the leaks become obvious. This action is critical not only for the users and contents of the building, but to prevent further damage to the building structure.

2. The Carriage House needs to be thoroughly evaluated by an engineer experienced with historic structures. This evaluation should include a conditions survey, and a review of all load issues. Special attention should be given to the continuity of the structure at the foundation. Bob MacKay, of the Society for the Preservation of Long

Island Antiquities, has recommended Buddy Woodworth, 10 Merrill Place, Huntington, 11743 (516) 271-9351 as an appropriate engineer for this work. (My understanding is that Mr. Woodworth is both a civil and environmental engineer, and may be able to assist the museum on several issues.)

3. Both Brookwood Hall and the Carriage House need a conditions survey initiated by an architect with an understanding of historic buildings that addresses questions of historic materials and their treatment. A long-range plan for both buildings, incorporating the goals of the institutions using them, should be implemented.

4. Combined with the comments offered by Susan, the collections assessor, the museum should consider an overall (not just collections storage space) monitoring program to document temperature and humidity fluctuations throughout the parts of Brookwood Hall that the museum uses. It is clear that the existing practice of having several zones controlling individual (but sometimes not segregated) spaces is not a comprehensive plan. In addition to a monitoring program, an engineer evaluating the environmental systems might recommend sampling the material in wall or ceiling cavities to determine humidity content in these inaccessible spaces.

5. Signage, traffic flow and site circulation. The buildings and park serve a diverse group of users, including the public, town employees, museum visitors, cars, trucks, etc. There are special concerns related to the site's estate setting vs. its use as a facility of a municipality. Right now, the signage and circulation for the site is confusing, the presence of vehicles dominates the attributes of the site, and the buildings are first utilitarian, and secondly aesthetic. It is time to look at the site comprehensively, and incorporate the needs of all users.

Here are some specific recommendations, some of which can be implemented by the staff with existing resources:

1. Food in museum spaces. As possible and reasonable, food consumption and storage should be limited to non-museum spaces. All food containers should be deposited in one receptacle, which is emptied daily.

2. Take charge, and change some habits. The museum staff seems to be the only users who want to somehow honor the historic features of the site. Try to train custodians not to lean chairs and tables against historic details, such as the chair rail. Reveal and highlight as much historic detail as possible -- for example, by re-opening the bays in gallery 3. Encourage artists working on installations to use the building details as part of the installation environment.

3. Interpretation. The one-page hand-out about the history of Brookwood Hall is valuable in letting museum visitors know that they are in an historic building. Exterior signage with similar information may turn some park users into museum visitors.

4. An on-site logbook should be established where every contractor or town employee who comes onto the site can sign in, and indicate the job s/he is there to accomplish. This will start building an institutional memory for the site. If it is not possible to institute this for the entire site, maintain one for the museum spaces. A pro forma is attached (see appendix).

5. Begin a system of labeling utility shut-offs, valves, circuit breakers, etc.

6. Record all building problems in a logbook. Each building should have a central record of problems with the building – animal entry, spikes in temperature or humidity readings, leaks – so that this information is not only in certain staff member’s possession, but available to anyone working on the building. In this way, patterns of problems can emerge as well.

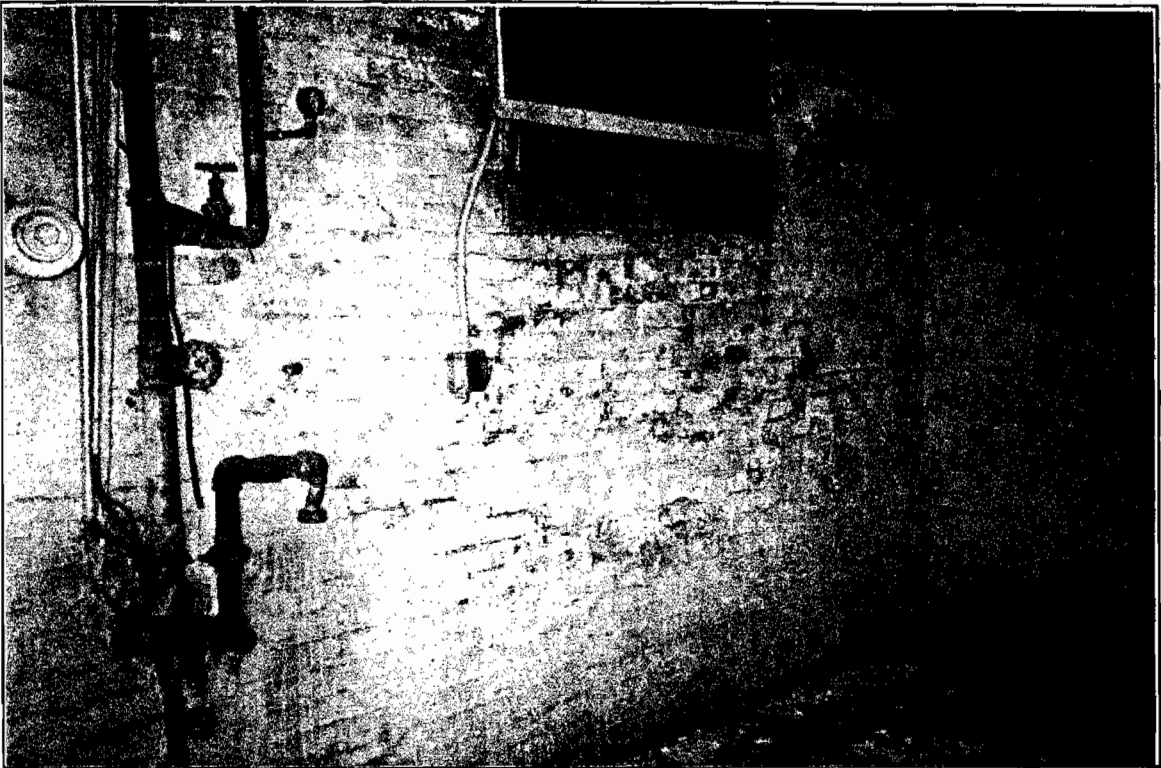
7. Investigate State and National Register of Historic Places eligibility. In consulting with the New York State Office of Parks, Recreation and Historic Preservation, I was told that Brookwood Hall was considered for eligibility in the 1970s, and denied. There was no reason recorded. Placing the building on the State and National Registers would allow the Town to apply for capital funding from the Clean Air/Clean Water Bond Act and the Environmental Protection Fund. To investigate eligibility, contact Jim Warren (518) 237-8643 ex. 3283.

8. Exploration of funding sources. There are opportunities to secure funding for historic structure reports and for other building related technical assistance:

- Preservation League of New York/New York State Council on the Arts Program: both municipalities and not-for-profit organizations are eligible to apply for support of historic structure reports and historic landscape reports. Grant awards range from \$1,000 to \$10,000. More information: PLNYS, Tania Werbizky, (607) 272-6510
- New York State Council on the Arts/Technical Assistance Program. Small (\$1,200) grants to assist in solving a technical problem with historic buildings. Contact: Ann Van Ingen, NYSCA (212) 387-7013.
- National Trust for Historic Preservation has a Preservations Services Fund, with matching grants of \$500 - \$5,000, and the Johanna Favrot Fund, with grants ranging

from \$2,500 - \$25,000. Contact the NTHP's Northeast Regional Office, (617) 523-0885.

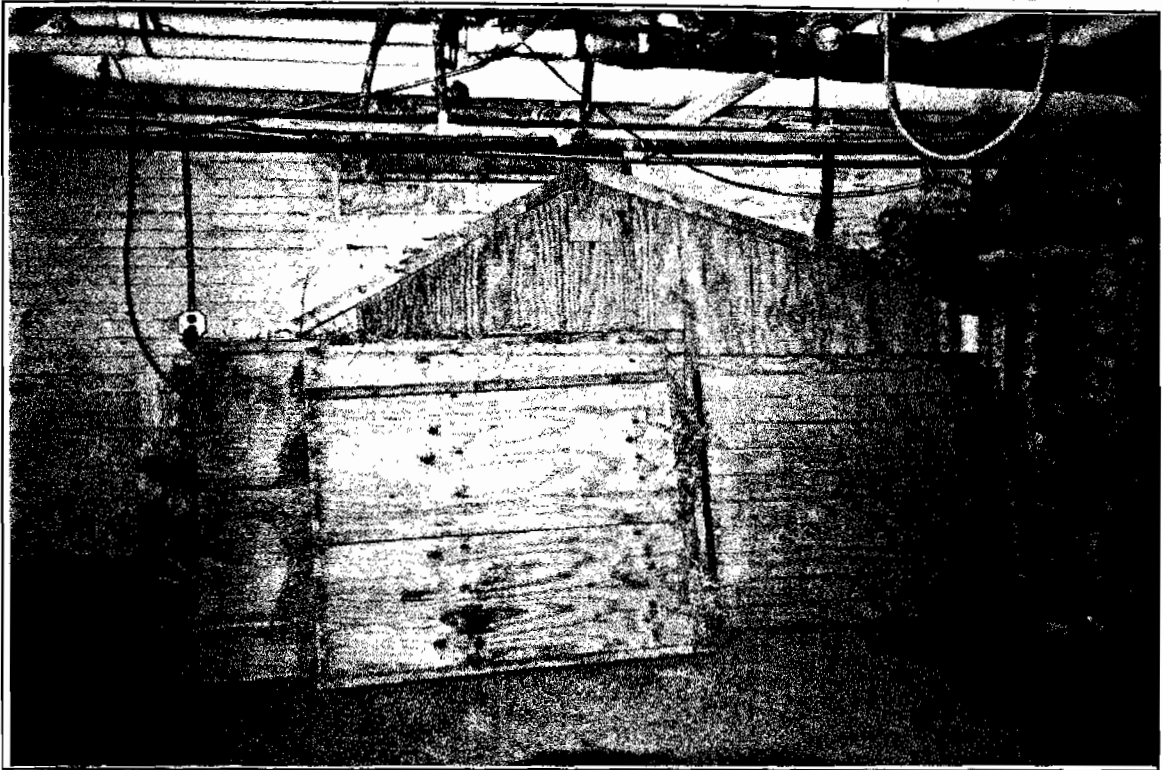
In conclusion, the biggest challenge to the Town of Islip will be to change its thinking about the importance of Brookwood Hall as an historic building, worthy of care specific to the details, materials, methods of construction and condition of an early 20th century building. The challenge to the museum is to bring information and resources about this valuable site to the Town in ways that it can be understood and appropriately used.



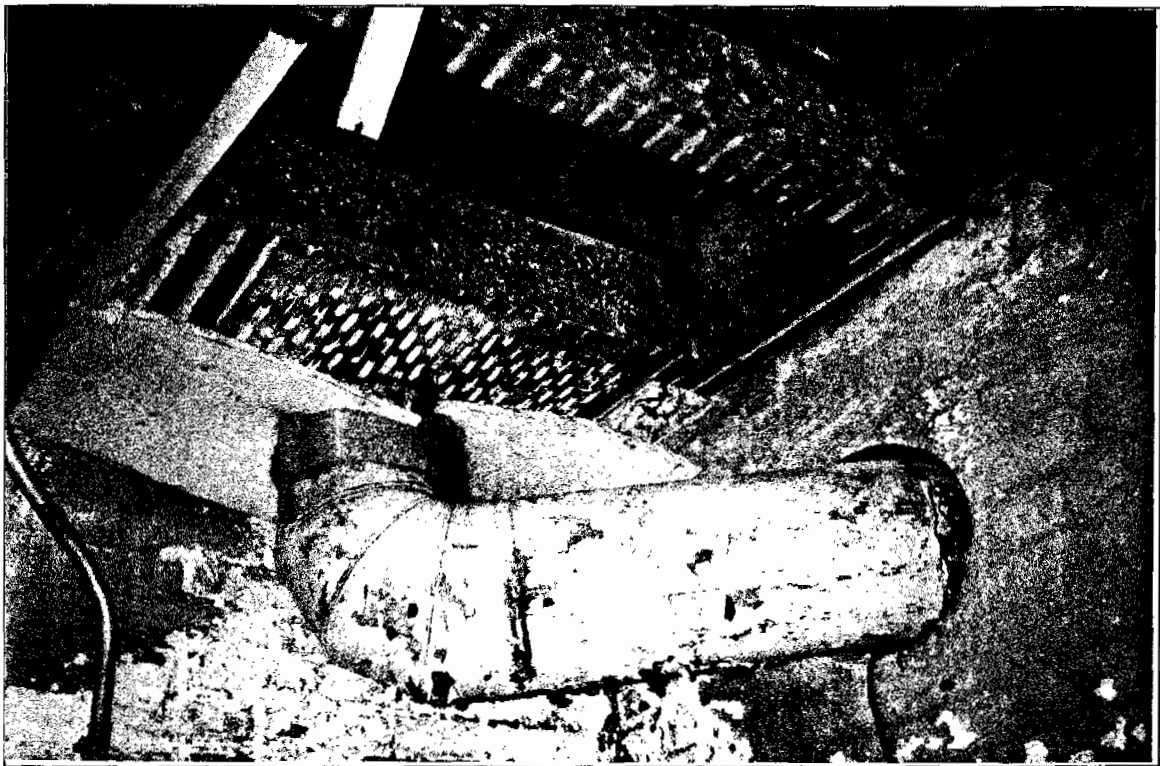
Photograph 1 – All basement windows have been sealed, preventing their use for ventilation.



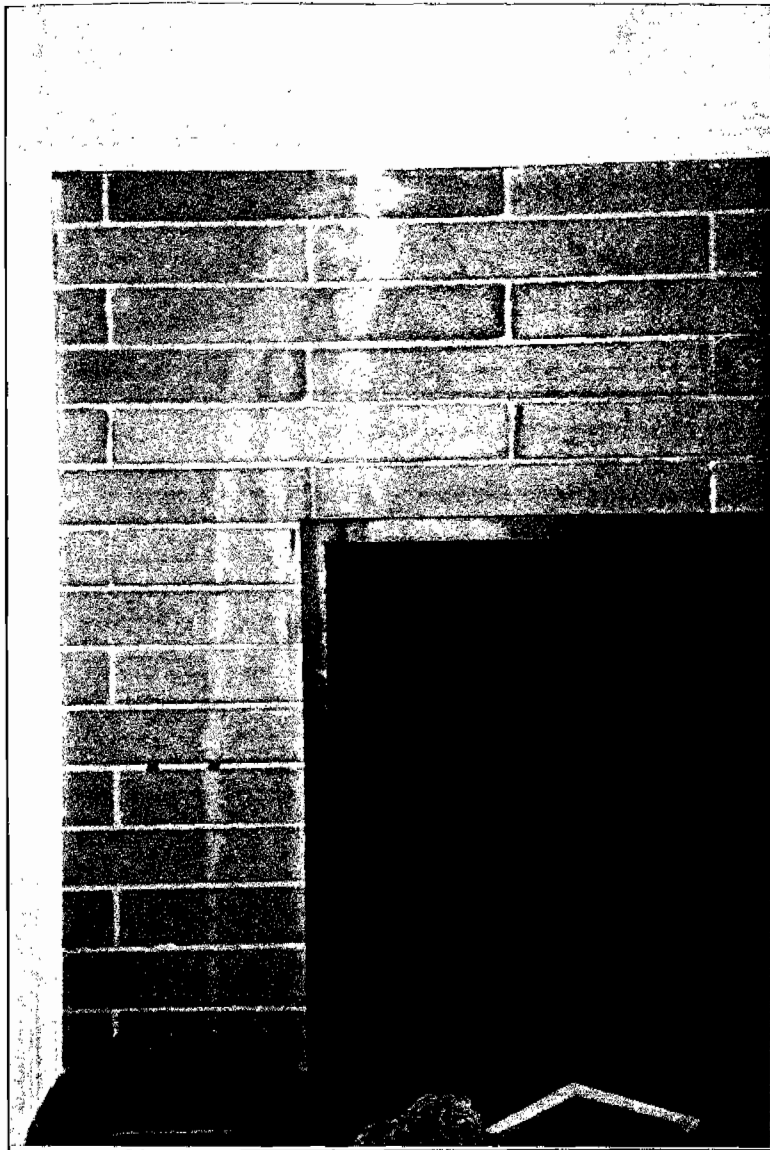
Photograph 2 – The lack of ventilation has resulting in damp conditions, leading to the deterioration of brick walls.



Photograph 3 – This straw-covered prop is a fire hazard, and should not be stored in the basement.



Photograph 4 – Haphazard installation of ductwork and heating vents reduces the system's efficiency.



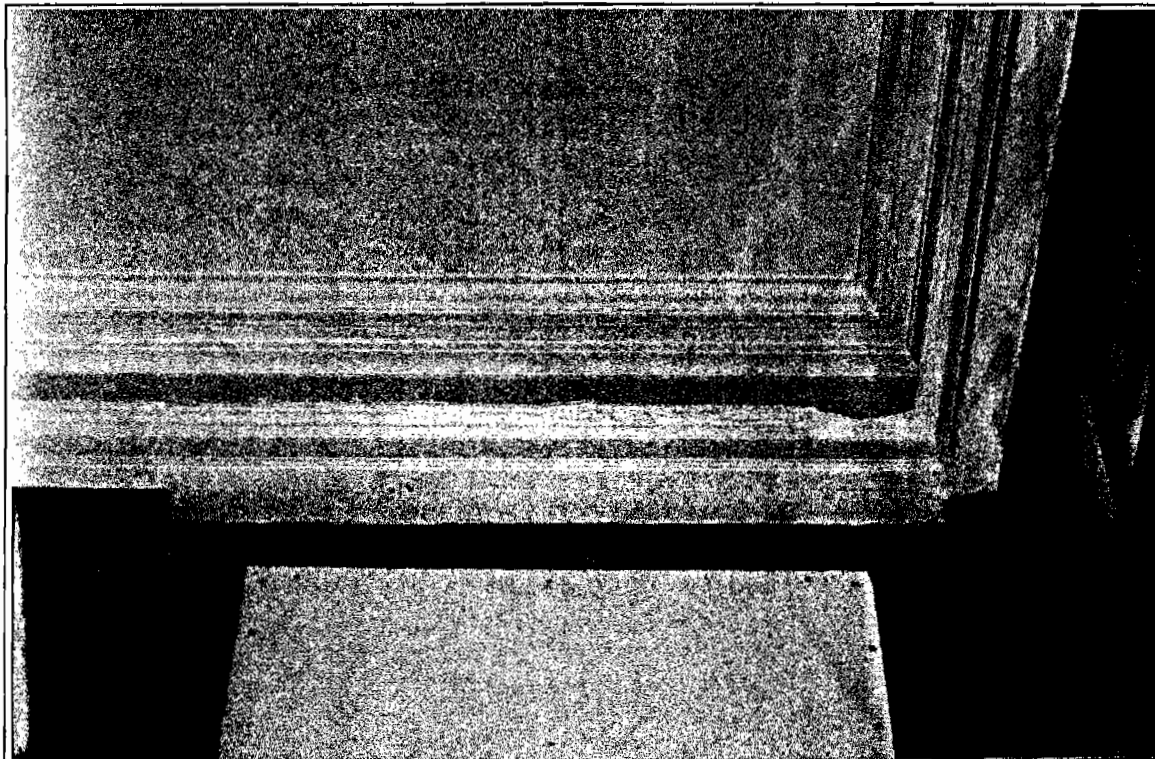
Photograph 5 – Cracked and missing mortar in the fireplace surround in the museum store.

Photograph 6 – As possible and feasible, nails for display purposes should not be driven into historic details such as this window molding.

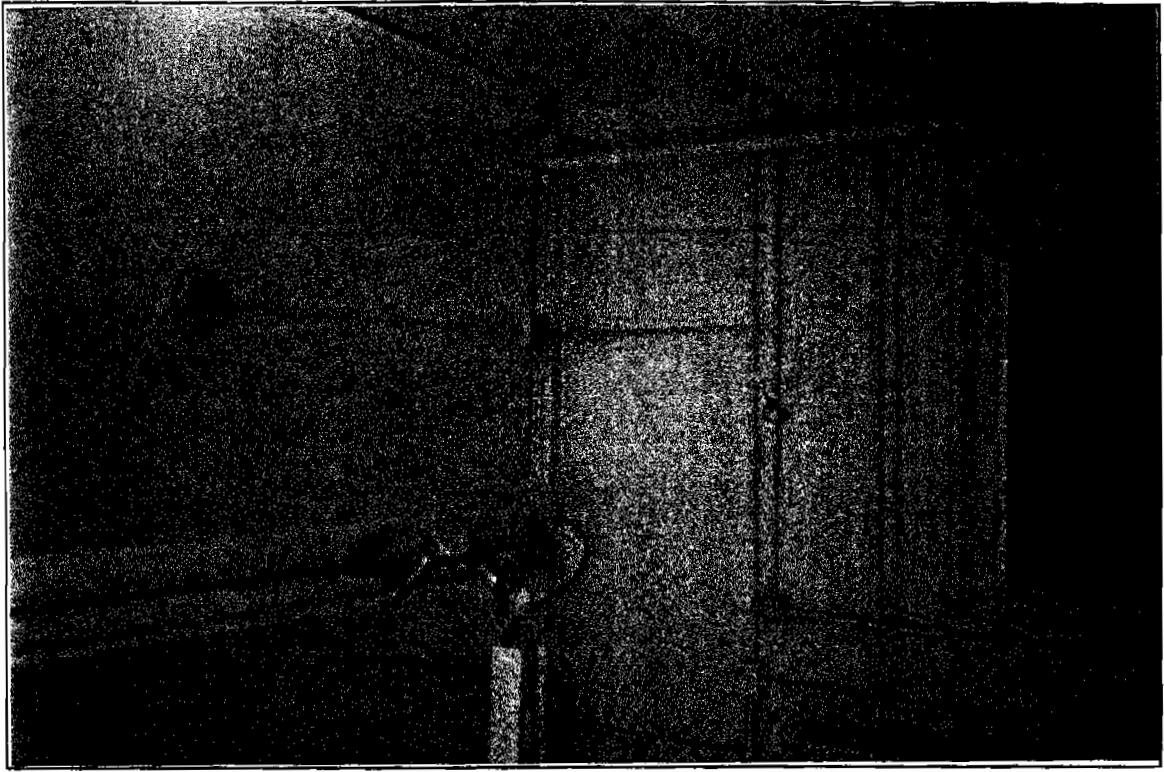




Photograph 7 - The fireplace surround in the museum office is in desperate need of repair.



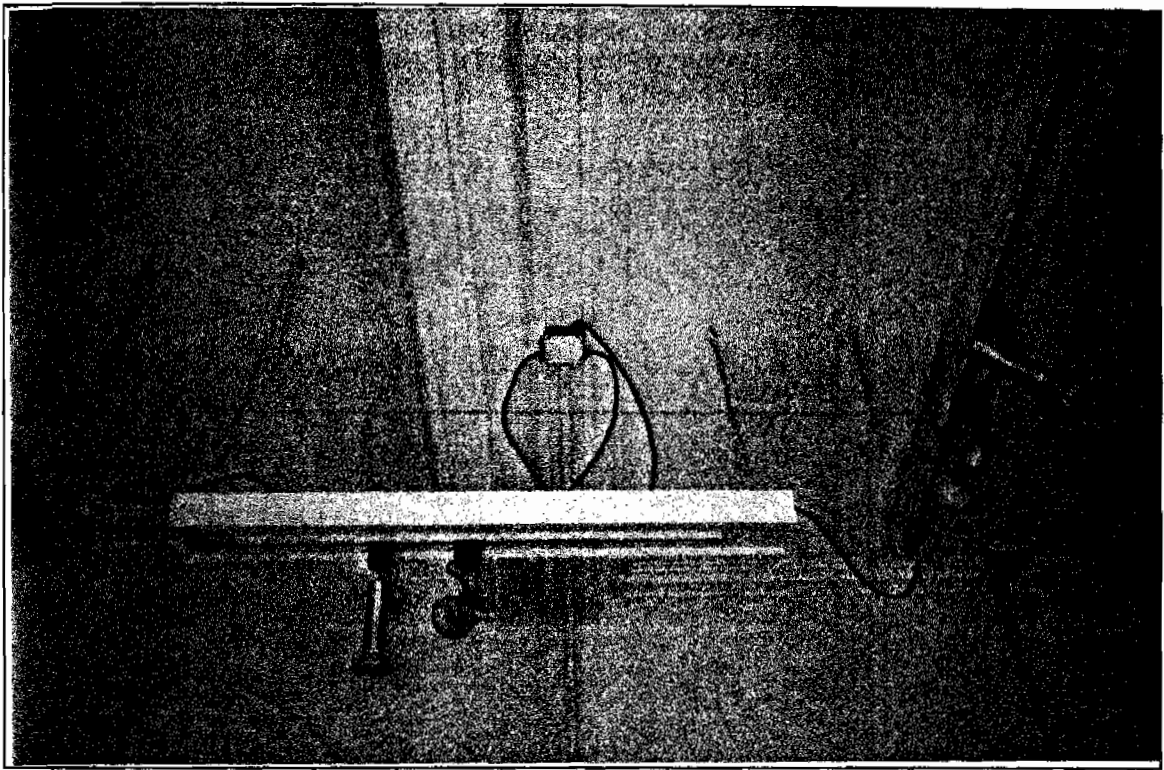
Photograph 8 - The roof of the bay window in the museum office has been leaking, and is affecting the plaster interior.



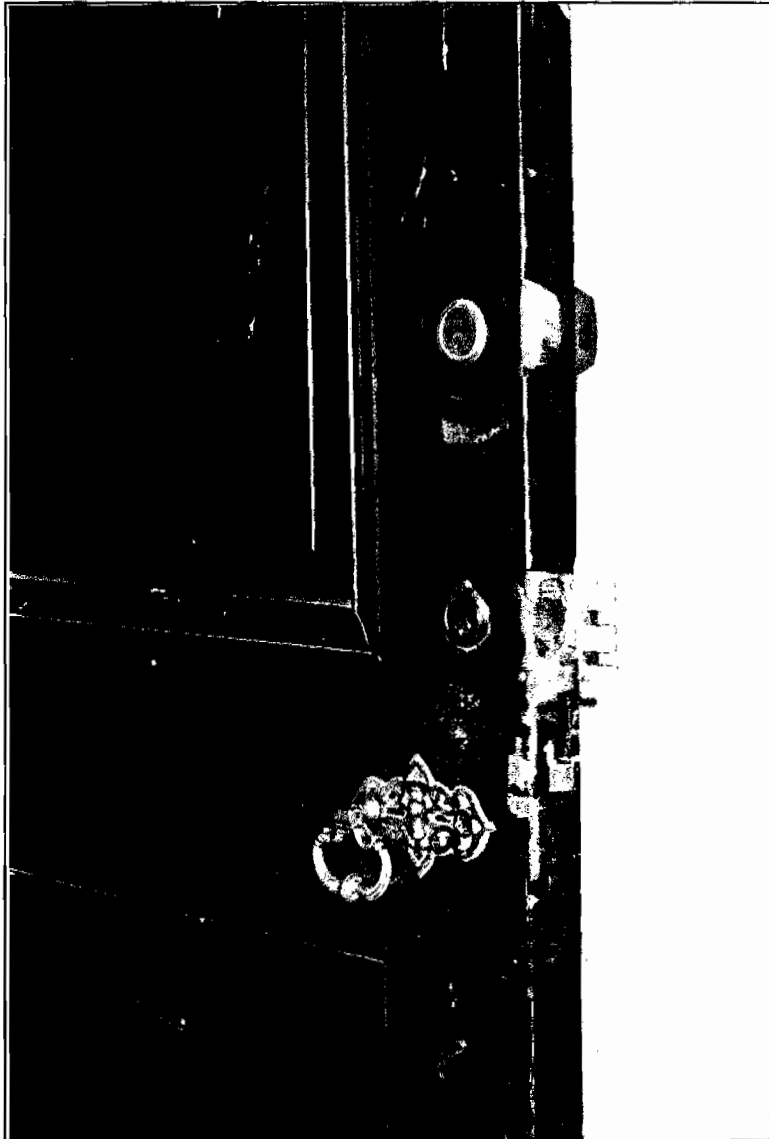
¹⁰ -
Photograph Surface mounted electrical and detection systems may not be aesthetically pleasing, but they do preserve historic material.



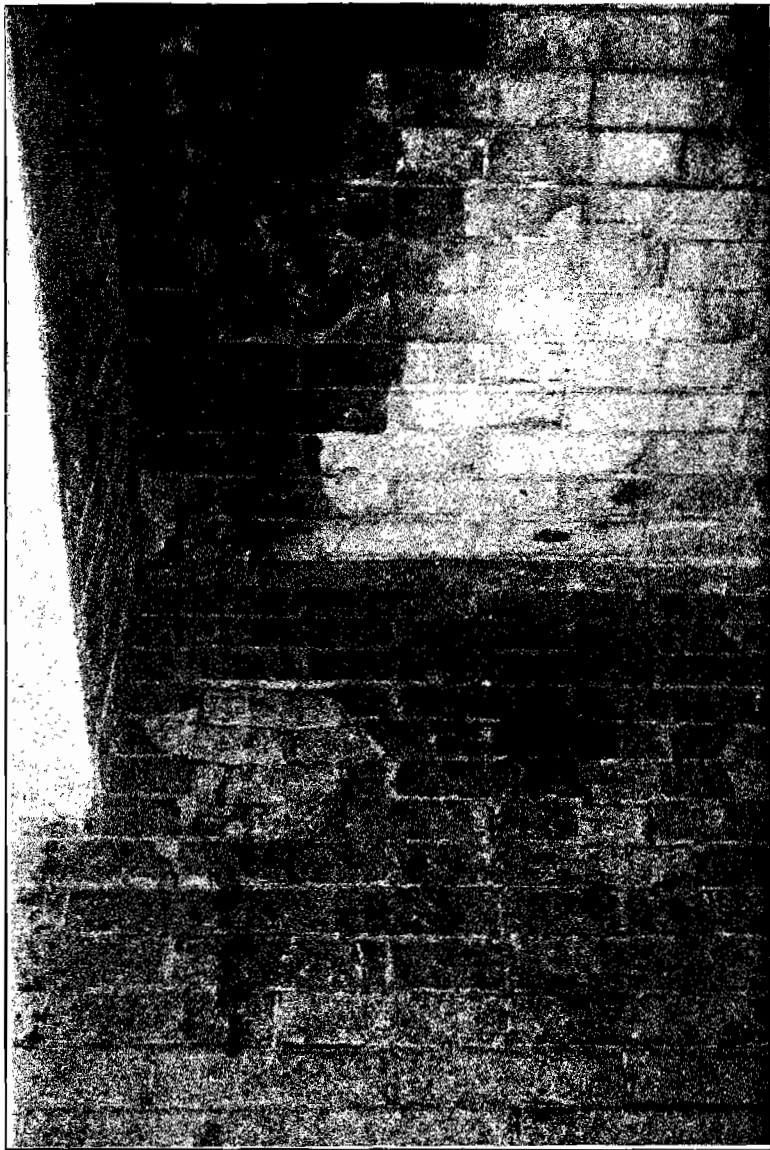
Photograph 9 - Cracked and broken panes of glass should be repaired promptly, using matching glass, not Plexiglas.



Photograph 11 – The surface mounted light fixtures do not affect the historic details of the room, and are “reversible” – that is, their removal will leave the room virtually intact. This is a key principle of historic preservation.

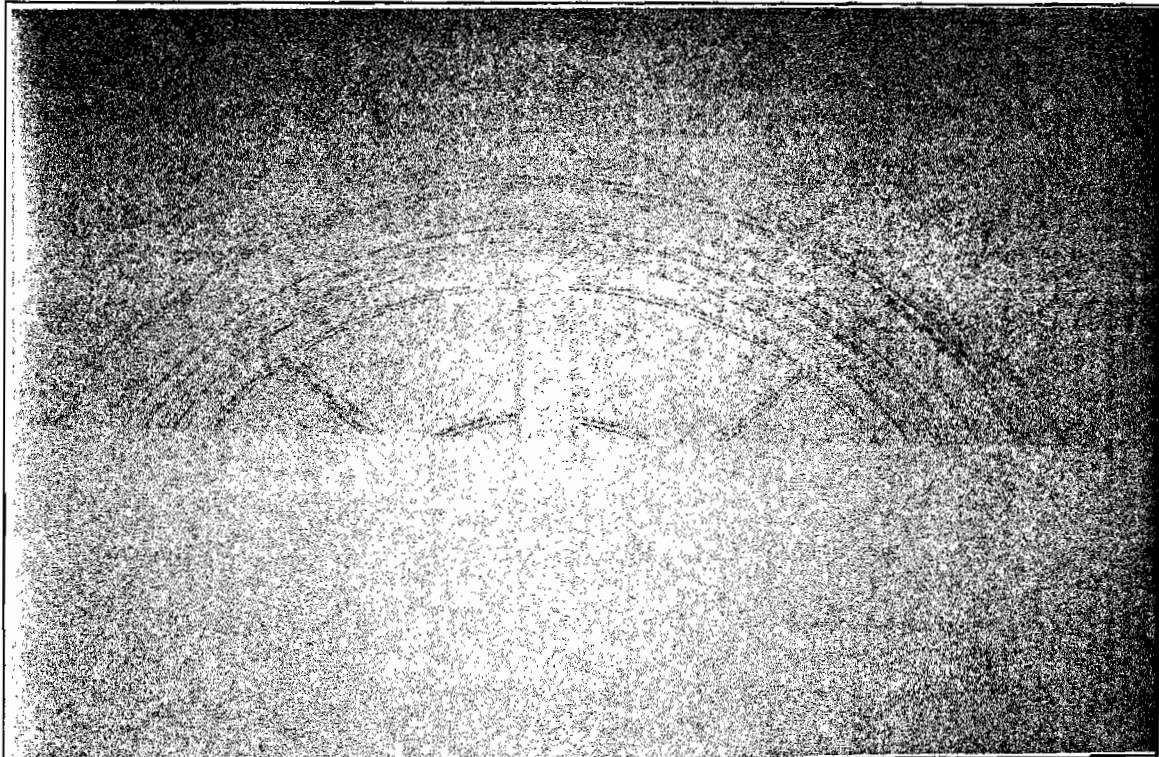


Photograph 12 – The installation of several lock sets in this door has been far less sensitive.



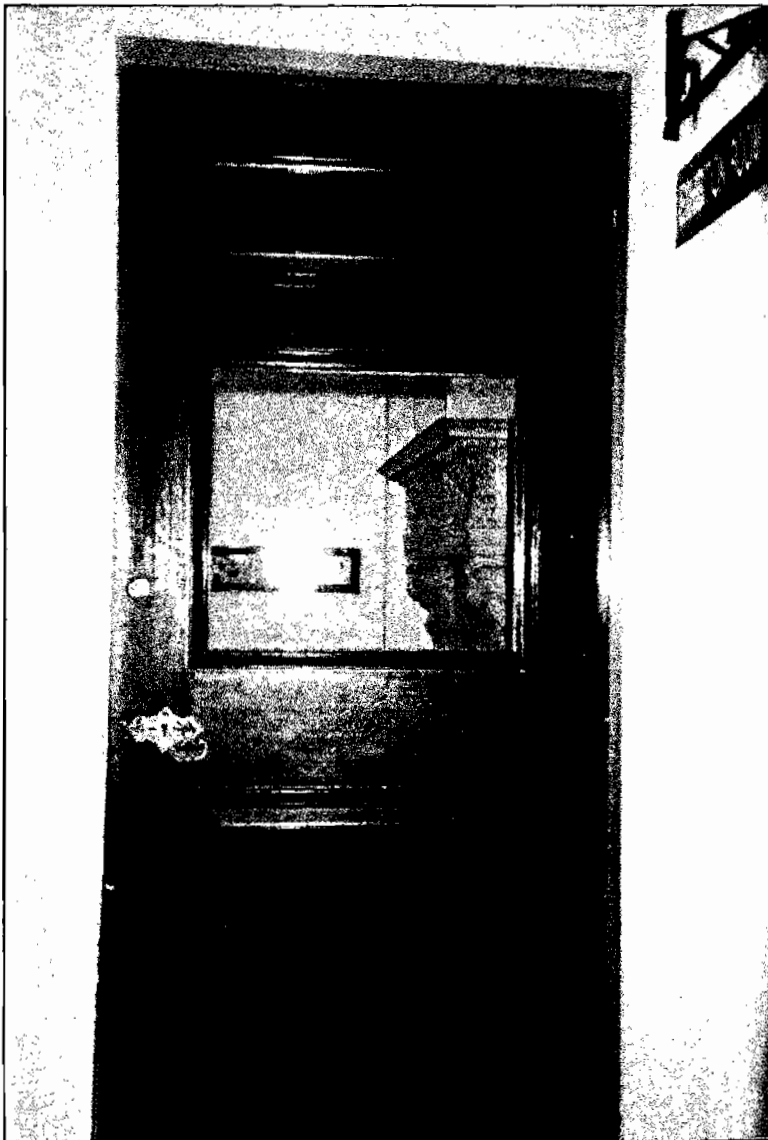
Photograph 13 - Brick in the rear and floor of the fireplace in gallery 2 show moderate to severe deterioration.

Photograph 14 - Painting out the lunettes above the French doors helps to deny the historic detailing of the building.

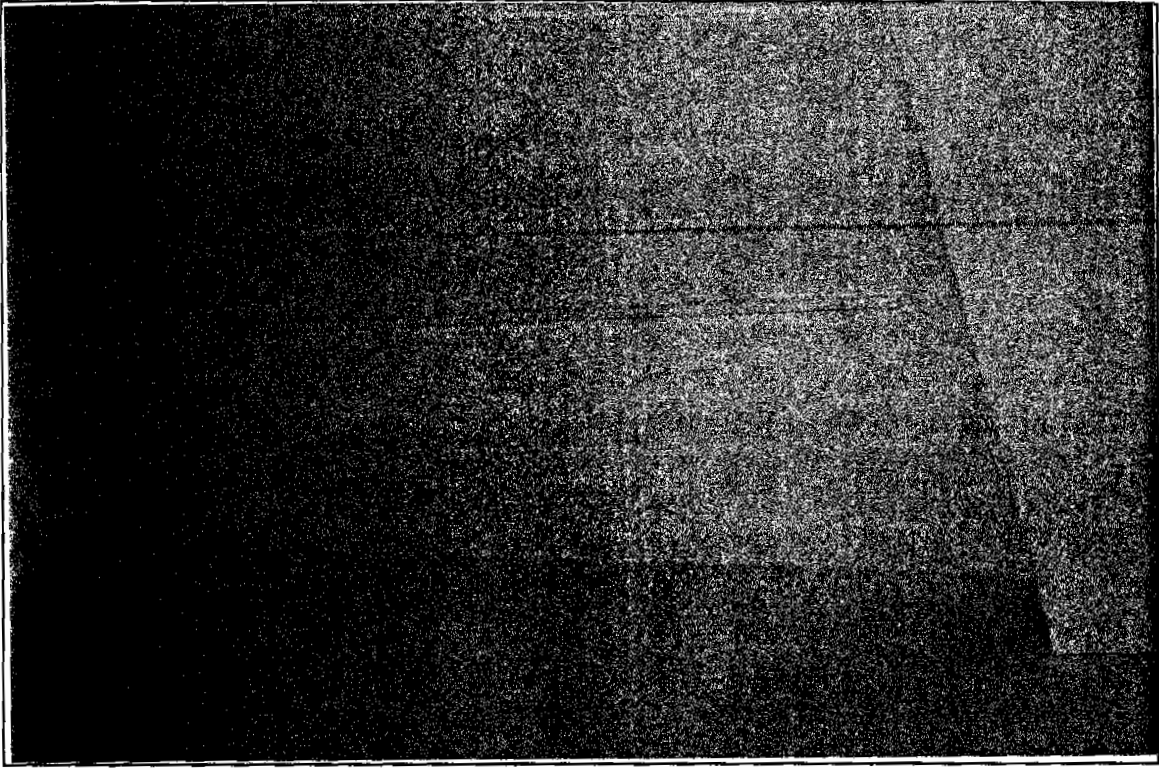




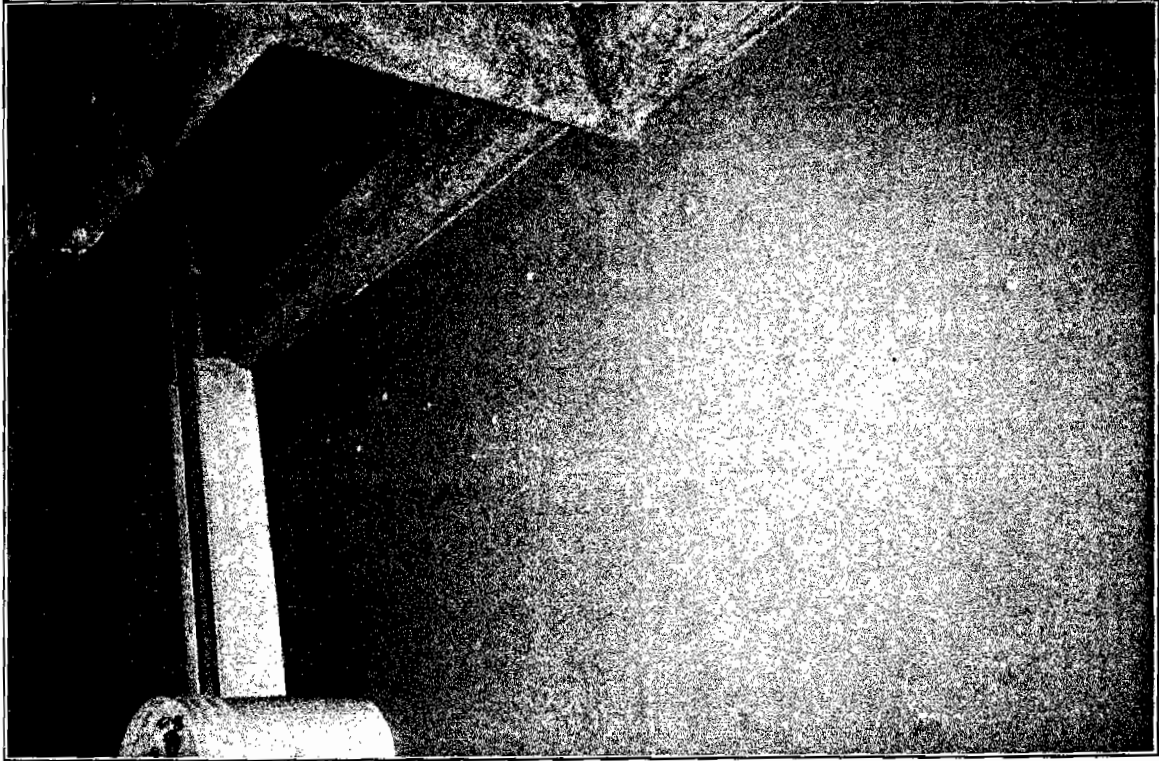
Photograph 15 – The interior condition of details such as the French doors is deteriorating because of the lack of glazing and paint on the exterior.



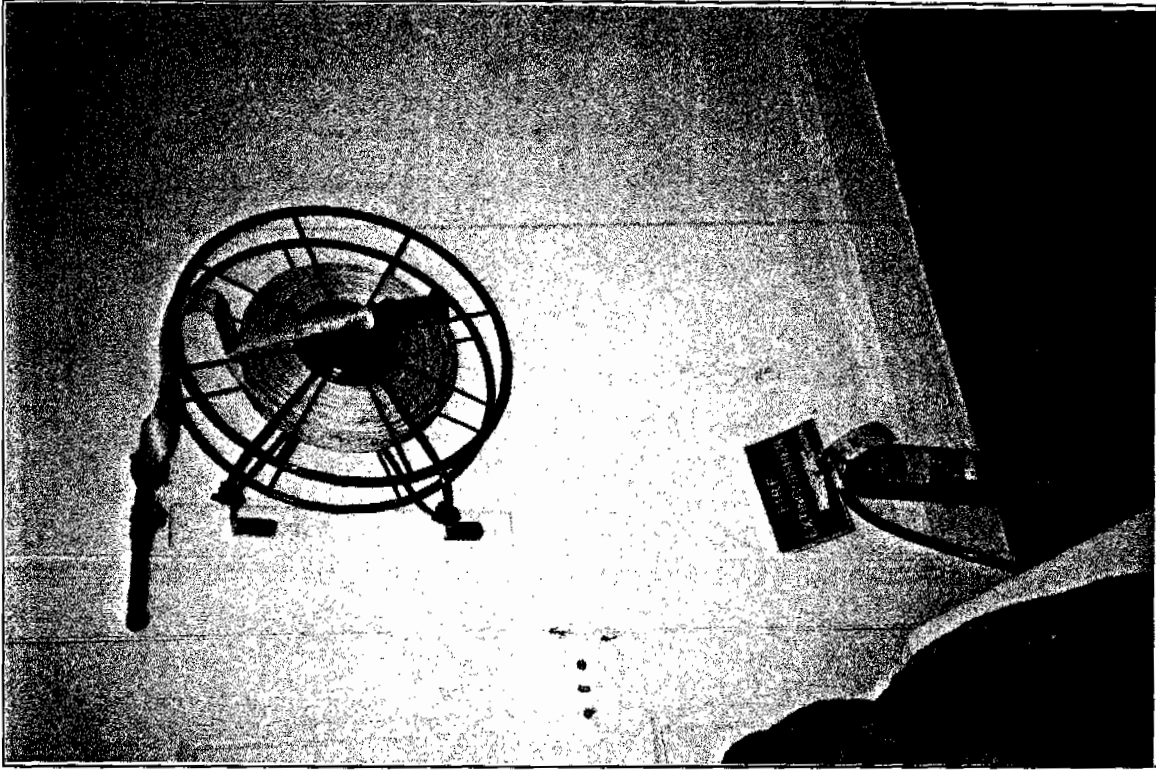
Photograph 16 – Replacing the wood panel with glass is a sensitive way of handling a change in use of the room.



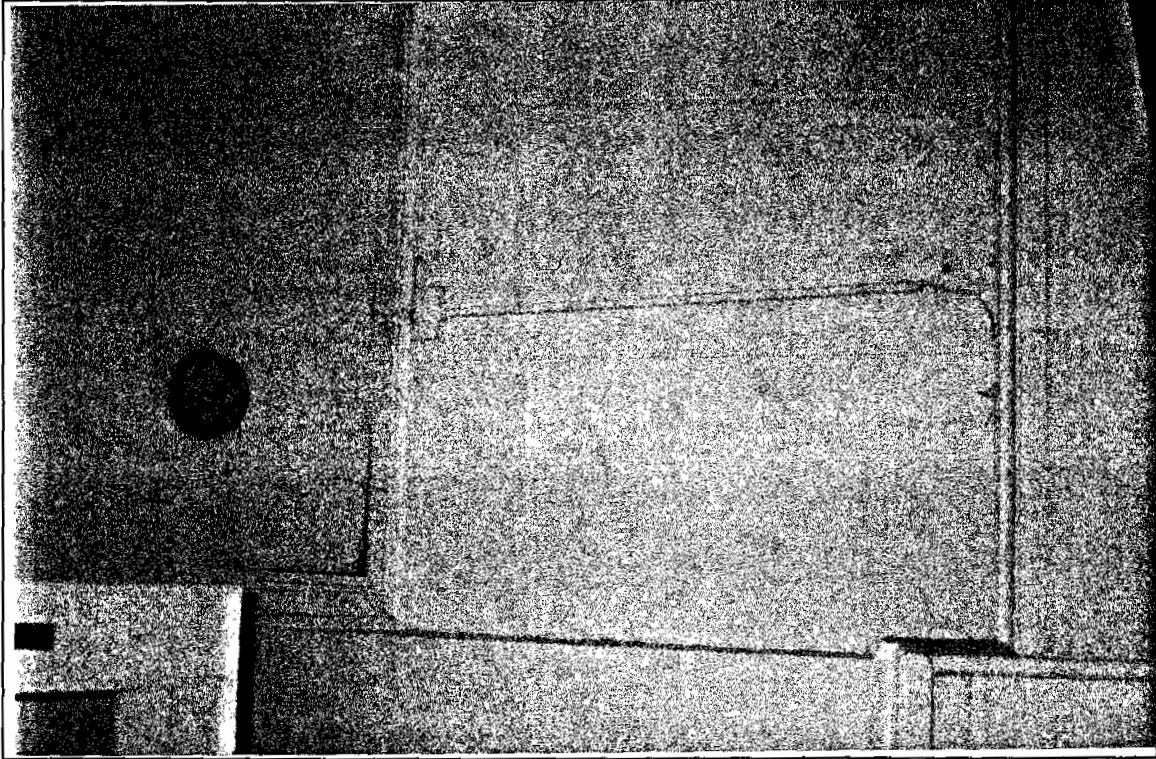
Photograph 18 -- The conduit leading from this smoke detector seems to end in mid-wall.



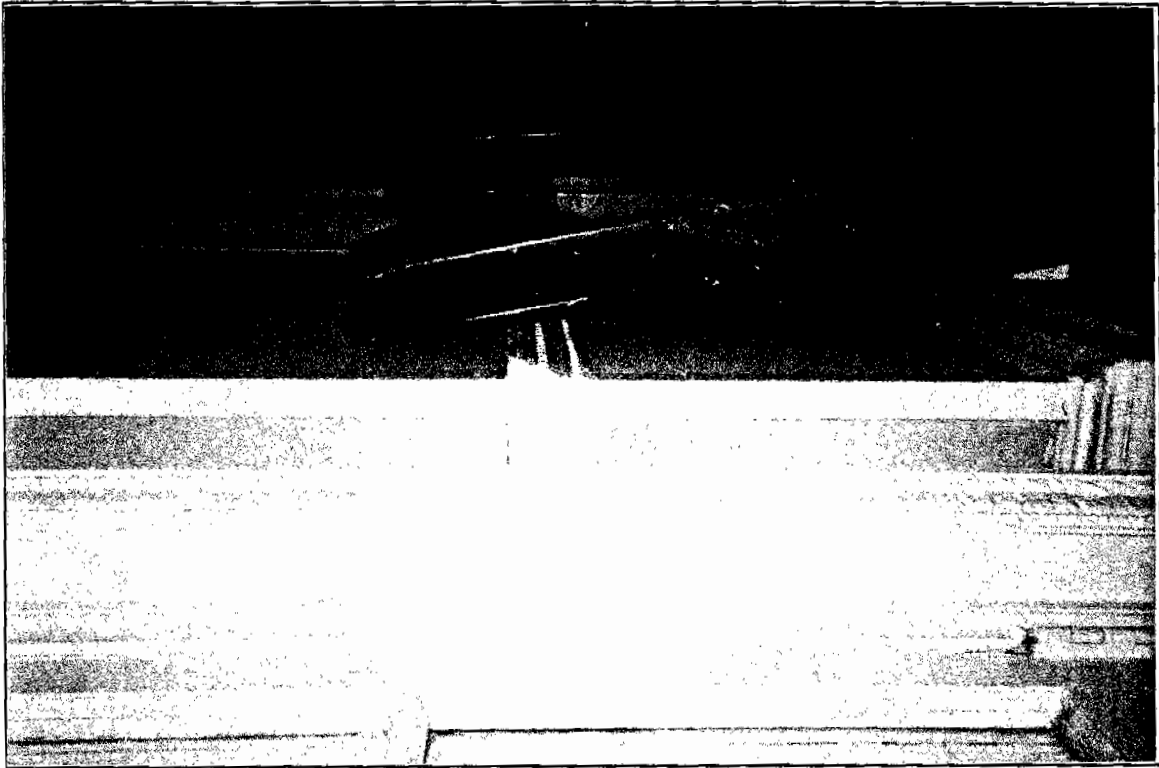
Photograph 17 -- Signs of bird or animal entry into the collections storage area.



Photograph 20 - The location of the fire hose may be unavoidable, but the fire extinguisher should be on a proper mount.



Photograph 19 - The wiring for this smoke detector seems to not be connected to anything.



Photograph 22 - Leaning chairs and tables against the chair rail will continue to damage this historic detailing.



Photograph 21 - Removing the security strips from the windows has left a residue of adhesive that will etch the glass if not completely removed.



Photograph 23 – Gnaw marks on the attic window muntins indicate a trapped animal.



Photograph 24 – The gap between the roof and the building wall may be the point of entry for animals into the attic space.



Photograph 25 – Loosely placed insulation in the attic eaves is too haphazard to do an efficient job of preventing ice dams at the eaves.



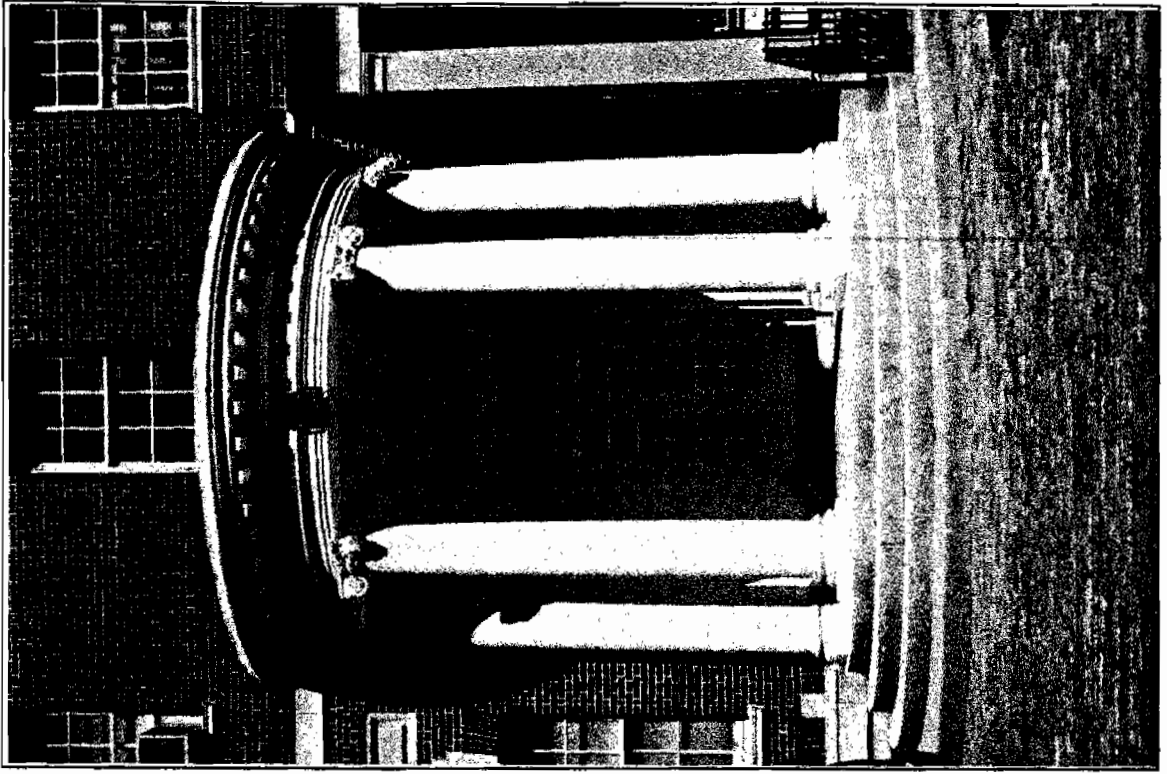
Photograph 26 – Staining of the roof framing indicates long-term leaks around the chimney.



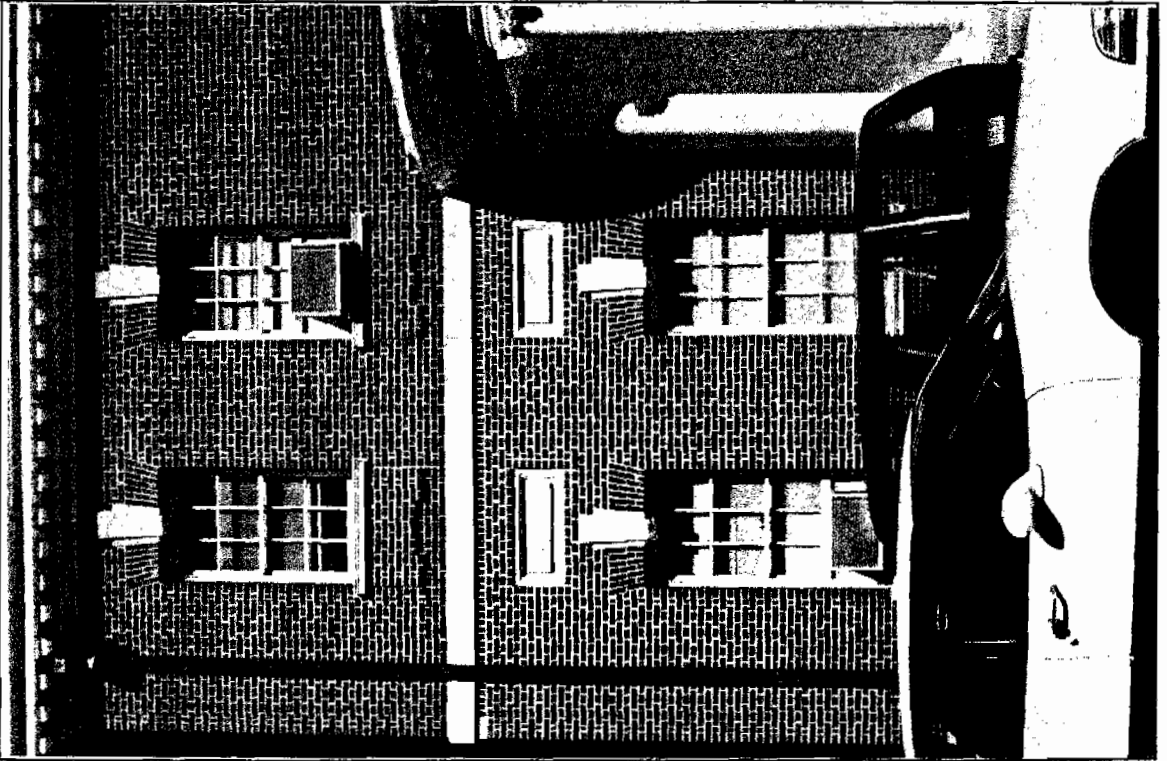
Photograph 27 – Using the front cobblestone courtyard for parking may be convenient, but it negatively affects the aesthetics of the site.



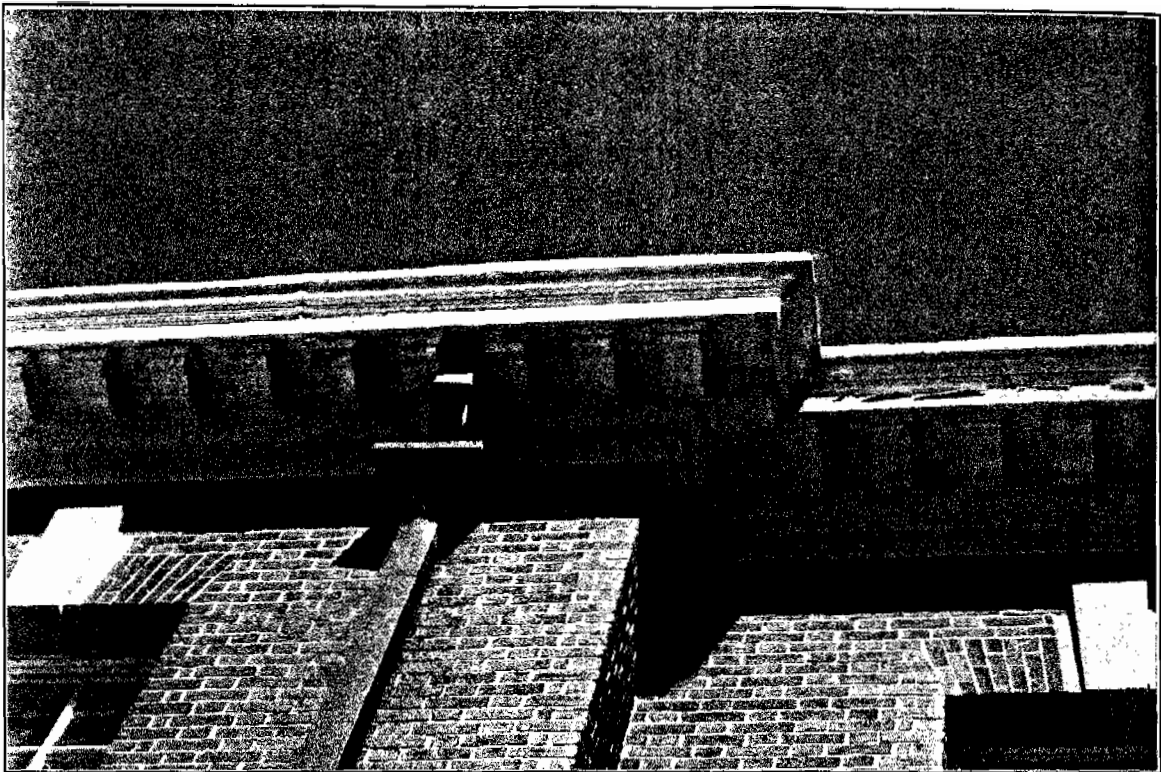
Photograph 28 – Empty pedestals for urns or statuary give the visitor the feeling of a building not cared for.



Photograph 30 – The mounting of a new spotlight in the center of the most graceful feature of the building seems to be unnecessary.



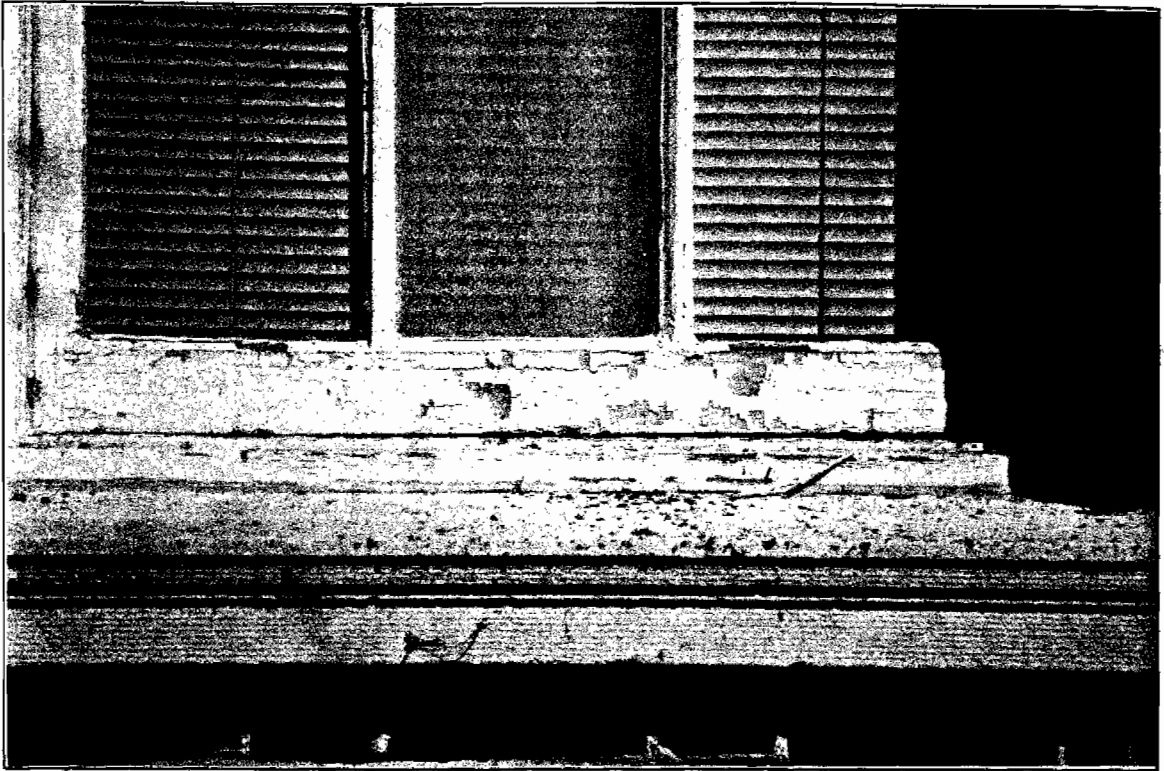
Photograph 29 – Exterior mounted air conditioners – 7 on the primary façade – are visually obtrusive.



Photograph 31 – Leaking gutters and downspouts have caused deterioration to the building cornice.



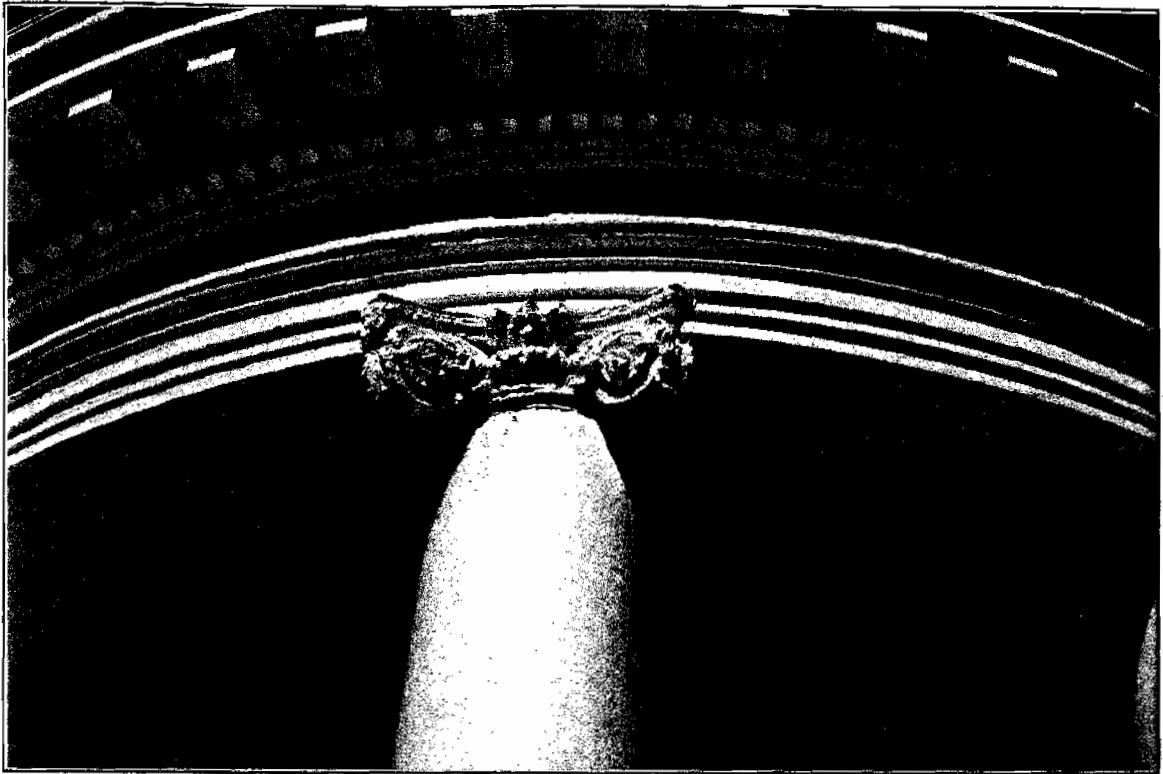
Photograph 32 – The painted elements of the building – windows and doors, particularly – are suffering from lack of maintenance.



Photograph 33 – Both wood elements ...



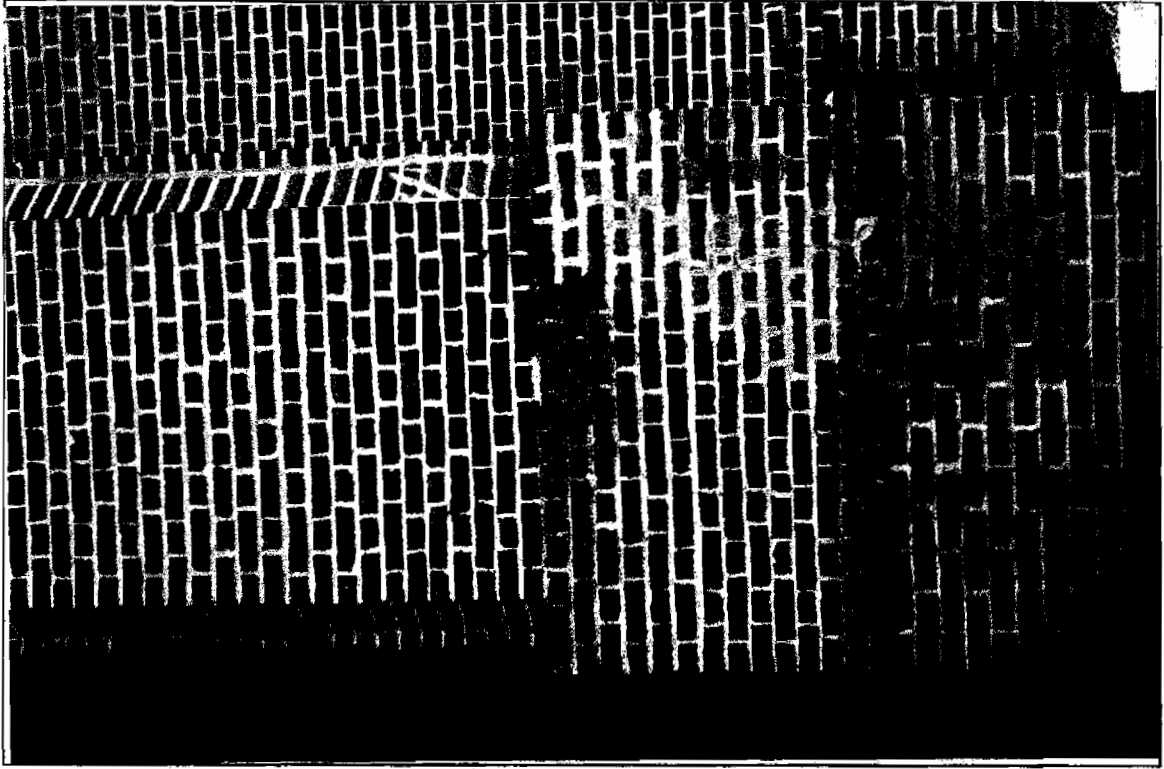
Photograph 34 - ... and metal suffer from the lack of maintenance of paint, caulking and glazing.



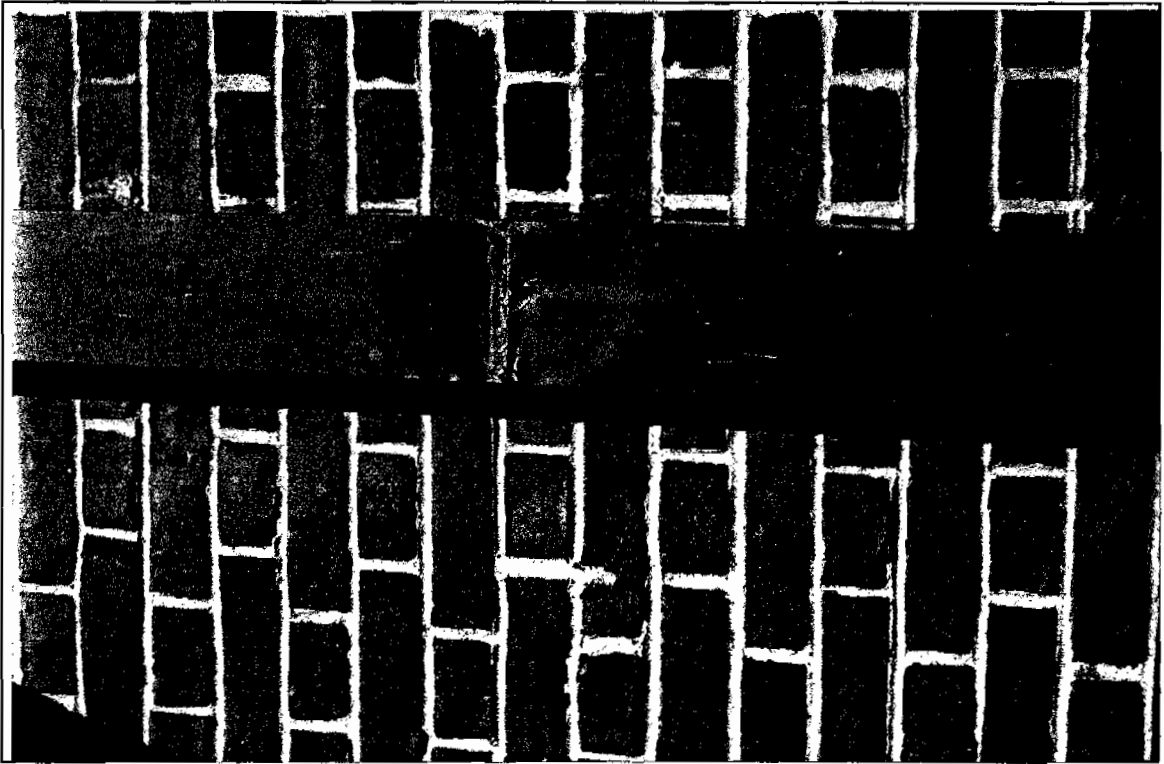
Photograph 35 – The extremely weathered appearance of this capital may be the result of aggressive paint removal techniques, such as sandblasting, which is inappropriate for finely detailed wood or masonry surfaces.



Photograph 36 – the newly refinished portico lacks a critical downspout to drain the roof of water, which now splashes against the building wall.



Photograph 38 - Repointing is necessary to keep water from seeping into masonry joints, but is should be done in such a way as to match existing mortar type, color, and joint detail.



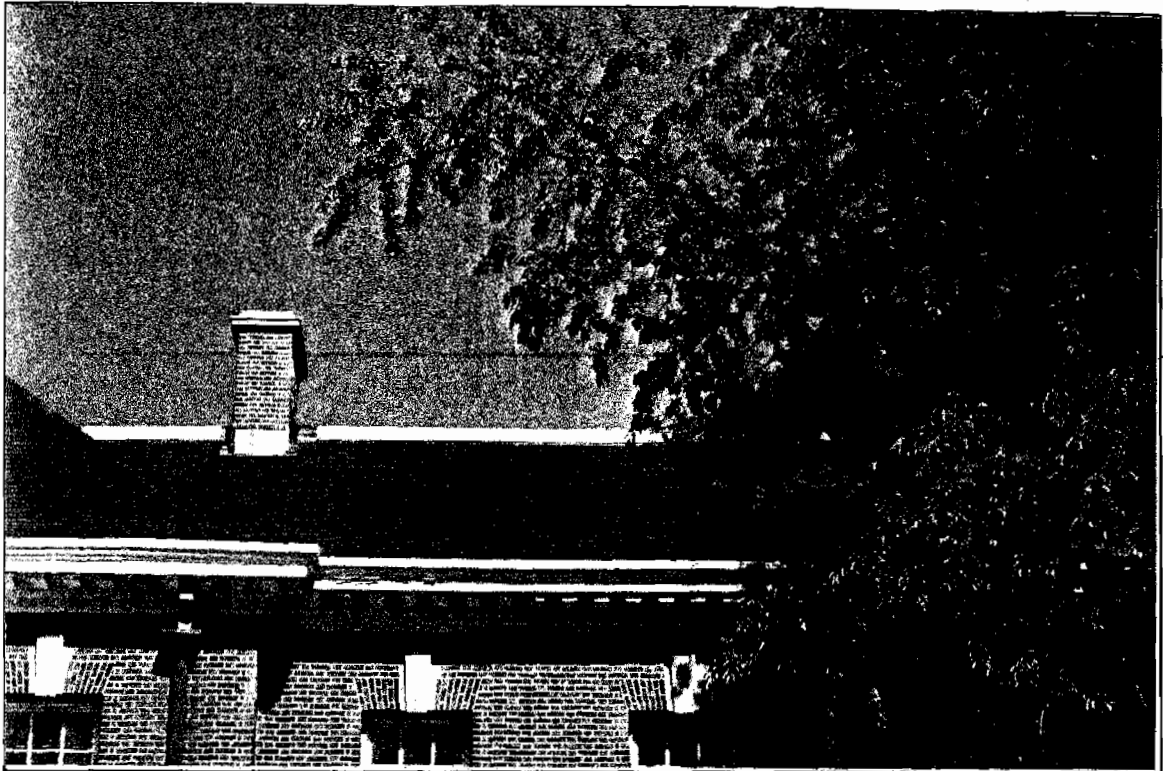
Photograph 37 - The steel fastener on this copper downspout is not only rusting, but the dissimilar metals corrode one another through galvanic action; eventually, the steel will literally eat a hole.



Photograph 39 – New windows, in a variety of styles, have replaced old ones, and been installed in old openings, creating a haphazard appearance, and loss of original detailing.



Photograph 40 - This tree is too close to the building's foundation.



Photograph 41 – This tree overhangs the building, and deposits leaves and debris directly into the building's gutters.



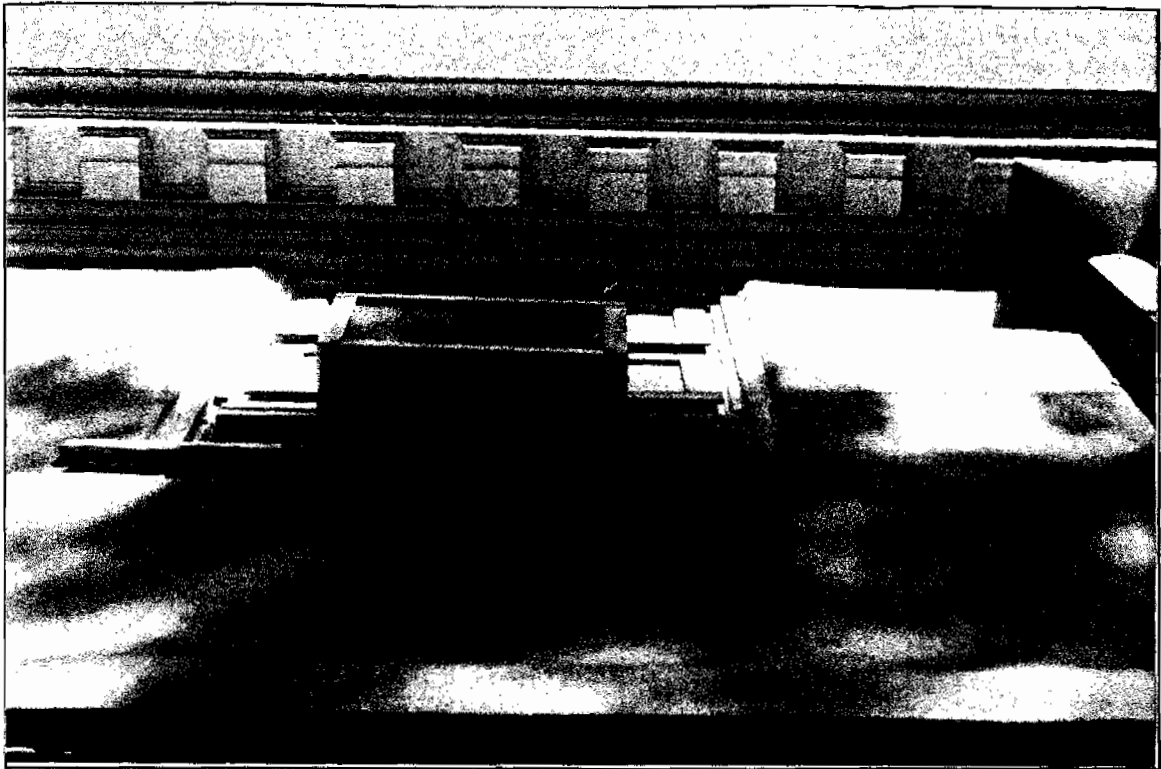
Photograph 42 – The low landscaping and creeper climbing the building both keep moisture against the masonry, accelerating deterioration of both brick and mortar.



Photograph 43 -- This conduit is pulling away from the building face, leaving (live?) wires exposed.

Photograph 44 -- This basement window's glass has been broken, and the opening temporarily filled with plywood. If not properly secured, this is a perfect entry point for animals.





Photograph 45 – Wood trim under this windowsill is lifting from the building face.



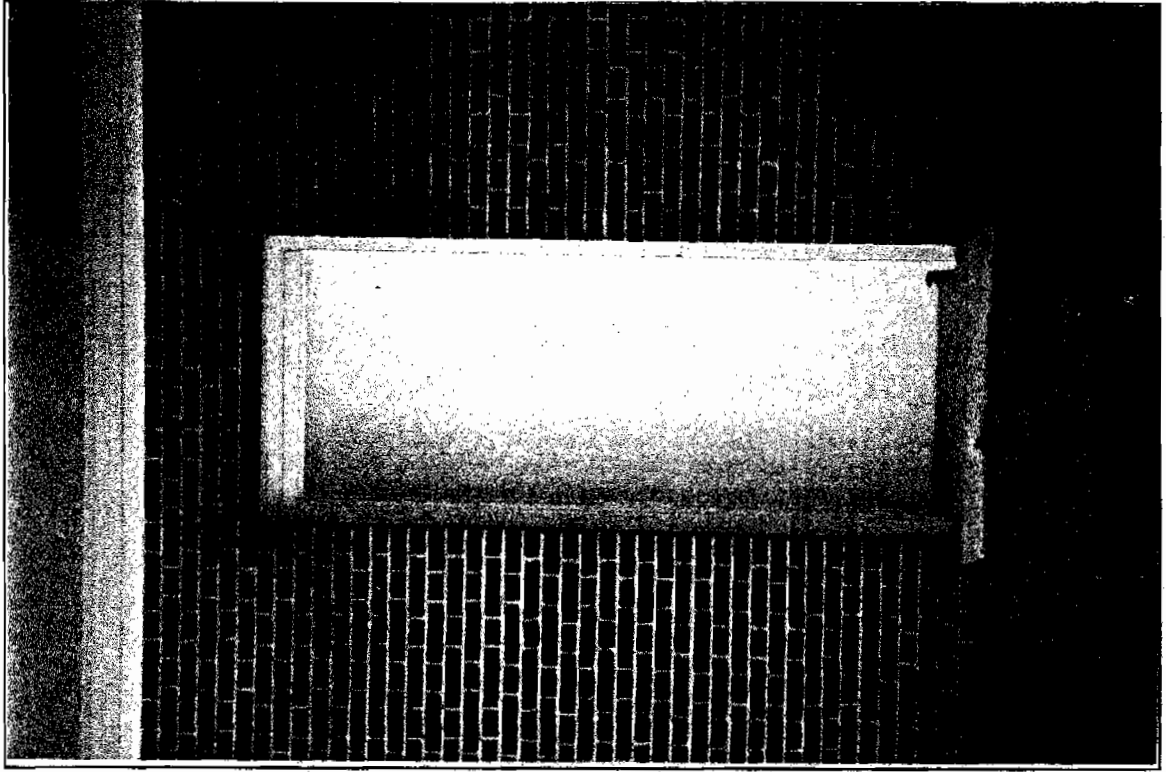
Photograph 46 – An unused exhaust fan has become a nesting site – interior wall construction is visible from the exterior.



Photograph 47 – More replacement windows, and signage that is confusing and hard to read.

Photograph 48 – The “main” entrance to Brookwood Hall is a sea of steps, railings and fire escapes, with no clear directional signage.

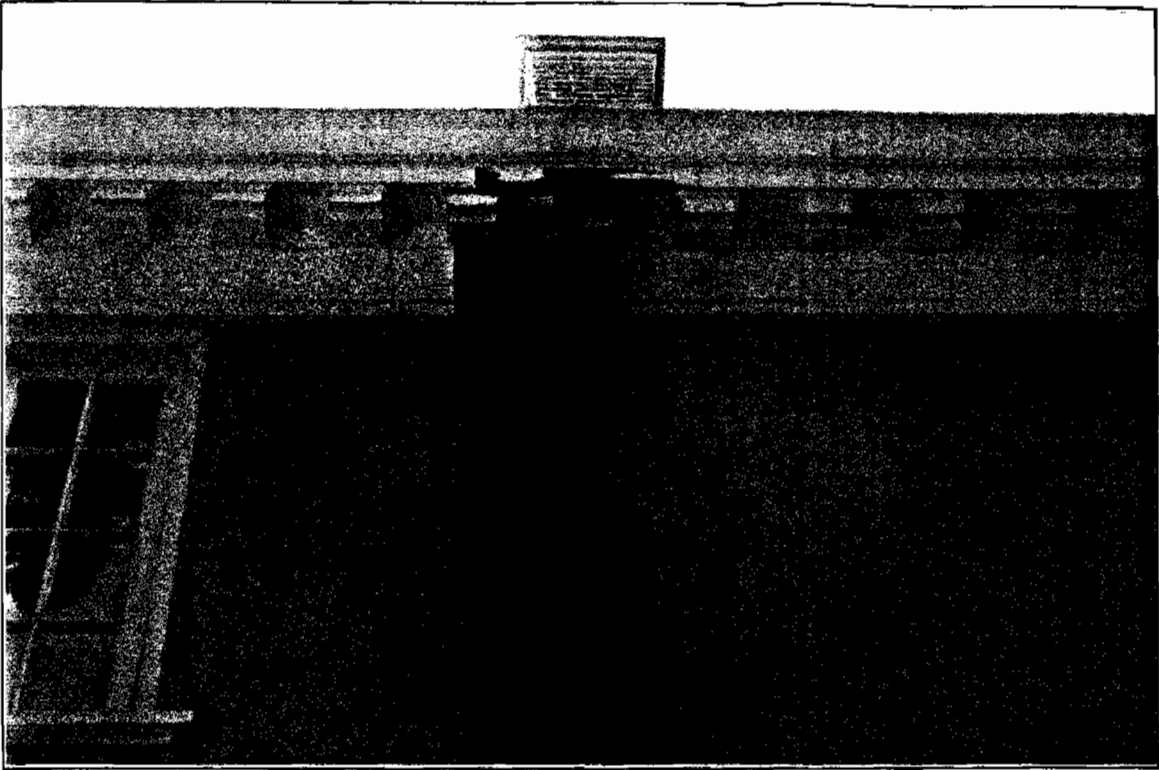




Photograph 50 - After having removed a door from this exterior opening, plywood, an inappropriate material for exterior use, was used to block it up.



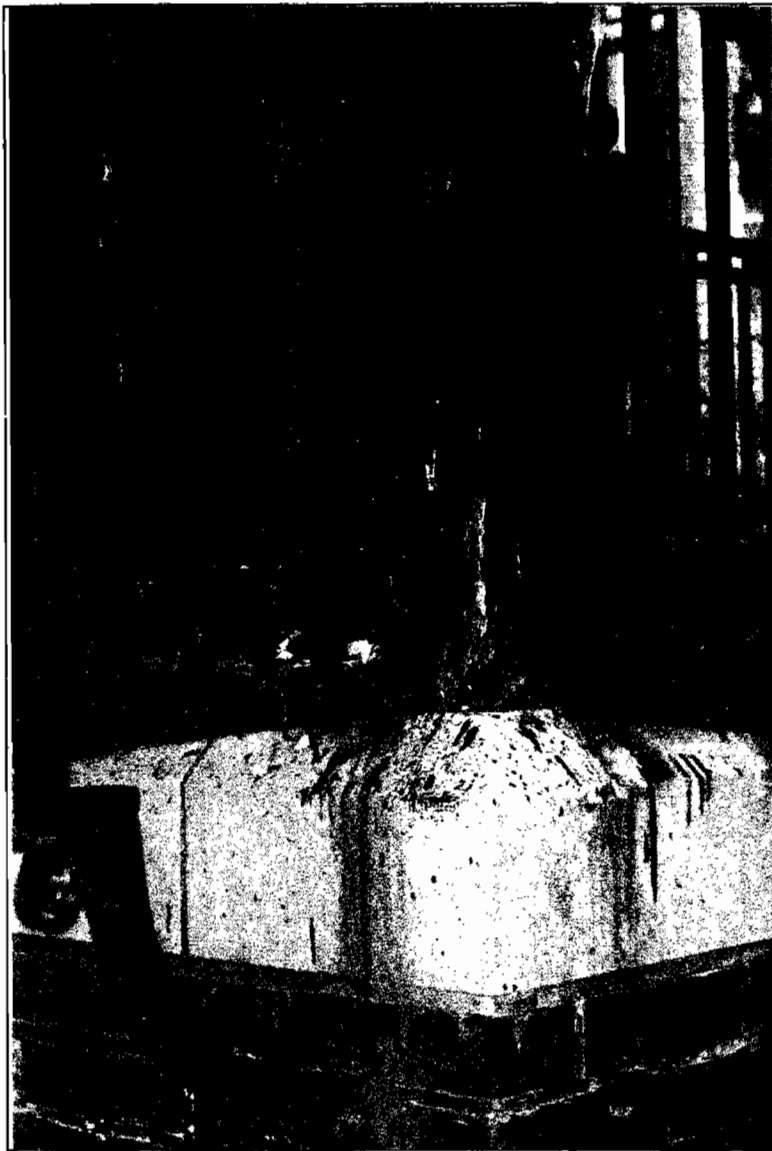
Photograph 49 - Plexiglas has been affixed directly to this window sash.



Photograph 51 – Area of rot at cornice from gutter failure at the downspout.



Photograph 52 – Rotted window sill at the base of the bay window.



Photograph 53 – Rusting ironwork and rotted wood are allowing water to penetrate the stone ...

Photograph 54 - ... which then freezes and splits the stone.

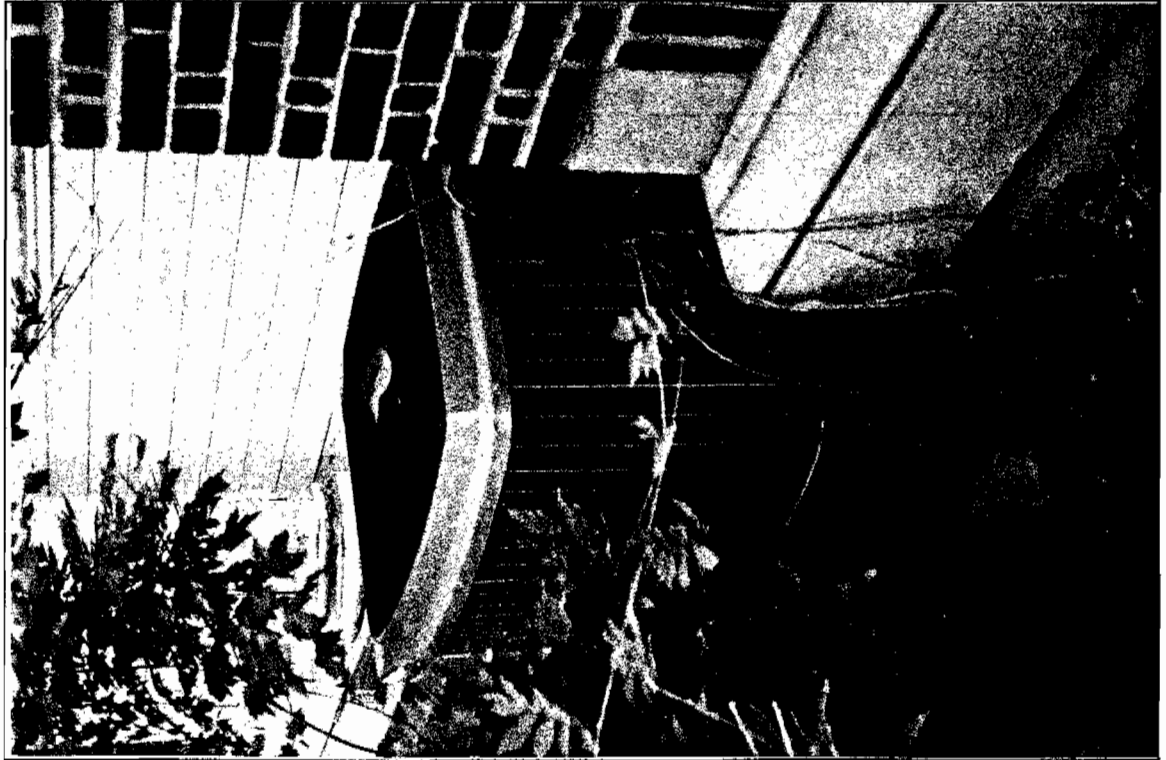




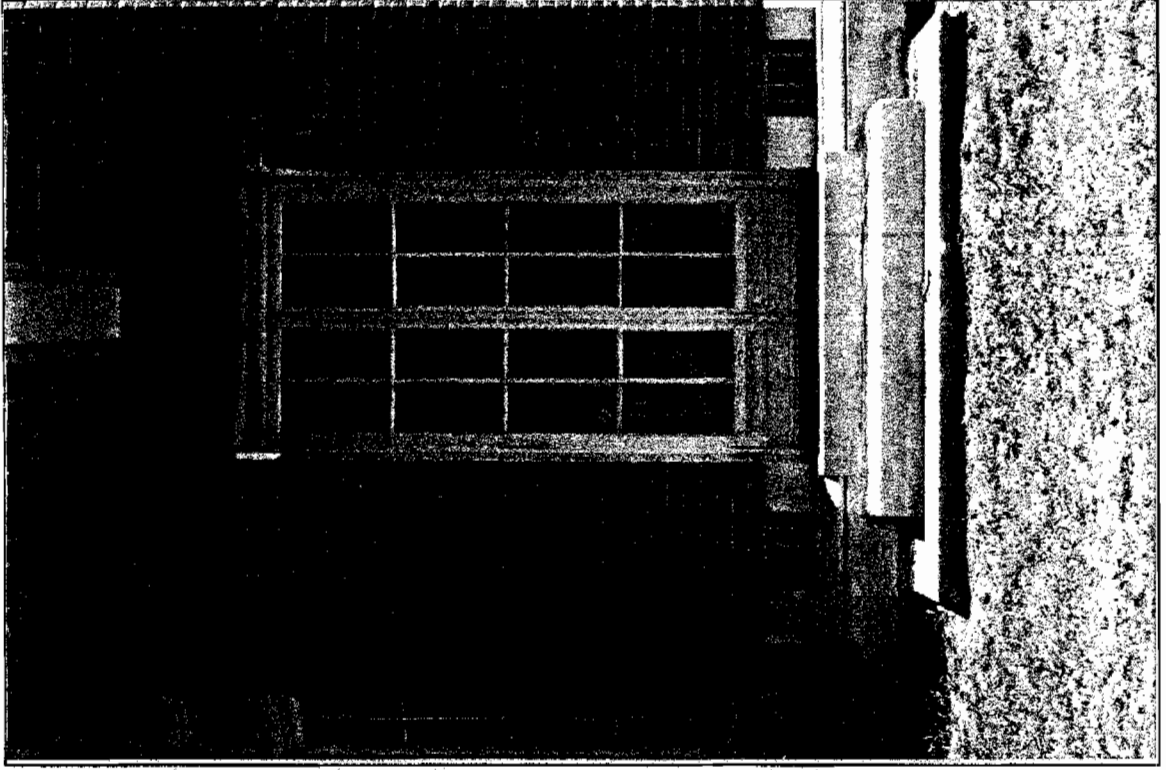
Photograph 55 – The collections storage area built within the west portico visually destroys this building feature.



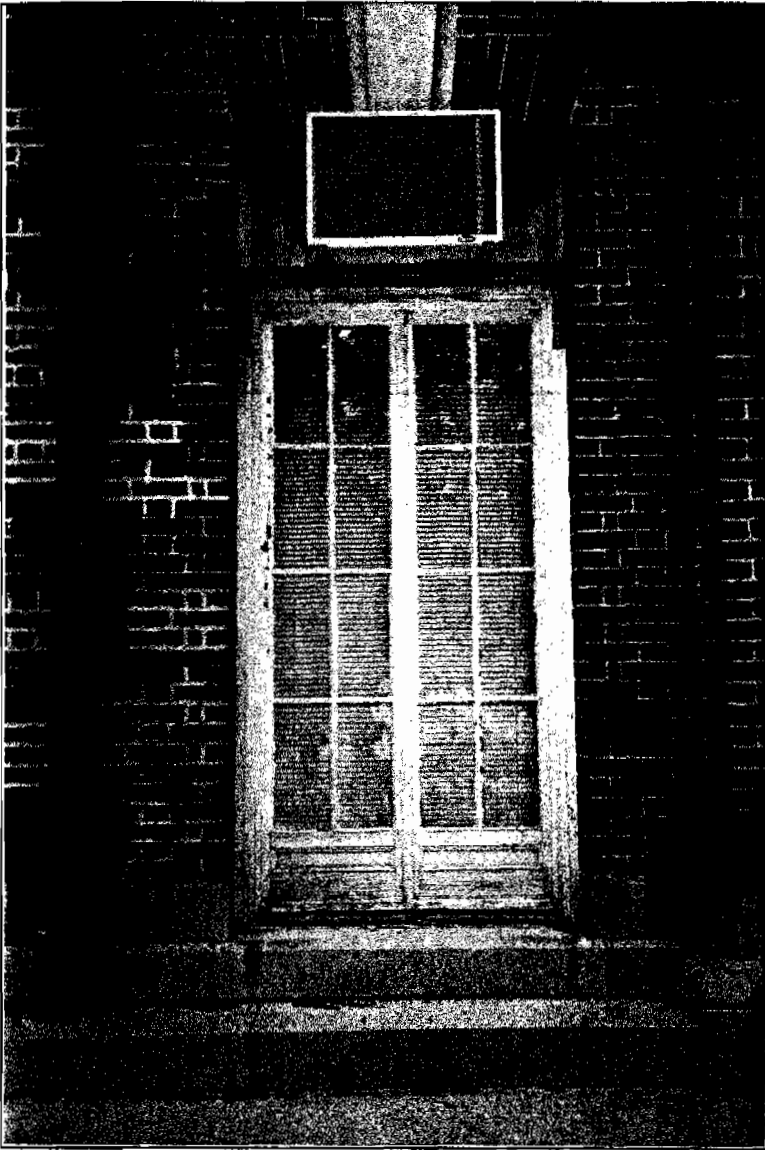
Photograph 56 – Original columns removed from the west portico are rotting away in the nearby bushes.



Photograph 57 – The compressor for the collections storage HVAC system is being overrun by vines, which could compromise its ability to properly function.

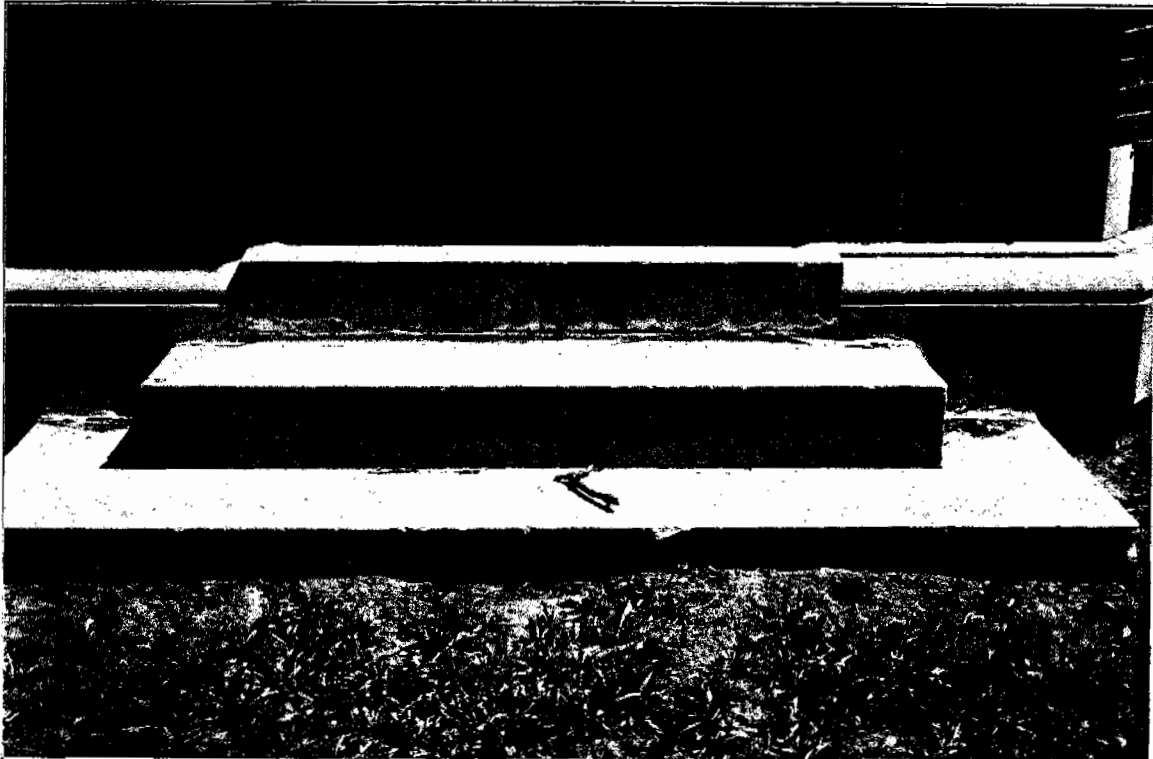


Photograph 58 – Sagging shelf of plywood supports an air conditioner. Many of the materials used to mount air conditioners are more appropriate to temporary installations.



Photograph 59 – The rust from the “temporary” brackets holding the air conditioners has stained the stone steps below – and compromised the strength of the brackets themselves.

Photograph 60 – The mastic used to repair these steps is the wrong material for the job, and has failed in such a way as to funnel more water towards the open joints.





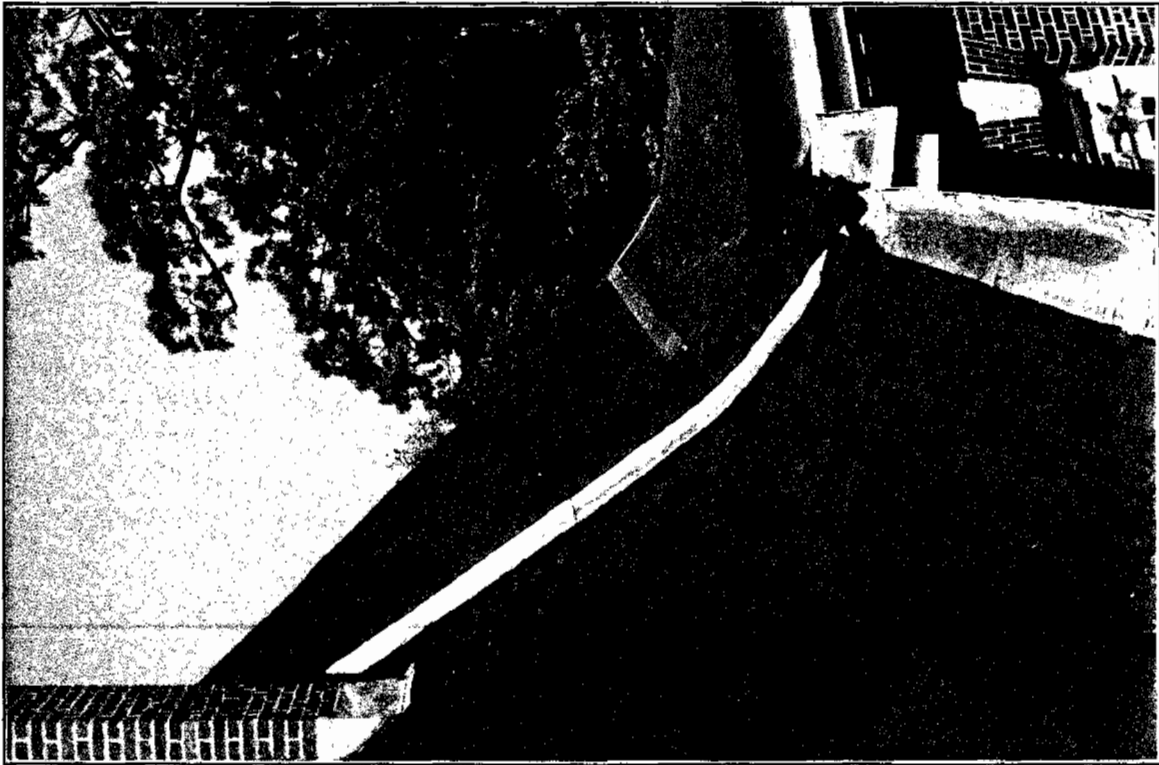
Photograph 61 – The repointing of the masonry, necessary because of leaks associated with the downspout, has been done poorly, without trying to match the existing mortar color, joint size or profile.

Photograph 62 – Downspout at the gutter is totally clogged with organic material and pieces of scrap wood.

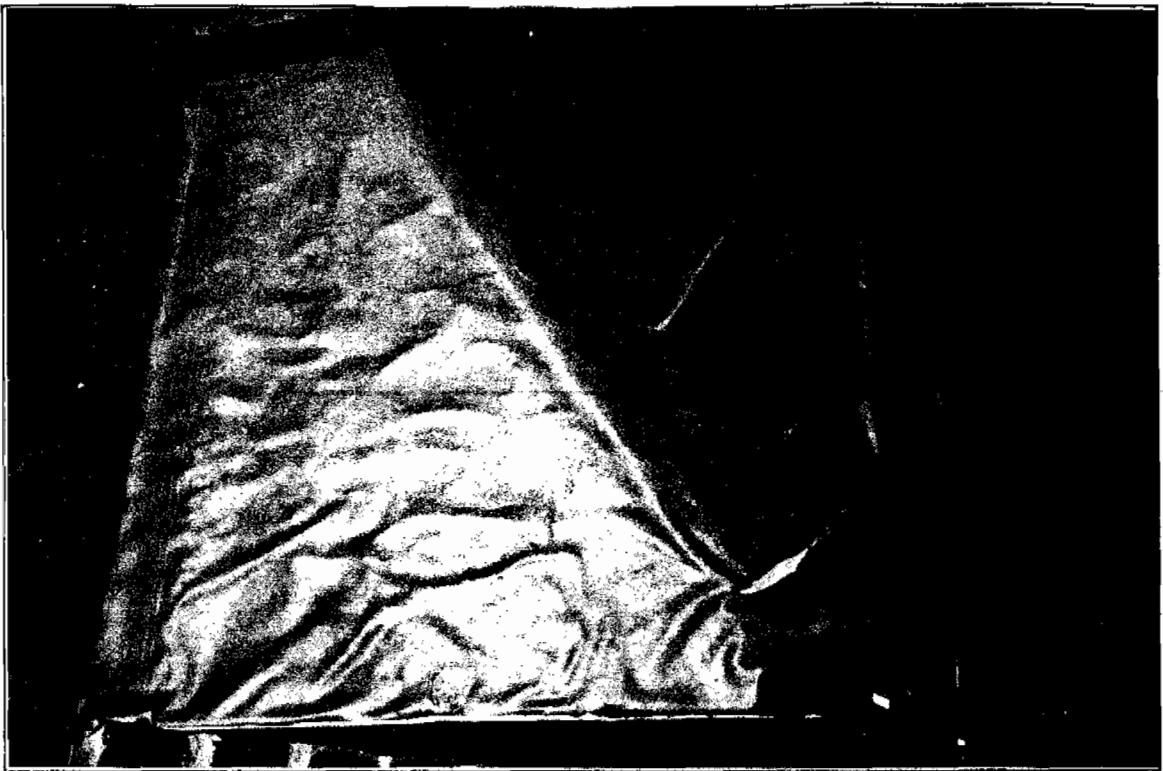




Photograph 64 -- shingles on the west slope are curled and show extensive wear and weathering.



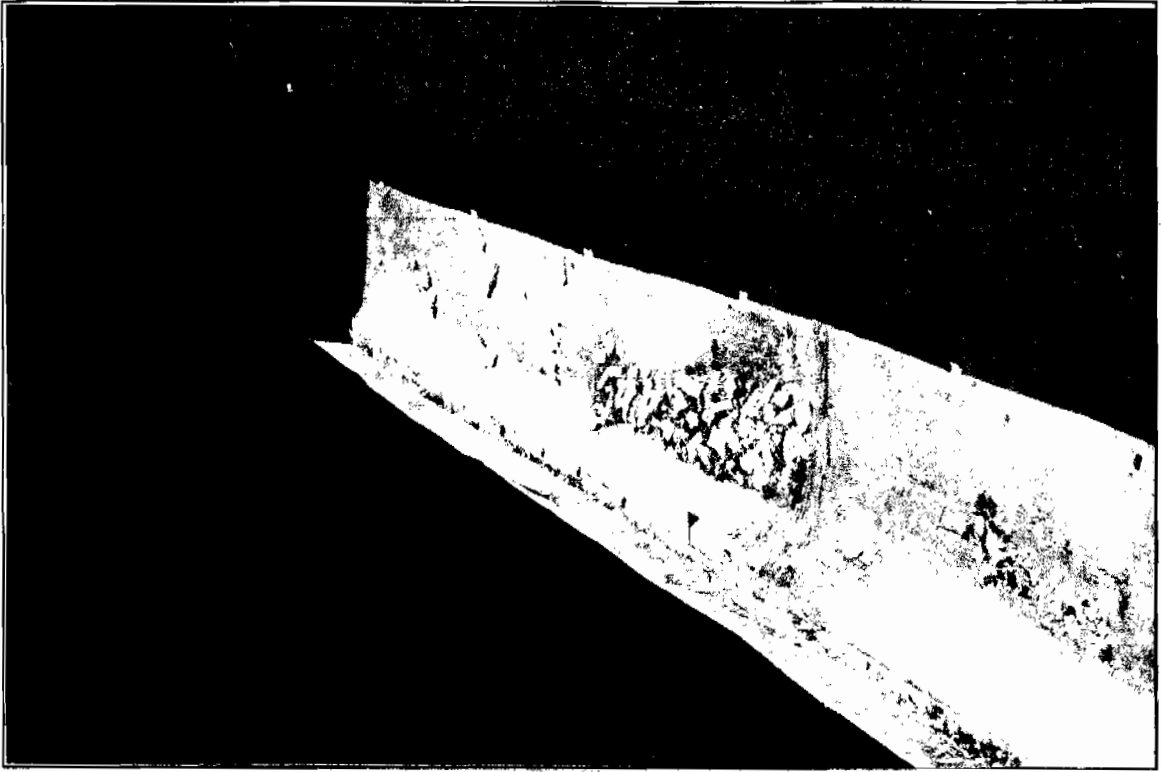
Photograph 63 -- Whole sections of shingles are dislodged, and sliding down the north plane of the roof.



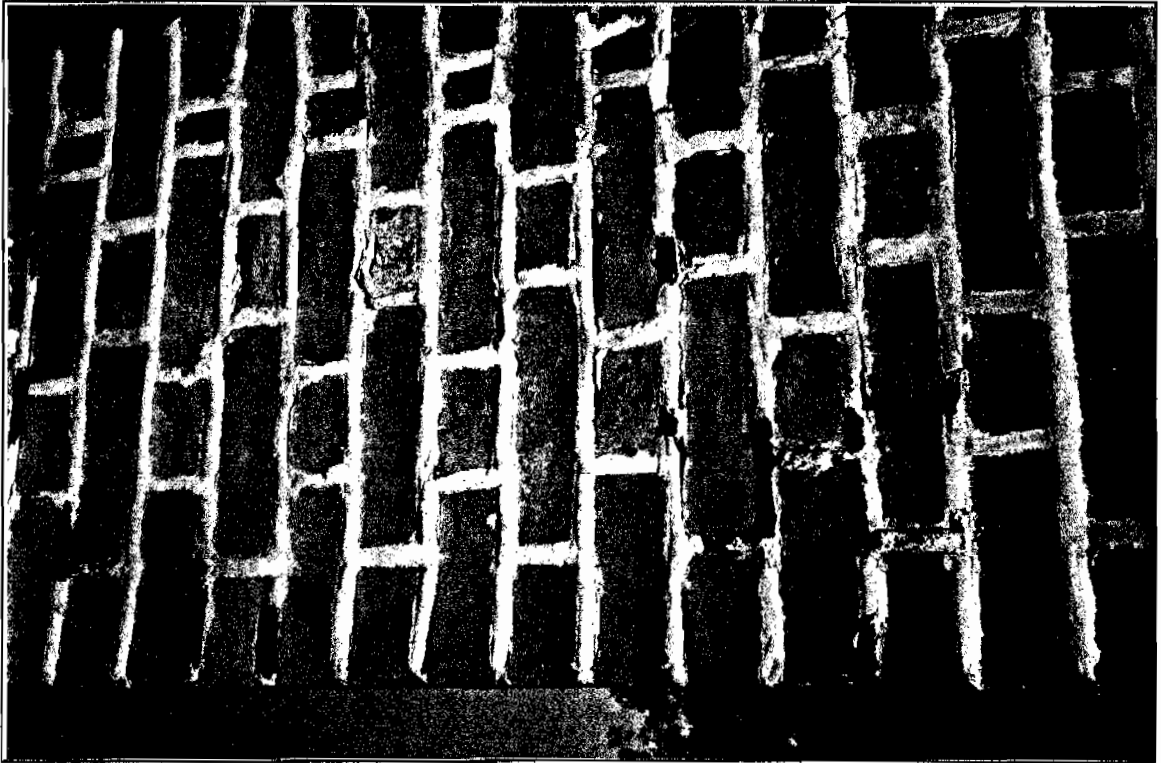
Photograph 65 – Rubber membrane roofing is loose, buckling, and has a tear.



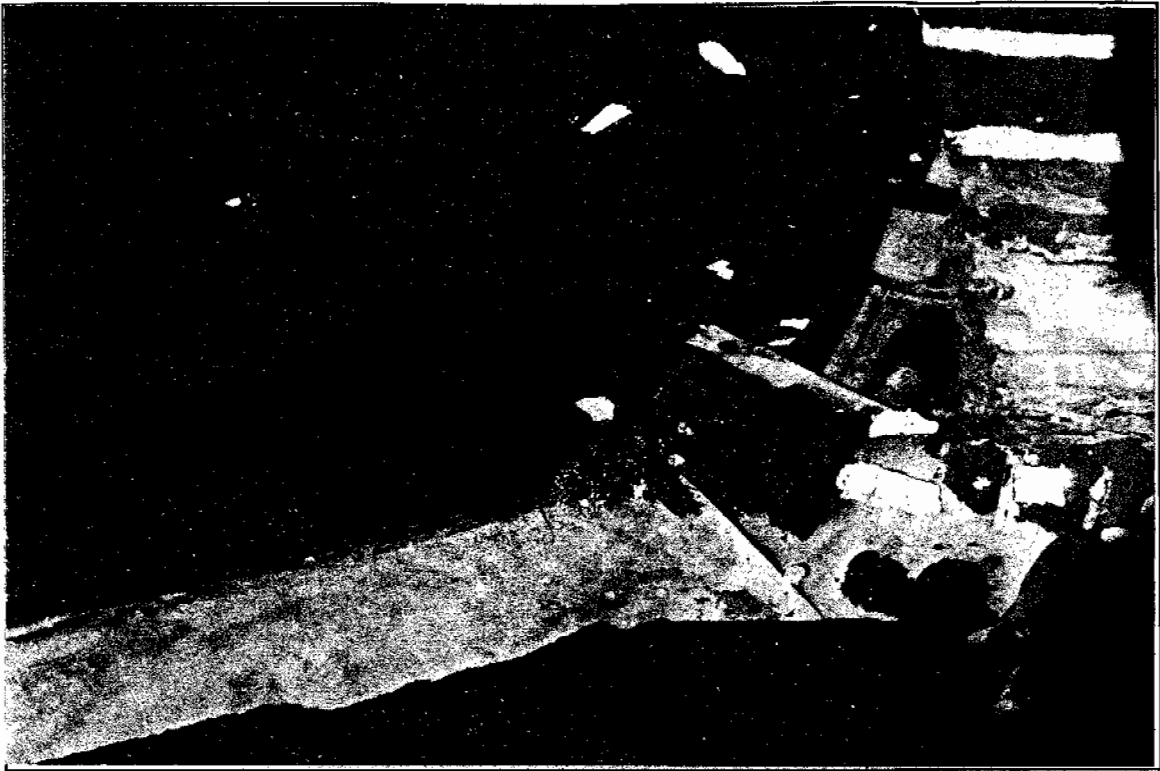
Photograph 66 – Gutters have been patched at their joints, but are separating again, allowing water to penetrate the cornice below.



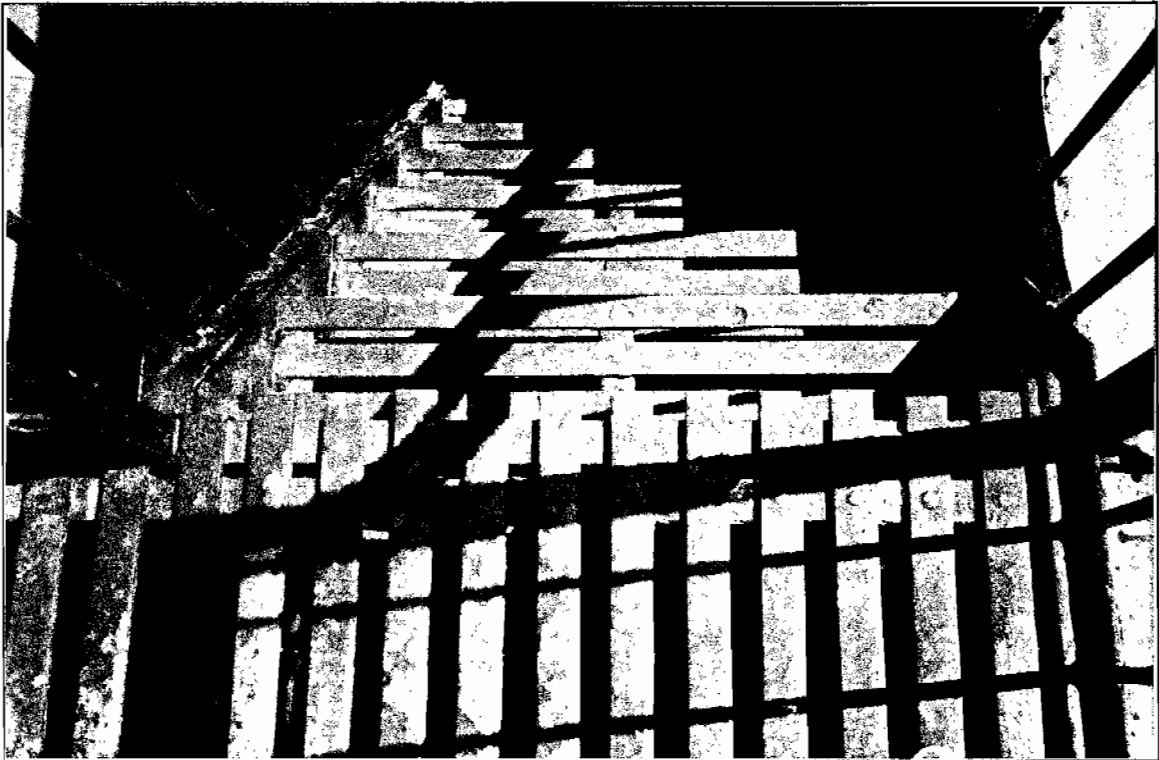
Photograph 68 - ... is that the new mortar is popping out of the joints, leaving nearby gutters filled with failed mortar, and leaving open joints in the chimneys.



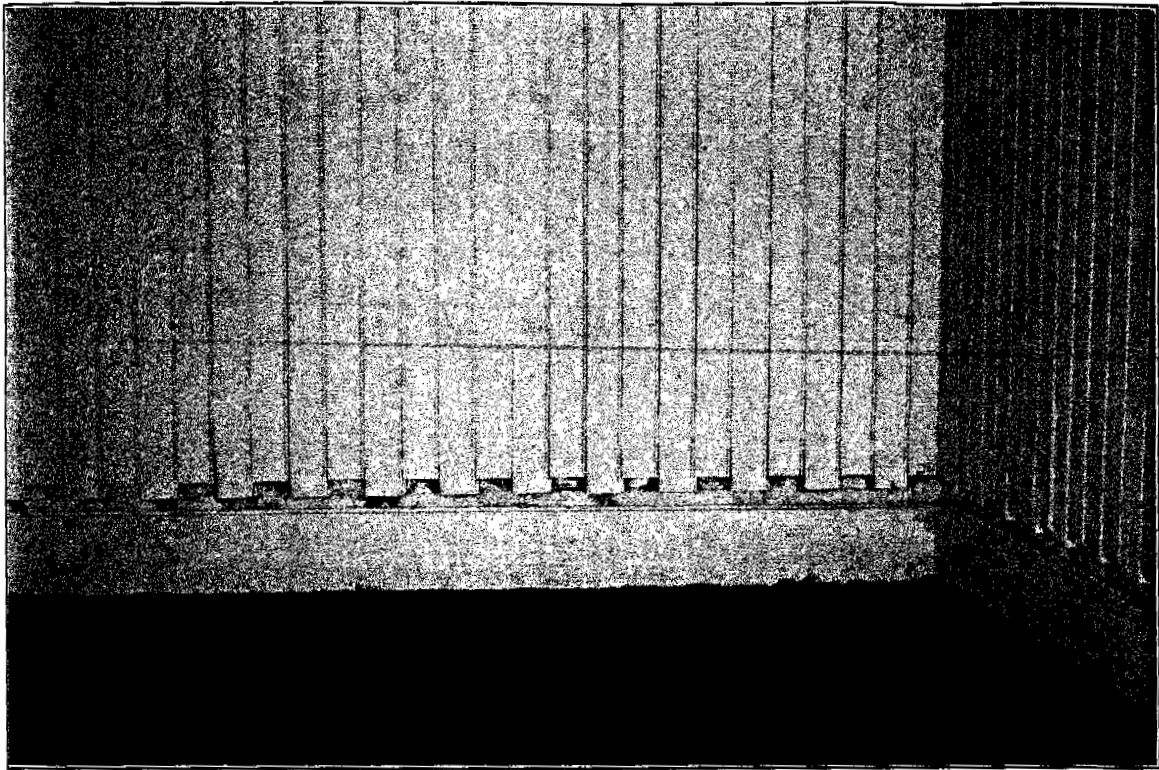
Photograph 67 - Chimneys have been repointed improperly - the joints were not raked out to the proper depth, and new mortar is not of the right type, or applied properly. The result ...



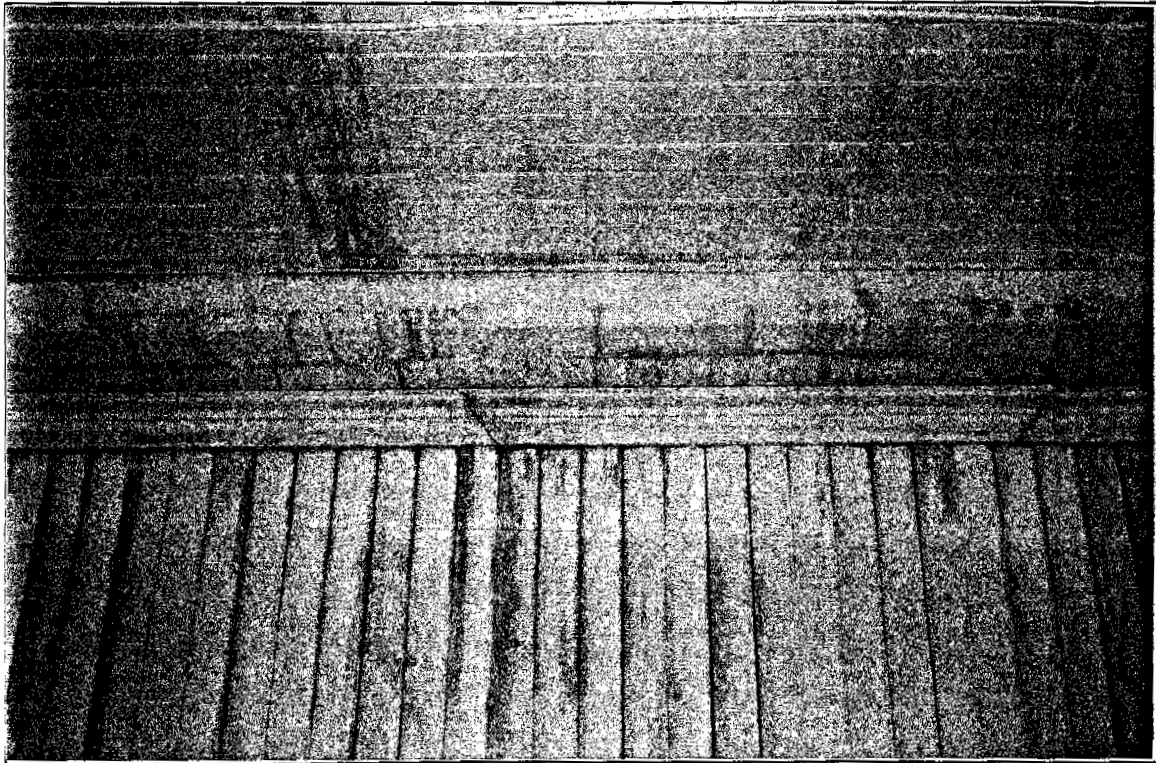
Photograph 69 – Raccoon scat indicates their presence on the roof, looking for entrances to the building.



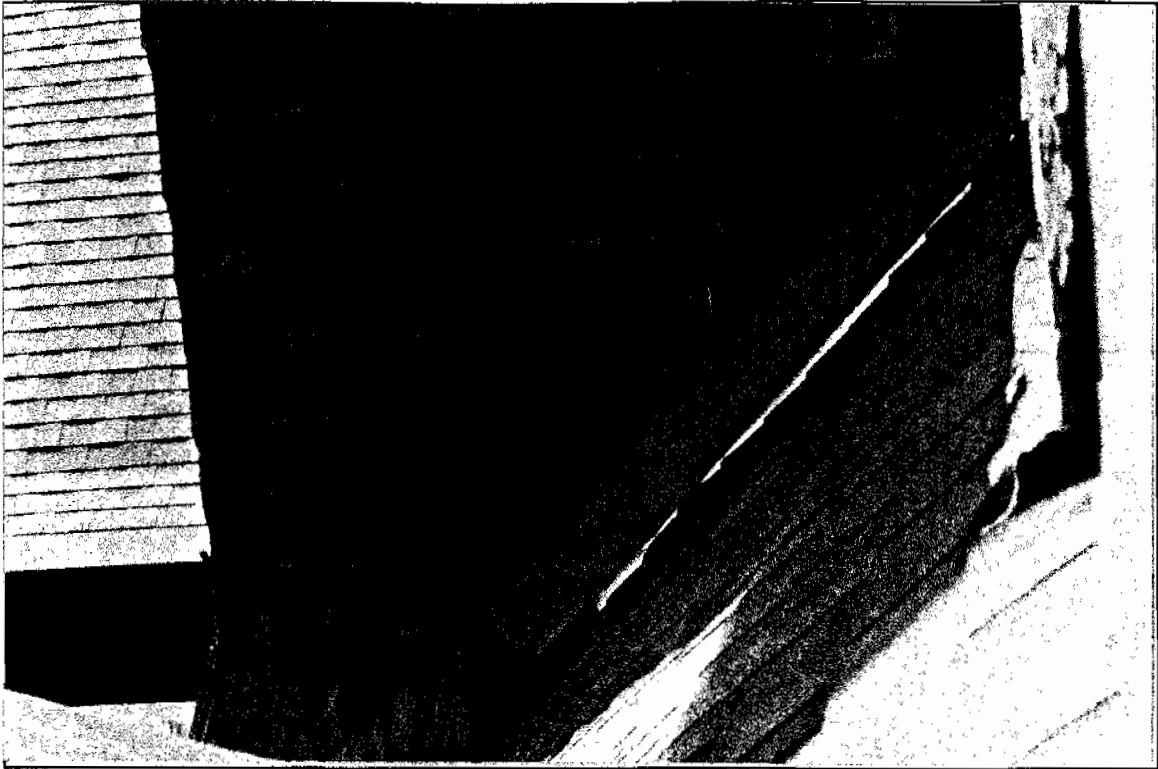
Photograph 70 – Rust on the fire escape compromises its durability and strength.



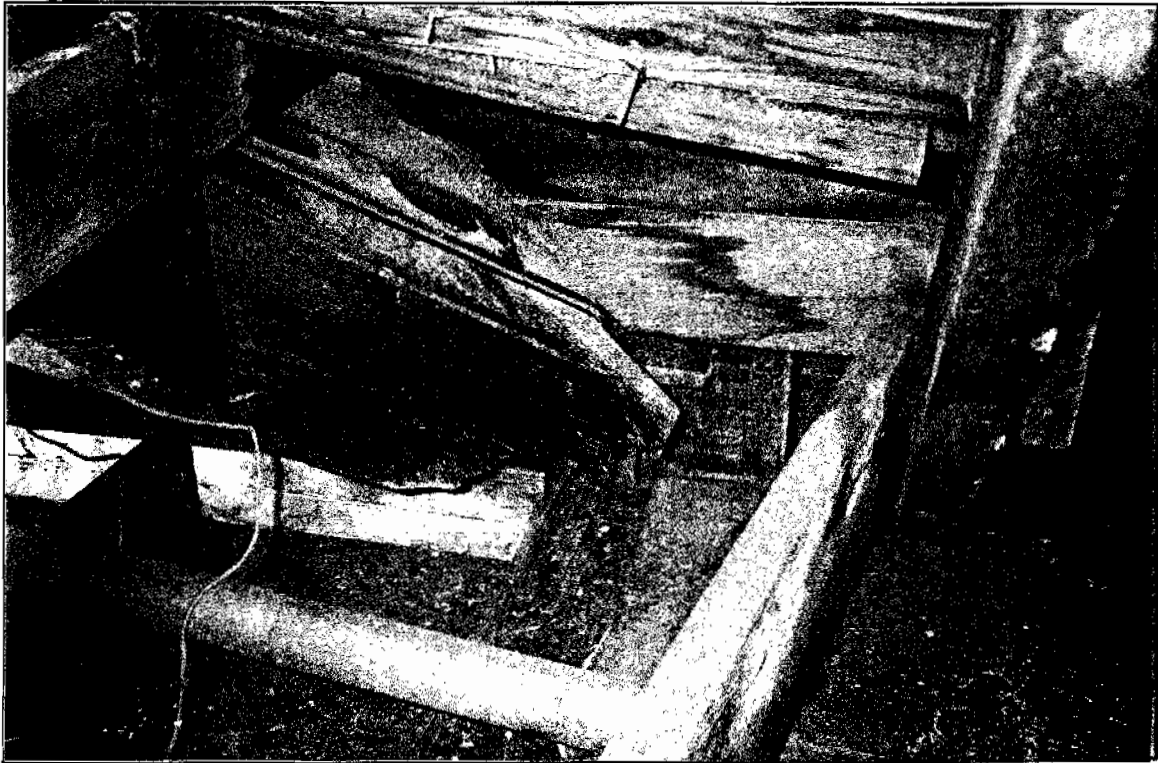
Photograph 71 – Odd detail at the base of the wainscot may indicate that the foundation post-dates the concrete slab floor of the carriage house.



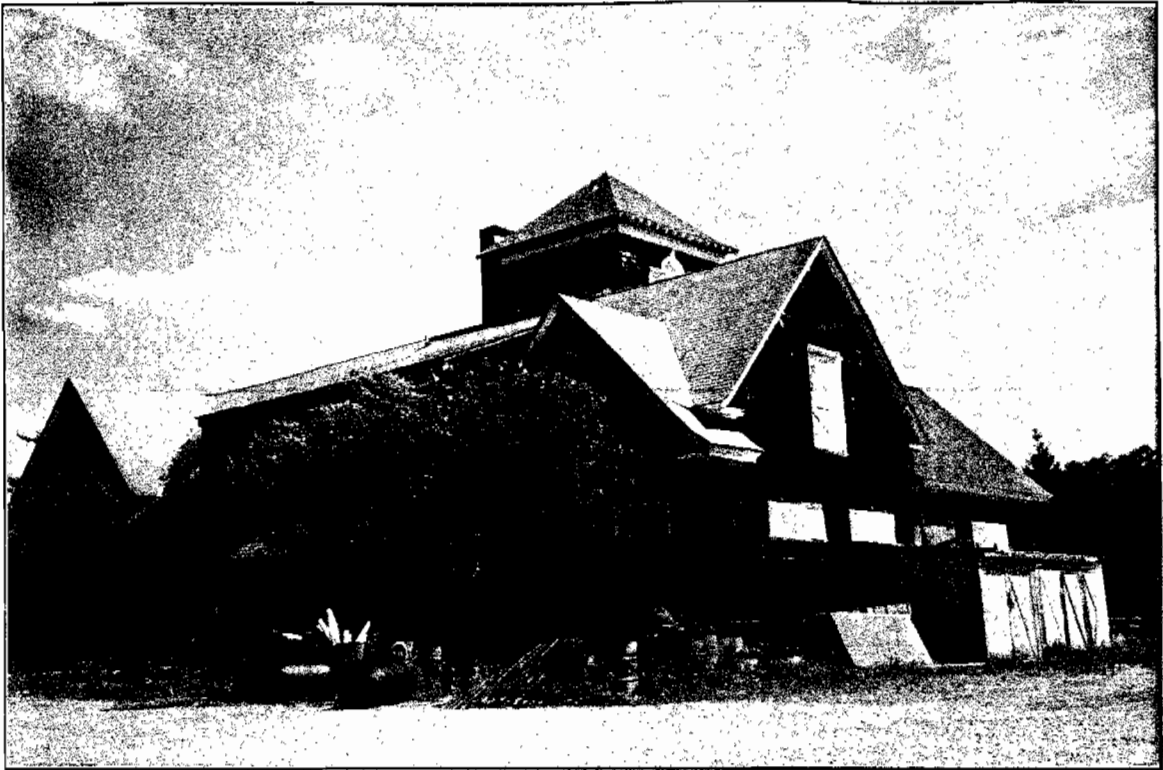
Photograph 72 – Water stains indicate extent of roof leaks – these should be sealed and painted to assure the effectiveness of the roof repairs.



Photograph 73 -- This sidewall flashing should not be left unfinished.



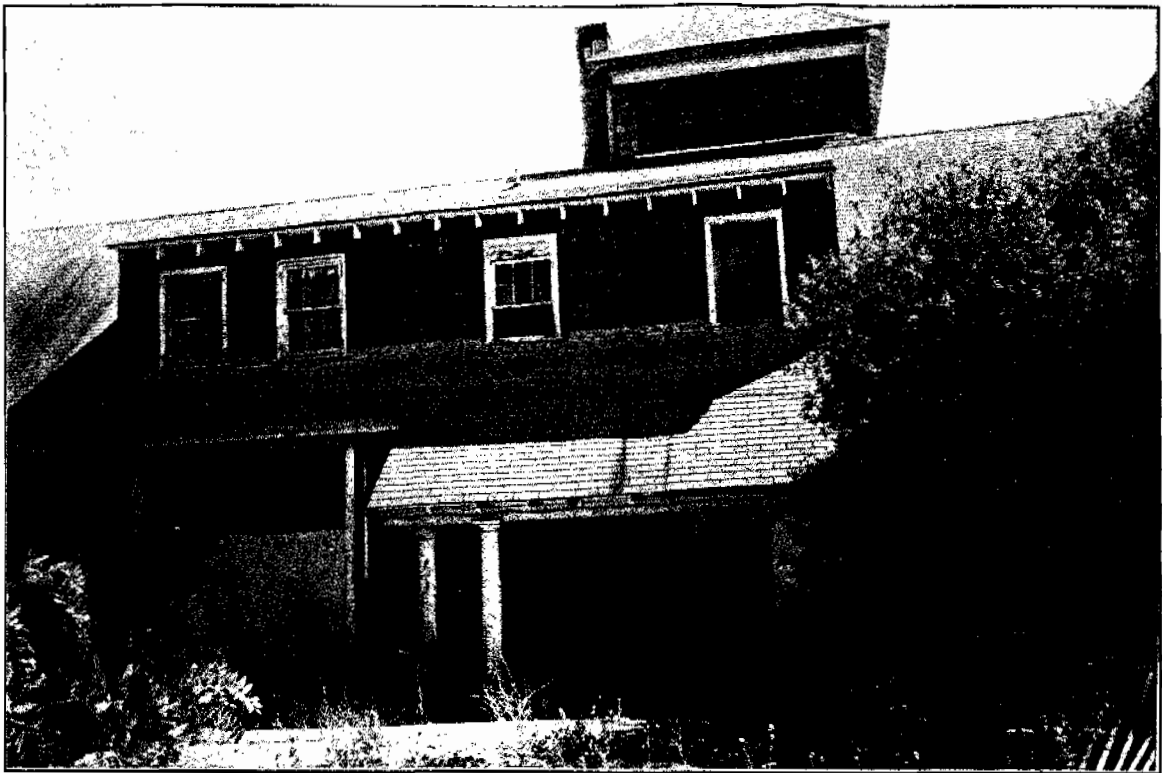
Photograph 74 -- Roof repairs addressed structural work as well, but it is not clear if structural integrity was re-established in area such as this. in the attic.



Photograph 75 – The areas surrounding the carriage house have not been secured or cleaned up, creating an attractive nuisance.



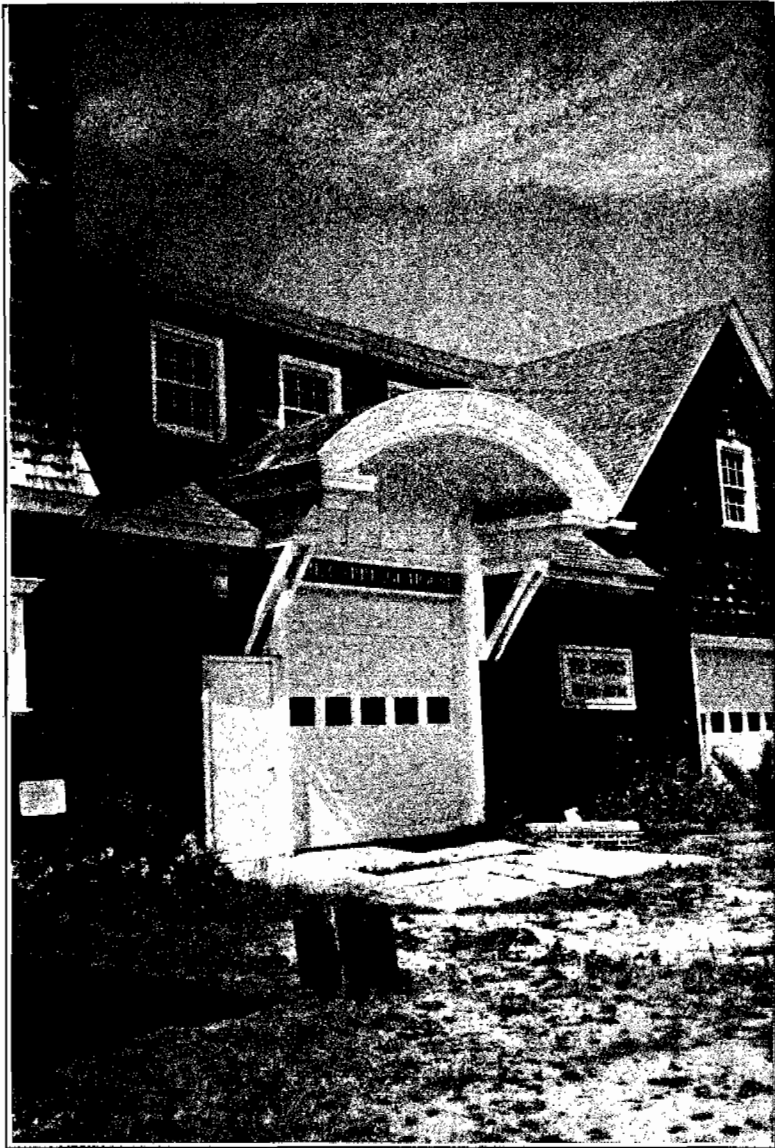
Photograph 76 – Several elevations have severely decayed sidewall shingles that require immediate replacement.



Photograph 77 – Windows are missing entirely from some openings.

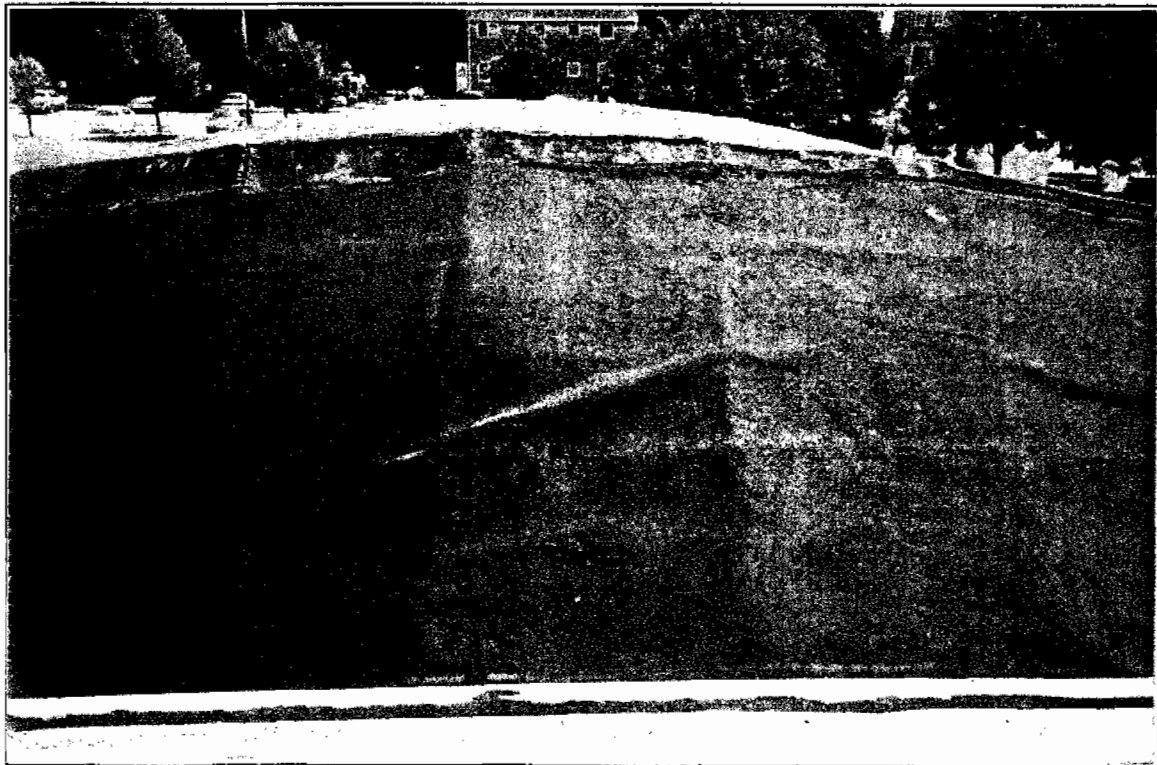


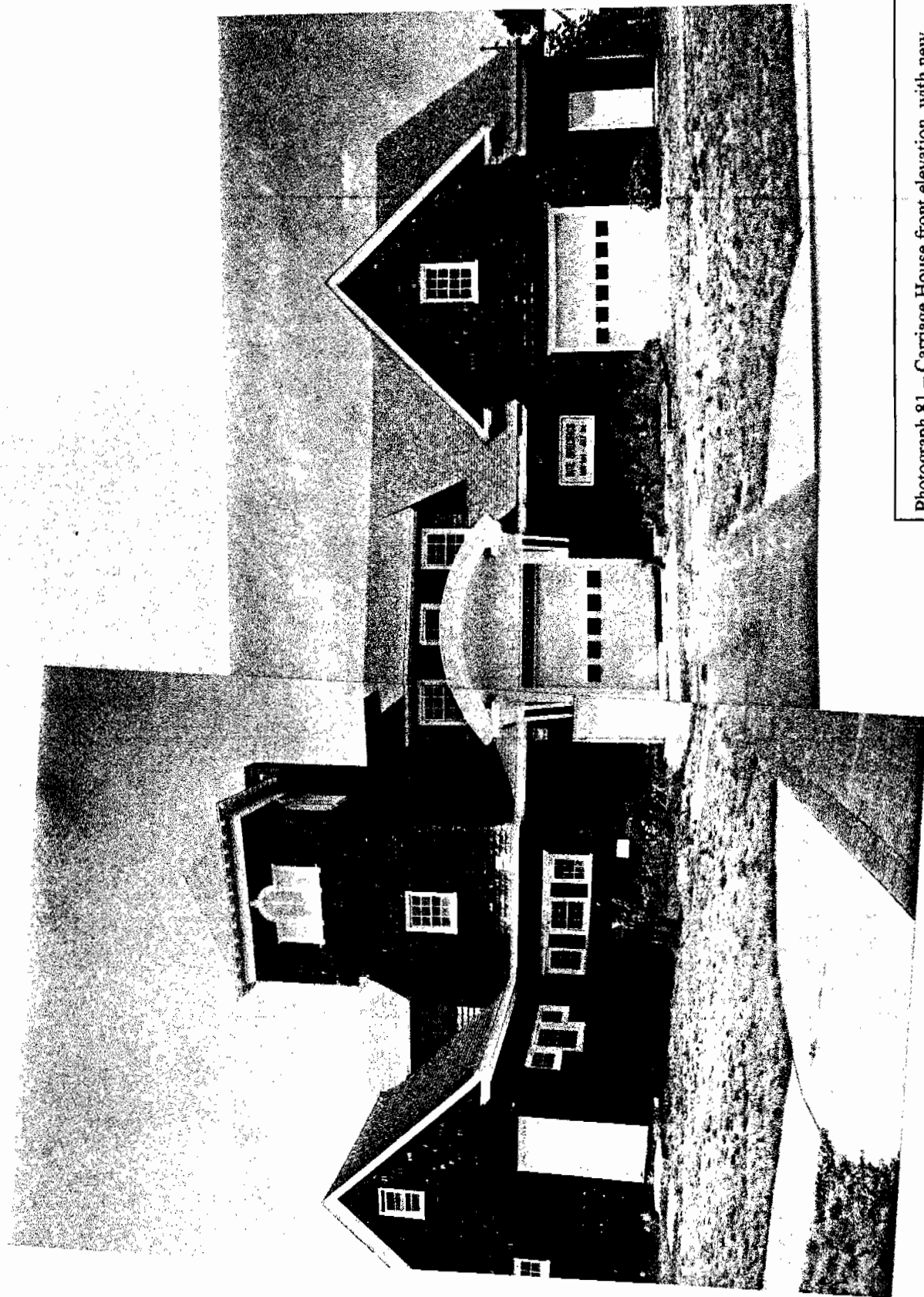
Photograph 78 – Open joints are evident in the chimney.



Photograph 79 – The cantilevered hood over the main entrance to the carriage house actually drains water back towards the building wall...

Photograph 80 - ... where flashing becomes a challenge.





Photograph 81 - Carriage House front elevation, with new gable alongside tower. The addition changes the freestanding quality of the tower. The drainage problem may have been solved less obtrusively with the construction of a cricket.

APPENDIX

1. Pro forma for Property Log Book
2. Resources
3. "Managing Maintenance," John Leeke
4. Heritage Preservation publications
5. SPNEA's Practical Climate Control for Historic House Museums
6. "Caring for Wood Shingles," Kim Lovejoy
7. "The Secretary of the Interior's Standards for Rehabilitation"

Resources

A wide range of preservation and conservation books can be obtained from:

Preservation Resource Group, Inc.
P.O. Box 1768
Rockville, MD 20849-1768
(301) 309-2222
www.PRGroup.com

I particularly recommend you obtain a complete set (#1 - #40) of the National Park Service's "Preservation Briefs" series, which gives basic and understandable information about all types of historic building problems; and the Secretary of the Interior's Standards and Illustrated Guidelines for Rehabilitation, also issued by the National Park Service.

Use the local resources available to you: The New York Landmarks Conservancy Technical Services Center publishes a "Restoration Directory" every few years; contact them at 141 Fifth Avenue, Third Floor, New York 10010

Managing Maintenance

by John Leeke, Preservation Consultant

Use the four steps of maintenance programming: Assess, Plan, Maintain and Evaluate, to reduce deterioration and save money. Learn to set priorities, schedule work and control the costs of maintaining your building.

Are you looking for a way to help your clients and customers care for their early buildings? In these rough economic times they may not have enough resources for an extensive restoration or rehabilitation project. A common reaction of building owners is to do what they can to make the place look good and hope for the best. An alternative is to establish a progressive maintenance program that can, over time, save them enough money to support preservation activities along the way. If maintenance programming is good enough for your clients, consider it for your own home.

Often the need to get serious about maintenance is recognized only after disaster strikes. Many times I've been called to a house when owners wake up in the morning to find their gutters and cornices laying in a decayed heap on the lawn. Debris buildup in the gutter backs up water which leads to leaking gutters and extensive decay in the cornice. Decades of ignored maintenance finally claims their undivided attention.

After dealing with the emergency they realize there is a huge backlog of other maintenance to be done: peeling paint, stuck windows, a broken screen door to fix, and on and on. If this sounds all too familiar, and you wonder if you can give your building the care it deserves with your limited resources, step back and take a deep breath. It is time to establish a maintenance program.

A maintenance program enables you to develop a plan that gives you a fresh perspective and the confidence you need not only to put your building back in shape but to keep it that way.

Deterioration and Renewal

All building materials deteriorate. Some, like exterior paint or wood, can degrade within a few years, and others, like masonry, do so over decades and centuries.

As a building's parts wear out they need to be renewed. It is common knowledge that painted wood exteriors need to be painted again and again. The paint weathers or peels away and must be renewed. This is the cycle of deterioration and renewal that applies to the maintenance of all building materials. Maintenance is a continuing process, not a one-time task that can be done and forgotten about.

Maintenance Program

A program is a listing of activities. A maintenance program controls how often the maintenance cycle repeats. It defines, prioritizes and schedules all maintenance activities for a building. By specifying in some detail, where, when and what maintenance activities will take place you control and limit deterioration.

You may think, "I can't be bothered with something as formal and organized as a maintenance program. After all, the time could be better spent actually working on the building." In fact, every building already has a maintenance program. You just have to come to terms with what kind of program controls the maintenance on your building.

Most buildings are managed with nominal or unfocused programs. Take a look at these common types of programs to see where yours fits in:

Types of Maintenance Programs

Nominal

Little is done until there is a major change in use, ownership, or condition. Someone buys the house, remodels it, and sells it. If a section of gutter falls off, all the gutters are removed. If the window shutters need painting they are simply removed and hauled to the dump.

Maintenance Program: Highly Reactive.

Result: A property that doesn't really serve the needs of its users very well and is gradually getting used up.

Preservation: None. If the value of the property falls below the cost of a new building, economics might dictate tearing down and replaced the building.

Unfocused

Frequently includes very active housekeeping, lawn care and painting. This can be good, but often more serious problems are glossed over. There is enough money, time and motivation to do maintenance, but, a lack of detailed knowledge about old buildings and why they are important. Exactly what maintenance is needed may not be clear.

Maintenance Program: Reactive and Corrective.

Result: A house that looks good, but has occasional problems that range from minor to extensive and expensive. When gutters fall off, they're replaced. Most maintenance beyond lawn care and painting is corrective.

Preservation: In correcting major problems by replacement important historic details are lost.

Efficient

Someone who knows about buildings is in charge. Maintenance is an ongoing activity. Corrective maintenance projects have improved the building to good condition. Preventive maintenance is beginning to be used.

Maintenance Program: Pro-active and Preventive.

Result: A building in good condition that serves the needs of its occupants at a reasonable cost.

Preservation: Loss of important historic fabric is reduced to a minimum.

In the cornice example mentioned above the maintenance program was unfocused and reactive. Everything was thought to be in good shape until disaster struck.

Managing Maintenance

A comprehensive systematic approach to managing your building can assure attention to even the smallest detail. That may seem daunting at first, but don't worry. You don't have to think of or do everything at once. In fact, the three main tactics used in a maintenance program are (1) to divide the difficult into smaller, understandable, easy to do parts, and (2) to combine or spread those parts out, making them easier to do, and (3) take action.

Remember, it is possible to develop a program consistent with your building's needs that is respectful of your limited time and money. Limited funds is no reason not to do maintenance programming, since it saves money in the long run.

The main principle behind maintenance programming is to control what happens to your building rather than just reacting to its deterioration. One technique is to notice the building's subtle conditions and then to take appropriate action. Consider the gutter case mentioned above. Years before the cornice was decayed, peeling paint on the gutter indicated there was excessive moisture in the wood. The peeling paint got worse and worse. Finally it was scraped and painted. Repainting was just a reaction to the symptom. A more appropriate treatment would have dealt with the fundamental cause by cleaning out the gutter and cutting back tree branches above.

Of course it's easy to keep a single gutter in working order. But with the rest of the gutters, dozens of doors and windows, and two acres of lawn mowing, those gutters are easily forgotten. If you deal with maintenance problems as they occur it is easy to get lost in a maze of disparate activities.

Practically all management activities fit neatly into four categories: assessment, planning,

maintaining, and evaluation. You can ease the job of managing maintenance by combining similar activities into these categories and doing each type of activity all at once. Synchronize these activities into the maintenance cycle to improve your efficiency. For example, assess all conditions late in the fall, plan all work during the winter, maintain the building during the spring and summer, evaluate the results early in the fall. After you go through the cycle a few time there will be far fewer emergencies to break up this efficient routine. (See Fig. 1. Cycle of Effective Maintenance)

Assessing

The purpose of assessment is to get an overall and accurate view of the entire property. This will help you set the goals and objectives you need to fulfill your needs.

Begin with a complete inspection that will give detailed critical review of all parts of the building and grounds. This must be done by one who has a broad and detailed knowledge of the building trades, both past and present. An understanding of how the building was meant to work when it was built and a knowledge of modern technologies are necessary to accurately determine conditions. You might need an advisor to do this.

It is tempting and common to look at an obviously damaged cornice and specify a treatment, without determining the cause. The danger is in treating single symptoms such as a decayed hole in the gutter rather than an underlying cause such as an overhanging tree

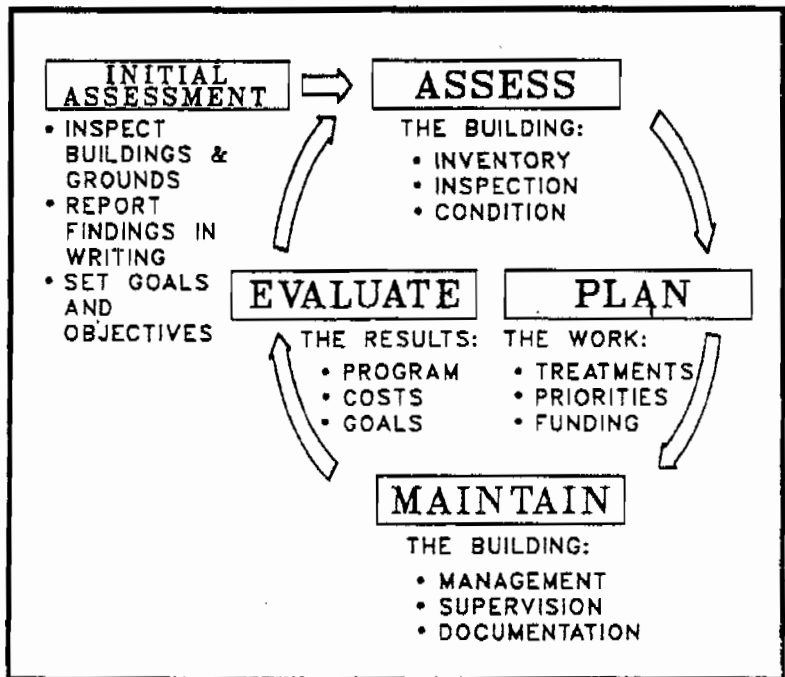


Figure 1. The Cycle of Effective Maintenance begins with an initial assessment. Then the four steps repeat again and again to ensure effective maintenance.

Project Sheet

This form outlines work to be done. Each project might treat a single element such as this cornice repair. A single project could also draw from several pages of inspection notes to include treatment of many elements, for example, all the windows. Another way to organize a project is to include all work in a specific area, like an exterior wall that needs cornice repairs, siding repairs and repainting. Routine preventive maintenance tasks could be outlined on task sheets with a similar format.

PROJECT SHEET, Project Name: CORNICE update: 1 6 94, SHT#: 2
 page #: 4 (On Site Inspection Notes reference), prepared by: JOHN L.

Type of Work
 preservation corrective maintenance one time cyclic: _____ times per _____
 restoration preventive maintenance in-house, contract
 repair unscheduled maintenance
 housekeeping

goal supported: _____
 objective supported: - PRESERVE, - MAINTAIN, - IMPROVE

Location & Element affected: - EAST CORNICE

Treatment & Methods:

- CLOSE HOLES WITH POLY + LATH
- REBUILD CORNICE
 - REPAIR GUTTERS (EPOXY)
 - REPLACE FACIA & SOFFIT
 - PRIME AND BACK PRIME ALL WOOD
- INSULATE WALLS
 - ADD VAPOR RETARDER

Materials: description : amount : supplier

- EPOXY CONSOLIDANT + FILLER	2 QT.	ABATEON
- BRONZE INSECT SCREEN	12 SQ. FT.	MANAG HD. STOCK
- PINE (EASTERN WHITE)	55 SQ. FT.	STOCK

Costs: description : planned : actual

- MATERIALS	\$45.00	\$65.00
- LABOR AT \$12./HR (4.5 HR. CLOSING)	54.00	48.00
- CONTRACT TO REBUILD CORNICE	2100.00	2100.00
- CONTINGENCY	21.00	

People performing work:

Task	Name	phone	Company, address, phone
CLOSING	BOE DALTON	555-1212	STAFF
REBUILDING	DAVE DUNN	555-1234	RESTORATIONS INC.
	JACK DODD		

TYPE OF WORK is easily identified with checkoff boxes.

GOALS are listed from the stated goals and objective sheet.

TREATMENTS & METHODS outlines the work to be done.

"AS DONE" information is recorded here, including methods, materials, costs and who did the work.

that drops leaves in the gutter, and a lack of insulation in the walls that causes ice dams. Standard treatments that come to mind quickly may not be adequate and can even cause harm such as treating wooden gutters with tar.

Planning

In planning you determine what needs to be done, when to do it, who will do it, and how much it will cost. In developing a treatment for a specific condition be sure to address all of the causes of deterioration. Plans for dealing with the cornice damage include three main steps: closing the hole, repairing the damage and preventing future damage. This is all that has to be done on an emergency basis. Rushing into a complete repair without a chance to plan could result in ineffective work. (See Fig. 2. Project Sheet sample form)

Maintaining

Project Management - Control the work

Managing a project, whether it is a single corrective maintenance project or coordinating an entire maintenance program, requires regular attention.

Track dollars, time, and the quality of the work by comparing what is really happening with what is supposed to happen according to the plan. If you notice the work beginning to drift a little away from the plan, immediately take action to bring it back on track.

Be prepared to compromise. Perfection is not often achieved on construction projects. For example, if the wood shingles delivered for the roof have too many defects, consider culling out the poor ones and using them on a back wall or shed in a later phase of the work. If there is some aspect of your project on which you are not willing to compromise, be certain everyone knows about it from the start.

People and Supervision

It takes people to get the work done. You can do an excellent job of tracking dollars, materials, and the condition of your building, but if you ignore the people who will do the work, do not expect success.

Supervising maintenance work is to oversee or "look over" the workers and the work they do. This demands a certain technical knowledge about the work itself as well as the ability to direct and motivate the workers. Call in an architect or preservation consultant to assist with the supervision of critical work.

Contractors should supply their own direct supervision of their workers and subcontractors. Insist that supervisors are onsite whenever work is underway. Your role will be to get the work off to a good start, then to checkup on their work at pre-determined times to make sure they follow through on the plan with satisfactory completion of the work.

Tradespeople, craftspeople and specialists are often described as "independent." You may be paying them by the hour, but they are self-employed. There is nothing more unnerving to a carpenter or painter than having

the owner watching his/her every move. Plan to review their work with them daily before work begins or after work. Ask them to review the past day's work and explain what they plan to do. Then respect their independence and experience by letting them get on with their work. Just make sure you selected the right person to begin with and that he/she has a clear understanding of what you expect.

Contact Person

Establish a single contact person on both sides before work begins. Also set up a procedure for halting the work if it looks to you like the work is not going according to plan.

Be certain any tradesperson you hire deals with just one person in your organization. Nothing is more confusing to a tradesperson than trying to satisfy more than one boss.

If there is a crew or contracting firm working for you insist that they have a lead worker or supervisor on site at all times with whom you will always deal.

Control extensive and lengthy projects with general contractors by having regular weekly meetings that include representatives from the active subcontractors.

Volunteers

Volunteers need supervision if their efforts are to fit into your plans. This applies as well to professionals and businesses contributing services. They need to understand your plan and the desired result.

Volunteers will need training and supervision to ensure that the quality of work is worthy of your historic building. It can be worthwhile to hire a professional to supervise several volunteers because of the higher quality work that results.

Use popular and desirable projects as incentives to draw your people into more mundane work. For example, once work on a rear porch is completed the restoration of a front entryway can be undertaken. This has the added advantage of learning from mistakes on less important work.

Documentation - Record what is done

While work is in progress you may be able to get at areas of your building that are usually not accessible. Hidden areas around chimneys and inside walls will contain important clues about the history and construction of your building. New conditions that may have significant impact on the work at hand or on future work may be revealed. Record as much of this information as possible while it is available.

Be sure to let workers know what you are interested in so they can call you when they come across something of value.

Photos

Probably the simplest way to document the work done on a building is with photography. Put a ruler or measure in the picture so dimensions can be scaled directly from the print. Take notes as you expose the film and then attach the notes to the prints when they come back. Black and white prints are more stable and will last longer than color prints or slides which fade over the decades. Color can make it easier to identify subtle differences in materials and conditions. Color

Maintenance Plan

The maintenance plan is a summary of all the planned projects.

COST SECTION shows when each project will be done and what the cost is expected to be. If you do not know the cost just draw an empty box in the appropriate column to show what year it is to be done.

PROJECTS are listed at the left in order of priority. Each listing shows the project name, location, a brief description, and the project sheet to which it refers.

Projects phased over several years are totaled in the far right column.

Each year's column of costs is totaled at the bottom of the sheet. This forecasts the total maintenance costs for each year into the future. The projection could be refined to account for inflation.

MAINTENANCE PLAN *****		UPDATE: 3/9/94							
Project sheet #	Location description	COSTS							
		1993	1994	1995	1996	1997	1998	1999	TOTAL
CORRECTIVE MAINTENANCE *****									
Steps (SAFETY HAZZARD) #1									
	front door restore		1800						
	Cornice (EMERGENCY) north wall cleanup, close hole preserve, rebuild #2		120						2100
	Screen Door #3 back porch repair, rehang		125						
Exterior Paint #4 strip, prime, 2 coat									
	North Facade		6000		7500				
	South Facade				4000				
	West Facade					4000			
	East Facade						3000		
	Porches								24500
	TOTAL								
Windows #5 sash: strip, repair, reglaze, paint frame: strip, epoxy sill, repaint									
	10% Most Damaged								
	North Facade	1500							
	South Facade	1650							
	West Facade		1650						
	East Facade			1650					
	TOTAL								8100
INTERIOR REPAIRS #6									
	Parlor Water Damage								
	parquet floor preserve		2200						
	plaster & paper preserve			1600					
PREVENTIVE MAINTENANCE *****									
Roof #7 repairs									
	Gutters & Downspouts	400	100	100	100	100	100	100	
	clean out	120	120	120	120	120	120	120	
	repairs	200	100	50	50	50	50	50	
Drainage #9									
	clean out	50	50	50	50	50	50	50	
	repairs	50	50	50	50	50	50	50	
	trim trees, shrubs	100	100	100	100	100	100	100	
Exterior Woodwork #10									
	repairs	1200	1000	1000	500	200	200		
Paint #11									
	scrape, touchup	2000	1500	1000	800	600	400		
Doors & Windows #12									
	adjust, maintain	800	500	400	250	100	100		
	Housekeeping	9000	7000	5600	5400	5200	5200		
UNSCHEDULED MAINTENANCE *****									
		14000	13000	12000	10000	8000	8000		
	YEARLY TOTALS ('94 dollars)	0	43415	34270	26120	23070	17570	14370	

prints and slides are usually easier and less expensive to process.

Video equipment is so common now that it is useful when you need to show images immediately. Video is less useful than photo prints for permanent documentation because its resolution is lower.

If the existing conditions of the work area were not completely documented during the assessment do so before work begins with "before" photos.

"Before and after" photos are important, but "in progress" photos are the most revealing. "Step-by-step" photos and video show important relationships between materials and can be useful for training purposes.

Drawings and Samples

Measured drawings of elements that do not appear in the photographs may be needed. Collect and label samples of unusual materials.

Other documentation methods, such as taking impressions of details or surface features with rubbed paper, wax, aluminum foil, or plaster, may be useful.

Evaluating

The last step in the cycle is to consider the quality, value and success of the maintenance done. The results can be used to improve the program. For example, if you find evidence that a specific paint is peeling after just two years, or galvanized flashing is just as effective as lead-coated copper, it will influence how you do the same work the next time around. This feedback is important because it completes the cycle of maintenance activities, giving the next cycle some solid information and results on which to build.

Case in Point

The gutter and cornice disaster mentioned before caught the owners completely by surprise. They knew this would require a major project just to recover from the damage. After a little soul-searching they realized they hadn't even considered cleaning out the gutters and that there could be other hidden problems lurking in the building. At a loss for where to begin they called me in for help.

I surveyed their entire property, noting conditions and causes. Then we sat down to review my findings. Besides the obvious damage to the cornice I found a few other important problems caused by several decades of deferred maintenance and a whole laundry list of minor items. The problem areas included decayed and unsafe front porch steps, a broken back screen door, all of the exterior paint which was peeling due to heavy paint buildup and the windows, a few were in sad shape and many more didn't work right.

Over the next few weeks we planned several corrective maintenance projects to bring these areas back up to a condition that would be easier and less costly to maintain. I showed them how to lay each project out on a Maintenance Plan that scheduled each project and its cost over the next several years. The

cornice project was fit into the overall maintenance plan as well. (See Fig. 3. Maintenance Plan.)

Referring to the comprehensive survey we set up a plan that projected maintenance a few years ahead so the owners could easily see their cornice project in a wider context. It was not the most urgent, nor the most costly, maintenance they had to face. Anyone could be seriously injured on the front steps so that claimed a higher priority. Dealing with the exterior paint problem would be a far more significant expense since it affected the entire exterior.

The laundry list of minor items was taken care of by scheduling preventive maintenance tasks such as gutter cleaning, spot paint repairs, housekeeping, roof repairs, and minor door and window work. This would keep the rest of the building in good condition. It took some serious thought and financial juggling but they worked out a maintenance program that was consistent with their families' housing needs and respectful of their financial means.

Now the owners perform their own yearly assessment of conditions late in the fall, walking around the building making a list of conditions that require attention. During the winter they review the program and adjust the plan to meet changing conditions. Every two or three years they call me back for an objective review their plans and to help them investigate trouble spots and develop treatments for specific problems. Each year they follow through with maintenance work in the spring and early summer. Year by year, project by project, and task by task the owners have executed their plan.

These owners like to sit back and enjoy the late summer and autumn when all of the hands-on maintenance work is done. They reflect on their hard work to see how they have done. Since the "year of enlightenment" when the cornice fell off, the owners have felt less overwhelmed by their building and more in control. The condition of their home has gradually improved. They are spending less time and money on maintenance. After just a few years of effective maintenance their house is returning them the favor by providing them with a place they can operate their business, as well as lead happy and productive lives.

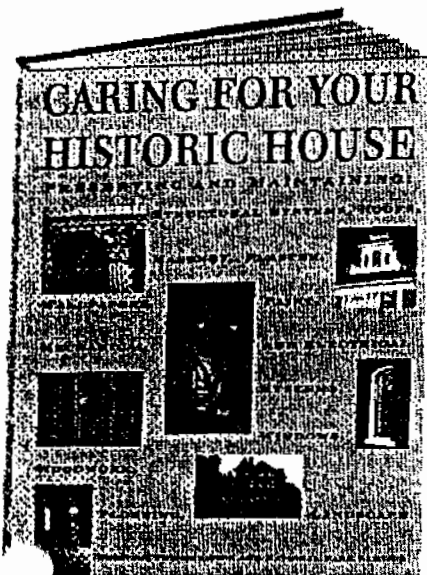
Why would you want to bother with maintenance programming? It saves old buildings and it saves money. A study of the maintenance plan shows that the cost for this cornice recovery was \$6,020. That's enough to pay for the 25 years of routine gutter cleaning (\$170./year) that would have prevented the damage with nearly \$1,800. left over. In these difficult economic times \$1,800. could be put to better use than feeding fungi.

John Leeke is a preservation consultant who helps homeowners, contractors, and architects understand and maintain early buildings. He has been preserving historic buildings in New England for over 20 years and still spends a good part of his time "with hammer in hand."

This article is an excerpt from the 44 page Practical Restoration Report, Managing Maintenance. The complete report is available directly from Leeke for \$14.95. Write or call: RR 1, Box 2947, Sanford, ME 04073; (207) 324-9597.

CARING FOR YOUR HISTORIC HOUSE

by Heritage Preservation and National Park Service



Caring for Your Historic House is a comprehensive guide focusing on the importance of maintenance in preserving historic homes. The book provides practical information on ongoing care and maintenance for older homes as well as advice on when to obtain the help of a professional. Written by leading preservation practitioners, *Caring for Your Historic House* provides expert advice on every aspect of historic homes. Twenty chapters include Why Care about Your Historic House; Getting to Know Your House; Establishing a Maintenance Program; Structural Systems; Roofs; Exterior Masonry; Exterior Woodwork; Wooden Windows; Exterior Paints and Other Finishes; Plaster; Wallpapers; Interior Paints and Other Finishes; Interior Woodwork; Flooring and Floor Finishes; Heating, Cooling and Ventilating Systems; Kitchens and Bathrooms; Lighting and Electrical Systems; Caring for the Landscape; Fire Protection; and Appraisals, Insurance, Preservation Easements, and Estate Planning.

Caring for Your Historic House is an excellent resource for personal and educational use as well as a unique development and membership incentive for historic house museums and historic preservation organizations.

CARING FOR YOUR COLLECTIONS

by Heritage Preservation

Caring for Your Collections: Preserving Your Art and Other Collectibles is the first comprehensive American guide for individuals and institutions on how to care for their collections. This unique volume offers sound advice on the care of collections, preventive maintenance and when and how to obtain the help of a professional conservator. The book's 19 chapters, written by leading professionals, cover a wide range of collection types, including decorative arts, works of art on paper, ethnographic collections, books and documents, metals, paintings and photographs.

Caring for Your Collections may be purchased for personal use, membership and development incentives, gifts for donors and supporters, or as an educational tool.



Price Schedule

Quantity	Hardcover	Paperback
1-19	\$39.95	\$24.50
20-49	\$35.00	\$22.00
50-99	\$31.00	\$20.00
100 or more	\$27.00	\$18.00

SEE REVERSE FOR SHIPPING CHARGES.



Practical Climate Control for Historic House Museums:

SPNEA's Five-Phased Plan for Reducing Moisture in Historic Buildings

PHASE I: intensive environmental monitoring and identification of sources of moisture.

PHASE II: elimination or reduction of sources of moisture through appropriate major improvements to existing weatherproofing systems.

- **Cut back bushes and trees:** take advantage of solar gain by cutting back overgrowth surrounding the structure and thinning trees overhead.
- **Repair roofing systems:** fix leaks, repair roof and chimney flashing, and fix or install adequate gutters to direct rain runoff away from the foundation.
- **Fix windows:** restore window sash, reglaze wherever necessary, add storm windows when possible.
- **Improve drainage:** repair old drainage systems, regrade the area surrounding the structure; if necessary, install adequate new drainage systems.

PHASE III: introduction of humidistatic techniques to reduce humidity levels.

PHASE IV: installation of major mechanical systems to provide year-round climate control.

PHASE V: ongoing rigorous and systematic maintenance of weatherproofing systems, environmental monitoring equipment, and mechanical heating, ventilating and air conditioning units.

Common Sense Solutions to Protecting Collections Housed in Damp Environments

Step 1: Keep collections and buildings rigorously clean to discourage pest infestations and reduce mold growth.

Step 2: Remove stored materials from drawers and chests.

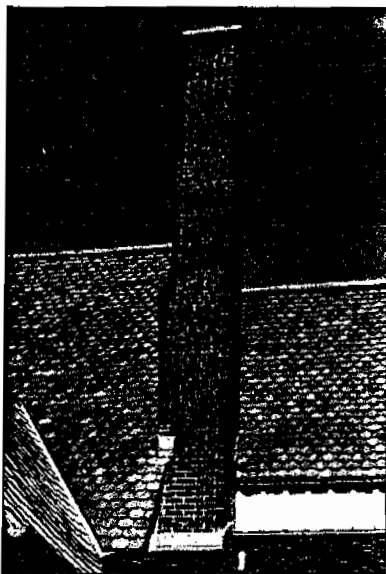
Step 3: Clean out all non-collection related materials from attics, basements, and closets.

Step 4: Take advantage of the closed season to remove paintings from uninsulated exterior walls and to pick rugs up from loosely constructed floors.

Focus: Caring for Wood Shingles

by Kim Lovejoy

Wood shingle roofs and walls are important elements of many historic buildings with a powerfully evocative aesthetic appeal. Owners can prolong their life by proper maintenance, and preserve their historic authenticity through careful research and planning of shingle replacement projects.



Ken M. Luebber

St. James Episcopal Church, St. James, Long Island is a rare example of a Gothic Revival church with a recently installed wood shingled roof.

Wood shingles have a strong aesthetic appeal, evoking the rural past, craftsmanship, and bountiful forests. From the 17th century and into the 20th century, wood shingles were common on the roofs and exterior walls of wood-frame buildings in America. Distinctive styles of shingling and pigmented coatings are associated with different architectural styles and regional craft practices. English, Dutch, German, and Scandinavian building traditions adapted to the abundant supply of wood in North American forests. Shingle-Style picturesque buildings using native wood and rough stone, built between the 1880s and early 1900s on the Northeast coast and suburbs, were inspired by vernacular Colonial buildings.

As asphalt shingles grew in popularity in the mid 20th-century, many wood shingle roofs were replaced, even if shingle siding remained on exterior walls. Rare examples of historic shingled roofs remain on some wood-frame churches and meetinghouses, house museums, and outbuildings, where they have been preserved or replaced in kind.

Shingles have a high insulation value — an R-factor of .95 for a cedar roof, more than double that of 3-tab asphalt shingles — and can withstand high winds and pounding hail. The durability of shingles on a particular building depends on the characteristics of the wood itself, the techniques by which the shingles were made, the quality of installation, preservative treatments, environmental conditions, and maintenance.

Today, maintaining the historic appearance of a wood shingle roof that needs replacement, or recreating one that was removed in the past, can be accomplished successfully with careful research, design, specifications, and the selection of a skilled roofer. It is easy to be overwhelmed by the vast array of sizes, shapes, wood species, surface finishes, and preservative treatments available in the marketplace, as well as options in installation details. Be prepared to spend more time planning a wood shingle roofing project than is needed for other roofing materials typically found on historic religious properties. Specific guidance on maintenance and replacement of wood shingle roofs and walls is available from preservation groups, trade associations, and product manufac-

turers, and much of it is quickly accessible on the World Wide Web (see Resources).

Inspections and Maintenance
Proper maintenance of wood shingled roofs and walls is essential to prolonging their life. Just as fallen wood in a forest decays from the effects of moisture, sunlight, fungal growth, and insects, wood shingles will eventually decay from the same causes. Because historically authentic wood shingled surfaces are expensive to install, the prudent building owner should establish a procedure for regular inspections and maintenance by qualified personnel, professionals, and roofers.

At least once a year, in early spring, thoroughly inspect the condition of wood shingles and all elements of the roof and perimeter drainage system. Use binoculars and ladders. Check inside attics for evidence of leaks or condensation. A designated building committee member or maintenance person should be alert throughout the year for damage, debris, clogged gutters, etc., especially after storms.

Follow these practices for maintaining a wood shingled roof or walls:

1. Keep the roof and gutters free of debris by sweeping off fallen needles, leaves and branches, or trimming overhanging branches.
2. Keep plants, shrubbery, and mulch away from wall surfaces to discourage growth of mildew and other fungi, mosses, and lichens.
3. Replace loose or damaged shingles from a supply of matching shingles stored in a dry location.
4. Keep flashings, sheathing, gutters,

leaders, and drains in good repair.

5. Maintain caulk and sealant around windows, doors, at corner trim boards, and similar joints.

6. Periodically reapply penetrating stain (usually every four to five years) following manufacturer's instructions. Pigmented oil-based stains provide protection against ultraviolet rays, mildew, mold, cracking, peeling, and blistering. Surfaces must be clean and dry before applying coatings.

7. Some roofs may require periodic application of fire-retardant chemicals to comply with local codes.

8. Be alert for growth of fungus, mildew, and coating failures such as peeling, flaking, and blistering, which are symptoms of excessive moisture around, within, or below shingled surfaces. Seek assistance from a professional to identify causes, treatment options, and steps to prevent recurrence.

9. Scrape off moss and lichen build-up which rots shingles. Remove residue with diluted chlorine bleach, protecting adjacent materials and plants as well as the eyes and skin of workers. It is best to avoid power washing, which risks pushing water under shingles, cracking them, and leaching out applied coatings.

Replacement

Even if well-maintained, wood shingles cannot be expected to survive as long as historic wood clapboards and trim. Owners should plan to replace shingles periodically. Although historic wooden shingle roofs of dense heartwood may last over sixty years, premium modern wooden shingles can be expected to last fifteen to thirty years. According to *Preservation Brief 19, The Repair and Replacement of Historic Wooden Shingle Roofs*, published by the Technical Preservation Services Division of the National Park Service, replacement should be considered when "over 20 percent of the shingles on any one surface appear eroded, cracked, cupped or split, or if there is evidence of pervasive moisture damage in the attic."

Roof slopes and sides of a building will weather differently depending on exposure to sunlight and moisture. On some buildings, shingle replacement may be staggered over different years.

Matching the historic appearance of wood shingled roofs and walls is more complicated than one might expect. Many modern mass-produced shakes have rough, corrugated surfaces that are not historically authentic surfaces. The research process to determine the historically authentic species, size, shape, detailing, and installation methods used on your building, and develop specifications for a high-quality, durable installation today, is spelled out in *Preservation Brief 19*. Western red cedar, eastern white pine, and red oak are the most widely available species today. On some buildings, carefully chosen stock manufactured shingles are suitable; for others, custom sawn shingles or even true handsplit shingles match the historic appearance best.

A preservation architect or architectural conservator working with an architect should definitely be involved in planning replacement of a historic wood shingle roof. The architect can evaluate the building perimeter holistically, recommend an appropriate shingle, and design installation details and modifications to sheathing and ventilation.

Another critical process is determining whether and how to apply preservatives, stains, fungicides, and fire retardants, some of which are toxic and require special handling according to local codes. Wood species and chemical treatments also affect the choice of metals used for nails and flashings.

A skilled roofer experienced with wood shingle applications and quality detailing is essential. The roofer must cull out inferior shingles from each square. Shingles must be installed with battens or strapping under each course so they can dry out. Without proper ventilation, even pressure-treated shingles warranted for 30 years can rot and split in five to ten years. Improper installation voids a manufacturer's warranty.

The owner may also wish to engage an architectural conservator experienced in paint analysis to advise on colors for oil-based preservative stains or paints that may have been used on a significant building, and how to replicate their appearance from the fine products available today.

One disadvantage of a wood shingle roof is its greater flammability than other roof types. "A wooden roof will affect the price and availability of property insurance," says William Hoar, Director of Marketing at American Phoenix Corporation of New York. An historic timber-framed building with a shingled roof should certainly have a fire detection system that reports automatically to the fire department. Fire-retardant shingles may be required by local codes. The longest-lasting treatment is pressure-impregnation with salts by the manufacturer. Alternatively, chemicals can be applied to the surface of shingles on-site and renewed periodically. Owners should also be aware that water-soluble chemicals can leach out.




Ken M. Lurbader

When over 20 percent of shingles on a roof or wall surface are cracked and decayed, replacement is warranted.

The Secretary of the Interior's
**Standards for
Rehabilitation**

Revised 1990

U.S. Department of the Interior
National Park Service
Preservation Assistance Division
Washington, D.C.



The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: To be eligible for Federal tax incentives, a rehabilitation project must meet all ten Standards. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. In addition, every effort should be made to ensure that the new materials and workmanship are compatible with the materials and workmanship of the historic property.

Guidelines to help property owners, developers, and Federal managers apply the Secretary of the Interior's Standards for Rehabilitation are available from the National Park Service, State Historic Preservation Offices, or from the Government Printing Office. For more information write: National Park Service, Preservation Assistance Division-424, P.O. Box 37127, Washington, D.C. 20013-7127.

March 1990



File

NEW YORK STATE PARKS & RECREATION Agency Building 1, Empire State Plaza, Albany, New York 12238 Information 518 474-0338
Orin Lehman, Commissioner 0479

February 7, 1979

Ms. Alice Amrhein
Office of the Supervisor
Management Services
Town Hall
Islip, NY 11751

RECEIVED
FEB 9 1979
PLANNING DEPT.

Dear Ms. Amrhein:

Re: Brookwood Hall/Knapp Estate
East Islip, Suffolk County

I am writing in regard to the Town of Islip's proposal seeking nomination of the former Knapp Estate to the National Register of Historic Places.

Following a long and careful review, the Committee on the Registers of the State Board for Historic Preservation decided not to recommend the Knapp Estate for nomination to the National Register. The Committee rejected the proposed nomination because they felt Brookwood Hall did not appear to possess sufficient integrity of design. Specifically, the Committee objected to a prominent glass window in the main house's east or front elevation and the large two story addition north of the original house. In addition, the Committee felt the Knapp Estate did not appear to compare favorably with other estate residences in the region.

Although the estate did not receive a recommendation for nomination, the property may nevertheless be important to the locality. The Division for Historic Preservation therefore encourages local support and recognition of the estate.

As you may know, if a property is rejected for nomination, it may not be considered again by the Committee for a period of at least one year. I have enclosed procedures for National Register listing (see page three, top) and a copy of the Committee meeting minutes (see page four, bottom).

If you should have any questions upon receiving this letter, don't hesitate to contact me.

Sincerely,

Austin N. O'Brien

Austin N. O'Brien
Program Assistant
Historic Preservation Field Services

Enc.
cb

cc: Supervisor Cohalan, Mr. LoGrande •
Mr. Berger, Mrs. Vaughan
Senator Trunzo, Assemblyman Cochrane
Robert MacKay

5.19.77

RECEIVED

FEB 9 1979

PLANNING DEPT.

New York State Office of Parks and Recreation
Division for Historic Preservation
Historic Preservation Field Services

PROCEDURES FOR LISTING OF PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES

1. Authorization of the National Register

The National Historic Preservation Act of 1966 (80 Stat. 915, as amended) authorizes the Secretary of the Interior to expand and maintain the National Register of Historic Places.

The National Register includes not only properties of national significance, but also districts, sites, buildings, structures and objects of significance on the local and state level. The Register is an authoritative guide to be used by federal, state and local governments, private groups, and citizens to identify the nation's historic and cultural resources, and to indicate what properties should be protected from destruction or impairment. It is the legal instrument which insures that registered properties affected by undertakings which are executed, licensed or financially assisted by the federal government will be the subject of review and comment in accordance with Section 106 of the act. Such review and comment are the function of the Advisory Council on Historic Preservation in cooperation with the State Historic Preservation Officer.

Implementation of the National Historic Preservation Act of 1966 is accomplished by the State Historic Preservation Officers (formerly known as State Liaison Officers) who are responsible for administering National Historic Preservation Act programs within their states. All nominations submitted to the National Register by a state for consideration are prepared under the supervision of a full-time professional staff, responsible to the State Historic Preservation Officer. Before submission to the Keeper of the National Register is made, all nominations must first be approved by a professional review board.

2. The New York State Historic Preservation Officer

In New York State the Commissioner of Parks and Recreation is the State Historic Preservation Officer. The Board for Historic Preservation, working through its special Committee on the Registers, serves as the Commissioner's professional review board. The Board members are appointed by the Governor. The Committee on the Registers meets approximately ten times a year to review and recommend nominations to the National Register. The Division for Historic Preservation serves as the staff for the State Historic Preservation Officer and for the Board for Historic Preservation.

3. State Procedures for Nominations to the National Register

a) Proposals for nomination

Usually National Register proposals are an outgrowth of a systematic comprehensive community-wide inventory of historic sites. Conducted by local

preservation groups, planning agencies, or interested individuals, in conjunction with the Division for Historic Preservation's statewide survey program as outlined in the Historic Resources Survey Manual, these inventories are the base data of the National Register program. Sites may also be suggested for National Register consideration by staff members of the Division for Historic Preservation or forwarded through regional headquarters of the Office of Parks and Recreation, or by the various private or municipal preservation agencies in the state. Upon receipt of a request that a site be considered for the National Register, the Division for Historic Preservation staff will determine whether the site appears to meet the criteria of eligibility defined in the National Historic Preservation Act of 1966. If additional information is required, the staff will send questionnaires to the group or individual proposing the nomination. Ordinarily, research is not undertaken by the staff.

b) Advance notification

If the Division for Historic Preservation determines that a site warrants consideration by the Committee on the Registers, the property owner and primary local elected official are notified in a letter explaining the National Register and the intention of the New York State Historic Preservation Office to initiate nomination procedures. In the case of large districts, property owners are not notified individually, but a public notice is published in the local newspaper prior to committee consideration. The committee will be informed of the comments which the staff has received in response to the notification letters and public notices, but recommendation for nomination as such, is based on the criteria of eligibility established by the federal government.

c) Professional review

When sufficient information on the significance of a site is available, the name of the property is placed on an agenda for consideration by the Committee on the Registers at one of their scheduled meetings. Staff members of the Division for Historic Preservation present sites to the committee based on an on-site inspection of the property and the material submitted by the local group or individual. Photographs, maps, basic documentary information on the site itself and documentation of the relative significance of the property in the locality are necessary for the committee to make a finding for an individual site.

In reviewing districts, specific information on the boundaries and a survey of all structures and archeological sites within the proposed district is required.

The committee will either recommend nomination, table the discussion for further information, or reject the site. Individual sites which appear to be within areas that may qualify as historic districts may be tabled for an inventory of adjacent structures.

Recommendations of the Committee on the Registers are recorded in minutes which are circulated to the full Board for Historic Preservation. If, within thirty days of the mailing of the minutes, any member of the Board objects to a finding of the committee, the finding will be reviewed at the next scheduled meeting of the Board. Otherwise, the findings of the committee become the official recommendation of the Board to the State Historic Preservation Officer. If a site is rejected for nomination, it will not be considered again by the committee for a period of at least one year.

d) Notification of action by Professional Review Board

After the board has either recommended nomination of a site to the National Register or rejected its consideration, notification of this action is sent to the officials and property owner previously advised. If the recommendation was favorable, official notification is also sent to the following parties:

1. Regional, county and local planning boards.
2. Any state agency known to be interested in the property.
3. Chairman, regional administrator, and regional historic preservation supervisors of the relevant State Park Commission.
4. Other local government agencies affected.
5. Concerned local groups and individuals including county and local historians.

e) Preparation of nomination for the State Historic Preservation Officer

If the board's recommendation is favorable, the staff, or volunteers working in close association with the staff, will proceed to prepare the National Register nomination forms in accordance with:

1. "How to Complete National Register Forms." published by National Register of Historic Places, National Park Service, U.S. Department of the Interior, January, 1977.
2. The recommendation of the Board and its Committee on Registers as expressed in the minutes of their meetings.
3. Recommendations and requirements expressed in correspondence from the Keeper of the National Register.

The completed National Register form is a compilation of the most accurate information readily available at the time of nomination and is not necessarily a primary (original) research effort. In some instances, groups or individuals working at the local level prepare nomination forms; however, responsibility for the accuracy of the forms and for assurance of compliance with state and federal standards usually rests with the staff of the Division for Historic Preservation.

f) Consideration by the State Historic Preservation Officer

After the nomination form is prepared, it is sent to the State Historic Preservation Officer or his designee for consideration. If he approves the nomination, the State Historic Preservation Officer signs the form certifying that the property has been evaluated and reviewed at the state level according to the criteria and the procedures required by the National Park Service. The nomination is then forwarded to the Keeper of the National Register, National Park Service, Department of the Interior in Washington, D.C. Copies of the form are retained in the files of the Division for Historic Preservation in Albany.

4. Federal Procedures on Receipt of Nomination

All nominations, when received by the Keeper of the National Register in Washington are recorded in a master file, stamped with the date of receipt, and examined carefully to determine that the necessary technical requirements have been met. The Keeper's office notifies the property owner of the nomination and publishes notice of the pending review in the Federal Register. After providing a comment period of 30 days, the professional staff of the Keeper of the National Register reviews each nomination against the established criteria before a determination is made on the property. Receipt of a nomination does not automatically guarantee entry in the National Register. Entry becomes official when the nomination is approved and signed by the Secretary of the Interior or his designee. If questions arise concerning the property while it is being reviewed, the State Historic Preservation Officer will be consulted. Nominations are often returned to the state for additional information. When a property does not appear to meet criteria of the National Register, the nomination is returned.

If the nomination is listed on the National Register, the Department of the Interior will notify the appropriate senators and congressman. After a scheduled delay to allow these officials time to issue a press release, the Department of the Interior will notify the Division for Historic Preservation of the listing. The Division for Historic Preservation notifies the same groups or individuals previously informed that the site was being nominated. A certificate will be prepared recognizing the National Register listing of a property. The annual listing of National Register sites in the Federal Register each February is supplemented by publication of new listings on the first Tuesday of each month.

Department of Parks, Recreation and Cultural Affairs
Jeanette Messina, Commissioner,

Brian Ferruggiani, Councilman
Pamela J. Greene, Councilwoman
Christopher D. Bodkin, Councilman
William J. Rowley, Councilman
Joan Johnson, Town Clerk
Virginia E. Allen, Receiver of Taxes

Pete McGowan, Supervisor

TOWN BOARD



Brookwood Hall

A History of Brookwood Hall

The story of Brookwood Hall is, in many ways, the story of the change and development that characterized all Long Island communities in the past century.

The 41 room mansion was built in 1903 by Harry K. Knapp of Manhattan, one of the city's many millionaire businessmen who chose the south shore of Islip Town as a summer retreat for themselves and their families. The original site was over 100 acres, extending to the East Islip railroad station on the north and Route 111 on the west. With its stately columns and overhanging porticoes, the main building was a perfect example of Georgian Revival architecture and Harry Knapp's elegant, cultivated taste.

The elder Knapp left the building to his son, Theodore Knapp, a sportsman with little interest in running an estate, especially in the years just before the Great Depression. Knapp sold the estate in 1929 to Francis B. Thorne, a wealthy stockbroker and brother of philanthropist Langdon K. Thorne, whose Bay Shore estate is now The Admiralty development.

Francis Thorne Sr. was never a businessman and had bought the estate at the worst possible time. The family fortune went steadily downhill, so that from having 29 servants in 1929, Brookwood Hall was maintained by only three just ten years later.

Despite severe financial problems, Thorne maintained the estate as somewhat of a cultural center to augment the education and training of his children—especially Francis Thorne Jr. Young Francis, who was to become an eminent musician and classical composer, was seven years old when the family moved to the mansion. The child had four sisters and a brother, many of them also musically gifted. The life Francis described was one of great gentility, combining frequent musical gatherings and the requisite social events. In 1930, when his oldest sister made her debut, the servants set huge candle holders along the walkways going to the lake. At an appointed moment, the electricity was turned off and the servants carried the candles in a twinkling parade through the lush greenery to the ballroom and the waiting guests. The gesture was typical of the many romantic moments the Thornes created for their extensive set of friends and family.

After graduating from Yale in 1942 and serving in the Navy, Francis Thorne Jr. decided to devote himself full time to his musical career. He moved to Manhattan where he founded the American Composers Alliance, a revolutionary group which presented a forum for the composers of the day, including such diverse figures as Charles Ives, Roger Sessions, John Phillip Sousa and Duke Ellington. Mr. Thorne's compositions were widely played. His *Elegy for Orchestra* was commissioned by Eugene Ormandy for the Philadelphia Orchestra, and his passionate promotion of Jazz shaped the direction of American music for several decades.

Given the estate's link to musical and cultural history, it is fitting that Brookwood Hall is now the Islip Art Museum and the offices of the Islip Arts Council, in addition to the Town of Islip's Department of Parks, Recreation and Cultural Affairs.

The Thorne ownership, and the golden era of the estate, ended in 1942 with Francis' departure for the city and the sale of Brookwood Hall to the Orphan Asylum Society of Brooklyn which had been displaced from its building by the Navy's war needs. The Orphan Asylum operated the Brookwood Hall Orphanage for as many as 72 orphans for the next 23 years. The wards grew all their own produce on the grounds and were often mentioned in newspaper account during the war years because of their elaborate Victory Garden.

In 1965, the Orphan Society sold the property to Alfred and Fred Wimmer, who in turn sold it to the Town of Islip on January 6, 1967 for \$385,000.

When informed that Brookwood Hall was to become municipal office space, the society matron Mrs. Walter Herrick of Manhattan (formerly Mrs. Harry K. Knapp Jr.), whose father-in-law built the home, could only comment to reporters, "How dreadfully dull."

**TOWN OF ISLIP
DEPARTMENT OF PLANNING & DEVELOPMENT**

TO: ORLA

DATE:

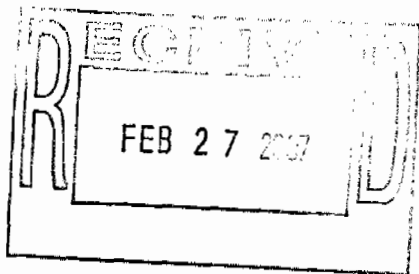
RE:

The attached papers are referred for the purpose indicated below:

- As requested
- Please note and file
- Please review and advise - S.O.P.
- Please handle
- For your information

REMARKS:

Thanks.



Gen

Signature

February 19, 2007

Mr. Eugene Murphy, AICP
Department of Planning and Development
655 Main Street
Islip, NY 11751

Subject: Invitation to Comment in Section 106 Consultation Process
NY0968D/East Islip/Amvets
141 Carleton Avenue, East Islip, New York 11730
EBI Project Number: 61066277

Dear Mr. Murphy:

In accordance with FCC NEPA rules and Section 106 of the NHPA, the above-referenced telecommunications project is being evaluated by EBI for its potential effects to districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed, or potentially eligible for listing in the National Register of Historic Places (NRHP). Based on EBI's review of the characteristics and location of the proposed project, the project does not meet the exclusions stated in the "Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission," dated September 2004, ("Nationwide Agreement"); therefore, the project is required to undergo Section 106 review with the State Historic Preservation Office.

This letter is to invite the Islip Department of Planning and Development to review the attached plans for a proposed telecommunications facility to be located at the address noted above. The proposed facility will consist of mounting twelve antennas at a height of 70 feet on an 80-foot monopole to be constructed by others and a 12-foot by 20-foot equipment shelter located within an 18-foot by 25-foot fenced compound at the base of the tower. The compound will be located between the two buildings on the American Veterans Amvets 18 property.

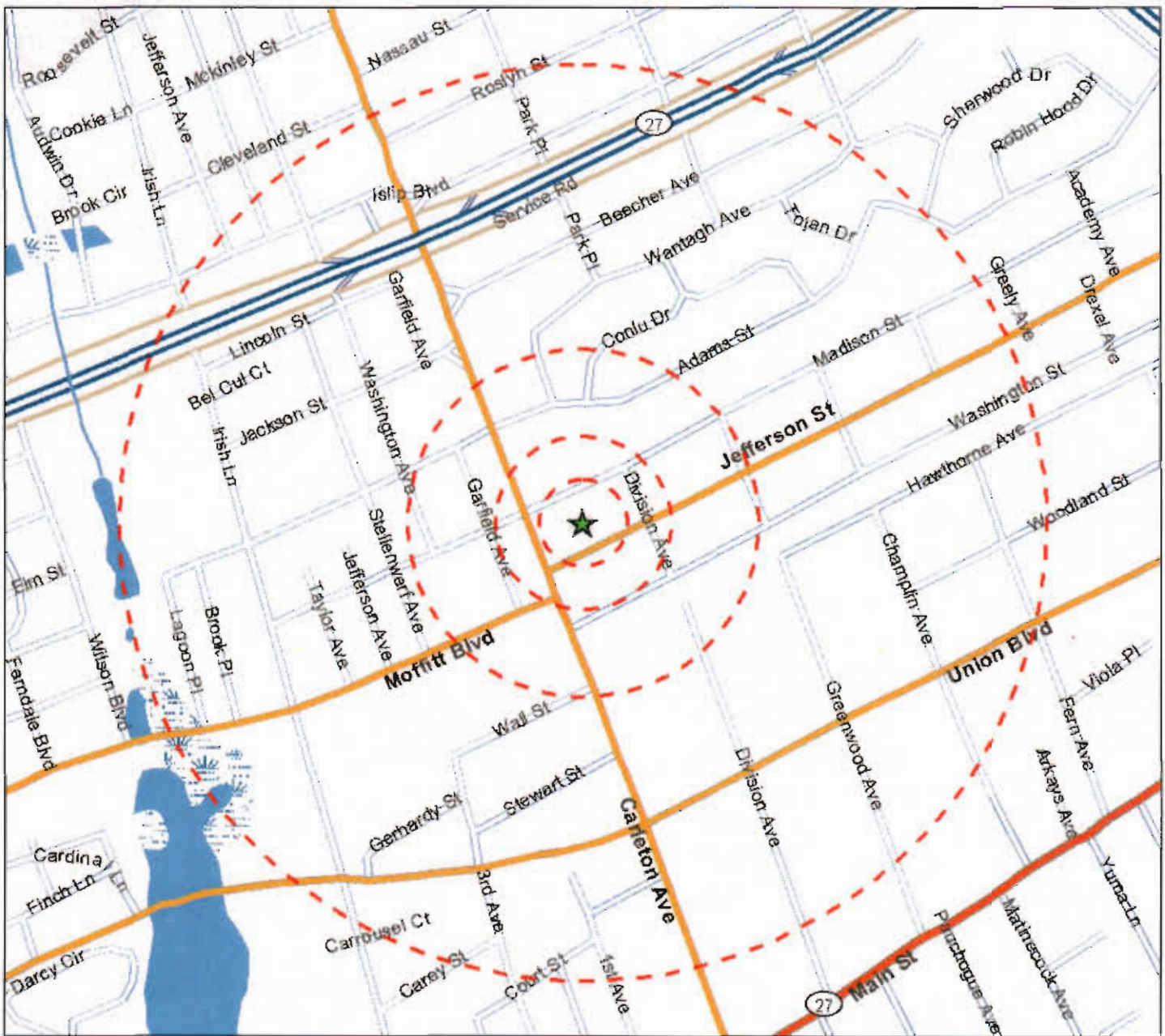
On behalf of *Nextel Communications of the Mid-Atlantic, Inc.*, we are inviting comment on the project's potential effects to districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed, or potentially eligible for listing in the NRHP. We would appreciate any comments you wish to provide regarding the potential effects of the proposed facility on any historic property in a letter directed to the address noted above within the next 30 days. Please do not hesitate to contact us if you have any questions or concerns on the proposed project.

Respectfully Submitted,



Laura L. Mancuso
Architectural Historian
(717) 779-9683

DM
status?
of application
not yet / Gen
palm Co.



Legend

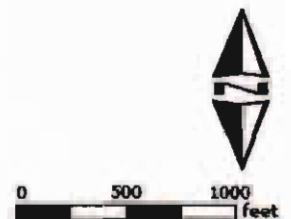
- ★ Project Site
- Site Buffer at 250', 500', 1000' and 1/2 mile

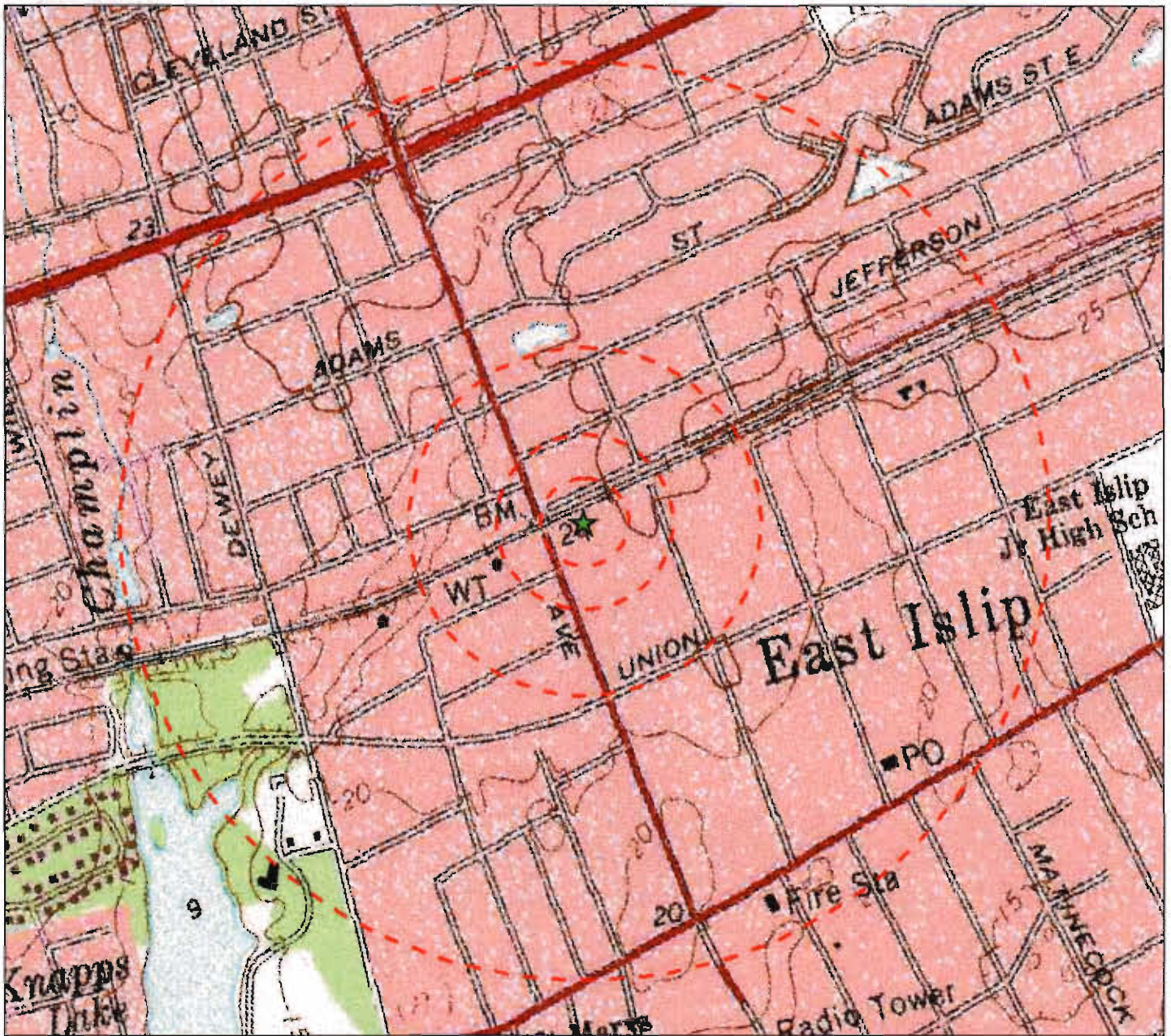
Source: Selected data from ESRI, EBI and NWI

Figure 1 - Site Location Map

NY0968D/East Islip/Amvets
 141 Carleton Ave
 East Islip, NY 11730

PN: 61066277





Legend

- ★ Project Site
- ▭ Site Buffer at 250', 500', 1000' and 1/2 mile

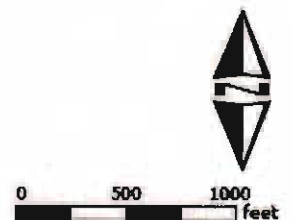
USGS 24k Quad: Bay Shore East, NY 1979

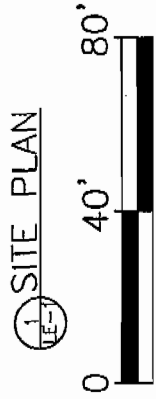
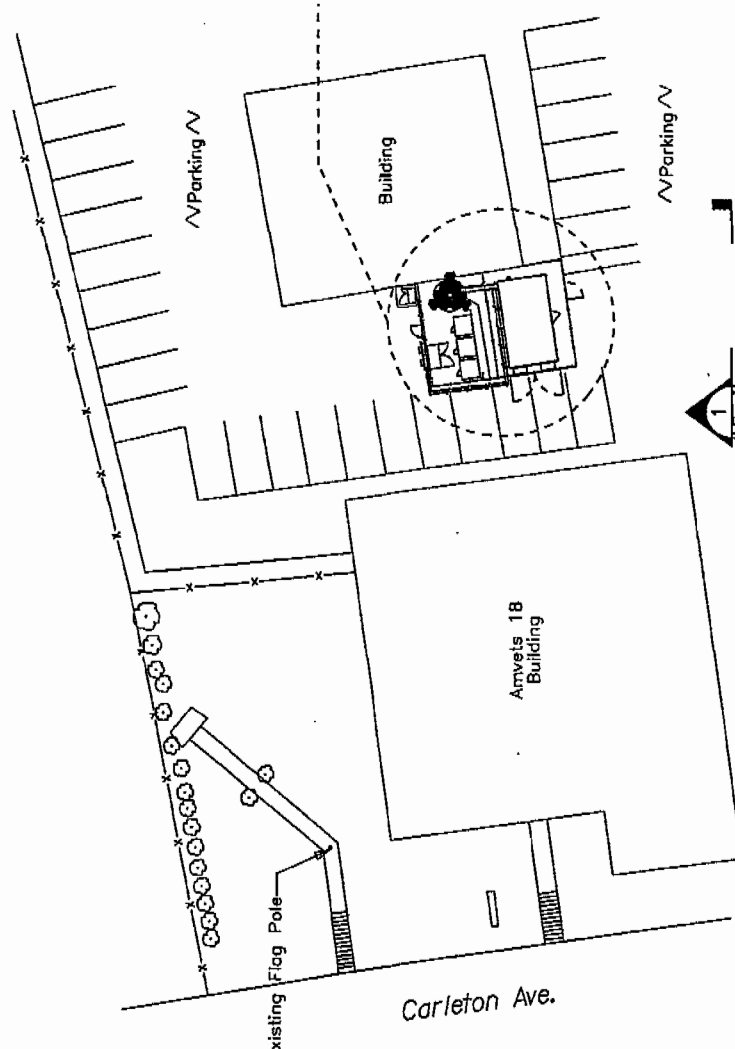
Source: Selected data from ESRI, EBI and USGS

Figure 2 - USGS Quad Location Map

NY0968D/East Islip/Amvets
 141 Carleton Ave
 East Islip, NY 11730

PN: 61066277





TOTAL NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS PER SECTOR:	4
TOTAL NUMBER OF ANTENNAS:	12
TOTAL NUMBER OF COAX CABLES:	18
TOTAL NUMBER OF GPS DEVICES:	4
TOTAL SF OF LEASE EQUIPMENT SPACE:	240
TOTAL SF OF GENERATOR PAD:	0
TOTAL SF OF LEASE AREA:	240

Drawn By:	GGE	Date:	10/19/06
Checked By:	CC	M&S Work #:	066ND027
		LE-1	
Approx. Scale as Shown.			

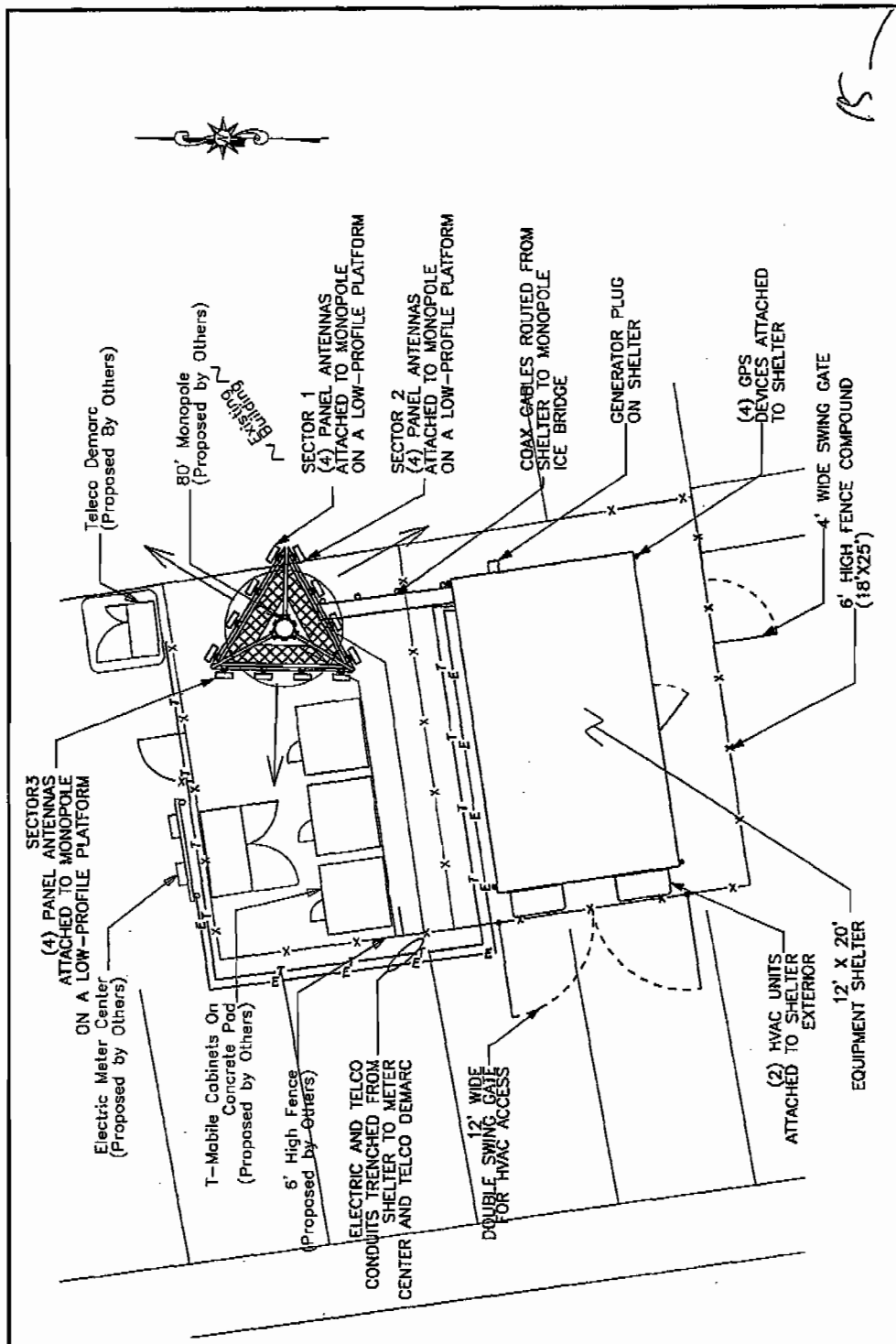
Prepared By:
Mallick & Scherer, P.C.
consulting Engineers
Construction Inspectors
Land Surveyors
 One Salem Sq. 295 Rt. 22 East
 Whitehouse Station, NJ 08889

Site No.: NY-0968
 Site Name: Heckscher State Park
 Site Address: 141 Carleton Avenue
 East Islip, NY 11730

APPROVALS:

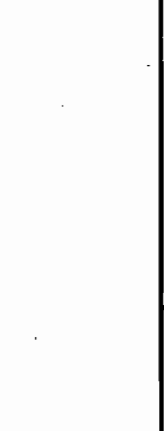
RF	
OPS	
CFS	
C/PM	
LL	

Sprint
 Together with NEXTEL
 One North Broadway, 11th Floor
 White Plains, NY 10601



TOTAL NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS PER SECTOR:	4
TOTAL NUMBER OF ANTENNAS:	12
TOTAL NUMBER OF COAX CABLES:	18
TOTAL NUMBER OF GPS DEVICES:	4
TOTAL SF OF LEASE EQUIPMENT SPACE:	240
TOTAL SF OF GENERATOR PAD:	0
TOTAL SF OF LEASE AREA:	240

Drawn By:	GCE	Date:	10/19/06
Checked By:	CC	M&S Work #:	06GDN027
LE-2		Approx. Scale as Shown	



1 PLAN VIEW
LE-2

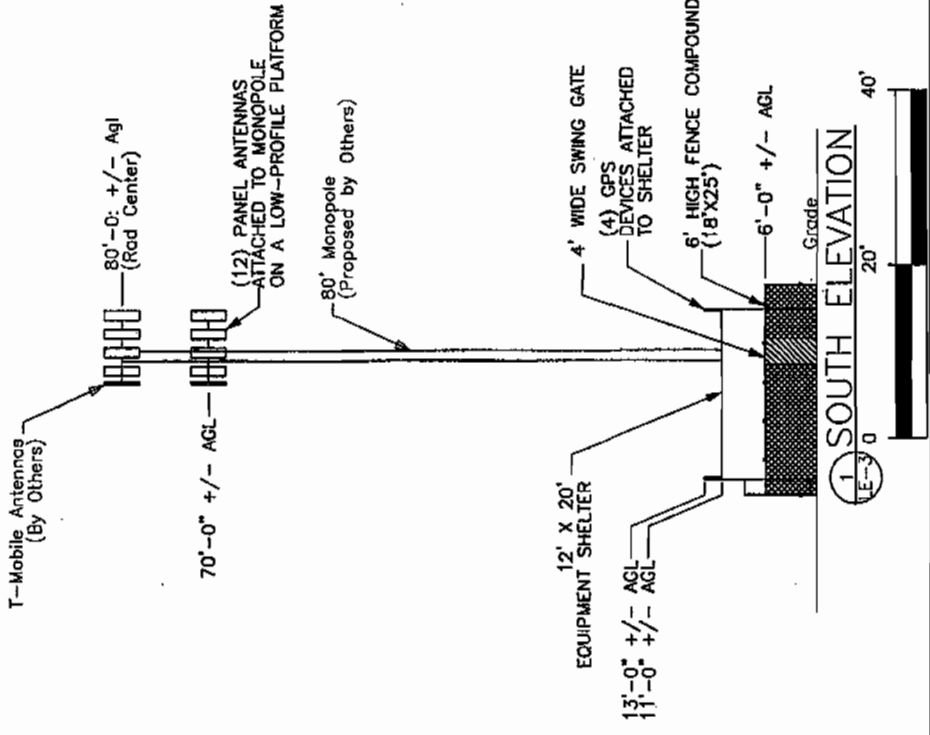
Prepared By:
Mallick & Scherer, P.C.
Consulting Engineers
Land Surveyors
One Salem Sq. 295 Rt 22 East
Whitehouse Station, NJ 08889

Site No.: NY-0968
Site Name: Heckscher State Park
Site Address: 141 Carleton Avenue
East Islip, NY 11730

APPROVALS:

RF	<i>[Signature]</i>
DPS	<i>[Signature]</i>
CFS	<i>[Signature]</i>
CPM	<i>[Signature]</i>
LL	

Together with NEXTEL
One North Broadway, 11th Floor
White Plains, NY 10601



15

TOTAL NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS PER SECTOR:	4
TOTAL NUMBER OF ANTENNAS:	12
TOTAL NUMBER OF COAX CABLES:	18
TOTAL NUMBER OF GPS DEVICES:	4
TOTAL SF OF LEASE EQUIPMENT SPACE:	240
TOTAL SF OF GENERATOR PAD:	0
TOTAL SF OF LEASE AREA:	240

Drawn By:	GCE	Date:	10/19/06
Checked By:	CC	M&S Work #:	06GDN027
		Project:	LE-3
Approx. Scale as Shown			

Prepared By: **Mallick & Scherer, P.C.**
 Consulting Engineers
 Construction Inspectors
 Land Surveyors
 One Salem Sq., 295 Rt 22 East
 Whitehouse Station, NJ 08889

Site No.: NY-0968
 Site Name: Heckscher State Park
 Site Address: 141 Carleton Avenue
 East Islip, NY 11730

APPROVALS:

RF	_____
OPS	_____
CFS	_____
CPM	_____
LL	_____

Together with NEXTEL
 One North Broadway, 11th Floor
 White Plains, NY 10601



**TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT**

DIVISION OF ENGINEERING AND CONTRACTS

Interoffice Memorandum

"INTEROFFICE COMMUNICATION NOT SUBJECT TO FOIL DISCLOSURE"

March 4, 2007

To: **Mary Lou Cohalan, Director, The Islip Art Museum**

From: Orla Smyth-LoPiccolo, Architect, Community Development Project Supervisor 

Re: **Brookwood Hall - Historic Information**

Mary Lou,

As promised, last Thursday afternoon, please find enclosed a copy of the following information from our Brookwood Hall historic file:

1. Society for the Preservation of Long Island Antiquities:
Building-Structure Inventory Form
2. History of the Structure (attachment VIII for original application)
3. Brookwood Hall Floor Plans
4. NY State Parks & Recreation denial letter for the nomination of Brookwood Hall to the National Register of Historic Places, dated February 7, 1979.

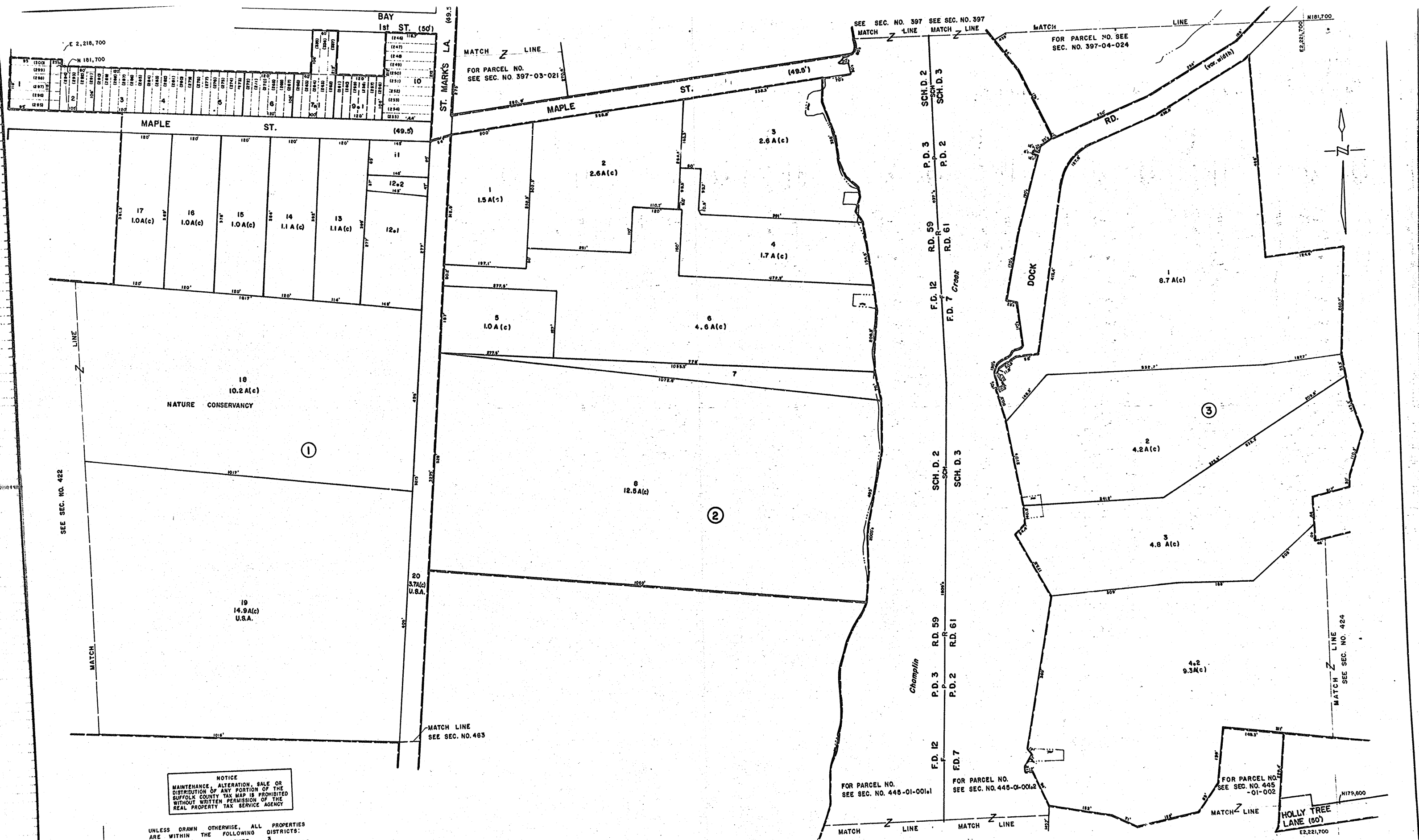
I am forwarding the photos, from my Thursday visit to Brookwood Hall, to the NY State Department of Parks Recreation and Historic Preservation for advisement regarding a possible re-application to the National Register of Historic Places. As discussed if you have any materials that would aide this effort we would greatly appreciate a copy.

APPLIC#	KEYFIELD	PROP 1	PROP 2	PROP ZIP
10305_000201	0500422000100006000	272 OCEAN AVE	ISLIP, N Y	11751
10305_000239	0500370000300011000	29 OCEAN AVE	ISLIP, N Y	11751
10305_000491	0500396000100012000	54 OCEAN AVE	ISLIP, N Y	11751
10305_000639	0500343000100008000	96 SAXON AVE	ISLIP, N Y	11751
10305_000977	0500396000300056000	60 SMITH AVE	ISLIP, N Y	11751
10305_001091	0500396000500023000	175 UNION AVE	ISLIP, N Y	11751
10305_000090	0500370000300029001	350 MAIN ST	ISLIP, N Y	11751
10305_000225	0500370000300043000	444 MAIN ST	ISLIP, N Y	11751
10305_000237	0500371000200032000	754 MONTAUK HWY	ISLIP, N Y	11751
10305_000207	0500463000100002002	S BAY AVE	ISLIP, N Y	11751
10305_000207	0500463000100003000	501 ST MARKS LN	ISLIP, N Y	11751
10305_000207	0500463000100005000	S BAY AVE	ISLIP, N Y	11751
10305_000207	0500423000100018000	S BAY AVE	ISLIP, N Y	11751
10305_000207	0500423000100019000	ST MARKS LN	ISLIP, N Y	11751
10305_000207	0500423000200008000	ST MARKS LN	ISLIP, N Y	11751
10305_000221	0500370000100063000	341 MAIN ST	ISLIP, N Y	11751
10305_000231	0500370000300043000	444 MAIN ST	ISLIP, N Y	11751
10305_000245	0500344000300012000	1 COMMACK RD	ISLIP, N Y	11751
10305_000223	0500370000300018000	340 MAIN ST	ISLIP, N Y	11751
10305_000226	0500370000200037000	479 MAIN ST	ISLIP, N Y	11751
10305_000233	0500370000200074000	605 MAIN ST	ISLIP, N Y	11751
10305_000235	0500370000200076000	655 MAIN ST	ISLIP, N Y	11751
10305_000260	0500370000100066000	401 MAIN ST	ISLIP, N Y	11751
10305_000208	0500397000300013002	77 ST MARKS LN	ISLIP, N Y	11751
10305_000222	0500370000100065000	375 MAIN ST	ISLIP, N Y	11751
10305_000234	0500370000400049000	614 MAIN ST	ISLIP, N Y	11751
10305_000203	0500443000200041000	OCEAN AVE	ISLIP, N Y	11751
10305_000218	0500369000300036000	172 MAIN ST	ISLIP, N Y	11751
10305_000230	0500370000200047000	577 MAIN ST	ISLIP, N Y	11751
10305_000244	0500371000100024000	46 ISLIP AVE	ISLIP, N Y	11751
10305_000244	0500371000100025000	40 MANITTON CT	ISLIP, N Y	11751
10305_001000	0500370000300018000	340 MAIN ST	ISLIP, N Y	11751
10305_000228	0500370000400022000	524 MAIN ST	ISLIP, N Y	11751
10305_001076	0500369000300028001	120 MAIN ST	ISLIP, N Y	11751
10305_001076	0500369000300049001	500 DEGNON BLV	ISLIP, N Y	11751
10305_001076	0500421000200013000	DOVER CT	ISLIP, N Y	11751
10305_000205	0500463000100001000	SO BAY AVE	ISLIP, N Y	11751
10305_000219	0500396000200060000	81 CEDAR AVE	ISLIP, N Y	11751
10305_000229	0500370000200045001	539 MAIN ST	ISLIP, N Y	11751
10305_000874	0500320000400025000	1 WILSON BLV	ISLIP, N Y	11751
10305_000247	0500344000400001000	121 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500344000400002000	115 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500344000400003000	111 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500344000400004000	105 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500344000200041000	108 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500344000400049001	99 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500344000200035000	102 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000200001000	95 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100067001	98 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000200002000	87 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100069000	90 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100070000	86 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000200014000	69 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000200013000	75 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100071000	80 GRANT AVE	ISLIP, N Y	11751

APR 2010	KEYFILE	PROP	PROP 2	PROP 3
10305_000247	0500370000100072000	76 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100073000	74 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000200015000	63 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100074000	66 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000200016000	57 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100075000	58 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000200031000	49 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100076000	54 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100077000	48 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000200032000	41 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100078000	40 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100079000	34 GRANT AVE	ISLIP, N Y	11751
10305_000247	0500370000100080000	26 GRANT AVE	ISLIP, N Y	11751
10305_000243	0500371000200018000	LAZARE LN	ISLIP, N Y	11751
10305_000243	0500371000200017000	25 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500370000400064000	28 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500371000200019002	15 RICHARDSON LN	ISLIP, N Y	11751
10305_000243	0500371000200019001	39 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500370000400063000	36 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500370000400062000	44 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500371000200064000	49 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500370000400061000	50 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500370000400060000	58 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500371000200065000	57 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500370000400059000	66 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500370000400058000	74 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500396000400083000	80 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500396000400084000	86 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500396000400085000	100 S BAY AVE	ISLIP, N Y	11751
10305_000243	0500396000500007000	110 S BAY AVE	ISLIP, N Y	11751
10305_000220	0500370000300018000	340 MAIN ST	ISLIP, N Y	11751
10305_000232	0500370000400048000	592 MAIN ST	ISLIP, N Y	11751
10305_001061	0500443000100017000	69 W BAYBERRY RD	ISLIP, N Y	11751
10305_001061	0500443000100018002	89 W BAYBERRY RD	ISLIP, N Y	11751
10305_001061	0500461000100009004	137 W BAYBERRY RD	ISLIP, N Y	11751
10305_001061	0500444000100022000	68 E BAYBERRY RD	ISLIP, N Y	11751
10305_001061	0500444000100023000	88 E BAYBERRY RD	ISLIP, N Y	11751
10305_001061	0500462000100001000	108 E BAYBERRY RD	ISLIP, N Y	11751
10305_001061	0500462000100003000	136 E BAYBERRY RD	ISLIP, N Y	11751
10305_000878	0500319000200082000	123 FULLER AVE	ISLIP, N Y	11751
10305_000227	0500370000400066000	484 MAIN ST	ISLIP, N Y	11751
10305_000224	0500370000100066000	401 MAIN ST	ISLIP, N Y	11751
10305_000236	0500371000200014001	712 MONTAUK HWY	ISLIP, N Y	11751
10305_000241	0500370000400067000	20 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400029000	31 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400020001	26 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400030002	35 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400019000	34 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400030001	41 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400018000	40 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400031000	45 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400017000	50 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400032000	65 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400016000	54 UNION AVE	ISLIP, N Y	11751
10305_000241	0500370000400036001	67 UNION AVE	ISLIP, N Y	11751

APPLICANT	OFFICE	PROP. 1	PROP. 2	PROP. ZIP
10305_000240	0500370000400015000	55 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400001000	71 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500370000300050000	58 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500370000300051000	62 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300065000	68-70 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300066000	80 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400002000	85 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400003000	91 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300067000	88 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400004000	95 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300068000	94 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400005000	101 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300069000	104 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400006000	107 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300078000	108 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400007000	113 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300079000	114 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400008000	121 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300080000	118 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400009000	127 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300081000	126 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400010000	131 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300082001	130 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400011000	137 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300082002	136 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300089000	140 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400012000	147 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400013000	149 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300094001	148 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400014000	157 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300095001	152 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000300096000	156 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400015000	167 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400020000	166 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400019000	172 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400016001	179 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400018000	178 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400017001	180 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400016002	185 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400039000	191 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400017002	184 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400038000	194 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400040000	197 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400037000	200 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400041000	201 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400042001	205 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400036000	206 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400035000	212 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400044000	215 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400034000	216 MONELL AVE	ISLIP, N Y	11751
10305_000240	0500396000400045000	221 MONELL AVE	ISLIP, N Y	11751
10305_000246	0500345000100039000	134 ISLIP AVE	ISLIP, N Y	11751
10305_000246	0500345000100038000	2761 UNION BLV	ISLIP, N Y	11751
10305_000246	0500345000100037000	UNION BLV	ISLIP, N Y	11751
10305_000246	0500345000100036000	2753 UNION BLV	ISLIP, N Y	11751

OFFICE	LEVEL	PROP. #	PROP. #	PROP. #	ZIP
10305_000246	0500345000100035000	2747 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000100034000	2739 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000100033000	2729 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000100032000	2721 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000100030000	139 NASSAU AVE	ISLIP, N Y	11751	
10305_000246	0500345000100031000	2715 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000200006000	114 ISLIP AVE	ISLIP, N Y	11751	
10305_000246	0500344000300041000	140 NASSAU AVE	ISLIP, N Y	11751	
10305_000246	0500344000300042000	2699A UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300038000	2687 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300037000	2683 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300036000	2679 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300035000	2671 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300034000	2665 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300033000	2661 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300032000	2657 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300031000	2655 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000200005000	2750 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000200004000	2744 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000200003000	2740 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000200002000	2732 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300040000		ISLIP, N Y	11751	
10305_000246	0500344000300039000	2691 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500345000200001000	111 NASSAU AVE	ISLIP, N Y	11751	
10305_000246	0500344000300030000	2649 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300029000	2645 UNION ST	ISLIP, N Y	11751	
10305_000246	0500344000300028000	2637 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000300027000	2631 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400024000	116 NASSAU AVE	ISLIP, N Y	11751	
10305_000246	0500344000400023000	2688 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400022000	2680 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400021000	2674 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400020000	2670 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400019000	2662 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400018000	2658 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400017000	2654 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400016000	2650 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400015001	2646 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400014002	2642 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400012000	43 WATSON PL.	ISLIP, N Y	11751	
10305_000246	0500344000400011000	WATSON PL.	ISLIP, N Y	11751	
10305_000246	0500344000400010000	2616 UNION BLV	ISLIP, N Y	11751	
10305_000246	0500344000400009000	2612 UNION BLV	ISLIP, N Y	11751	
10305_000876	0500320000200078000	287 ISLIP AVE	ISLIP, N Y	11751	
10305_000877	0500344000300012000	1 COMMACK RD	ISLIP, N Y	11751	



NOTICE
 MAINTENANCE, ALTERATION, SALE OR
 DISTRIBUTION OF ANY PORTION OF THE
 SUFFOLK COUNTY TAX MAP IS PROHIBITED
 WITHOUT WRITTEN PERMISSION OF THE
 REAL PROPERTY TAX SERVICE AGENCY

UNLESS DRAWN OTHERWISE, ALL PROPERTIES
 ARE WITHIN THE FOLLOWING DISTRICTS:

SCHOOL	2, 3	SEWER	3
FIRE	7, 12	HYDRANT	3
LIGHT	2, 3	WATER	3
PARK	2, 3	REFUSE	59, 61

Legend

Property or R/W Line	County Line	Fire District Line	Hydrant District Line	Subdivision Lot No.	(34)
Denotes Common Owner	Town Line	Water District Line	Refuse District Line	Deed Dimension	62'
	Utility Line	Light District Line	Block No.	Scaled Dimension	62's
				Deed Area	12A(d)

KEY MAP

397	424
422 423	446
463	446



© COUNTY OF SUFFOLK
 Real Property Tax Service Agency
 County Center
 Riverhead, L. I., New York

TOWN OF ISLIP
 VILLAGE OF
 DISTRICT NO. 0500
 Date of Completion

SECTION NO.
423
 PROPERTY MAP

Prepared By
 MICHAEL BAKER, JR.



**TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT**

Pete McGowan, Supervisor

Daniel J. Gulizio, Commissioner

July 30, 2001

Mr. Thomas Kurr, President
East Islip Historical Society
205 Wensley Lane
East Islip, New York 11730

Re: Brookwook Hall Historic Marker

Dear Mr. Kurr:

Please be advised that the Town of Islip has agreed to fund fifty percent (50%) of the cost of the purchase and installation of two New York State Historic Markers to be located on Montauk Highway and on Irish Lane at Brookwood Hall Park.

The Town match shall not exceed \$717.00. Once the installation is complete, please send the attached claim voucher with a bill for the total cost of both signs to this office.

We appreciate the efforts of your organization in educating the citizenry about East Islip's historic heritage.

Very truly yours,

Eugene J. Murphy
Deputy Commissioner

EJM:jc

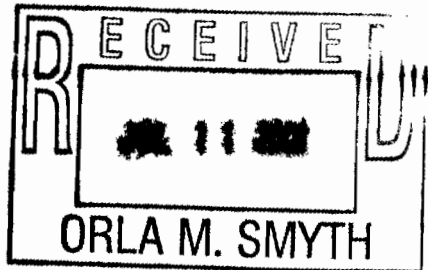
cc: Frank Smith, Deputy Commissioner, Recreation
Mary Reimer Fink, Planning
Orla Smyth, Engineering

TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT

To: Orla Smyth
Date: July 10, 2001
Re: Brookwood Hall Historic Marker

The attached papers are referred for the purpose indicated below:

- As requested
 Please note and file
 Please review and advise
 Please handle
 For your information



REMARK:

They will be sending you a marker language. I believe the best location is off Montauk Highway near the waterfall, since many pedestrians use that entrance.

Eugene J. Murphy

Eugene J. Murphy
Deputy Commissioner
EJM:jc



Pamela J. Greene, Councilwoman

Town of Islip, 655 Main Street, Islip, New York 11751 • (516) 224-5559 • (516) 224-5564

Gene - please refer to JRM or RMP

MEMO

Date: June 22, 2001

To: *JRM* Commissioner Jeannette Messina - Parks & Recreation and
Deputy Commissioner Gene Murphy - Planning

From: Councilwoman Pamela J. Greene/dk *(initials)*

Re: Historical Marker at Brookwood Hall

I have recently been contacted by Mr. Tom Curr of the East Islip Historical Society regarding the placement of historical markers at Brookwood Hall. Mr. Curr was very appreciative of all the courtesies extended to the East Islip Historical Society when they recently hosted members of the Association of Suffolk County Historical Societies.

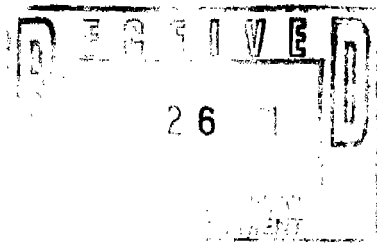
Because Brookwood Hall plays such an integral part in the history and heritage of the Hamlet of East Islip, the Historical Society is requesting that two markers be authorized to be placed on the property. It is my understanding that one marker signifies the history of the former orphanage at the mansion building, ~~while the other would identify the grounds.~~ Mr. Curr understands this is sometimes a lengthy process but they are hoping to coordinate the placement of the signs with the Antique Fair to be held at Brookwood Hall in October.

I am enclosing a copy of Mr. Curr's business card in the event that you have any further questions or wish to speak with him directly regarding initiating the process and any necessary paperwork.

only one marker

F. F. J.

*THE APPROVED
BY GENE MURPHY
07/23/01
T.O. ISLIP PAYING FOR ONE (1)*



PHONE CALL

FOR Orla DATE 7/23 TIME 2:20 A.M.
P.M.

BY Tommy Ann

OF CI Historical Society

PHONE: 581-9085
AREA CODE NUMBER EXTENSION

MESSAGE: Will call back

tomorrow, he u/not

be home

PHONED

RETURNED
YOUR CALL

PLEASE CALL

WILL CALL
AGAIN

CAME TO
SEE YOU

WANTS TO
SEE YOU

SIGNED

Universal 48003



East Islip Historical Society
P.O. Box 389
Great River, NY 11739

Thomas L. Curr, President
(631) 581-9085

<http://www.eastislip.org> e-mail: eihs@eihs.org



East Islip Historical Society
P.O. Box 389
Great River, NY 11739
(631) 581-9085

Revised text for Brookwood Hall Historic Marker.

East Islip Historical Society Logo as above (3 1/2 inch diameter) will be included on the top center of the marker.

Text will be as follows:

BROOKWOOD HALL

Site of Stellenwerf's 19th Century Lake House Hotel. Mansion built by H.K. Knapp in 1903. Knapp and Thorne Estates until 1941. Orphan Asylum of Brooklyn 1942-65.

~~1856-1899~~

ACCURACY OF DATE IS UNKNOWN.
WOULD NOT FIT.

~~Acquired for a Town park in 1942-1965~~

Sponsored by The East Islip Historical Society.

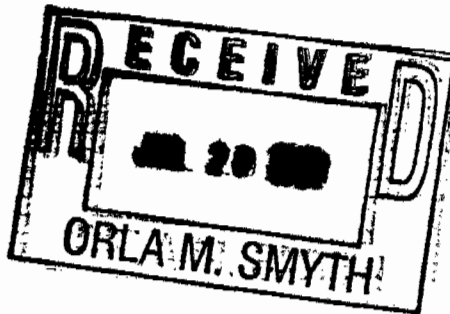
7.23.01

T.O.I will pay for second historic sign as part of a matching grant program and as it is for T.O.I property

APPROVED BY GENE MURPHY TODAY

Gene

7.24.01





Manufacturers of Quality Historical Markers, Plaques, and Industrial Castings in Aluminum, Bronze and Iron

HISTORICAL MARKER ORDER FORM

1-800-214-9572 - Phone/Fax

Bill To: EAST ISLIP HISTORICAL SOCIETY Ship To: THOMAS L. CURR
P.O. BOX 389 205 WENSLEY LANE
GREAT RIVER, NY 11739 EAST ISLIP, NY 11730

Date Required: SEPTEMBER 10, 2001 (please allow 8 to 10 weeks for delivery)

Sign Type (1, 2, 3 or 4): #3

Logo: SUPPLIED (We have several stock logos to choose from. Customized logos can be provided for an additional charge. If requested, please provide diagram.)

Text - Title (15 letters 1 line of 2 1/4" letters) BROOKWOOD HALL

Body (27 letters 5 lines of 1 3/8" letters) LAKE HOUSE HOTEL 1856-¹⁸⁹⁴~~1902~~

WORDING TO BE CHANGED
PER TOM CURR 07.17.01

KNAPP ESTATE 1903-1929

THORNE ESTATE 1930-1941

THE ORPHAN ASYLUM

Credit (30 letters 1 or 2 lines of 1/4" letters) SPONSORED BY THE
EAST ISLIP HISTORICAL SOCIETY OF BROOKLYN 1942-1965

Painting Instructions: Primary Color BLUE
Secondary YELLOW

All *Rustoleum* paint colors subject to local availability. Unavailable *Rustoleum* colors will be substituted with equivalent color and brand.

Name and Telephone Number of Contact Person: THOMAS CURR (631) 581-9085

Authorized Signature: _____ Dated: 1/01

- * Please check spelling. Wording will appear exactly as ordered. Please have order typewritten. Errors occurring due to handwriting will be corrected at customer's expense.
- * If your organization requires a voucher for payment, please include with order.



*Logo
Use this
Reduce
to 3 1/2" D.* →

~~East Islip Historical Society~~

~~Dedicated to the gathering, preservation, archiving and restoration of local area historical artifacts, materials and sites, for educational purposes. History provides us with a frame of reference upon which we can build for today and tomorrow. We meet on the first Wednesday of each month, at 7:30 p.m., except July and August. Interested? Why not join us? Call: 581-1993, 581-9085 or 581-8607.~~



Manufacturers of Quality Historical Markers, Plaques, and Industrial Castings in Aluminum, Bronze and Iron

Dear Sir or Madam,

This letter contains detailed information on the historical markers we have to offer. Also enclosed is a diagram showing the physical difference between the types of signs we offer and an order form with the information we need to process your order. Base price per marker is \$595.00 completely painted. Shipping is \$15.00. If requested, we can also supply the galvanized mounting pipe, cost is \$45.00 each and \$10.00 UPS shipping.

Letter Limits

1. **Logo**---Size is 3-1/2" x 3-1/2" x 1/4" Wood, Metal, or Plastic Pattern. May be furnished by you or we will make one to your specifications for an additional fee depending on design desired. If you would like us to make a logo, please enclose a clear diagram of your choice. We do have the following logos which you may use at no extra charge: New York State Map, American Bicentennial, and the Olympic Circles.
2. **One Title Line**--15 - 2-1/4" Letters
3. **Five Body Lines**-- 27 - 1-3/8" Letters per line
4. **Credit Lines**-- Signs #1 & #3 - 1 Line of 30 Letters
Sign #2 - 2 Lines of 15 Letters each

**Spaces and punctuation marks count as 1 letter each.
Please print clearly or type your order to avoid mistakes**

Our standard markers will be furnished painted two coats of Rustoleum National Blue with the relief (letters, border, and logo) painted Sunset Yellow unless you specify otherwise. We can use any Rustoleum Brand paint colors.

The pipe for mounting, should be 2-1/2" inside diameter and does not need to be threaded.

The length of time to complete your order depends on the number of markers we have on order when we receive your order. We have provided a space on the order blank for you to specify if you would like the marker by a certain date.

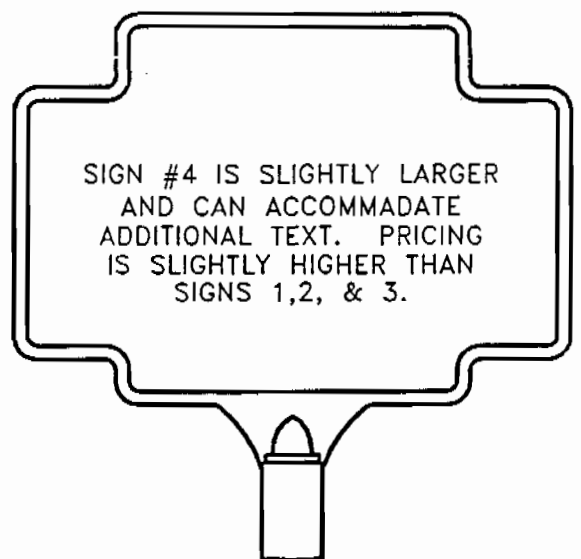
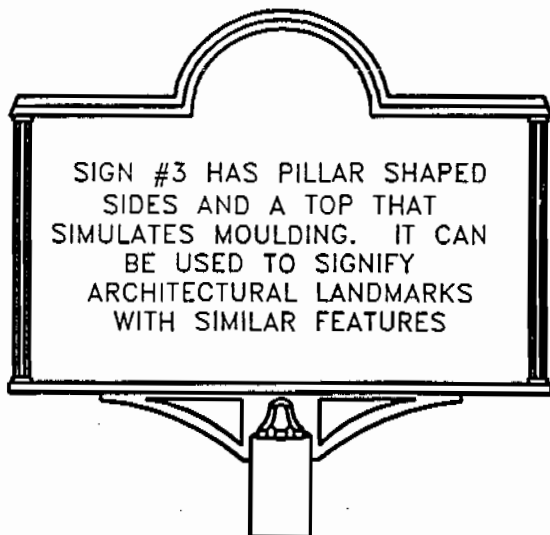
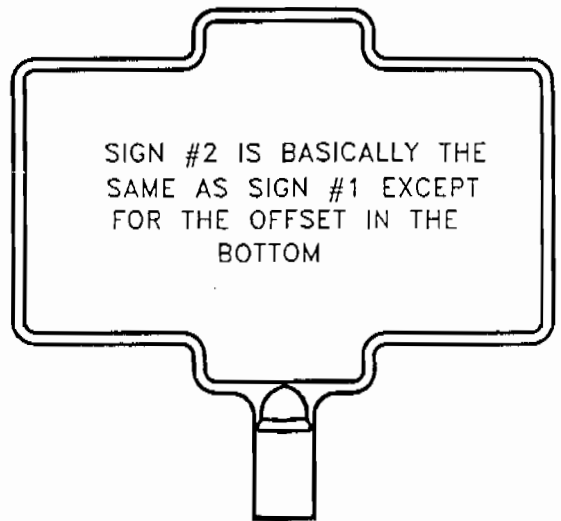
We also produce to order bronze plaques and other aluminum post mount type signs and plaques. If you have a need for a plaque or sign other than the standard markers, feel free to contact us at (607)538-1160.

Sincerely,

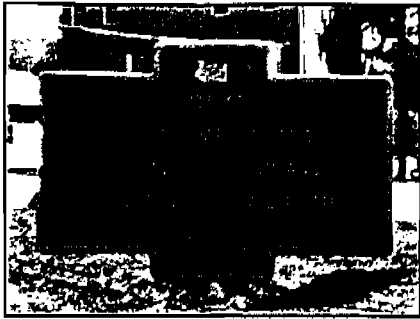
George Haynes



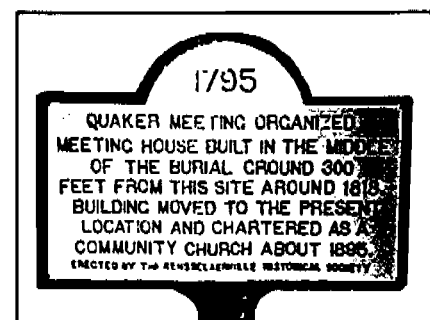
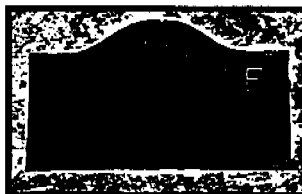
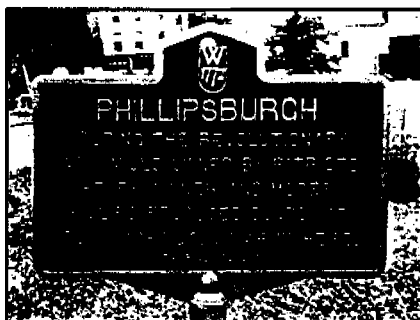
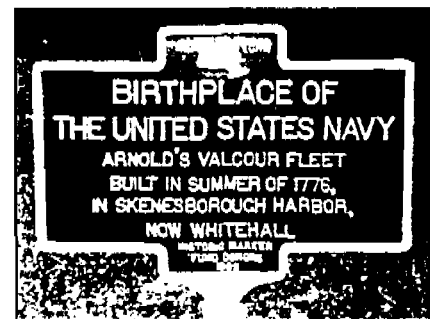
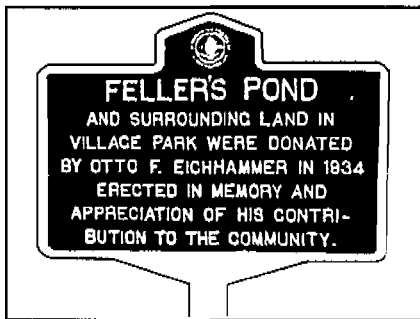
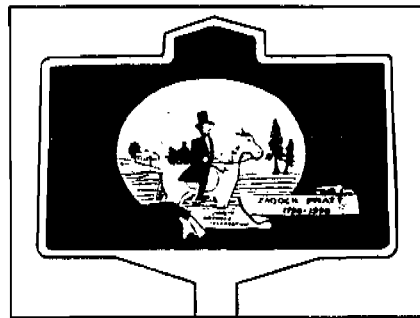
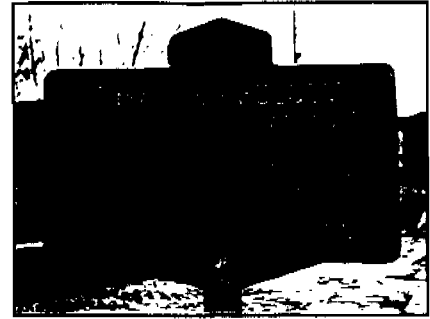
Manufacturers of Quality Historical Markers, Plaques, and Industrial Castings in Aluminum, Bronze and Iron



Markers and Plaques Manufactured by CATSKILL CASTINGS • 1-800-214-9572



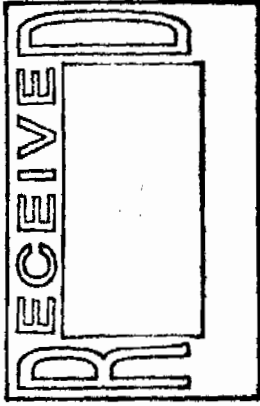
AFTON COMMUNITY CENTER
 STARTED: 1989
 ARCHITECT: NORMAN J. DEFF
 BUILT BY: MARY J. WOODS
 SUPERVISOR: JAMES BOSSIERA
 ELEC. ENGINEER: KENNETH HOWE
 MAINT: DON W. THORPE
 PAINTERS: FRANK S. FENNER
 JOSEPH PALUMBO
 JOHN WALKER
 ROLAND ZAR...
 ...





East Islip Historical Society
P.O. Box 389
Great River, NY 11739

Orla M. Smyth
Town of Islip
Dep't of Planning & Development



9.19.01

|
(TOMMY WEBSTER) GC WORKING
FOR JER MAN.
|

[doc.] FAX #
[692.5269]



TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT

DIVISION OF ENGINEERING AND CONTRACTS

Pete McGowan, Supervisor • Steven J. Rizzo, P.E., Deputy Commissioner / Town Engineer
One Manitton Court • Islip • New York • 11751 • Tel; (631)224.5363 • FAX (631) 224.5365

FAX TRANSMISSION

Eight (8) page fax to 631.631.692.5265

Date: September 19, 2001

To: **Joel Snodgrass**
SPLIA

From: Orla M. Smyth, M. Arch. *OS*

Re: **Brookwood Hall - Town of Islip Department of Parks and Recreation**
50 Irish Lane, East Islip, NY. S.C.T.M # 0500-345.00-02.00-131.00
Yankee Gutter / Built-in Gutter Renovation

Comment:

Further to our telephone conversation of earlier this afternoon please find attached the Building-Structure Inventory Form/ "Blue Form" for Brookwood Hall. In addition I have attached copies of the floor plans and "Tabulation of Approximate Areas" from a 1977 survey.

If you would like to set up an appointment with Frank Smith, Deputy Commissioner of Parks and Recreation, who is overseeing this project and who has offices in Brookwood Hall, he can be reached by telephone at 631.224.5314.

We appreciate your help in sourcing contractors for this project.

cc: Frank Smith- Deputy Commissioner, Parks and Recreation fax # 5440.

345-02-131

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY	
UNIQUE SITE NO.	_____
QUAD	_____
SERIES	_____
NEG. NO.	_____

YOUR NAME: Town of Islip DATE: 2 September 1976
Town Hall
 YOUR ADDRESS: 655 Main Street TELEPHONE: 516 581-2000
Islip, L.I., N.Y. 11751
 ORGANIZATION (if any): Department of Planning, Housing & Development

IDENTIFICATION

- BUILDING NAME(S): Knapp Estate-Brookwood Hall
- COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: East Islip
- STREET LOCATION: North side of Montauk Highway, West of Irish Lane
- OWNERSHIP: a. public b. private 50 Irish Lane
- PRESENT OWNER: Town of Islip ADDRESS: _____
- USE: Original: Private Estate-Residence Present: Various uses sponsored by the
- ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No Town
Interior accessible: Explain Coach house is visible from

DESCRIPTION

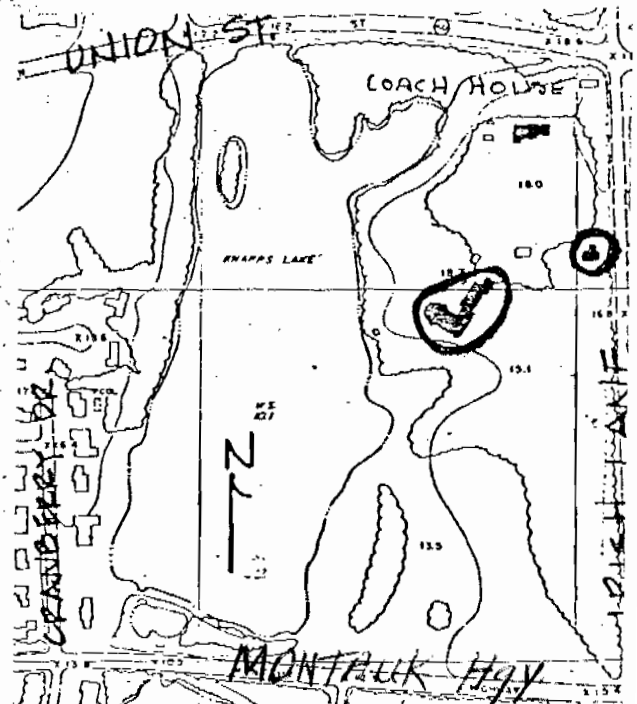
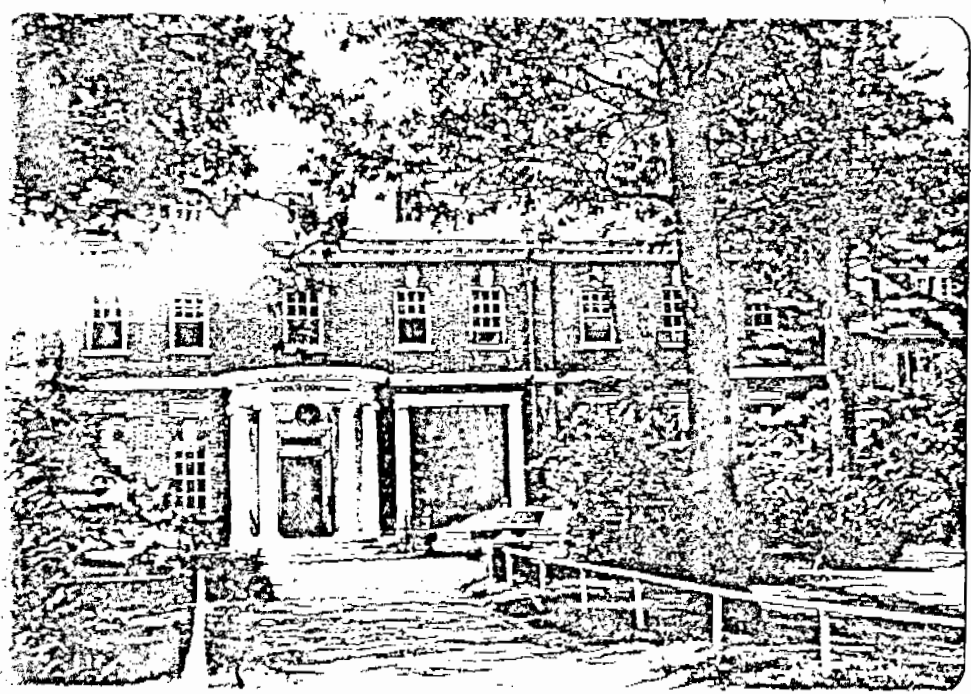
- BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: (Cottage & coach house)
- STRUCTURAL SYSTEM: a. wood frame with interlocking joints
b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
- CONDITION: a. excellent b. good c. fair d. deteriorated
- INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): _____

ROLL-ISL-BAN-II-1A
NEGATIVE II-2
LOOKING NW

SEWER MAP Q-11

12. PHOTO:

13. MAP:



NEGATIVES DEPOSITED AT
SOCIETY FOR PRESERVATION OF
L.I. ANTIQUITIES

14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____

15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: lake
 j. other: superintendent's cottage, playing fields

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

Brookwood Hall and various related outbuildings are located on a large parcel of land originally owned by Harry K. Knapp.

Estate cottage: at East entrance; for superintendents; now Art Gallery; 1½ story 3 bay structure with end chimneys; original entrance and portico original shingles and dormers; paired columns.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Coach House: Square tower; Palladian windows on top level; entrance portico with segmental arch; Tuscan columns; original shingles & windows; 2nd story loading door; entrance porch on North side with 4 columns; main roof extended; now Town of Islip Maintenance Dept. & Shop Office. Many related outbuildings on property.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1910

ARCHITECT: _____

BUILDER: 1915 map: 3 story mansion with 2½ story North wing, 2 story coach house and many related outbuildings owned

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: by H. K. Knapp.

Brookwood Hall Mansion: Georgian Revival Style; dormers; voussoirs; cemented panels; semi-circular portico defines circular stoop partially recessed; Ionic order columns and pilasters; original entrance with festoons and transom; Flemish bond brickwork; stucco North wing; cobblestone courtyard; pavillion near front entrance a later addition.

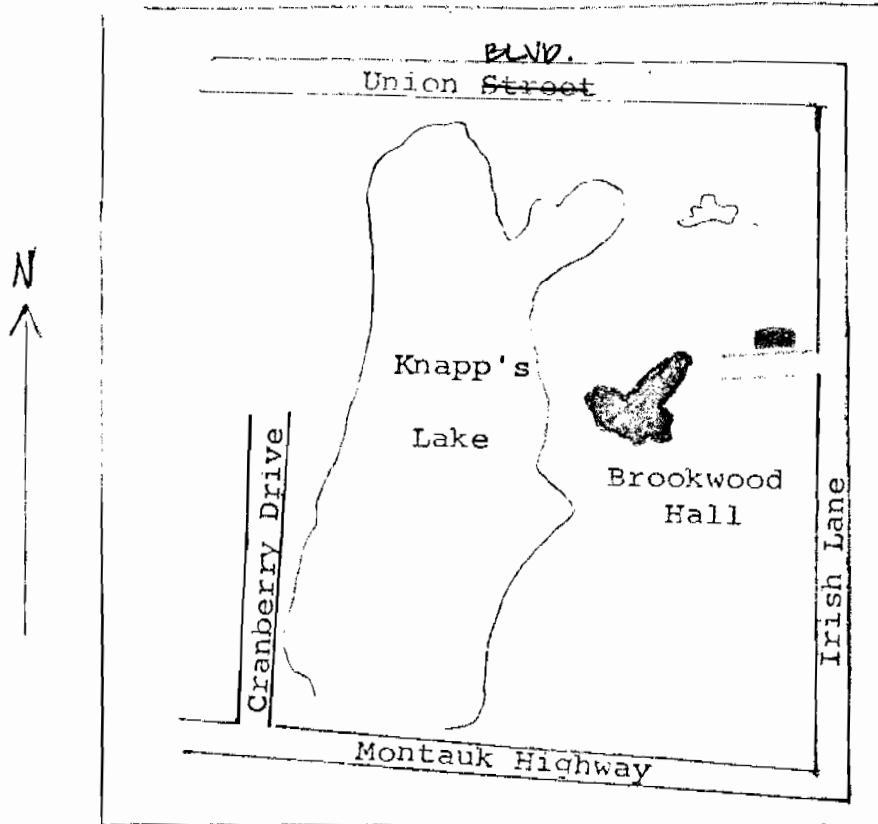
Interior: Georgian arches; Main staircase with unusually significant features: balustrade, banister railing, newel post, Greek motif; Original mahogany doors, remarkable brass hardware; Reproduction of Georgian Revival hardware. North wing; Loggia with vaulted ceilings, French doors; marble floors, breakfast room (Loggia links mansion to stucco addition). **Excellent construction techniques and fine architectural detailing make this structure a prime candidate for the National Register.

Hyde, E. Belcher. Atlas of the Ocean Shore of Suffolk County, L.I. Westerly Section. Brooklyn-Manhattan, 1915.

Van Liew, B. F. "Contemporary Use", Preservation Notes. Vol III, No. 3

22. THEME: October 1967, p. 5.

Research by: Society for the Preservation of Long Island Antiquities
 Barbara Nadel, Research Assistant



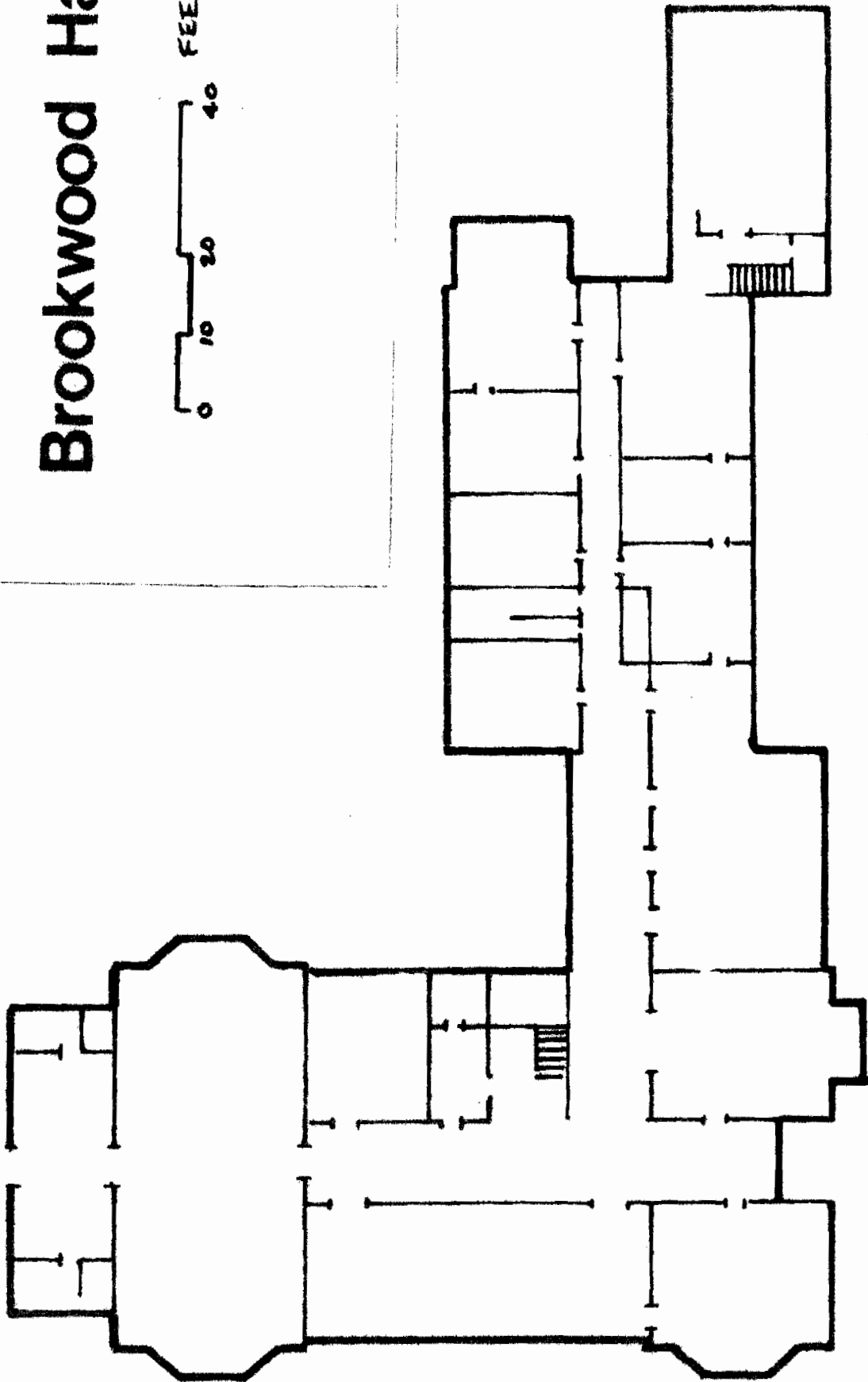
BROOKWOOD HALL MANSION
TABULATION OF APPROXIMATE AREAS

	<u>Gross Area, including Exterior Walls</u>	<u>Gross Area within Exterior Walls</u>
Original Building:		
Cellar	(5,487) sq. ft.	(4,929) sq. ft.
First Floor	5,487 sq. ft.	4,844 sq. ft.
Second Floor	5,487 sq. ft.	4,929 sq. ft.
Attic Floor	(5,175) sq. ft.	(4,918) sq. ft.
Total First and Second Floors	10,974 sq. ft.	9,773 sq. ft.
First Stucco Addition:		
Cellar	(2,660) sq. ft.	(2,456) sq. ft.
First Floor	2,487 sq. ft.	2,126 sq. ft.
Second Floor	2,528 sq. ft.	2,315 sq. ft.
Third Floor (Dormers)	1,816 sq. ft.	1,739 sq. ft.
Total First, Second and Third Floors	6,831 sq. ft.	6,180 sq. ft.
Second Stucco Addition:		
First Floor	706 sq. ft.	633 sq. ft.
Second Floor	973 sq. ft.	909 sq. ft.
Third Floor	926 sq. ft.	909 sq. ft.
Total First, Second and Third Floors	2,605 sq. ft.	2,451 sq. ft.

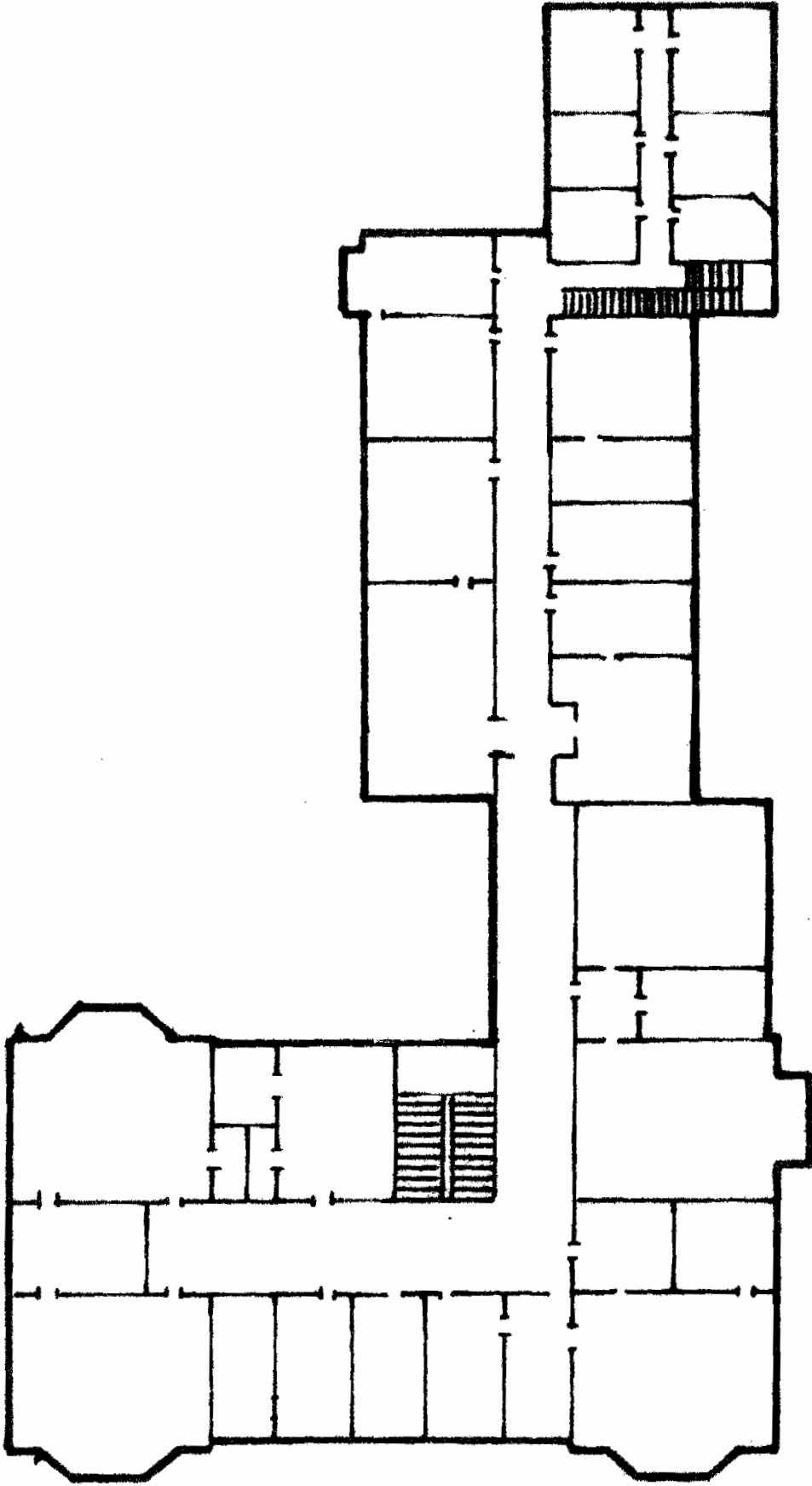
NOTE: () = Non-habitable space.

See plans of Brookwood Hall Mansion; Drawings EC-1, EC-2, EC-3, EC-4, dated 8/1/77.

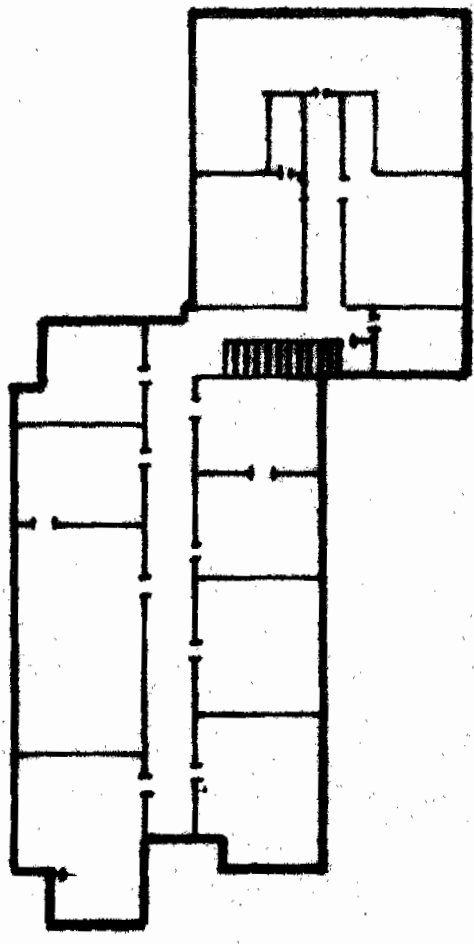
Brookwood Hall



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

EXISTING FACILITIES SURVEY

Mr. Ernest M. Swanton
Dobiecki & Beattie, Architects

Job 1700

June 3, 1977

Subject: Evaluation of Brookwood Hall
and Associated Buildings

Page No. 3

Some of the original wiring is still utilized. By now, it has passed its intended life cycle. Abandoned wiring remains in place. There are some minor elements of the system that would be salvageable, but these are very definitely minor. Other than that, the entire installation should be removed, including all wiring, whether in use or abandoned, and starting with the service, it should be reconstructed for whatever the intended use may be.

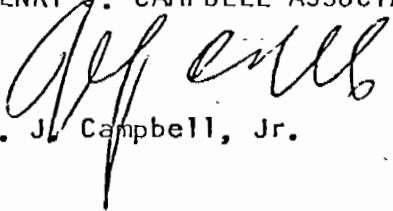
We did not investigate the sewage disposal system, but unless it was redone in more recent times, it should be evaluated as a probability for replacement. This would have to be confirmed, by researching the records at the Town Hall or at the Health Department. This does not appear warranted at this time.

I trust the above is responsive to your request for an evaluation. However, should it be desirable to have more clarification, please let me know.

Best regards.

Sincerely,

HENRY J. CAMPBELL ASSOCIATES, P.C.


H. J. Campbell, Jr.

HJC/ap



Windows Live™ Mail
Beta

Print Close Window

Virginia.Bartos@oprhp.state.ny.us

To: orla1@hotmail.com

Subject: Brookwood Hall

Attachments: Get-Mailbox.ps1 (2.1 KB), Untitled1.JPG (52.4 KB)

5:06 PM 3/05/07

Securely scan upon download 

See photo.

V.

Virginia L. Bartos, Ph.D.
NYS Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
PO Box 189
Waterford NY 12188-0189
(518) 237-8643 ext. 3256



Orla--
What's happened here?

2007 3 1

memo from the office of the Supervisor

January 18, 1978

TO: Alice Amrhein, Director
Office of Management Services

FROM: Eric A. Kopp
Adm. Aide to the Supervisor

RE: BROOKWOOD HALL DESIGNATION AS A NATIONAL HISTORIC PLACE

Supervisor Cohalan suggests that the attached material on Francis Thorne, a prominent person associated with Brookwood, ought to be added to our application for designation of Brookwood Hall as a Historic Place. This information would be applicable to part 8, section A (Attachment VIII) of our application.

Please advise if this is possible.


ERIC A. KOPP

Att.

Historical Background of Brookwood 1929-1941

Francis Thorne, Sr. bought the Brookwood estate in 1929, one month before the Stockmarket Crash, from the Knapp family. At that time the estate consisted of one hundred acres, extending from Montauk Highway up Irish Lane to the railroad tracks. On the west the property extended to the Islip station, and came back through the woods to the lake. Most of the lake was Brookwood property. Mr. Thorne was never as aggressive a businessman as his brother, Langdon Thorne of Bay Shore, and of course he bought the estate at the worst possible time. His son remembers that the family fortunes went steadily downhill, so that, from having over twenty servants in 1929, they had only three when the place was sold, the writer understood, for \$40,000 in 1941.

The present Francis Thorne was seven years old when his family moved to Brookwood. He had three older sisters, a younger sister and a brother. The mansion was where the family was brought up, and a "home for children" only in the sense that the Thorne children lived there. Besides the present Francis Thorne, other members of the family achieved prominence in various ways. One daughter, Mrs. Hard, married a descendent of the Bourne family who owned the famous Bourne estate. Another daughter, Mrs. Phoebe Dempsey, became a golf champion.

Brookwood as Remembered by Francis Thorne

The estate was always referred to as "Brookwood", not "Brookwood Hall."

Porch When you walked through the main entrance (east) you could look down the long hall right through to the porch on the west side, and beyond to the lake. A beautiful view.

Ballroom This was generally furnished in a casual manner, with overstuffed sofas and chairs. There were also a grand piano and organ, played by

Mr. Thorne Sr. The room was used as a ballroom just once in the present Francis Thorne's memory when the Thornes lived there. He remembers vividly his oldest sister's debut, shortly after the family moved in, in 1930. His mother had had candles set in holders going down to the lake. Suddenly all the electricity went off; the servants carried the candles inside to light the ballroom. It was a romantic setting. Francis watched and listened to the music in fascination from his own room in the wing of the mansion.

Trellis Room This handsome room, with French doors facing south, was originally decorated with trellises lining the walls. Mr. Willis Rynor remembers it well. The young Francis Thorne's grand piano was in this room.

Gun Room Mr. Thorne Sr., a member of the Southside Sportsmen's Club, was a gun enthusiast. His guns were stored in glass cases in this room. There was a little stairway to a balcony on the east side of the room. This led into a small room that opened off the landing of the main staircase. All the family were interested in sports and the outdoors.

Reception Room Unlike the rest of the house, which was informally furnished, this room was formally decorated in tones of lavender, with delicate furniture which had belonged to Mrs. Knapp.

Stair Hall Some of the Thorne sisters were married in the mansion, and threw their wedding bouquets from the beautiful staircase.

Library A handsome room, used as such.

Dining Room For formal meals.

Breakfast Room This was fondly remembered by the Thorne family for its intimate atmosphere. Dinners were served in the larger dining room across the hall.

Service Rooms East side of hall Several pantries adjoined the dining room. The kitchen was north of them.

West side of hall Flower room, for arranging cut flowers, and Laundry.
Northern extension Servants' hall, or servants' dining room. The many viewers who watched "Upstairs, Downstairs" on Public Television should find this of special interest -- as indeed they will the whole building. An example of a vanished way of life.

Second Floor

Master Suite The master sitting room, bedroom, dressing room and baths were at the west end of the building, overlooking the lake.

Guest room Next to the stairs, with adjoining bath.

Other rooms in main section Bedrooms, baths, etc., used by other members of the Thorne family, including an aunt and the older sisters.

First extension Bedrooms and baths used by the younger children, nurse and governess. The present Francis Thorne says that, as his sisters grew older and moved away, he acquired progressively better bedrooms, but he never moved up into the main part of the mansion. The room marked "Francis Thorne bedroom" on the accompanying floor plan was the last and largest room that was his.

Servants' rooms These are a number of small rooms in the final extension at the north end of the building on the second floor, and there were additional rooms on the third floor. In the early days of the century, wealthy owners of such mansions would bring most of their household staff with them out to Long Island from the city in the summer.

Third Floor

In addition to the servants' rooms there was a large open attic, one of the best places in the entire estate where a small boy was concerned. The younger Francis Thorne's electric trains had free run in this space.

Other Points of Interest on the Estate, as Remembered by Francis Thorne

Playhouse On the lake, complete with its own kitchen

Tennis Court Northwest of mansion, still in existence

Lawn south of mansion Kept as a large field when the Thornes lived there.

As a child, Mrs. Smisek lived across the street on Irish Lane. She remembers when the place was the Knapp Estate. Where the Town trucks are now kept there used to be a formal garden, with paths lined by boxwood hedges. There was sand on the paths, which was raked every day. There were rose arbors where the paths intersected.

The Lickman family at that time lived in the gatehouse (now Art Gallery). Mr. Lickman was the head caretaker and gardener on the estate. Mrs. Smisek remembers visiting the gatehouse at Christmas, when the Lickmans held Open House. They would have a fire in the living room fireplace (now Gallery Demonstration Room), and a beautiful, large Christmas tree. Mrs. Lickman, who was English, used to make gooseberry pies. (There was a large vegetable garden directly behind the gatehouse.)

Mrs. Smisek recalls that on Sunday mornings when her father returned from St. Mark's Church in Islip, Mr. Lickman frequently would take him to the greenhouse and give him a piece of fnesia.

Mrs. Smisek also remembers playing with Edith Lickman in what the children called "the doll house", the playhouse that Francis Thorne also remembers vividly. It was situated on the lily pond, an indentation of the lake. The little house had been built by the Knapps for their daughter, Caroline.

Brookwood as Remembered by Willis Raynor

Mr. Raynor recalls the hotel which used to be on the site of the present mansion. At that time there was also another hotel on the south side of Montauk Highway.

Mr. Raynor's father removed the stairway which used to be in the Gun Room. Mr. Raynor recalls the very ornamental trellis work which was on all the walls of the Trellis Room.

According to Mr. Raynor, the Orphan Asylum Society moved to Brookwood because the Navy took over the organization's headquarters in Brooklyn during World War II.

Personal Interviews

Mr. and Mrs. Francis Thorne, Stockbridge, Massachusetts

Mrs. Frederick Hard (daughter of Mrs. Thorne, Sr.), Stamford, Connecticut

Mr. Willis Raynor, Islip, New York

Mrs. Pat Smisek, Baldwin, New York

Mr. S. Binford Valentine, East Islip, New York

Mr. W. Kingsland Macy, Jr., Islip, New York

A Prominent Person Associated with Brookwood

American Composer and Musician, Francis Thorne

Francis Thorne's background and upbringing might seem to have destined him to follow in his father's footsteps by living out his life as a stockbroker. Mr. Thorne graduated from Yale in 1942, and in that same week was married and entered the Navy. Upon his return to civilian life, Mr. Thorne did indeed go into the brokerage field for a while. Upon being faced with a partnership, however, he realized that this life was not for him. Although they had three daughters, his wife encouraged him to change his course entirely and devote his life to music.

From his days in Brookwood, Francis Thorne remembers particularly playing piano duets with his father. His father had an organ and a grand piano in the north end of the Ballroom. Another grand piano, which Francis played, was in the Trellis Room against the north wall, close to the door nearest the Ballroom. This quite probably was the beginning of his involvement with music.

Francis Thorne is today one of America's outstanding composers of serious music. An example of his work is Elegy for Orchestra, commissioned by Eugene Ormandy for the Philadelphia Orchestra. The inspiration came when Mr. Thorne visited his parents' graves in the Episcopal churchyard in Great River.

Jazz has likewise been important in Francis Thorne's life. He has numerous compositions in this vein, for some of which he has written delightfully witty lyrics. Following a recommendation from the late Duke Ellington, Francis Thorne played piano and sang at Hickory House, a well-known nightclub in New York for a year-and-a-half in the mid-fifties. He stopped when he found he could not continue to accept the demands of nightclub performing.

Currently, Mr. Thorne is Executive Director of the American Composers Alliance. The purpose of this organization is to bring to the public large-scale works by contemporary American composers. He has been largely responsible for assembling the orchestra of fifty-six musicians which will present the works. His own Violin Concerto will receive its New York debut on February 13, 1978, in Tully Hall. Mr. Thorne and the Orchestra were the subjects of a feature article in the New York Times for December 4, 1977 (see Attached).

"Wedgewood Blues; A Musical Profile of Francis Thorne", was a presentation devoted to Mr. Thorne's career, with his work performed by himself and other musicians. It was staged at the Lenox (Mass.) Art Center in July 1977. (See attached.)

Mr. and Mrs. Thorne divide their time between Stockbridge, Massachusetts and Manhattan. Mrs. Thorne is a painter.

Presenting an Orchestra for the American Composer

By RICHARD M. BRAUN

Tomorrow evening at Tully Hall, the American Composers Orchestra, made up of 56 freelance musicians and players from the city's leading contemporary chamber music ensembles, will be giving the first of three concerts devoted to compositions that with few exceptions have never been heard before in New York.

All told, the three programs add up to a veritable sampler of American compositional styles of this century, from the traditional to the avant-garde, from composers ranging in diversity from Charles Ives and Roger Sessions to John Philip Sousa and Duke Ellington.

This is not actually the new orchestra's debut. That occurred last February under the auspices of the American Composers Alliance. At the time most people thought the concert and the orchestra a one-shot deal, hardly an uncommon event in a city where musical talent abounds and an ensemble can be assembled and rehearsed in as little as a week, which was just about how the group was formed.

But as it turns out, the Alliance had no intention of letting the orchestra slip into oblivion, as other ventures of this sort have, and it has taken a year for the Alliance to convince the foundations,

Richard M. Braun writes frequently on classical music subjects.

corporations and government agencies supporting the arts of the necessity of putting their money—about \$75,000—into an orchestra which will perform large-scale works by contemporary American composers.

While it is true that in modern music the listener's involvement is more akin to an intellectual transaction than an emotional experience, the eclectic character of the musical programs of the American Composers Orchestra seems to be designed very much with an eye on attracting the general public rather than only the aficionado of modern music.

"This isn't going to be a concert in which composers play for other composers," said Nicolas Roussakis, the president of the American Composers Alliance and an avant-garde composer. "The public is a very heavy consideration," he emphasized in listing the priorities that went into the selection of the music.

The same sentiments were echoed by the chief architect of the orchestra, Francis Thorne, the executive director of the Alliance, and himself a composer whose Violin Concerto will receive its New York premiere on Feb. 13, the date of the second Tully Hall concert.

"A part of the philosophy of this orchestra," said Mr. Thorne, "is that modern music shouldn't be a boring affair. In the whole body of American music, you've got an enormous range of styles to choose from. I'd like to think

Continued on Page 34



Christopher Little/Camera 5

Participants in the Composers Orchestra concert tomorrow night: Roger Sessions, Judith Raskin, Nicolas Roussakis, Miriam Gideon and Francis Thorne.

Presenting an Orchestra For the American Composer

Continued from Page 15

that with intelligent programming and committed performances, we can make audiences want to come back.

"Eclectic programming is a matter of policy," he continued. "We don't want to attract just 250 modern music nuts. We'd like to fill Tully with an audience interested in hearing American music." Mr. Thorne views the orchestra as a timely and necessary development, in effect a revolt against the tyranny of the standard orchestras, against which American composers have accumulated a long list of complaints.

The major grievances go something like this: Orchestras don't play enough contemporary music; when they do they play it badly; musicians and conductors are intolerant of new music and condescending toward the product and the composer; composers have no control over the performance of the work; orchestral players are lazy and stubborn about learning new gestures, which, in modern music, can mean anything from a peculiar way of holding or using an instrument to a conflicting rhythmic pattern.

There is also the recurring complaint that American orchestras have consistently displayed a bias in favor of new music by European composers.

Statistics tend to support these charges. According to recent surveys of performances by symphony orchestras, only about 40 percent of the total programming is in contemporary music, and of that amount, some 70 percent consists of works composed in the first half of this century. This data adds up to what Mr. Thorne calls the "vacuum in modern music."

This situation has led to a growing impatience among composers who, Mr. Roussakis says, "are much more willing now to be heard and, yes, even to be loved by the public. Why shouldn't composers finally have their works played in their lifetimes? They shouldn't have to be like Charles Ives who was practically on his death bed when he heard his First Symphony played."

The American Composers Orchestra isn't the first ensemble of its kind, though it is the only one extant. Of course there are numerous contemporary chamber ensembles, if for no other reason than that they are the cheapest to maintain. An orchestra is another matter altogether.

The most recent ancestor of the American Composers Orchestra was a short-lived ensemble called the New Orchestra, which Mr. Thorne and three others founded in 1975 and which had

only one concert at Carnegie Hall. The most immediate causes of its failure were tax difficulties. But other factors played a part in its still-birth, and if anything came out of the New Orchestra debacle, it was a fresh understanding of how not to run an orchestra.

"When you start up an orchestra," Mr. Thorne said, "you really have to run with the ball. You have to take into consideration such factors as what will please audiences, what will please foundations, what will please government funding agencies. We have to consider more than just musical values, which may sound strange coming from a com-

poser, but it's nevertheless a fact of life."

'The whole gang loves to dive into new music, instead of suffering through it.'

poser, but it's nevertheless a fact of life."

Mr. Thorne also has the benefit of hindsight, not to mention a good lawyer to help avoid the legal difficulties which beset the New Orchestra. The ensemble has been placed under the management of a separate corporation, American Composers Concerts, Inc., which will present other types of musical events besides orchestral programs.

Last March, for example, the A.C.C. presented a program of experimental theater music at the American Place Theater, and more programs of that sort are expected.

The job of selecting scores for the orchestra's concerts was left up to a six-member panel made up mostly of Alliance composers and Ross Lee Finney. Mr. Finney is a composer whose Concerto for Strings will receive its world premiere tomorrow. He was elected to the panel because of his membership in ASCAP, the performing rights licensing organization.

Since the Alliance depends for a good deal of its financial support on a rival performing rights organization, Broadcast Music, Inc., which also services Alliance composers, it was felt that the panel should include an ASCAP composer to dispel fears that only BMI members would be showcased. As Mr. Roussakis said, "This project goes beyond clique."

And what has the panel come up with for tomorrow's concert? There is a new work by Mr. Roussakis himself, "Ode and Cataclysm," which the composer calls a tone poem describing a volcanic eruption on the Greek island of Thera,

which is said to be the site of Atlantis, destroyed by a cataclysm 1,500 years ago.

The inspiration for this partly aleatoric work came to the Greek-born composer when, during a visit to the island, he learned of the Turkish invasion of Cyprus. His work thus embodies in some respects the tragic parallel he perceived between the destructive force of nature that destroyed a civilization and the subjugation of the Greek-Cypriot population by Turkish forces.

There are two world premieres, both by composers now in their 70's, Mr. Finney and Miriam Gideon. Mr. Finney is from the Midwest and a teacher at the

University of Michigan. His Concerto was still being polished only a few weeks before rehearsals were to begin.

Miss Gideon's work for solo voice and orchestra, "Songs of Youth and Madness," is a setting of poems by the 19th-century poet Friedrich Hölderlin whose thwarted love for a married woman led him into insanity. The cycle will be sung by soprano Judith Raskin.

Like many composers with musical ideas but no forum in which to present them, Miss Gideon completed only a sketch of the cycle and put it aside, for, as she explained, "Unless an orchestra was going to play it, I didn't want to do the backbreaking work involved in orchestrating it."

The Composers Alliance, of which Miss Gideon is a member of the board of governors, knew of the unfinished work and invited her to present it at the first concert.

Charles Ives is represented with "Christmas Music," actually three organ pieces ("December," "Christmas Carol" and "Adeste Fideles") arranged for orchestra by the California composer Lou Harrison.

"It's lightweight for Ives," said Paul Dunkel, a flutist with Speculum Musicae, the contemporary music ensemble, and the orchestra's contractor who engaged and rehearsed the players before the conductor for the first concert, James Dixon, arrived from the Midwest. "It's beautifully orchestrated, but it doesn't pretend to be anything more than an entertainment."

The final work and from all accounts the most taxing one on the program Roger Sessions's 1959 five-movement orchestral score, "Divertimento," which the composer has never heard in its entirety and which was commissioned by the state of Oregon for its centennial. Mr. Sessions submitted it with only three of the movements completed (he was at work on his opera "Montezuma" and that took precedence over Oregon's birthday).

The work was performed later in its entirety in Hawaii and in a truncated form by the Hamburg Radio Orchestra. The score has been described as "fiendishly difficult" and "really impossible to perform," which may explain why the Germans surrendered and played only a part of it.

About "Divertimento" the 81-year-old Mr. Sessions says today, "It isn't an easy piece by any means, although I think it's easier to perform now than it was 18 years ago."

Mr. Dixon, who is the conductor of the Tri-City Symphony of Davenport, Iowa, and of the University of Iowa Student Orchestra, is not worried about pulling off the Sessions opus.

"There's been a tremendous leap forward in the ability of musicians to play so-called difficult music," he said. "Things which we considered difficult 25 years ago just don't pose the same kinds of problems."

And according to Mr. Dunkel, the man responsible for hiring them, the orchestra's musicians represent "the cream of the city's chamber players" which put them into the "soloist" category, or musicians of the first rank. They also relish playing difficult contemporary music.

"The whole gang," said Mr. Thorne, "loves to dive into new music, instead of suffering through it the way most orchestra players do."

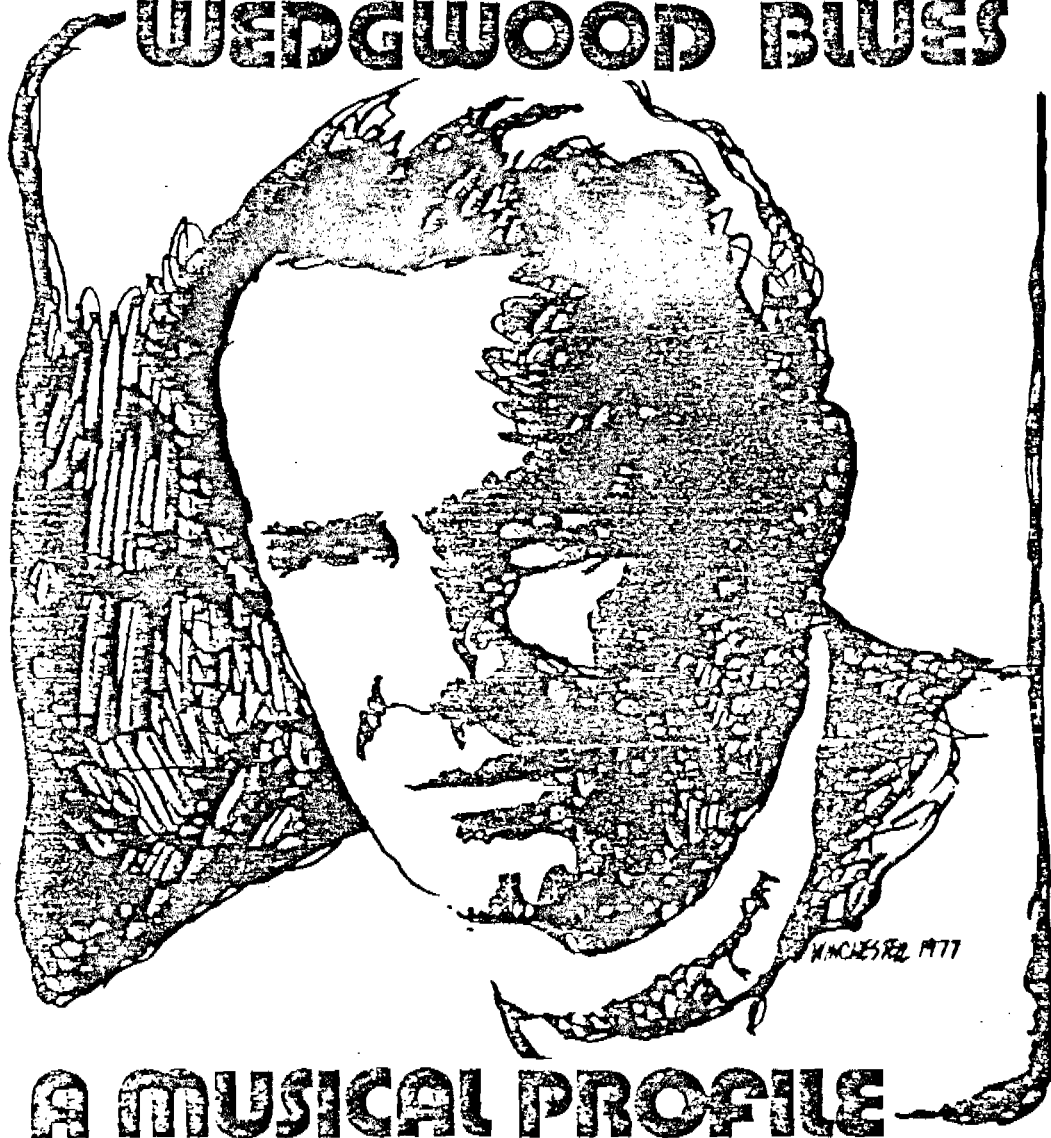
What does Mr. Thorne see happening to the new orchestra after its New York engagement? He would like to book the ensemble into the Kennedy Center I Washington, D.C., partly for symbolic reasons, and he would like to take advantage of the rehearsal time and record the music presented at the concerts on the Composers Recordings label, a company the Alliance helped to found and in which it has a controlling interest.

Of course, everything depends on Mr. Thorne's success as a fund-raiser, and on the orchestra's ability to command attention from a public that has seldom been receptive to new music, regardless of how intelligent its presentation. But Mr. Thorne is confident that the time is ripe for an orchestra like this.

"American music has been the slowest of the arts to find its solid place in the world. Painting and sculpture are established in their own institutions, but when you consider it, there's no Whitney Museum in our field. In our own way, we hope the orchestra can function like that."

LENOX ARTS CENTER / MUSIC-THEATRE PERFORMING GROUP
PRESENTS

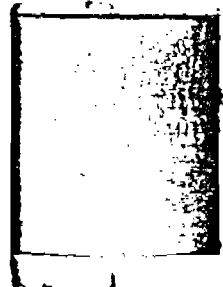
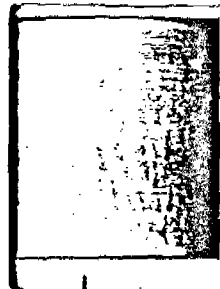
WEDGWOOD BLUES



A MUSICAL PROFILE

OF

FRANCIS
THORNE



MUSICIANS ASSISTING FRANCIS THORNE

ANDREW THOMAS, PIANO

DWIGHT PELTZER, PIANO

SUE ELLEN KUZMA, LYRIC COLORATURA

PATRICIA SPENSER, FLUTE

STAFF FOR "WEDGWOOD BLUES"

Director

Lighting Design

Lighting Crew

Audio Assistant

House Manager

Kenneth Jansen

Alva Bostick

Donald Krim

Susan Lubow

Robin Weintraub

Laura Brock

LENOX ARTS CENTER/ MUSIC-THEATRE PERFORMING GROUP

Executive Directors

Lyn Austin

Francis Thorne

Mary D. Silverman

Oliver Smith

Associate Director

Technical Director

Production Stage Manager

Technical Consultant

Public Relations

Box Office Manager

Residents' House Manager

Assistant to the

Associate Director Kathryn Gaffney

Assistants -- Bruce Allardice, Laura Brock,

Donald Krim, Susan Lubow, Joshua

Orzeck, Robin Weintraub.

SPECIAL THANKS to Dennis Ducharme, Limelight Productions, Production Arts, Theatre Development Fund Costume Collection, Peter Kuzma, David Eric Kaplan and the Berkshiro Community College Media Center.

MUSICAL NUMBERS

1. Wedgwood Blues

2. Sonatina for Solo Flute

3. Luci della Città

4. Elegy for Orchestra

5. Piano Sonata

First Movement - Andante con Intensità
Fourth Movement - Allegro Ritmico

Intermission

6. Set Piece No. 5

7. Rhapsodic Variations
for Piano and Orchestra

8. Love's Variations

Send Home my Long
Strayed Eyes

Lyric by John Donne

When's That Doorbell

Gonna Ring

Lyric by Rosalie Calabrese

The Flea

Lyric by John Donne

Love Me a Little Longer

Lyric by Muriel Rukeyser

9. Songs by Francis Thorne

Chewing Gum

Lyric by Francis Thorne

Angelica

Lyric by Arnold Weinstein

It Only Takes a Moment

Lyric by Francis Thorne

Once Upon a Love

Lyric by Eve Merriam

Hi, Jean

Lyric by Francis Thorne

Luci della Città

Tape

Ms. Spence

Tape

Tape

Mr. Peltzer

Tape

Tape

Ms. Kuzma,

Ms. Spence

&

Mr. Thomas

Mr. Thorne

Lenox Arts Center/ Music-Theatre Performing Group wishes to acknowledge that this production has been made possible in part by public funds from the National Endowment for the Arts, the Massachusetts Council for the Arts and Humanities, the New York State Council on the Arts and others.

The LAC/MTPG Board of Directors (partial listing) - Schuyler Chapin, Brendan Gill, Charles Hollerith, Jr., Clemens Kalischer, Honor Moore, Rosita Sarnoff, Ina Schnell, Sarah Sedgwick, Ann Thorne, Audrey Wood.

The work of LAC/MTPG is made possible to a substantial degree by individual contributions. We welcome your invaluable financial support. Donations are tax-deductible; and contributors are invited to be with us following each opening night for cheese, wine, soft drinks and talk in the School Room at Citizens Hall.

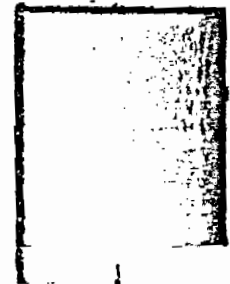
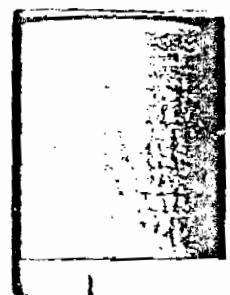
I wish to make a contribution of

Patron \$500.	Sponsor \$100.
Member \$50.	Associate Member \$15.

Please make checks payable to the Lenox Arts Center, Inc. and mail to Lenox Arts Center, Box 878, Stockbridge, Mass. 01262.

Name

Address





OFFICE OF THE SUPERVISOR
TOWN HALL
ISLIP, NEW YORK 11751

February 16, 1978

PETER F. COHALAN
SUPERVISOR
FRANK R. JONES
DEPUTY SUPERVISOR

JKK:2000
516-224-5447

Mr. Austin O'Brien
Historic Preservation Program Assistant
Historic Preservation Field Services
New York State Parks & Recreation
Agency Building 1
Empire State Plaza
Albany, New York 12238

Dear Mr. O'Brien:

Thank you for your recent letter on the status of our Brookwood Hall nomination to the National Register. I am glad that the additional material proved useful.

I am currently in possession of Mrs. Vaughan's slides detailing the interior and exterior of Brookwood Hall. Might I suggest that on your next trip to Long Island you arrange a visit to Islip so that you could view these slides. It is possible that you might want some additional slides for your presentation to the Committee on the Registers. If you will notify me in advance when you will be in the area, I will arrange for a slide review session.

If I can be of any further assistance please do not hesitate to call 516-224-5447.

Sincerely,

Alice Amrhein, Director
Office of Management Services

AA:aat
bcc: Eric Kopp
Henry Berger
Elizabeth Vaughan



NEW YORK STATE PARKS & RECREATION Agency Building 1, Empire State Plaza, Albany, New York 12238 Information 518 474 0456
Orin Lehman, Commissioner

February 6, 1978

Ms. Alice Amrhein
Office of the Supervisor
Management Services
Town Hall
Islip, New York 11751

Dear Ms. Amrhein:

RE: Brookwood Hall
E. Islip/Suffolk County

In acknowledgement of information received, I thank you for the submission of additional material. The helpful biographical information on the Thorne family (subsequent owner) has been appended to the entire Brookwood Hall nomination. For your information, enclosed please find procedures for listing properties on the National Register. In the enclosed procedures, the proposed Brookwood Hall nomination is approaching Section 3b. I will be reviewing the entire nomination (in detail) within the next few weeks. As mentioned, I will contact you if I have any questions.

During my October (1977) meeting in Islip at the former Knapp Estate, Mrs. Vaughan mentioned she had exterior and interior slides of Brookwood Hall. Would these slides be available for my temporary use in the future presentation of Brookwood Hall before the Committee on the Registers? If this is not possible, I can plan on visiting Brookwood Hall the next time I come to Long Island in order to photograph the exterior and interior for slides. Shall I contact Mrs. Vaughan myself? I'll look forward to hearing from you concerning this.

Again, if you should have any concerns pertaining to the National Register, don't hesitate to contact me.

Very truly yours,

Austin O'Brien
Historic Preservation Program Assistant
Historic Preservation Field Services

AOB:gc
ENC.

cc: Mr. Henry Berger

FEB 14 1978

1978

New York State Office of Parks and Recreation
 Division for Historic Preservation
 Historic Preservation Field Services

PROCEDURES FOR LISTING OF PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES

1. Authorization of the National Register

The National Historic Preservation Act of 1966 (80 Stat. 915, as amended) authorizes the Secretary of the Interior to expand and maintain the National Register of Historic Places.

The National Register includes not only properties of national significance, but also districts, sites, buildings, structures and objects of significance on the local and state level. The Register is an authoritative guide to be used by federal, state and local governments, private groups, and citizens to identify the nation's historic and cultural resources, and to indicate what properties should be protected from destruction or impairment. It is the legal instrument which insures that registered properties affected by undertakings which are executed, licensed or financially assisted by the federal government will be the subject of review and comment in accordance with Section 106 of the act. Such review and comment are the function of the Advisory Council on Historic Preservation in cooperation with the State Historic Preservation Officer.

Implementation of the National Historic Preservation Act of 1966 is accomplished by the State Historic Preservation Officers (formerly known as State Liaison Officers) who are responsible for administering National Historic Preservation Act programs within their states. All nominations submitted to the National Register by a state for consideration are prepared under the supervision of a full-time professional staff, responsible to the State Historic Preservation Officer. Before submission to the Keeper of the National Register is made, all nominations must first be approved by a professional review board.

2. The New York State Historic Preservation Officer

In New York State the Commissioner of Parks and Recreation is the State Historic Preservation Officer. The Board for Historic Preservation, working through its special Committee on the Registers, serves as the Commissioner's professional review board. The Board members are appointed by the Governor. The Committee on the Registers meets approximately ten times a year to review and recommend nominations to the National Register. The Division for Historic Preservation serves as the staff for the State Historic Preservation Officer and for the Board for Historic Preservation.

3. State Procedures for Nominations to the National Register

a) Proposals for nomination

Usually National Register proposals are an outgrowth of a systematic comprehensive community-wide inventory of historic sites. Conducted by local

preservation groups, planning agencies, or interested individuals, in conjunction with the Division for Historic Preservation's statewide survey program as outlined in the Historic Resources Survey Manual, these inventories are the base data of the National Register program. Sites may also be suggested for National Register consideration by staff members of the Division for Historic Preservation or forwarded through regional headquarters of the Office of Parks and Recreation, or by the various private or municipal preservation agencies in the state. Upon receipt of a request that a site be considered for the National Register, the Division for Historic Preservation staff will determine whether the site appears to meet the criteria of eligibility defined in the National Historic Preservation Act of 1966. If additional information is required, the staff will send questionnaires to the group or individual proposing the nomination. Ordinarily, research is not undertaken by the staff.

b) Advance notification

If the Division for Historic Preservation determines that a site warrants consideration by the Committee on the Registers, the property owner and primary local elected official are notified in a letter explaining the National Register and the intention of the New York State Historic Preservation Office to initiate nomination procedures. In the case of large districts, property owners are not notified individually, but a public notice is published in the local newspaper prior to committee consideration. The committee will be informed of the comments which the staff has received in response to the notification letters and public notices, but recommendation for nomination as such, is based on the criteria of eligibility established by the federal government.

c) Professional review

When sufficient information on the significance of a site is available, the name of the property is placed on an agenda for consideration by the Committee on the Registers at one of their scheduled meetings. Staff members of the Division for Historic Preservation present sites to the committee based on an on-site inspection of the property and the material submitted by the local group or individual. Photographs, maps, basic documentary information on the site itself and documentation of the relative significance of the property in the locality are necessary for the committee to make a finding for an individual site.

In reviewing districts, specific information on the boundaries and a survey of all structures and archeological sites within the proposed district is required.

The committee will either recommend nomination, table the discussion for further information, or reject the site. Individual sites which appear to be within areas that may qualify as historic districts may be tabled for an inventory of adjacent structures.

Recommendations of the Committee on the Registers are recorded in minutes which are circulated to the full Board for Historic Preservation. If, within thirty days of the mailing of the minutes, any member of the Board objects to a finding of the committee, the finding will be reviewed at the next scheduled meeting of the Board. Otherwise, the findings of the committee become the official recommendation of the Board to the State Historic Preservation Officer. If a site is rejected for nomination, it will not be considered again by the committee for a period of at least one year.

d) Notification of action by Professional Review Board

After the board has either recommended nomination of a site to the National Register or rejected its consideration, notification of this action is sent to the officials and property owner previously advised. If the recommendation was favorable, official notification is also sent to the following parties:

1. Regional, county and local planning boards.
2. Any state agency known to be interested in the property.
3. Chairman, regional administrator, and regional historic preservation supervisors of the relevant State Park Commission.
4. Other local government agencies affected.
5. Concerned local groups and individuals including county and local historians.

e) Preparation of nomination for the State Historic Preservation Officer

If the board's recommendation is favorable, the staff, or volunteers working in close association with the staff, will proceed to prepare the National Register nomination forms in accordance with:

1. "How to Complete National Register Forms." published by National Register of Historic Places, National Park Service, U.S. Department of the Interior, January, 1977.
2. The recommendation of the Board and its Committee on Registers as expressed in the minutes of their meetings.
3. Recommendations and requirements expressed in correspondence from the Keeper of the National Register.

The completed National Register form is a compilation of the most accurate information readily available at the time of nomination and is not necessarily a primary (original) research effort. In some instances, groups or individuals working at the local level prepare nomination forms; however, responsibility for the accuracy of the forms and for assurance of compliance with state and federal standards usually rests with the staff of the Division for Historic Preservation.

f) Consideration by the State Historic Preservation Officer

After the nomination form is prepared, it is sent to the State Historic Preservation Officer or his designee for consideration. If he approves the nomination, the State Historic Preservation Officer signs the form certifying that the property has been evaluated and reviewed at the state level according to the criteria and the procedures required by the National Park Service. The nomination is then forwarded to the Keeper of the National Register, National Park Service, Department of the Interior in Washington, D.C. Copies of the form are retained in the files of the Division for Historic Preservation in Albany.

4. Federal Procedures on Receipt of Nomination

All nominations, when received by the Keeper of the National Register in Washington are recorded in a master file, stamped with the date of receipt, and examined carefully to determine that the necessary technical requirements have been met. The Keeper's office notifies the property owner of the nomination and publishes notice of the pending review in the Federal Register. After providing a comment period of 30 days, the professional staff of the Keeper of the National Register reviews each nomination against the established criteria before a determination is made on the property. Receipt of a nomination does not automatically guarantee entry in the National Register. Entry becomes official when the nomination is approved and signed by the Secretary of the Interior or his designee. If questions arise concerning the property while it is being reviewed, the State Historic Preservation Officer will be consulted. Nominations are often returned to the state for additional information. When a property does not appear to meet criteria of the National Register, the nomination is returned.

If the nomination is listed on the National Register, the Department of the Interior will notify the appropriate senators and congressman. After a scheduled delay to allow these officials time to issue a press release, the Department of the Interior will notify the Division for Historic Preservation of the listing. The Division for Historic Preservation notifies the same groups or individuals previously informed that the site was being nominated. A certificate will be prepared recognizing the National Register listing of a property. The annual listing of National Register sites in the Federal Register each February is supplemented by publication of new listings on the first Tuesday of each month.

/jfr

File

To: Eric Kopp, Supervisor's Office
From: Alice Amrhein, Director, Office of Management Services
Date: February 16, 1978
Subject: Brookwood Hall National Register Nomination

The attached material is being forwarded for your information. Our application is progressing. Any questions, please call.

AA:aat
attachment

Alice Amrhein

To: Peter F. Cohalan, Supervisor
From: Alice Amrhein, Director, Office of Management Services
Date: February 17, 1978
Subject: Brookwood Hall National Register Nomination

This note is to inform you that Mr. Austin O'Brien of the State Historic Preservation Office wrote to say that they were proceeding in their review of our Brookwood Hall application. He said that they had found the additional information we forwarded very useful. I will keep you advised of the status of this application.

AA:aat

Alice Amrhein

- **SENDER:** Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- Show to whom and date delivered25¢
- Show to whom, date, & address of delivery45¢
- RESTRICTED DELIVERY.
Show to whom and date delivered85¢
- RESTRICTED DELIVERY.
Show to whom, date, and address of delivery ..\$1.05
- (Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO: Austin O'Brien
Div. of Historic Preservation
NYS Parks & Rec. Dept., Agency
Building 1, Empire State Plaza,
Albany, N. Y. 12238

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	928051	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

4.

DATE OF DELIVERY

1/20/78

POSTMARK

EMPIRE STATE PLAZA
JAN
20
1978

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S
INITIALS

12238

BROOKWOOD HALL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Moisten gummed ends and attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Ms. Alice Amrhein, Director
Office of Management Services
Town of Islip Town Hall
655 Main Street
Islip, N. Y. 11751

(Street or P.O. Box)

(City, State, and ZIP Code)

RECEIVED

JAN 23 1978

OFFICE OF
MANAGEMENT SERVICES
TOWN OF ISLIP, N.Y.

1/18/78

RECEIPT FOR CERTIFIED MAIL

No. 928051

SENT TO Austin O'Brien, Division of
Historic Preservation

POSTMARK
OR DATE

STREET AND NO. NYS Parks and Recreation Dept.
Agency Building 1, Empire State Plaza

P.O., STATE AND ZIP CODE
Albany, N.Y. 12238

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN
RECEIPT
SERVICES



- 1. Shows to whom and date delivered
With restricted delivery
- 2. Shows to whom, date and where delivered
With restricted delivery

CONSULT
POSTMASTER
FOR FEES

RESTRICTED DELIVERY

SPECIAL DELIVERY (extra fee required)

PS Form
Jan. 1976 3800

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See other side)

**STICK POSTAGE STAMPS TO ARTICLE TO COVER POSTAGE (first class or airmail),
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, leaving the receipt attached, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the back of the article by means of the gummed ends. Endorse front of article RETURN RECEIPT REQUESTED.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article. Check the appropriate blocks in Item 1 of the return receipt card.
5. Save this receipt and present it if you make inquiry.



file

OFFICE OF THE SUPERVISOR

TOWN HALL

ISLIP, NEW YORK 11751

January 18, 1978

PETER F. COHALAN
SUPERVISOR
FRANK R. JONES
DEPUTY SUPERVISOR

XXXXXX
JUN 20 1978
516-224-5447

Mr. Austin O'Brien
Division of Historic Preservation
New York State Parks and Recreation Department
Agency Building 1
Empire State Plaza
Albany, New York 12238

Dear Mr. O'Brien:

Enclosed is additional material which we would like to have appended to our Preliminary Information Form for Brookwood Hall. We submitted the Form in early December.

The enclosed material details the career of Mr. Francis Thorne, who is the son of the second owner of the Knapp Estate (Brookwood Hall) and presents further background information on the Thornes. This material should be appended under Section 8(A), (Attachment VIII) of the application.

Thank you for your attention to the above.

Sincerely,

Alice Amrhein, Director
Office of Management Services

AA:aat
Enclosure
cc: E. Kopp
H. Berger
Certified #928051

INTER OFFICE MEMO
DEPARTMENT OF PARKS, RECREATION & CULTURAL AFFAIRS

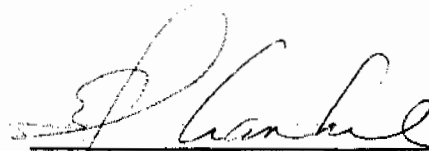
TO: ALICE AMRHEIN, DIRECTOR OF MANAGEMENT SERVICES
FROM: EDWARD WANKEL, EXEC. ASSISTANT TO COMMISSIONER
DATE: FEBRUARY 28, 1979
SUBJECT: BROOKWOOD HALL/KNAPP ESTATE

As you can imagine, I am not happy with the results of our efforts to have Brookwood Hall put on the National Register of Historic Places.

The reasons stated for our denial are absurd and should be challenged by the Town.

I strongly recommend some kind of an appeal on this decision from both the Town of Islip and our local State officials be made immediately.

Thank you.



Edward Wankel

Exec. Assistant to Commissioner

EW:lfb



February 7, 1979

Ms. Alice Amrhein
Office of the Supervisor
Management Services
Town Hall
Islip, NY 11751

Dear Ms. Amrhein:

Re: Brookwood Hall/Knapp Estate
East Islip, Suffolk County

I am writing in regard to the Town of Islip's proposal seeking nomination of the former Knapp Estate to the National Register of Historic Places.

Following a long and careful review, the Committee on the Registers of the State Board for Historic Preservation decided not to recommend the Knapp Estate for nomination to the National Register. The Committee rejected the proposed nomination because they felt Brookwood Hall did not appear to possess sufficient integrity of design. Specifically, the Committee objected to a prominent glass window in the main house's east or front elevation and the large two story addition north of the original house. In addition, the Committee felt the Knapp Estate did not appear to compare favorably with other estate residences in the region.

Although the estate did not receive a recommendation for nomination, the property may nevertheless be important to the locality. The Division for Historic Preservation therefore encourages local support and recognition of the estate.

As you may know, if a property is rejected for nomination, it may not be considered again by the Committee for a period of at least one year. I have enclosed procedures for National Register listing (see page three, top) and a copy of the Committee meeting minutes (see page four, bottom).

If you should have any questions upon receiving this letter, don't hesitate to contact me.

Sincerely,

Austin N. O'Brien
Program Assistant
Historic Preservation Field Services

Enc.
cb

cc: Supervisor Cohalan, Mr. LoGrande
Mr. Berger, Mrs. Vaughan
Senator Trunzo, Assemblyman Cochrane
Robert MacKay

SUPERVISOR'S OFFICE
TOWN OF ISLIP

Date 2/14/79

TO: Steve Jones
RE: Acting Commissioner, Planning

The attached papers are referred for the purpose indicated below:

- Please note and file
- Please review and advise
- Please see me
- Please answer, sending me a copy of your reply
- Please prepare for the signature of _____
- Please take charge of this
- To be signed and returned
- For your information.
- This is the _____ request
- RUSH-IMMEDIATE ACTION REQUIRED

REMARKS: We will not be able to apply for Federal Aid for renovation of Brookwood Hall because of this decision.

SIGNED _____

M I N U T E S

COMMITTEE ON THE REGISTERS

FORTY-FOURTH MEETING

OFFICE OF PARKS AND RECREATION
DIVISION FOR HISTORIC PRESERVATION
AGENCY BUILDING #1
GOVERNOR NELSON A. ROCKEFELLER
EMPIRE STATE PLAZA
ALBANY, NEW YORK 12238

December 8, 1978

PRESENT:

Mrs. Patrick Harrington, Chairman
John Still
Constance Eiseman
Frank Sanchis
Doris Manley
Ellen Miller
Anne B. Covell
Larry Gobrecht
Lucy A. Breyer
Austin O'Brien
Elizabeth Spencer-Ralph
Carol Kingsbury

ATTENDED PART OF THE MEETING:

Commissioner Lehman
James Schmitt
Stuart Stein
Carl Stearns
Mark Lyon
Lenore Kuwik

A. Committee Business:

1. The Committee commented on the need for improved visual presentations by the staff, especially for the review of districts and multiple resource areas. The staff agreed to make every effort to improve the quality of the visual documentation baring in mind the possible restrictions of time, weather and interruption.
2. The Chairman asked the other members of the Committee to review Central Park West when they are next in New York City. Staff will be receiving additional photographs of streets suggested by the New York City Landmarks Preservation Commission staff.
3. The Chairman had received inquiries about the recently recommended Watertown buildings (Minutes 9/78) and requested comments from both staff and Committee members. The final review, (based on a very careful staff review of the boundaries) reversed an earlier proposed district. The Chairman wanted to make sure the Committee felt comfortable with the decision and changes. She also requested staff to draft a reply for the letters she had received.
4. The Committee has set aside the third Thursday of each month for future Committee on the Registers meetings. The dates for 1979 are as follows: January 18, February 15, March 15, April 19, May 17, June 21, July 19, August 16, September 20, October 18, November 15, and December 20. The March meeting will most likely be held in New York City in conjunction with the Board meeting. Committee members also agreed to call in advance, Carrie at 518-474-0479 if they are unable to attend a meeting.

B. Regular Business:

<u>County</u>	<u>Site</u>
Broome	<u>Binghamton Psychiatric Center, Binghamton</u>

Tabled

This site received a preliminary review on August 11, 1978, at which time the Committee requested additional documentation on the district potential of the campus. The sponsor asked that individual nomination of the Main Building ("a discrete historical building which, in itself, constituted a separate facility at the time of its creation") be reconsidered. Reiterating its policy that where there is district potential, individual nominations will be considered only in cases of immediate threat or compelling need, the Committee tabled the nomination, pending additional survey.

Monroe

Historic Resources of Pittsford

Recommended, Local Significance

In response to several letters following the public notice of Pittsford's boundaries, the Committee reviewed all sites that were suggested for inclusion. However, the Committee decided not to change the preliminary boundaries and approved the three districts as outlined at the July 14, 1978 meeting.

New York

Cathedral of St. John the Divine and Complex, New York CityRecommended, National Significance (Cathedral)
Local Significance (Other Structures)

The Cathedral was nominated for national significance as an example of Gothic Revival architecture. The major design was the work of Ralph Adams Cram. Other buildings in the complex relate closely to the Cathedral and are of local significance. The Cathedral complex includes 11½ acres.

New York

Stuyvesant Square Historic District, New York City

Recommended, Local Significance

The district was accepted with the same boundaries as designated by the New York City Landmarks Preservation Commission and earlier approved at the August 11, 1978 meeting. The district is comprised of nineteenth century residential building with twin parks.

Oneida

George French House, New Hartford

Rejected

The Committee voted to reject the George French House due to its loss of architectural integrity. The Committee concluded that the structure had been marred by a blending of architectural styles, along with the introduction of salvaged materials from other mid-nineteenth century dwellings.

Onondaga

The Cove, Skaneateles

Recommended, National Significance

The Committee recommended that the Cove be nominated to the National Register because of its architectural significance. The Cove was designed by A. J. Davis and is one of three Gothic cottages he designed in the central region of New York State. The Committee expressed the hope that the property owners will return the house to its original state by reproducing and reinstalling the bargeboard and reinstating the French doors on the front elevation.

44th Meeting
December 8, 1978

Putnam DeRahm Estate, Garrison

Recommended, Local Significance

The DeRahm Estate is now comprised of four properties with intact and architecturally significant structures dating from the early to late nineteenth century. The Committee judged the buildings in their picturesque setting to be a good example of a Hudson Highlands country estate which reflects a life style popularized in the books and magazines of the period and often emulated in other picturesque but less dramatic settings around the nation.

Steuben Curtiss Museum, Hammondsport

Recommended, National Significance

The Committee recommended the Curtiss Museum for national significance as an important commemorative property that has the only symbolic value in the village connected with the life of Glenn Curtiss. Curtiss was a pioneer and great contributor to the development of the aircraft industry. Born and brought up in Hammondsport, he also spent the majority of his significant career years in the village where he flew the "June Bug" in 1908, the first official one kilometer flight; served as the chief of experiments of the Aerial Experiment Association and built successful air machines during 1907-1909; formed the Herring Curtiss Company to manufacture aeroplanes and engines and also ran the Curtiss Aviation School. Curtiss also received the first U.S. pilot's license in 1911. Hammondsport was the home of the aviation industry until the end of World War I - where the, hydroaeroplane, 1912 flying plane and Jenny plane were built. The Curtiss Museum's primary purpose is education in the field of aviation history, especially the contributions of Curtiss. The Museum building is the former school (1858-1935) which Curtiss attended as a child.

Suffolk Brookwood Hall/Knapp Estate, East Islip

Rejected

The Committee on the Registers carefully reviewed the Brookwood Hall/Knapp Estate thematic group nomination. After lengthy discussion, the Committee rejected the proposed nomination because they felt the Knapp Estate did not appear to possess integrity of design. Specifically, the Committee objected to a prominent glass window in the main house's east or front elevation and the large two story addition north of the original house. In addition, the Committee felt the Knapp Estate did not appear to compare favorably with Long Island's overall late 19th and early 20th century estate development. The proposed nomination consisted of the Knapp Estate's main house (Brookwood Hall), carriage barn, superintendent's cottage, main gate, and spillway. The review concluded with three Committee members rejecting the Knapp Estate because it appears to be architecturally undistinguished. One Committee member abstained from the vote.

Minutes

44th Meeting

December 8, 1978

C. Preliminary Review:

Chenango

South Chenango Street Historic District and North
Chenango/Jackson Street Historic District, Greene

Tabled

These districts were presented as a segment of a multiple resource nomination for the Village of Greene, where comprehensive inventory has been completed. Greene, founded in 1806, was a crossroads for early transportation routes, and became the mercantile focus of a large rural region. Its broad, tree-lined streets retain the character of a prosperous nineteenth-century village.

South Chenango Street is a middle-class residential area, in which a wide range of vernacular architectural styles are represented.

North Chenango Street is a grander residential district, including notable examples of Federal and Gothic Revival architecture. Perpendicular to North Chenango is Jackson Street, which includes Green's first housing development: a block of Greek Revival cottages built by Henry Beals in the 1830s.

The Committee felt several structures were of National Register quality, but questioned the eligibility of other sections. The proposal was tabled, pending site inspection by a Committee member to clarify district boundaries.

Montgomery

Multiple Resources, Village of Nelliston, Nelliston

The completed inventory of the Village of Nelliston was examined by the Committee on the Registers. The Nelliston Historic District, which included Prospect and Berthold Streets, was extended as far as the river by the Committee and recommended for nomination pending a second review. Nine significant individual properties selected by staff were reviewed by the Committee. Staff will provide photographs of the interiors at a subsequent meeting, after which final recommendations will be made. The Committee was pleased at being presented with a thorough survey and analysis of the history of this river-and-railroad-oriented community and the members admired the many fine architecturally intact buildings.

New York

105th-Riverside Historic District

The district was recommended for its architectural significance as a fine Beaux Arts area dating from 1899-1909 and exhibiting an unusual degree of stylistic unity. The boundaries were approved as designated by New York City Landmarks Preservation Commission.

Minutes

44th Meeting

December 8, 1978

New York Fifth Avenue Historic District

The Fifth Avenue Historic District was recommended for its architectural significance and also for its historical importance as home to many late 19th and early 20th century entrepreneurs. The majority of the Committee voted for national significance although some members felt the district was only of state or local significance.

The district begins at East 59th and Fifth at the Sherry Netherlands. The rest of East 59th is not included. The district abuts structures on Madison Avenue beginning at East 60th. Above 96th Street the district includes only the good buildings on side streets. The district ends at East 104th and includes the Museum of the City of New York.

Onondaga Montgomery Street-Columbus Circle Historic District, Syracuse

Tabled

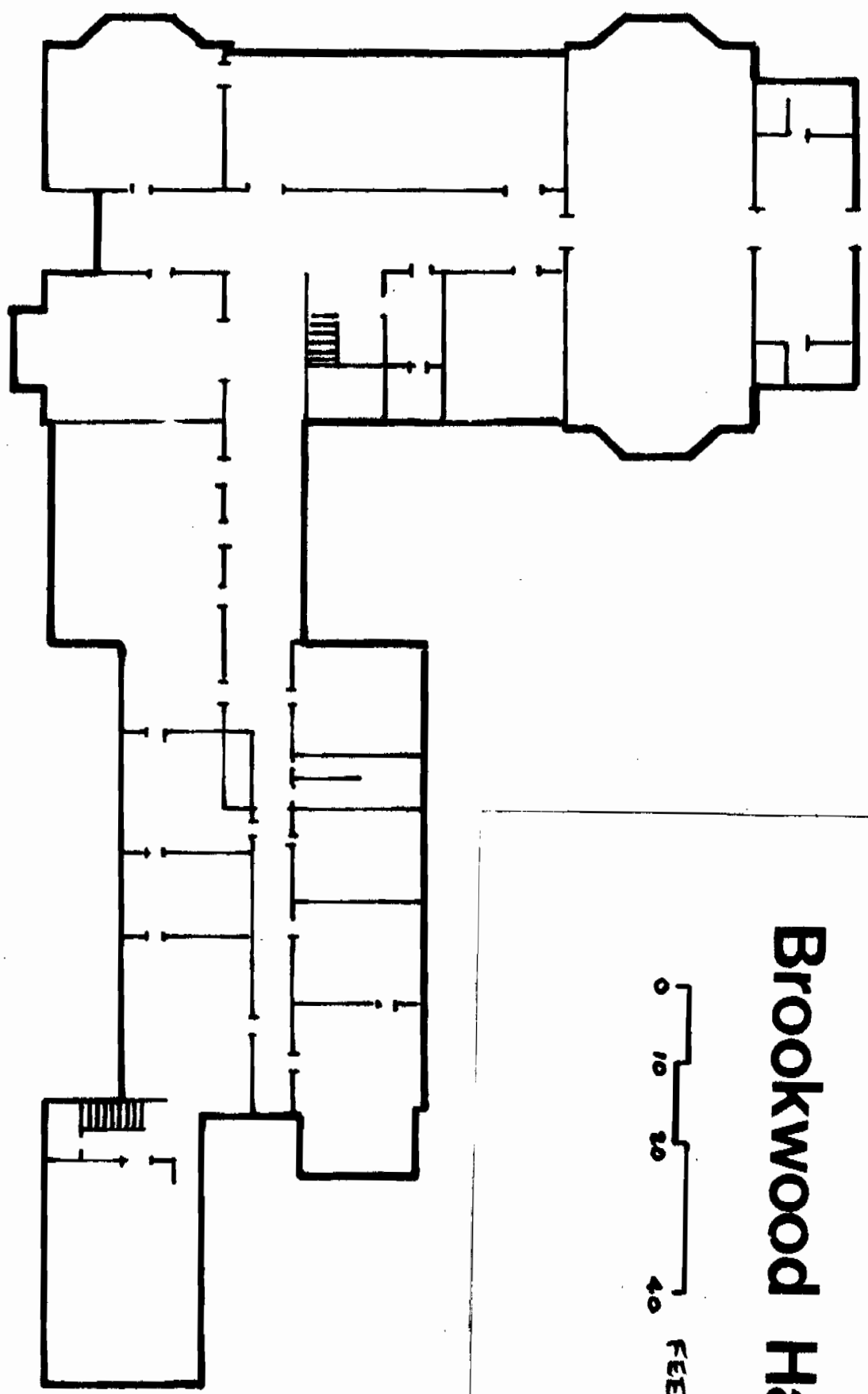
The Montgomery Street-Columbus Circle Historic District was tabled for more information. The Committee requested that staff find out whether various district buildings are mentioned in Onondaga Landmarks, published by the Cultural Resources Council in 1976, and to seek the comment of Paul Malo on the proposed district. They also requested that better slides and more historical information on the Wesleyan Methodist Church be sought.

D. Postscript:Columbia Clermont District, Town of Clermont

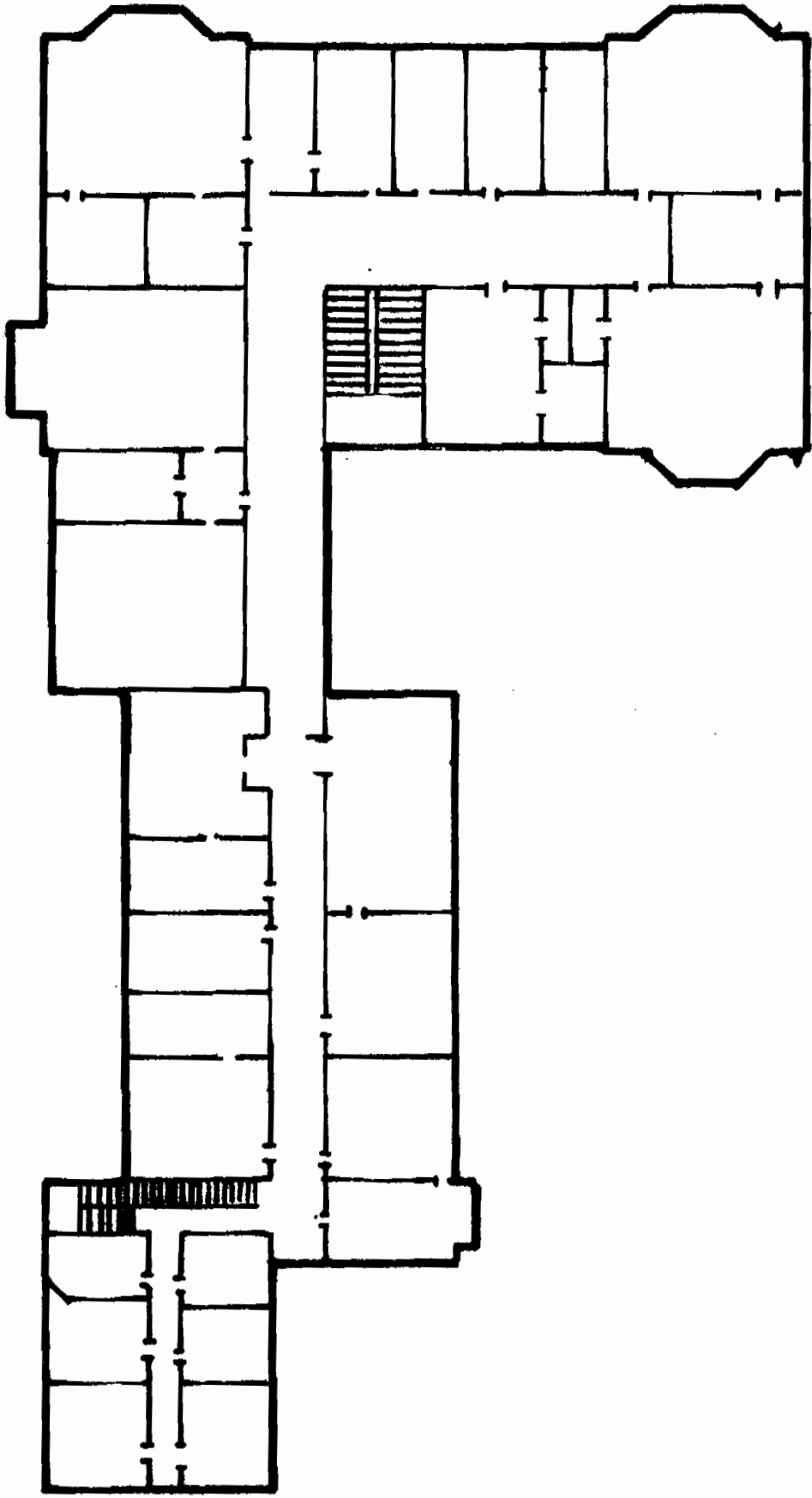
Tabled

Inadvertently omitted from the minutes of the May 11 meeting was a discussion of the Clermont District. The Clermont District initially had been recommended for listing by the Committee on 10/17/74. Due to staff changes and other administrative problems, the nomination was not prepared. A recent evaluation by staff revealed the fact that large areas of open lands had been included in the original proposal. In addition, a number of new homes have been constructed. Staff felt that current standards for district nominations would preclude the Clermont District from consideration. The Committee granted a staff request to table the proposal pending a survey of the Town of Clermont which would permit a multiple resource nomination to be considered.

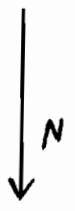
Brookwood Hall

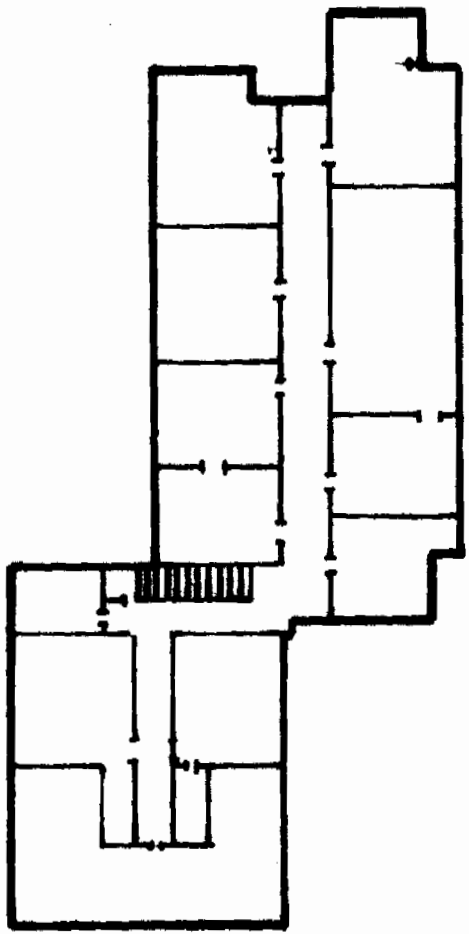


FIRST FLOOR PLAN



SECOND FLOOR PLAN





THIRD FLOOR PLAN



EXISTING FACILITIES SURVEY
WILLIAM J. GLADSTONE P. E.



Job #1700
CONSULTING ENGINEER

812 SUFFOLK AVENUE
BRENTWOOD, N.Y. 11717
(516) 273-2557

160 GREAT NECK ROAD
GREAT NECK, N.Y. 11021
(516) 482-7770

21 June 1977

Re: Structural Investigation Of The Brookwood Building In Islip

Dobiecki & Beattie, Architects
812 Suffolk Avenue
Brentwood, New York 11717

Gentlemen:

The writer conducted a visual inspection of the structure of the referenced building. The inspection has led to the conclusion that the building is basically in sound structural condition and there appears to be no major defects.

Certain areas, however, show some evidence of local distress, particularly on the second floor in the vicinity of a two or three riser stairway in the corridor. This stair has a serious disruption in it, and there is significant cracking in the plaster walls adjacent to the stairway. This minor discontinuity occurs at a connection between the original building and a later extension, from this, it would appear that the foundation design for the extension and the connection between the extension and the original building did not take into account the likelihood of some differential settlement occurring. As this differential settlement has long since taken place, it is the writer's opinion that repairs completed at this time will not suffer future disruption.

In addition to demolition of the stair and the surrounding area so that detailed inspection can be made of the structural interface between the two portions of the building to determine the specific corrective action required, the underside of the beams in the first floor corridor area of this extension must be exposed as an apparent disruption exists on the first floor in this area and a detailed inspection of the beams supporting the corridor must be made. Therefore, the ceiling of the basement should be removed under the corridor.

With the exception of these two specific areas, the writer feels that the building is sound and can be modified to the future contemplated use.

Very truly yours,


William J. Gladstone, P.E.

WJG:eo

RECEIVED

JUN 22 1977

DOBIECKI & BEATTIE
ARCHITECTS

HENRY J. CAMPBELL ASSOCIATES, P.C.

CONSULTING ENGINEERS

220 HILLSIDE AVENUE ■ WILLISTON PARK, NEW YORK 11588 ■ (516) 294-9500



June 3, 1977

Ref: Job #7703-00-00-0-0

Mr. Ernest M. Swanton
Dobiecki & Beattie, Architects
812 Suffolk Avenue
Brentwood, New York

Subject: Evaluation of Brookwood Hall
and Associated Buildings

Dear Mr. Swanton:

We made an inspection of the above facilities with regard to electrical and mechanical installations. We cannot, at this time, submit recommendations for a course of action, as this would be dependent upon the future use to which the buildings would be put. However, we can indicate the present conditions.

Two smaller buildings inspected are essentially residential structures with residential type services. These services are reasonably modern and in good condition. It would appear that some additional maintenance may be required on a routine basis in order to maintain the services at a level of performance which will be satisfactory. Evidence of this included exposed electrical wiring, where cover plates had not been reinstalled and the inability to maintain domestic hot water in one building when heating is not required. However, this all falls within the province of routine maintenance problems, which could be accomplished for both houses for the sum of \$1,000.00 to \$2,000.00

Obviously, when the future use of these buildings is determined, they would have to be re-evaluated in the light of the intended use, but the basic services should be capable of supporting any reasonable intended use. There are two exceptions to this:

1. Air conditioning may be additive.
2. If there were large electrical loads, it is possible that the service would have to be reinforced.

As to Brookwood Hall itself--it can be stated that for any prolonged utilization of the building, it would be best to remove and replace almost all of the mechanical and electrical systems in their entirety.

EXISTING FACILITIES SURVEY
Mr. Ernest M. Swanton
Dobiecki & Beattie, Architects

Job 1700
June 3, 1977

Subject: Evaluation of Brookwood Hall
and Associated Buildings

Page No. 2

The heating plant consists of two steam boilers, only one of which is operable at the present time. The newer portions of the building at the back are heated with two-pipe steam systems. The building in the front is heated by a Rube Goldberg, one-of-a-kind, warm air system which derives its source of heating from the two-pipe steam system. Much of these systems have little or no control lending themselves to what has become known as apartment house heating - opening the windows or shutting off the radiator or duct. Discussion with occupants confirmed that the results are, at best, erratic. There is no practical way these systems can be modernized.

Some portions of the building have no domestic hot water. The reason for this was not ascertained. Some other portions were provided with domestic hot water from a gas fired heater. There are no recirculating lines. Therefore, at any location not immediately adjacent to the gas heater, there is a long delay in obtaining hot water. This is wasteful. It should also be noted, that most of the piping is as old as the building and certainly has survived its original purpose.

It is probable that for any future use intended for the building, the present locations of the existing toilets would be in question. In any case, many of the fixtures appear to be the original ones installed at the time of construction. There are new ones in various places conforming to no specific pattern. It would appear that it had been done on the basis of what was available at the time of need.

In the light of all of these conditions, it would seem mandatory that the entire plumbing system be approached on a replacement basis if the building is to be preserved for a long term period.

There is a reasonably new 400A-120/208-3 phase-Wye Service. Although this has to be evaluated, in the light of future needs, it is probable that it would be satisfactory.

However, the new service is about the only thing in the entire building that may be satisfactory about the electrical service. It is best characterized as a hodge-podge of ancient and new distribution feeders, panels and circuitry. As an example, there is the original 600A, single phase, 3 wire service fed from the newer electrical service. Service continues to be distributed from this old service point. Additionally, some of the new electrical service distribution is carried to old electrical panels. Circuitry seems to be connected on a when needed and what is available basis so that some areas are serviced from two different places. This all seems to have been done on almost a random basis.

RECEIVED
FEB 5 1979
PLANNING DEPT.

M I N U T E S

COMMITTEE ON THE REGISTERS

FORTY-FOURTH MEETING

OFFICE OF PARKS AND RECREATION
DIVISION FOR HISTORIC PRESERVATION
AGENCY BUILDING #1
GOVERNOR NELSON A. ROCKEFELLER
EMPIRE STATE PLAZA
ALBANY, NEW YORK 12238

December 8, 1978

PRESENT:

Mrs. Patrick Harrington, Chairman
John Still
Constance Eiseman
Frank Sanchis
Doris Manley
Ellen Miller
Anne B. Covell
Larry Gobrecht
Lucy A. Breyer
Austin O'Brien
Elizabeth Spencer-Ralph
Carol Kingsbury

ATTENDED PART OF THE MEETING:

Commissioner Lehman
James Schmitt
Stuart Stein
Carl Stearns
Mark Lyon
Lenore Kuwik

Minutes

44th Meeting

December 8, 1978

A. Committee Business:

1. The Committee commented on the need for improved visual presentations by the staff, especially for the review of districts and multiple resource areas. The staff agreed to make every effort to improve the quality of the visual documentation baring in mind the possible restrictions of time, weather and interruption.
2. The Chairman asked the other members of the Committee to review Central Park West when they are next in New York City. Staff will be receiving additional photographs of streets suggested by the New York City Landmarks Preservation Commission staff.
3. The Chairman had received inquiries about the recently recommended Watertown buildings (Minutes 9/78) and requested comments from both staff and Committee members. The final review, (based on a very careful staff review of the boundaries) reversed an earlier proposed district. The Chairman wanted to make sure the Committee felt comfortable with the decision and changes. She also requested staff to draft a reply for the letters she had received.
4. The Committee has set aside the third Thursday of each month for future Committee on the Registers meetings. The dates for 1979 are as follows: January 18, February 15, March 15, April 19, May 17, June 21, July 19, August 16, September 20, October 18, November 15, and December 20. The March meeting will most likely be held in New York City in conjunction with the Board meeting. Committee members also agreed to call in advance, Carrie at 518-474-0479 if they are unable to attend a meeting.

B. Regular Business:

<u>County</u>	<u>Site</u>
Broome	<u>Binghamton Psychiatric Center</u> , Binghamton

Tabled

This site received a preliminary review on August 11, 1978, at which time the Committee requested additional documentation on the district potential of the campus. The sponsor asked that individual nomination of the Main Building ("a discrete historical building which, in itself, constituted a separate facility at the time of its creation") be reconsidered. Reiterating its policy that where there is district potential, individual nominations will be considered only in cases of immediate threat or compelling need, the Committee tabled the nomination, pending additional survey.

Monroe

Historic Resources of Pittsford

Recommended, Local Significance

In response to several letters following the public notice of Pittsford's boundaries, the Committee reviewed all sites that were suggested for inclusion. However, the Committee decided not to change the preliminary boundaries and approved the three districts as outlined at the July 14, 1978 meeting.

New York

Cathedral of St. John the Divine and Complex, New York City

Recommended, National Significance (Cathedral)
Local Significance (Other Structures)

The Cathedral was nominated for national significance as an example of Gothic Revival architecture. The major design was the work of Ralph Adams Cram. Other buildings in the complex relate closely to the Cathedral and are of local significance. The Cathedral complex includes 11½ acres.

New York

Stuyvesant Square Historic District, New York City

Recommended, Local Significance

The district was accepted with the same boundaries as designated by the New York City Landmarks Preservation Commission and earlier approved at the August 11, 1978 meeting. The district is comprised of nineteenth century residential building with twin parks.

Oneida

George French House, New Hartford

Rejected

The Committee voted to reject the George French House due to its loss of architectural integrity. The Committee concluded that the structure had been marred by a blending of architectural styles, along with the introduction of salvaged materials from other mid-nineteenth century dwellings.

Onondaga

The Cove, Skaneateles

Recommended, National Significance

The Committee recommended that the Cove be nominated to the National Register because of its architectural significance. The Cove was designed by A. J. Davis and is one of three Gothic cottages he designed in the central region of New York State. The Committee expressed the hope that the property owners will return the house to its original state by reproducing and reinstalling the bargeboard and reinstating the French doors on the front elevation.

Putnam

DeRahm Estate, Garrison

Recommended, Local Significance

The DeRahm Estate is now comprised of four properties with intact and architecturally significant structures dating from the early to late nineteenth century. The Committee judged the buildings in their picturesque setting to be a good example of a Hudson Highlands country estate which reflects a life style popularized in the books and magazines of the period and often emulated in other picturesque but less dramatic settings around the nation.

Steuben

Curtiss Museum, Hammondsport

Recommended, National Significance

The Committee recommended the Curtiss Museum for national significance as an important commemorative property that has the only symbolic value in the village connected with the life of Glenn Curtiss. Curtiss was a pioneer and great contributor to the development of the aircraft industry. Born and brought up in Hammondsport, he also spent the majority of his significant career years in the village where he flew the "June Bug" in 1908, the first official one kilometer flight; served as the chief of experiments of the Aerial Experiment Association and built successful air machines during 1907-1909; formed the Herring Curtiss Company to manufacture aeroplanes and engines and also ran the Curtiss Aviation School. Curtiss also received the first U.S. pilot's license in 1911. Hammondsport was the home of the aviation industry until the end of World War I - where the, hydroaeroplane, 1912 flying plane and Jenny plane were built. The Curtiss Museum's primary purpose is education in the field of aviation history, especially the contributions of Curtiss. The Museum building is the former school (1858-1935) which Curtiss attended as a child.

Suffolk

Brookwood Hall/Knapp Estate, East Islip

Rejected

The Committee on the Registers carefully reviewed the Brookwood Hall/Knapp Estate thematic group nomination. After lengthy discussion, the Committee rejected the proposed nomination because they felt the Knapp Estate did not appear to possess integrity of design. Specifically, the Committee objected to a prominent glass window in the main house's east or front elevation and the large two story addition north of the original house. In addition, the Committee felt the Knapp Estate did not appear to compare favorably with Long Island's overall late 19th and early 20th century estate development. The proposed nomination consisted of the Knapp Estate's main house (Brookwood Hall), carriage barn, superintendent's cottage, main gate, and spillway. The review concluded with three Committee members rejecting the Knapp Estate because it appears to be architecturally undistinguished. One Committee member abstained from the vote.

Minutes

44th Meeting

December 8, 1978

C. Preliminary Review:

Chenango

South Chenango Street Historic District and North
Chenango/Jackson Street Historic District, Greene

Tabled

These districts were presented as a segment of a multiple resource nomination for the Village of Greene, where comprehensive inventory has been completed. Greene, founded in 1806, was a crossroads for early transportation routes, and became the mercantile focus of a large rural region. Its broad, tree-lined streets retain the character of a prosperous nineteenth-century village.

South Chenango Street is a middle-class residential area, in which a wide range of vernacular architectural styles are represented.

North Chenango Street is a grander residential district, including notable examples of Federal and Gothic Revival architecture. Perpendicular to North Chenango is Jackson Street, which includes Green's first housing development: a block of Greek Revival cottages built by Henry Beals in the 1830s.

The Committee felt several structures were of National Register quality, but questioned the eligibility of other sections. The proposal was tabled, pending site inspection by a Committee member to clarify district boundaries.

Montgomery

Multiple Resources, Village of Nelliston, Nelliston

The completed inventory of the Village of Nelliston was examined by the Committee on the Registers. The Nelliston Historic District, which included Prospect and Berthold Streets, was extended as far as the river by the Committee and recommended for nomination pending a second review. Nine significant individual properties selected by staff were reviewed by the Committee. Staff will provide photographs of the interiors at a subsequent meeting, after which final recommendations will be made. The Committee was pleased at being presented with a thorough survey and analysis of the history of this river-and-railroad-oriented community and the members admired the many fine architecturally intact buildings.

New York

105th-Riverside Historic District

The district was recommended for its architectural significance as a fine Beaux Arts area dating from 1899-1909 and exhibiting an unusual degree of stylistic unity. The boundaries were approved as designated by New York City Landmarks Preservation Commission.

New York Fifth Avenue Historic District

The Fifth Avenue Historic District was recommended for its architectural significance and also for its historical importance as home to many late 19th and early 20th century entrepreneurs. The majority of the Committee voted for national significance although some members felt the district was only of state or local significance.

The district begins at East 59th and Fifth at the Sherry Netherlands. The rest of East 59th is not included. The district abuts structures on Madison Avenue beginning at East 60th. Above 96th Street the district includes only the good buildings on side streets. The district ends at East 104th and includes the Museum of the City of New York.

Onondaga Montgomery Street-Columbus Circle Historic District, Syracuse

Tabled

The Montgomery Street-Columbus Circle Historic District was tabled for more information. The Committee requested that staff find out whether various district buildings are mentioned in Onondaga Landmarks, published by the Cultural Resources Council in 1976, and to seek the comment of Paul Malo on the proposed district. They also requested that better slides and more historical information on the Wesleyan Methodist Church be sought.

D. Postscript:

Columbia Clermont District, Town of Clermont

Tabled

Inadvertently omitted from the minutes of the May 11 meeting was a discussion of the Clermont District. The Clermont District initially had been recommended for listing by the Committee on 10/17/74. Due to staff changes and other administrative problems, the nomination was not prepared. A recent evaluation by staff revealed the fact that large areas of open lands had been included in the original proposal. In addition, a number of new homes have been constructed. Staff felt that current standards for district nominations would preclude the Clermont District from consideration. The Committee granted a staff request to table the proposal pending a survey of the Town of Clermont which would permit a multiple resource nomination to be considered.



NEW YORK STATE PARKS AND RECREATION, AGENCY BUILDING #1, EMPIRE STATE
PLAZA, ALBANY, NEW YORK 12238 - ORIN LEHMAN, COMMISSIONER

PRELIMINARY INFORMATION FORM FOR A BUILDING/STRUCTURE* PROPOSED FOR
NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES

1. Name of Building:
Common: Brookwood Hall Mansion
Historic: H. K. Knapp Estate - Brookwood Hall
2. Location:
Street and number: 50 Irish Lane
City/Town: East Islip County: Suffolk
Congressional District: 2
Congressional Representative: Thomas Downey
3. Classification:
Ownership: Public Private Both
Status: Occupied Unoccupied
Accessible to the Public:
 Yes, but restricted to certain days or hours (explain):
Bldg. Mon. - Sat., 9:00-4:30p.m. Site daylight hours.
Present use: Dept. of Parks, Rec. and Cultural Affairs Offices and Art Classes.
4. Owner of Property:
Name: Town of Islip
Street and number: Town Hall 655 Main Street
City/Town: Islip State: New York 11751
5. Location of Legal Description:
Courthouse/Registry of Deeds: Liber 6098 Pages 180-181-182-183
Street and number: Suffolk County Clerk's Office
City/Town: Riverhead State: New York 11901
6. Representation in Existing Architectural or Historical Surveys:
Title of Survey: Building Structure
Date of Survey: 9/2/1976 Federal State County Local
Depository for Survey Records: New York State Parks and Recreation
Street and number: Division for Historic Preservation
City/Town: Albany State: New York

Title of Survey: New York State Office of Planning Coordination
Date of Survey: October 1967 Federal State County Local
Depository for Survey Records: New York State Office of Planning Coordination
Street and number: New York State Department of State
City/Town: Albany State: New York

*Other forms are available for historic districts and archeological sites.

7. Description:

A. Condition: Excellent Good Fair Deteriorated
Ruins

B. Site: Original Moved

If structure has been moved please enclose photographs showing structure on original site, and state location of original site, date of move, and reason for move: On original site.

C. Interrelationship of Building and Surroundings:

Describe surrounding landscape, relationship of all structures on property to the topography and to each other, and nature of streetscape or surrounding neighborhood.

See Building-Structure Inventory Form
Attachment I - Item 17

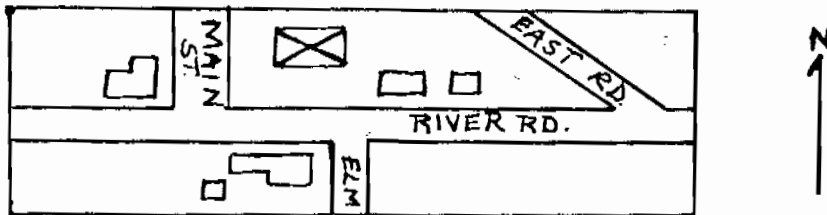
Please Enclose with this form completed Building/Structure Inventory Forms for all outbuildings on the property.

D. Shape of Plan:

Please draw a sketch indicating shape of plan and names of nearby streets. Include related outbuildings and a north arrow. Show relationship to surrounding buildings. Use additional sheet.

Attachment II

Example:

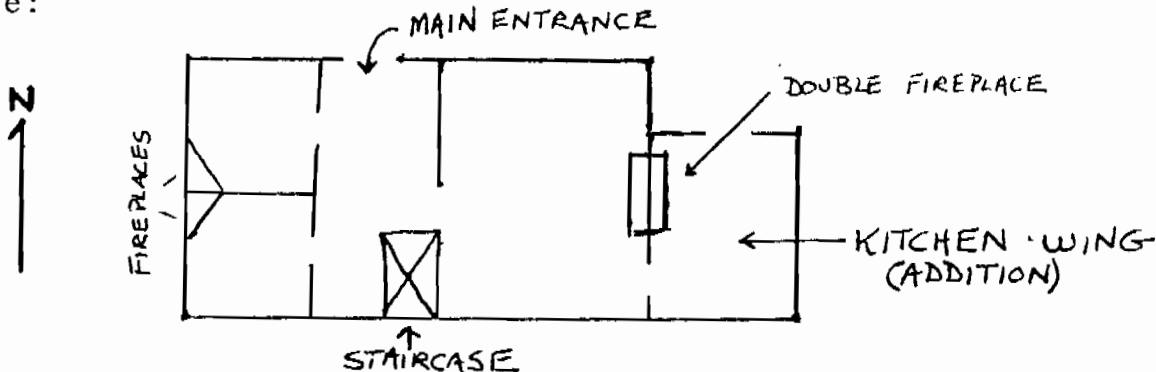


E. Floor Plan:

Please draw a sketch of each floor and attach to this application. Include a north arrow.

Attachment III - V

Example:



7. G. Interior:

Describe wall finishes, mantel pieces, staircases, flooring, doors, and other woodwork. Identify each item by exact location in structure. Attach additional sheets if more space is needed.

See Attachment VI

Mechanical Systems:

Describe any important systems. Provide dates when electricity, plumbing, etc., were installed, if this information is available.

See Attachment VI

Alterations and Additions:

Provide detailed description of all alterations or additions including dates or periods. Describe nature, extent, and dates of any restoration. Identify architect if known. Attach additional sheets if more space is needed.

See Attachment VI

7. H. Photographs: Attachment VII

Please Enclose informational snapshots showing all sides of the building, important interior features, and close up views of significant exterior and interior features. Note: inventory forms for outbuildings require snapshots of exteriors.

Please Enclose three(3) copies each of several views of the site to accompany the National Register Nomination Form. These should be professional quality, glossy, black and white prints must be recent (i.e., no older than two years) and should include a general exterior view, a view showing the environment or context in which the property is located, and views of significant exterior features.

IMPORTANT: Please identify each photograph on a separate piece of paper and carefully attach to the photograph with a paper clip. Do not write on the back of the photographs. Do not staple identification data to photographs. Note location of negatives.

Negatives located at Dobiecki & Beattie
812 Suffolk Avenue, Brentwood, New York 11717

8. History and Significance

IMPORTANT: The information requested in this section is extremely important because it justifies selection of this site for nomination to the National Register of Historic Places.

As much material as possible should be drawn from primary sources such as deeds, wills, census records, old tax lists, court records, manuscript collections or published manuscripts such as correspondence or diaries. Contemporary newspapers may be consulted for obituaries, accounts of cornerstone laying, etc. Gazetteers of the state and accounts by travellers which were published periodically throughout the nineteenth century provide contemporary descriptions of many communities. Old wall maps and atlases, when arranged chronologically, indicate the physical development of an area and may also reveal ownership of property, former street names, and the configuration of individual buildings.

Published secondary sources such as county and city histories can provide basic information on an area's general history, important structures, and leading citizens.

The historical information provided should not be based upon hearsay or upon modern historical accounts drawn from unidentified sources.

A. History of the Structure: Attachment VIII

Please Enclose facsimile copies of all important source materials for the history of the structure (i.e. xerox copies). Additional material may be provided in the form of an essay, but all sources must be noted after each piece of information. The information provided must cover the following topics:

- name and biographical information on original owner
- name and biographical information on subsequent owners
- date of initial construction
- name and biographical information on architect of
 - original structure and architect(s) of later additions and alterations
- name and biographical information on builder, contractor, or craftsmen
- information on original layout and construction of building
- original and subsequent uses of buildings with dates or periods if known
- information on persons or historical events associated with building.

B. Historical Relationship of Structure and Community: Attachment IX

Please Enclose an essay which summarizes the history of the city/town or community from its settlement to the present. The amount of information will vary with the complexity of the area's history but a minimum of two or three typed pages or the equivalent is suggested. Again, please note that all

sources must be noted after each piece of information. Important sources may be quoted at length, or facsimile copies of these sources may be appended to this essay (i.e., xerox copy from a nineteenth-century county history, etc.).

This essay should analyze the social and economic forces which shaped the community's growth or development, and should relate the construction, design, alteration, and use of the building or structure to these trends. The written statement should also be addressed to the following questions: why was the structure built when it was? why was it built at its particular site? what prevailing ideas of the time influenced its construction or design? what other buildings of its type or period remain in the community?

9. Bibliography:

List ALL SOURCES of information exactly as follows: author, title, place of publication, publisher, date of publication, volume number, and page number. Attach additional sheets if more space is needed.

1. East of Islip, The Friends of East Islip

Library 1969 P.P. 8-9-12-15-17

2. History of Long Island, Benjamin F. Thompson, 1972, Vol. 2,

Ira J. Friedman, Inc., Port Washington, N. Y.

3. Isle of Shells, George L. Weeks, Jr., 1968, Buys Bros.,

Islip, N. Y. P.P. 195-199.

4. Long Island Lighting Company, New York - population source.

Personal Interviews

1. Mrs. Walter Herrick (former wife of Harry K. Knapp, Jr.)

2. Mrs. Eltore Boltoni (granddaughter of Harry K. Knapp).

3. Mrs. Margaret Stellato Curtin (child of the Orphan Asylum

Society of the City of Brooklyn.

10. Geographical Data:

Size of property in acres: 38 acres

Please Enclose with this submission an original U.S. Geological Survey Map (7.5 Minute Series) with the property clearly, but lightly, marked in pencil. Attachment X

For a property of more than ten acres in area, please enclose a plot plan with dimensions for each side of the lot and please mark precise boundaries lightly in pencil on U.S.G.S. map.

Attachment XI

For a property of more than ten acres provide a verbal boundary description including street names, property lines, geographical features, etc. Attachment XII

11. Form Prepared By:

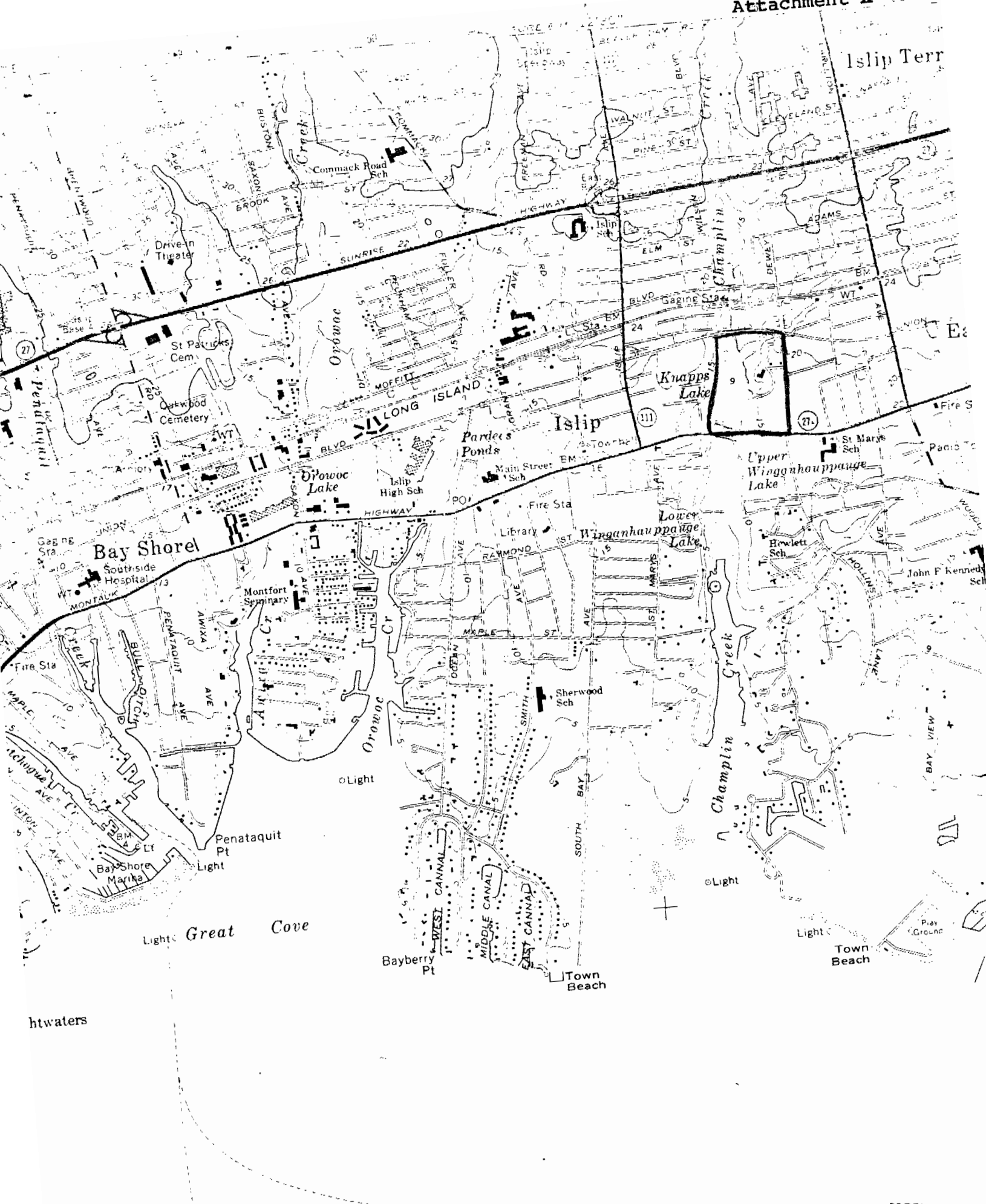
Name: Henry Berger, Commissioner, Dept. of Parks, Recreation & Cultural Affairs
 Street and number: P.O. Box 85
 City/Town: Islip State: New York 11751
 Telephone: 516-224-5405 Date: December 9, 1977

Please Note: A survey must normally occur prior to nomination of an individual property. Please confer with the Historic Preservation Field Services prior to submitting this application. (518-474-0479)

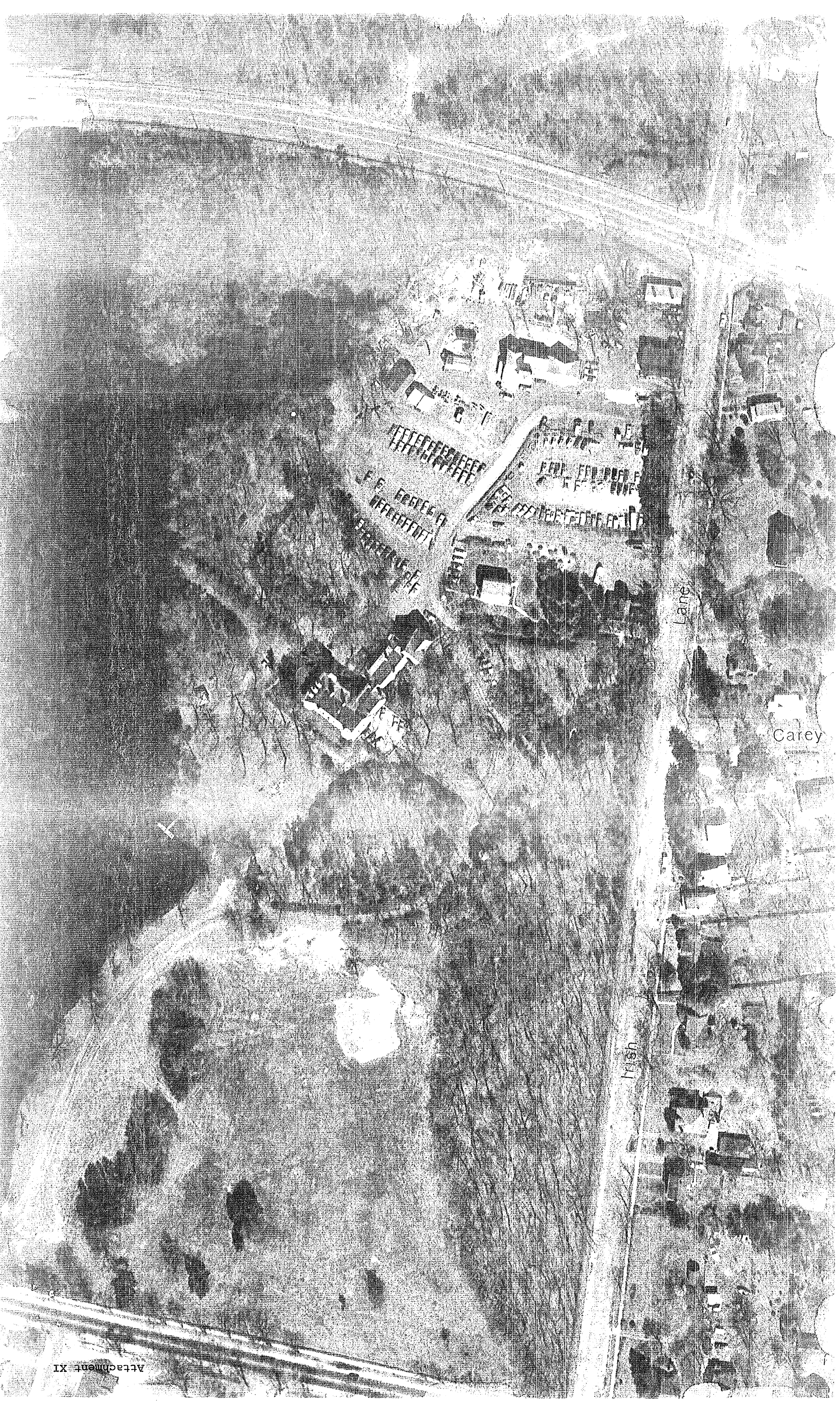
The information provided in this application should be as complete and as accurate as possible. An incomplete application must be returned, thereby causing long delays in the review of the property for nomination.

9/76
sj

Islip Terr



htwaters



Lane

Carey

Irish

Department of Planning & Development • Planning Division
Interoffice Memorandum

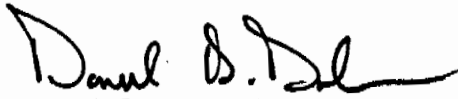
To: PERMITS

Date: June 11, 1986

Re: 393-04-029
Review of addition to historic structure.

As addition will not be visible from the street, elevation review is not required.

William E. Rutkoske
Commissioner



Daniel D. Dollmann
Planner

DDD:ck



DEPARTMENT OF PLANNING AND DEVELOPMENT

Michael A. Lo Grande - Supervisor

April 15, 1986

Mr. Frank Oliveri
8 Fifth Street
Brentwood, New York 11717

Re: 160-01-051

Dear Mr. and Mrs. Oliveri:

The Town may be interested in moving the Octagon House currently on your property to the Islip Grange in Sayville on Broadway Avenue.

In order to determine the feasibility of this move, it is essential to have the house inspected by various contractors in order to determine the cost.

If you are interested, please call me at 224-5459 to set up a preliminary inspection.

Thank you for your consideration and your interest in preserving Islips History.

William E. Rutkoske
Commissioner

Daniel D. Dollmann
Planner

DDD:ck



DEPARTMENT OF PLANNING AND DEVELOPMENT

Michael A. Lo Grande - Supervisor

February 19, 1986

Bay Shore Historical Society
66 Ridgeway Boulevard
Bay Shore, New York 11706

Re: Historical Information

Dear Mr. McDonald:

We are in receipt of your letter of February 11, 1986, requesting the Bay Shore Historic Inventory.

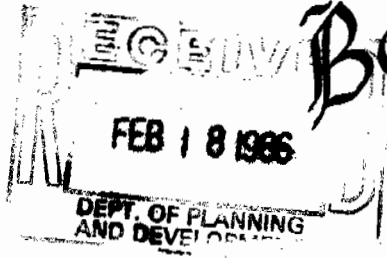
As this requires a great amount of clerical work for copying, please expect a short delay in receiving this information.

Thank you for your cooperation.

William Rutkoske
Commissioner

Daniel D. Dollmann
Planner

DDD:ck



Bay Shore Historical Society

66 Ridgeway Blvd.
Bay Shore, L.I., N.Y. 11706
516-666-2345

Den

February 11, 1986

Mr. William Rutkaske
Planning and Development Department
Town of Islip
655 Main Street
Islip, NY

Dear Mr. Rutkaske:

Some years ago the Society For the Preservation of Long Island Antiquities completed the State Landmark Inventory which, in part, was concerned with older residences in the Town of Islip. It is my understanding that the Planning Board has the negatives of the individual reports.

The Bay Shore Historical Society is working on a project to augment and update this information. Would you be so kind as to make available to us the copies of the reports of the buildings in Bay Shore? They would be of considerable help in our endeavors.

Thank you for your consideration,
G. Herb McDonald

G. Herb McDonald
President, Bay Shore Historical Society

New York State Office of Parks and Recreation
Division for Historic Preservation
Historic Preservation Field Services

PROCEDURES FOR LISTING OF PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES

1. Authorization of the National Register

The National Historic Preservation Act of 1966 (80 Stat. 915, as amended) authorizes the Secretary of the Interior to expand and maintain the National Register of Historic Places.

The National Register includes not only properties of national significance, but also districts, sites, buildings, structures and objects of significance on the local and state level. The Register is an authoritative guide to be used by federal, state and local governments, private groups, and citizens to identify the nation's historic and cultural resources, and to indicate what properties should be protected from destruction or impairment. It is the legal instrument which insures that registered properties affected by undertakings which are executed, licensed or financially assisted by the federal government will be the subject of review and comment in accordance with Section 106 of the act. Such review and comment are the function of the Advisory Council on Historic Preservation in cooperation with the State Historic Preservation Officer.

Implementation of the National Historic Preservation Act of 1966 is accomplished by the State Historic Preservation Officers (formerly known as State Liaison Officers) who are responsible for administering National Historic Preservation Act programs within their states. All nominations submitted to the National Register by a state for consideration are prepared under the supervision of a full-time professional staff, responsible to the State Historic Preservation Officer. Before submission to the Keeper of the National Register is made, all nominations must first be approved by a professional review board.

2. The New York State Historic Preservation Officer

In New York State the Commissioner of Parks and Recreation is the State Historic Preservation Officer. The Board for Historic Preservation, working through its special Committee on the Registers, serves as the Commissioner's professional review board. The Board members are appointed by the Governor. The Committee on the Registers meets approximately ten times a year to review and recommend nominations to the National Register. The Division for Historic Preservation serves as the staff for the State Historic Preservation Officer and for the Board for Historic Preservation.

3. State Procedures for Nominations to the National Register

a) Proposals for nomination

Usually National Register proposals are an outgrowth of a systematic comprehensive community-wide inventory of historic sites. Conducted by local

preservation groups, planning agencies, or interested individuals, in conjunction with the Division for Historic Preservation's statewide survey program as outlined in the Historic Resources Survey Manual, these inventories are the base data of the National Register program. Sites may also be suggested for National Register consideration by staff members of the Division for Historic Preservation or forwarded through regional headquarters of the Office of Parks and Recreation, or by the various private or municipal preservation agencies in the state. Upon receipt of a request that a site be considered for the National Register, the Division for Historic Preservation staff will determine whether the site appears to meet the criteria of eligibility defined in the National Historic Preservation Act of 1966. If additional information is required, the staff will send questionnaires to the group or individual proposing the nomination. Ordinarily, research is not undertaken by the staff.

b) Advance notification

If the Division for Historic Preservation determines that a site warrants consideration by the Committee on the Registers, the property owner and primary local elected official are notified in a letter explaining the National Register and the intention of the New York State Historic Preservation Office to initiate nomination procedures. In the case of large districts, property owners are not notified individually, but a public notice is published in the local newspaper prior to committee consideration. The committee will be informed of the comments which the staff has received in response to the notification letters and public notices, but recommendation for nomination as such, is based on the criteria of eligibility established by the federal government.

c) Professional review

When sufficient information on the significance of a site is available, the name of the property is placed on an agenda for consideration by the Committee on the Registers at one of their scheduled meetings. Staff members of the Division for Historic Preservation present sites to the committee based on an on-site inspection of the property and the material submitted by the local group or individual. Photographs, maps, basic documentary information on the site itself and documentation of the relative significance of the property in the locality are necessary for the committee to make a finding for an individual site.

In reviewing districts, specific information on the boundaries and a survey of all structures and archeological sites within the proposed district is required.

The committee will either recommend nomination, table the discussion for further information, or reject the site. Individual sites which appear to be within areas that may qualify as historic districts may be tabled for an inventory of adjacent structures.

Recommendations of the Committee on the Registers are recorded in minutes which are circulated to the full Board for Historic Preservation. If, within thirty days of the mailing of the minutes, any member of the Board objects to a finding of the committee, the finding will be reviewed at the next scheduled meeting of the Board. Otherwise, the findings of the committee become the official recommendation of the Board to the State Historic Preservation Officer. If a site is rejected for nomination, it will not be considered again by the committee for a period of at least one year.

d) Notification of action by Professional Review Board

After the board has either recommended nomination of a site to the National Register or rejected its consideration, notification of this action is sent to the officials and property owner previously advised. If the recommendation was favorable, official notification is also sent to the following parties:

1. Regional, county and local planning boards.
2. Any state agency known to be interested in the property.
3. Chairman, regional administrator, and regional historic preservation supervisors of the relevant State Park Commission.
4. Other local government agencies affected.
5. Concerned local groups and individuals including county and local historians.

e) Preparation of nomination for the State Historic Preservation Officer

If the board's recommendation is favorable, the staff, or volunteers working in close association with the staff, will proceed to prepare the National Register nomination forms in accordance with:

1. "How to Complete National Register Forms." published by National Register of Historic Places, National Park Service, U.S. Department of the Interior, January, 1977.
2. The recommendation of the Board and its Committee on Registers as expressed in the minutes of their meetings.
3. Recommendations and requirements expressed in correspondence from the Keeper of the National Register.

The completed National Register form is a compilation of the most accurate information readily available at the time of nomination and is not necessarily a primary (original) research effort. In some instances, groups or individuals working at the local level prepare nomination forms; however, responsibility for the accuracy of the forms and for assurance of compliance with state and federal standards usually rests with the staff of the Division for Historic Preservation.

f) Consideration by the State Historic Preservation Officer

After the nomination form is prepared, it is sent to the State Historic Preservation Officer or his designee for consideration. If he approves the nomination, the State Historic Preservation Officer signs the form certifying that the property has been evaluated and reviewed at the state level according to the criteria and the procedures required by the National Park Service. The nomination is then forwarded to the Keeper of the National Register, National Park Service, Department of the Interior in Washington, D.C. Copies of the form are retained in the files of the Division for Historic Preservation in Albany.

4. Federal Procedures on Receipt of Nomination

All nominations, when received by the Keeper of the National Register in Washington are recorded in a master file, stamped with the date of receipt, and examined carefully to determine that the necessary technical requirements have been met. The Keeper's office notifies the property owner of the nomination and publishes notice of the pending review in the Federal Register. After providing a comment period of 30 days, the professional staff of the Keeper of the National Register reviews each nomination against the established criteria before a determination is made on the property. Receipt of a nomination does not automatically guarantee entry in the National Register. Entry becomes official when the nomination is approved and signed by the Secretary of the Interior or his designee. If questions arise concerning the property while it is being reviewed, the State Historic Preservation Officer will be consulted. Nominations are often returned to the state for additional information. When a property does not appear to meet criteria of the National Register, the nomination is returned.

If the nomination is listed on the National Register, the Department of the Interior will notify the appropriate senators and congressman. After a scheduled delay to allow these officials time to issue a press release, the Department of the Interior will notify the Division for Historic Preservation of the listing. The Division for Historic Preservation notifies the same groups or individuals previously informed that the site was being nominated. A certificate will be prepared recognizing the National Register listing of a property. The annual listing of National Register sites in the Federal Register each February is supplemented by publication of new listings on the first Tuesday of each month.

File

Make copy of attached drawings
over file - send original to
Steve Jones

12/9/77

Attached bill is for photographs
for National Register Application
Burdwood Hall. As we discussed
this should come out of
consulting costs for Burdwood
Project.

Alis

**DOBIECKI
BEATTIE
ARCHITECTS**
812 SUFFOLK AVE., BRENTWOOD, N.Y. 11717 - TEL. 516 273 2460

December 7, 1977

Ms. Alice Amrhein
Director, Management Services
Town of Islip
Islip Town Hall
Islip, NY 11751

RE: Brookwood Hall Recreation Property
Job No. 1700

Dear Ms. Amrhein:

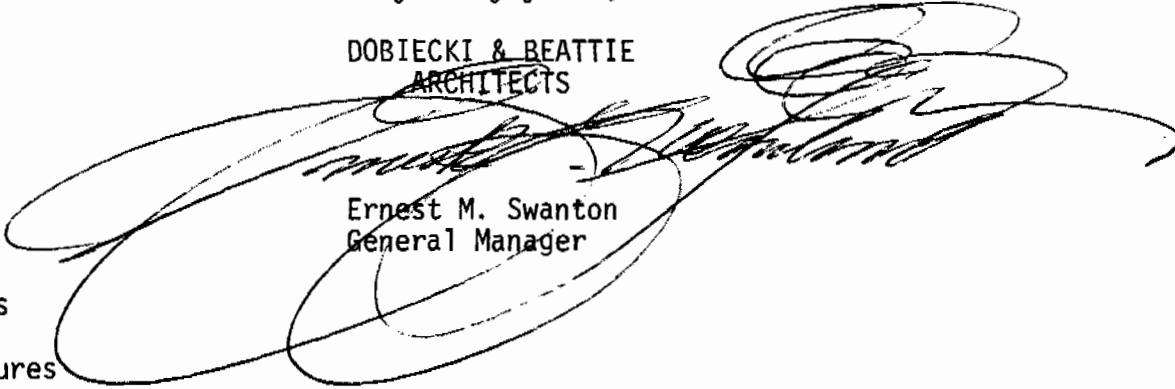
As requested by the Department of Cultural Affairs, we enclose herewith four prints each of 29, 8 x 10 glossy photos covering the Brookwood Hall facility. In addition, we have attached a Xerox copy indexing the locations the photos were taken and their respective numbers.

These photos are for your use in accompanying the National Register application. In addition, we have attached a Town of Islip Claim Voucher in the amount of \$232 for the above, which was approved by Miss Linda Angello.

Your kind attention in processing this invoice will be deeply appreciated. If we may be of any assistance relative to the enclosed, please do not hesitate to call.

Very truly yours,

DOBIECKI & BEATTIE
ARCHITECTS


Ernest M. Swanton
General Manager

Henry S. Dobiecki
A.I.A. N.C.A.R.B.

Robert Beattie
A.I.A. N.C.A.R.B.

E. M. Swanton
General Manager

ASSOCIATES
R. D'Amato
A.I.A.
L. Thomas
A.I.A.

EMS:ljs

Enclosures

CC: Miss Linda Angello
Mr. Edward E. Wanke1

Contemporary Use

The Town of Islip is considering moving some of the town offices to Brookwood Hall, a 41-room mansion, recently used as an orphanage, and situated on 3 $\frac{1}{2}$ acres of prime residential land which the Town acquired after the orphanage moved out about two years ago. According to newspaper accounts the house was built in 1910 by Harry K. Knapp and in 1930 was sold to Francis B. Thorne. After 1942 it belonged to the Orphan Asylum Society of the City of Brooklyn. The building is interesting both for its handsome construction and also for its well-executed architectural features, of which the main staircase is a fine example.

"The decision to buy Brookwood Hall was a good one," to quote the Islip Supervisor. "Had the Town Board not done so, there might well be a large garden apartment complex or housing development sitting there today."

Van Liew, Barbara F. "Contemporary Use", Preservation Notes.
Vol. II, No. 3, October 1967, p. 5.

Question 8(a) - History of the Structure

1. Original Owner of Brookwood Hall

Harry K. Knapp for \$100.00 and other good and valuable consideration from Edwin B. Meeks and Emma Meeks on July 7, 1902 purchased the property on which Brookwood Hall was built.

2. Subsequent Owners

- a. Harry K. Knapp, Jr., and wife, Elizabeth Mann Knapp, November 13, 1917.
- b. Hildegarde Kobbe Thorne \$250,000.00, November 11, 1929.
- c. Orphan Asylum Society of the City of Brooklyn, \$1.00, December 19, 1942.
- d. Alfred Wimmer and Fred Wimmer - price unknown, July 7, 1966.
- e. Town of Islip, January 6, 1967 - \$10,000.00

3. Date of construction unknown - completed 1910.

4. Delano Aldrich - noted for formal neo-Georgian style - 1890-1933. Encyclopedia of World Art, Vol. I, 265-267 p.p.

5. Unknown.

6. Unknown.

7. 1910 - Residence, Harry K. Knapp.
1929 - Home for children. Owner, Hildegarde Kobbe Thorne.
1942 - Orphan Asylum Society of the City of Brooklyn.
1966 - Alfred Wimmer and Fred Wimmer.
1967 - Town of Islip, Recreation Offices.

Question 8(b) - Historical Background on Community

East Islip a hamlet in the Town of Islip was known as "east of Islip" until 1890, at that time a Post Office was established and the hamlet's name was officially changed.¹ During this early time, tucked away on winding lanes, behind beautifully landscaped grounds, stood many mansions. A few are: The Taylor Mansion now known as Heckscher State Park; The Cutting Mansion now Bayard Cutting Arboretum; and, The Knapp Mansion now Brookwood Hall.

In the 1800's tourism brought much wealth into the area and many prominent men started building summer homes, or as we call them mansions. With this growth in population it became apparent that more schools, banks, clubs and a larger fire department should be established. In 1857 East Islip had a one room school which was sufficient, however, by 1902, it had to add eight additional rooms. Today the school district consists of five elementary schools, one Junior High School and a Senior High School.²

The original East Islip Hook and Ladder Company, organized on April 5, 1889 had thirty-one members. By the 1890's East Islip's population had grown which necessitated a more organized fire fighting unit and the town's first fire house was erected. Today there are over a hundred men who still serve on a volunteer basis protecting a population of 7,893 people.³

On October 31, 1908 at a meeting in the Somerset House in East Islip, a famous hunting lodge and hotel of its time, seventy-seven citizens of East Islip and vicinity signed the following statement: "Each of us subscribes for shares of the proposed First National Bank..." Today this bank is one of the fastest growing independent country banks in the vicinity.⁴

Since the early part of the century sportsmen had visited Long Island which was popular for its abundance of trout, deer and other game. One of the better known hotels for these activities was, the Lake House of Knapp's Lake in East Islip. The proprietor was Amos R. Stellenwerf, father-in-law of Thomas Worth, a noted artist for Currier and Ives.⁵

Among the well-known sportsmen who frequented the Lake House was General Coles, who came across the island from Glen Cove with a retinue of servants, horses, and supplies, arriving with a blare of trumpets that aroused the village.⁶

It was on the same parcel of land where the Lake House was formerly located that in 1910 Harry K. Knapp a sportsman of considerable means built Brookwood Hall. Brookwood Hall is a forty-one room Georgian mansion with thirty-eight acres of spacious tree-enveloped grounds, a magnificent view of the lake, an unusual garden court, and many specimens of rare foliage. It was to be his summer home and a retreat away from his business (ferry operation in Manhattan).

However, he loved club life, which afforded him time to pursue his special interests of fishing and hunting. As he began to spend more time in East Islip he joined in competition with many others to show blueblooded horses at the annual Bay Shore Horse Show.⁷ His wife Caroline Burr Knapp was known for her musical talent and exquisite interior decorating. One of her accomplishments was decorating the interior of "The Colony Club" in New York City.

Mrs. Walter Herrick (formerly Mrs. Harry K. Knapp, Jr.) recalls that era as a very glamorous way of life. She said, "The Knapp Mansion housed 17 servants and the interior was exquisite."

Mrs. Eltore Bottoni, Mrs. Herrick's daughter although only six at the time remembers the nursery for the children and the strict English training they received.

The Knapp family left the area around 1929, selling their house because of the high taxes and the rapid increase of population in the area.

Brookwood Hall was sold in 1929 to Mrs. Hildegarde Kobbe Thorne. She turned it into a home for children and later sold it for \$1.00 to the Orphan Asylum Society of the City of Brooklyn. The home housed about 72 children.

Mrs. Margaret Stellato Curtin, one of the children who lived there during that time, recalls many fond memories of Brookwood Hall. She lived there for 13 years and said, "It was beautiful, spotlessly clean and I felt elegant in its atmosphere."

The Orphan Asylum Society of the City of Brooklyn sold the property to Alfred Wimmer and Fred Wimmer. They in turn sold it to Islip.

The Town of Islip plans to restore Brookwood Hall to its former architectural beauty. One proposed use is to exhibit artifacts at Brookwood Hall which will show the history of the area and to include an art gallery which will display the talents of residents of the community and other famous artists.

The preservation of Brookwood Hall and its surrounding acreage will offer to the community of East Islip, as well as all of Long Island, a chance to share once again in an almost forgotten part of the Island's heritage.

Notes

1. The Friends of East Islip Library, East Islip, 1969 p.p. 12
2. Ibid p.p. 9
3. Ibid p.p. 17
4. Ibid p.p. 15
5. Ibid p.p. 8
6. Weeks, George L., Isle of Shell's Buy Bros., Islip, New York p.p. 199
7. Ibid p.p. 195

BEGINNING at the intersection formed by the northerly side of Montauk Highway (South Country Road) and the westerly side of Irish Lane, and;

RUNNING THENCE along the northerly side of Montauk Highway (South Country Road) the following two courses and distance;

- (1) North 84 degrees 48 minutes West 517 feet;
- (2) North 85 degrees 19 minutes West 647.70 feet to the cut in the retaining wall located on the northerly side of the said Montauk Highway (South Country Road);

RUNNING THENCE by a general line of the middle of Wingan-Hauppauge or Champlins Creek as shown on a survey of 1395 by Eugene Smith the following courses and distances:

North 15 degrees 12 minutes East 165 feet;

North 35 degrees 30 minutes East 273 feet;

North 5 degrees 00 minutes East 90 feet;

North 3 degrees 30 minutes East 110 feet;

North 12 degrees 00 minutes East 178 feet;

North 10 degrees 30 minutes West 124 feet;

North 5 degrees 25 minutes East 136 feet;

North 4 degrees 51 minutes 30 seconds West 646.88 feet to the southerly side of Union Boulevard (County Road 50A);

RUNNING THENCE along the southerly side of Union Boulevard (County Road 50A) a distance of 930.80 feet by the arc of a right curve having a radius of 2,834.79 feet, the chord of which bears South 85 degrees 08 minutes 32 seconds East 926.62 feet, to a county concrete monument located at the intersection of the southerly side of Union Boulevard (County Road 50A) and the westerly side of Irish Lane.

RUNNING THENCE South 35 degrees 02 minutes 09 seconds East 36.90 feet to another county concrete monument located on the westerly side of Irish Lane;

RUNNING THENCE along the westerly side of Irish Lane, 00 degrees 56 minutes East 1,648 feet to the northerly side of Montauk Highway (South Country Road), the point or place of BEGINNING.

above written.

In presence of, John B. Blydenburgh
page the words "or intended so to be" interlined
after "1893" also ten printed words on first page
erased all before execution Geo. H. Corey.

State of New York }
County of New York } ss

On this fourteenth day
of July in the year of our Lord one thousand
nine hundred and two before me the undersigned
personally came and appeared John B. Blydenburgh
to me known and known to me to be the person
described in and who executed the foregoing
Instrument and acknowledged to me that
he executed the same. Geo. H. Corey, Notary
New York County, Certificate filed in Suffolk
County.

Recorded 15 July 1902 @ 12 M

Solomon Ketchikan Clerk

221 cp 349

This Indenture made the seventh day of
in the year One thousand nine hundred
and two Between Edwin B. Meeks and
his wife of the town of
County of Suffolk and State of New York
of the first part and Harry K. Swapp
of the City of New York in said state of
New York party of the second part. Witness
that the said parties of the first part
in consideration of the sum of One hundred
dollars and other good and valuable
consideration lawful money of the United
States paid by the party of the second part

Witnessed and signed by me the undersigned Notary Public in and for the County of Suffolk and State of New York on this fourteenth day of July 1902.



OUR BOYS IN THE SERVICE

November 6. 1917

ADAMS, WM.	JOHNSON, A.	PODLAHA, J.
BALCH, WM.	JOHNSON, W.	PETERSON, B.
BEHOUNEK, JOHN	JEDLICKA, ED.	PETRLAK, G.
BARBANES, J.	JEDLICKA, C.	RHODES, H.
BLEICHER, FR.	KADANE, JOS.	ROBBINS, C.
BRADY, CHARLES	KADANE, WM.	ROGERS, WM.
BYRNS, DR. G.	KNAPP, THEO.	RUMPLIK, CHAS.
BROWN, ED.	KNAPP, H.	RICCIARDELLI, L.
BESTAK, F.	KOVARIK, J.	SUDA, L. J.
CIHLARS, L.	KING, ED.	SAVAGE, WM.
CUNNINGHAM, WM. -	KUCKAKA, ED.	SAVAGE, P.
CARR, G.	KRENICKY, WM.	SOUHRADA, J.
CERVENY, T.	KAEGNEAR, H.	SOUHRADA, C.
CERVENY, C.	KRISTAN, P.	STRANSKY, J.
CONKLING, H.	KRENICKY, WH.	STRANSKY, H.
CUTTING, -	KADANE, CHAS.	SLAVIK, A.
DRAB, WM.	KONCELIK, WM.	SLANEC, WM. JR.
DRAB, FR.	LOUCKA, WM.	STRNAD, M.
FISHER, JOS.	LOUCKA, J.	SILHAN, G.
GRIFFITHS, A. JR.	LOCKHART, A.	SOUKUP, W.
GILL, J. H.	LEVY, D. B.	TOOKER, WM.
HOPPIN, B. C.	LEVY, S.	THATCHER, A.
HERBA, F.	LEE, H. J.	TUMA, F. JR.
HERBA, P.	LINDSELL, H.	VOLLBRACHT, H.
HERBA, L.	MASSICK, P.	VAN ORDEN, J.
HOULIK, WM.	MULFORD, L.	VOLLBRACHT, H.
HOLLINS, J.	MILLER, H.	VANIK, WM.
HOLLINS, MCK.	McBURNEY, M.	VORAC, F.
HRUBES, WM.	McMORMACK, R.	VERITY, H.
HRUBES, -	McGUINNESS, J. G.	WILLRICH, J.
HAWKINS, H.	NADVORNIK, A.	WEBBE, H.
HENSHAW, J. P.	NOWAK, WM.	WCELA, A.
HAUCK, L.	OPALECKY, A.	WOLPERT, A.
JAMES, H.	PODLAHA, F.	BEHOUNEK, A.



New Show in Islip Town Has Potential Long Run

By Cathy Davidson

Islip—Islip's town board members walked into their meeting room shortly after 2:30 PM yesterday, blinking as their eyes adjusted to the room's new bright lights. A minute later, Supervisor Peter Cohalan opened the session and Islip became the first Long Island town board to begin regular cable television coverage of its meetings.

The afternoon's 90-minute meeting featured a public hearing on Islip's plan to cancel Great South Bay leases for commercial clamming. It was taped, and the tapes were given to Suffolk Cablevision to be shown later. Late next month, when TelePrompTer Island Cable TV Corp. moves into a new office 1.2 miles from town hall, the town will get its own channel from that company and be able to provide live coverage.

Cohalan said that Suffolk Cablevision would continue to be provided with tapes, whose broadcasts will be available to a total of 27,000 of the approximately 80,000 homes in the town. Eventually, meetings of other town agencies will also be televised on a selective basis.

The clam lease hearing involves the town board's planned condemnation of leases under which seven companies lease about 2,000 of the 20,000 town-owned acres of Great South Bay Bottom. The companies pay a rent of \$8 an acre annually, and in return have exclusive rights to use the bay bottom land to plant, store and harvest clams.

"We felt the clam beds should be open to all the public and not just to one special interest group," Cohalan told those at the public hearing. Five speakers, including representatives of two baymen's organizations, supported the condemnation. Cohalan said the town board would vote on the proposal as soon as the legal preparations are completed.

The public hearing followed a morning session at which the board considered a flurry of post-election business, including resolutions to:

- Schedule a public hearing on its proposal to buy and maintain Edwards Airport in Bayport, a small facility used mainly by flight students, owners of small airplanes, and antique-airplane enthusiasts. In 1974, the town board rejected a proposal to close the airport and build 138 single-family homes; that matter is now in court. The resolution for the town's acquisition calls for a purchase price of not more than \$750,000, of which 97.5 percent would be reimbursed by the state and federal governments.

- Schedule a public hearing on a proposal to ban the use of aluminum wiring in all new construction in the town, and requiring the use of U.L. approved connectors in existing aluminum wiring. The federal Consumer Products Safety Commission has described aluminum wiring systems as a potential fire hazard.

- Designate two sites, the 200-year-old Wheeler family cemetery in Hauppauge and Brookwood Hall, a 35-acre estate in East Islip with a mansion that was built in 1910, as local historical sites. The town now will ask the state to include the two sites in the state register of historical sites.

- Schedule a public hearing on moving the youth board from the town's Human Resources Department and placing it under the supervisor, to conform with state guidelines.

November 15, 1977

ON a motion of Councilman DeMott, seconded by Councilman Mackey, be it

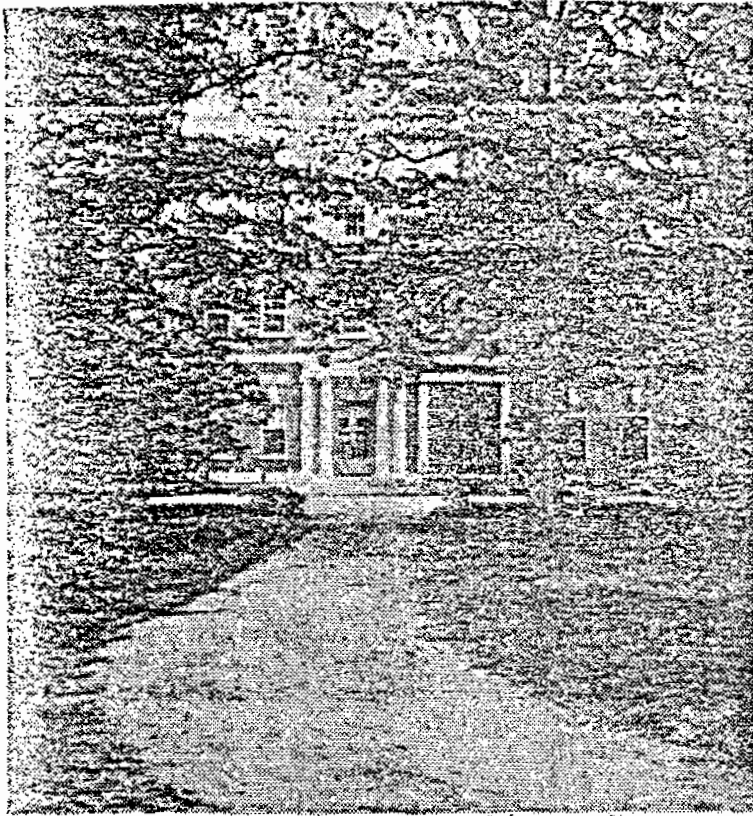
RESOLVED, that the following sites are hereby designated as Historical Landmarks:

1. Wheeler Family Cemetery
2. Brookwood Hall

UPON a vote being taken, the result was: unanimously carried, 3-0 Councilwoman Pfifferling and Councilman Boncore being absent.

for historical file

Ms. A. 1. 1. 1.



Stately Brookwood Hall Looks Forward to a Changing Future

Mansion Fades To 'Town House'

By John Childs

East Islip—To an elderly society matron who took refuge in Manhattan in the face of the Suffolk County population explosion, the plan of Islip Supervisor John Fay to move town departmental offices into a once elegant family mansion is "dreadfully dull."

The mansion in question lies on the 38-acre Brookwood Estate, and now houses the town's maintenance department. But Fay says he has bigger things in mind, such as a football field and renovation of the interior for additional town office space. He declined, however, to set a specific date for moving any town offices into the place. "I want our engineering department to check it for safety, and survey it for adding (office) counters, toilet facilities, storage area (for records) and office locations before I give the go-ahead for moving any offices there," Fay said yesterday.

But Mrs. Walter Herrick, of Manhattan (formerly Mrs. Harry K. Knapp Jr.), whose father-in-law built the home, is somewhat less elated at the prospect than Fay. "Well, it sounds awful to me," she said. "How dreadfully dull." Mrs. Herrick recalled that when the mansion was built there were 41 rooms, and a kitchen staff of three cooks and four dining room attendants. "That was a very glamorous time in life with marvelous food and beautiful furniture. Mrs. Knapp had excellent taste. And now they want to make offices out of it. Isn't that sickening," Mrs. Herrick said. Mrs. Herrick, who will say only that she is over 60, said she left Suffolk County because of high taxes and the influx of population.

Numerous Owners

The house was built in 1910 by Harry K. Knapp of New York City who left it to a son, Theodore Knapp, a sportsman with little interest in running an estate. The house was later acquired by another son, Harry K. Knapp Jr., and eventually sold around 1930 to Francis B. Thorne, a wealthy stockbroker and brother of the millionaire philanthropist Landon K. Thorne. In 1942, Mrs. Francis Thorne sold the house to the Orphan Asylum Society of the City of Brooklyn. The Orphan Asylum operated the home until 1965. Known as the Brookwood Hall Orphanage, the home housed 72 children at its height.

The orphan society sold the property to Alfred Wimmer of Huntington and Fred Wimmer of North Babylon. They in turn sold it to Islip for \$385,000 last Jan. 6.

In announcing plans to survey the structure for use as office space, Fay estimated that the town now pays \$12,000 a month in rent for office space outside town hall.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

U.S.I.R.S. \$423.50

THIS INDENTURE, made the 6th day of January, nineteen hundred and Sixty-seven

BETWEEN FRED WIMMER, residing at 301 Glynn Street, North Babylon, New York and ALFRED WIMMER, residing at 39 Dunlop Road, Huntington, New York

party of the first part, and THE TOWN OF ISLIP, a municipal corporation, with its principal place of business at Islip, Suffolk County, New York

party of the second part, WITNESSETH, that the party of the first part, in consideration of -----TEN and 00/100ths----- dollars,

lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York bounded and described as follows:

BEGINNING at the intersection formed by the northerly side Montauk Highway (South Country Road) and the westerly side Irish Lane and;

RUNNING THENCE along the northerly side of Montauk Highway (South Country Road) the following two courses and distance

(1) North 84 degrees 45 minutes West 517 feet;

(2) North 85 degrees 19 minutes West 647.70 feet to the cut in the retaining wall located on the northerly side of the said Montauk Highway (South Country Road);

RUNNING THENCE by a general line of the middle Wingan-nappauge or Champlins Creek as shown on a survey of 1885 by Eugene R. Smith the following courses and distances:

North 15 degrees 12 minutes East 165 feet;

North 35 degrees 30 minutes East 273 feet;

North 5 degrees 00 minutes East 90 feet

North 3 degrees 30 minutes East 110 feet;

North 12 degrees 00 minutes East 178 feet;

North 10 degrees 30 minutes West 124 feet;

North 5 degrees 25 minutes East 136 feet;

Fee Receipt 76

North 4 degrees 51 minutes 30 seconds West 646.88 feet to the southerly side of Union Boulevard (County Road 50A);

RUNNING THENCE along the southerly side of Union Boulevard (County Road 50A) a distance of 930.80 feet by the arc of a right curve having a radius of 2,834.79 feet, the chord of which bears South 85 degrees 08 minutes 32 seconds East 926.62 feet, to a county concrete monument located at the intersection of the southerly side of Union Boulevard (County Road 50A) and the westerly side of Irish Lane;

RUNNING THENCE South 35 degrees 02 minutes 00 seconds East 36.90 feet to another county concrete monument located on the westerly side of Irish Lane;

RUNNING THENCE along the westerly side of Irish Lane, South 00 degrees 56 minutes East 1,648 feet to the northerly side of Highway (South Country Road), the point or place of BEGINNING.

Excepting therefrom so much as has been taken by the County of Suffolk to lay out, widen and locate Highway known as Union Street Extension, County Road #50A in the Town of Islip.



TOGETHER with all rights, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Fred Wimmer
Fred Wimmer

Alfred Wimmer
Alfred Wimmer

On the 6th day of January 1967, before me personally came Fred Wimmer and Alfred Wimmer to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

William F. Clair

WILLIAM F. CLAIR
Notary Public, State of New York
Res. in Suffolk Co. No. 52-6542950
Cert. Filed in Nassau County
Commission Expires March 30, 1967

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the day of 19, before me personally came to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say that he resides at No.

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.


Bargain and Sale Deed

With Covenant Against Grantor's Acts

Title No. FRED WIMMER and ALFRED WIMMER

TO

THE TOWN OF ISLIP

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
INTER-COUNTY TITLE GUARANTY and MORTGAGE COMPANY
CHARTERED 1927  IN NEW YORK

SECTION
BLOCK
LOT
COUNTY OR TOWN

Recorded At Request of
INTER-COUNTY Title Guaranty and Mortgage Company
RETURN BY MAIL TO

Town Attorney, Town of Islip
8 Greenwood Avenue
East Islip, N. Y.
Zip No. 11730

NO ISLIP TITLE INSURANCE CO. ISLIP, N.Y. 11730

11730

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED
JAN 10 1967
@ 3:54 PM
NORMAN E. KLIPP
Clerk of Suffolk County

-----X
IN THE MATTER of Exemption from :
taxation of real property of ORPHAN :
ASYLUM SOCIETY OF THE CITY OF :
BROOKLYN, located at Irish Lane and :
Main Street, East Islip, Town of :
Islip, Suffolk County, New York. :
: :
-----X

STATE OF NEW YORK)
: SS:
COUNTY OF KINGS)

LUCY M. HOUGHTON, being duly sworn, deposes and
says:

That I am the president of the Orphan Asylum
Society of the City of Brooklyn. I reside at Harvey Cedars,
New Jersey.

That the said Orphan Asylum Society of the City
of Brooklyn was incorporated in the State of New York April 15,
1835, by Chapter 95 of the Laws of 1835.

That the objects and purposes of said corporation
as stated in said Act of Incorporation are as follows: "The
object of the Society is to protect, relieve and instruct
orphans and destitute children."

That no official, member or employee of the Orphan
Asylum Society of the City of Brooklyn has received or is, or
has been, entitled to receive any pecuniary benefit from the
operations of the Corporation except reasonable compensation
for services effecting one or more of the purposes for which it
is organized, or as beneficiaries of its strictly charitable
purposes.

That heretofore and on the 19th day of December,
1942, the said Corporation acquired by purchase and became the
owner of certain premises in East Islip, Town of Islip, Suffolk
County, New York, designated and described on the assessment
roll of the Town of Islip, Suffolk County, New York, as

North Railroad
East Irish Lane
South Main Street
West Plumb and Thorne

and has ever since been the owner thereof. That said premises are more particularly described as follows:

ALL those certain pieces or parcels of land, together with the buildings and improvements thereon, situated at East Islip, Town of Islip, Suffolk County, New York, bonded and described as follows:

BEGINNING at a point formed by the intersection of the northerly line of the South Country Road, or Montauk Highway, with the westerly side of Irish Lane; running thence along the westerly side of Irish Lane North $6^{\circ} 53' 30''$ East 2161.55 feet by the general line of a steel wire fence to land formerly of the Long Island Railroad Company; thence along the last named land South $80^{\circ} 01' E$ 14.32 feet, thence along a curved line the radius of which is 1937.08 feet and the arc of which bears South $89^{\circ} 42'$ West 667.76 feet and along land formerly of the Long Island Railroad Company to a blue stone monument; thence still along land formerly of the Long Island Railroad Company, North $80^{\circ} 22'$ West 198.90 feet to the center of Wingan-hauppauge Brook and land now or formerly of Hildegarde Kobbe Thorne; thence Southerly along the center line of said Brook or Stream 300 feet; thence Southerly in a straight line along the middle of the Brook or Stream to the Northeasterly corner of land now or late of Ellen E. Wood Estate; thence South $5^{\circ} 25'$ West 136 feet; thence still along said last named land South $10^{\circ} 30'$ East 124 feet; thence still along said land and land now or late of J. Ives Plumb South $12^{\circ} 00'$ West 178.00 feet; thence still along said land of J. Ives Plumb South $3^{\circ} 30'$ West 110 feet; thence still along said last named land South $65^{\circ} 00'$ West 90 feet; thence still along said last named land South $35^{\circ} 30'$ West 273 feet; thence still along last named land South $15^{\circ} 12'$ West 165 feet to the northerly line of the South Country Road, or Montauk Highway, and a fence post; thence along said South Country Road, or Montauk Highway, South $85^{\circ} 19'$ East 647.70 feet; thence still along said highway, South $84^{\circ} 48'$ East 517.38 feet to the westerly side of Irish Lane, the point or place of beginning, and BEGINNING at a point on the westerly side of Irish Lane that is 2161.55 feet northerly along the westerly side of Irish Lane from a point formed by the intersection of the northerly line of the South Country Road, or Montauk Highway, and the westerly line of Irish Lane; running thence northerly along the westerly side of Irish Lane to land of the Long Island Railroad Company; thence running westerly along land of the Long Island Railroad Company to the center of Wingan-hauppauge Brook; thence southerly along the center of Winganhauppauge Brook to the northwesterly corner of land now or formerly of Hildegarde Kobbe Thorne; thence easterly along the northerly line of said land of Hildegarde Kobbe Thorne to the westerly line of Irish Lane, the point or place of beginning.

That said land and the buildings thereon are and ever since the ownership thereof was acquired by the said Corporation have been used for the accomplishment of the purposes for which the Corporation was organized. That the

said buildings and land are managed and controlled by the said Corporation and no revenue of any description is received by the said Corporation as rent of any part of said premises.

That said Corporation claims that said premises are exempt from taxation by the laws of the State of New York.

That annexed hereto and made a part hereof is a copy of the Act of the Legislature of the State of New York incorporating said Corporation, a copy of its by-laws, and a copy of the 109th Annual Report of said Corporation.

That deponent requests that such property be marked as exempt from taxation on the assessment roll of the Town of Islip, Suffolk County.

Sworn to before me this
1st day of April, 1944.

Lucy M. Houghton
(Lucy M. Houghton)

Sima P. Weber
Notary Public, Kings County.

NOTARY PUBLIC, KINGS COUNTY
Clerk's No. 397, Register's No. 121-W-5
Commission Expires March 30, 1945

385

FORM 5004-4-10-10 - Budget and the State, unless otherwise stated, printed by the State of New York

FORM 5004-4-10-10

U. S. E. R. S. 5,355.00

THIS DEED, made the 7th day of July, nineteen hundred and twenty-six BETWEEN ORPHAN ASYLUM SOCIETY OF THE CITY OF BROOKLYN, a domestic corporation having a principal place of business at 303 Adelphi Street, Brooklyn, Kings County, New York,

See Book of Records

party of the first part, and

ALFRED WINGER and FRED WINGER of 91 South Clinton Avenue, Bay Shore, Suffolk County, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten

Dollars,

lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and the State of New York, bounded and described as follows:

Beginning at the intersection formed by the northerly side of Montauk Highway (South Country Road) and the westerly side of Irish Lane and running thence along the northerly side of Montauk Highway (South Country Road) the following two courses and distances:

(1) North 84 degrees 48 minutes west 517 feet

(2) North 85 degrees 19 minutes west 647.70 feet to the cross-cut in the retaining wall located on the northerly side of the said Montauk Highway (South Country Road);

running thence by the general line of the middle of Wingan-hauppaugue or Champlins Creek as shown on a survey of 1893 by Eugene R. Smith the following courses and distances:

North 15 degrees 12 minutes east 165 feet

North 35 degrees 30 minutes east 293 feet

North 5 degrees 00 minutes east 90 feet

North 3 degrees 30 minutes east 110 feet

North 12 degrees 00 minutes east 178 feet

North 10 degrees 30 minutes west 124 feet

North 5 degrees 25 minutes east 136 feet

North 4 degrees 51 minutes 30 seconds west 646.88 feet to the southerly side of Union Boulevard (County Road 50A);

turning thence along the southerly side of Union Boulevard (County Road 50A) a distance of 930.80 feet by the arc of a right curve having a radius of 2,826.79 feet, the chord of which bears south 83 degrees 00 minutes 38 seconds east 926.62 feet, to a county concrete monument located at the intersection of the southerly side of Union Boulevard (County Road 50A) and the westerly side of Irish Lane running thence south 35 degrees 02 minutes 00 seconds east 36.90 feet to another county concrete monument located on the westerly side of Irish Lane running thence along the westerly side of Irish Lane south 00 degrees 56 minutes east 1,648 feet to the northerly side of Montauk Highway (South County Road), the point or place of beginning.

This description is a portion of property formerly of W. E. Knapp and formerly Amos R. Stellenwerf, Map No. 385, filed August 6, 1897.

\$45.10

This Indenture

Made the *19th* day of December - - Nineteen Hundred and forty-two (1942)

Between HILDEGARDE KOBBE THORNE of *Route 44* Street, Millbrook, County of Dutchess and State of New York,

party of the first part, and

X ORPHAN ASYLUM SOCIETY OF THE CITY OF BROOKLYN, a domestic corporation, having a principal place of business at 1435 Atlantic Avenue, Brooklyn, Kings County, New York,

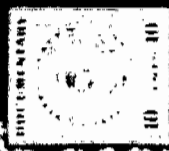
party of the second part,

Witnesseth that the *party of the first part, in consideration of*

(\$ 1.00 - - - - -) **ONE** *- - - - - Dollar* lawful money of the United States, and other good and valuable considerations *paid by the party of the second part,* does hereby grant and release unto the *party of the second part,* its successors - - - *and assigns forever, all that certain piece or parcel of* land, together with the buildings and improvements thereon, situated on the northerly side of the South Country Road, or Montauk Highway, East Islip, Town of Islip, Suffolk County, New York, bounded and described as follows: BEGINNING at a point formed by the intersection of the northerly line of the South Country Road, or Montauk Highway, with the westerly side of Irish Lane; running thence along the westerly side of Irish Lane North $0^{\circ} 53' 30''$ ~~West~~ East 2161.55 feet by the general line of a steel wire fence to land formerly of the Long Island Railroad Company; thence along the last named land South $80^{\circ} 01'$ East 14.32 feet; thence along a curved line the radius of which is 1937.08 feet and the arc of which bears South $89^{\circ} 42'$ West 667.76 feet and along land formerly of the Long Island Railroad Company to a blue stone monument; thence still along land formerly of the Long Island Railroad Company, North $80^{\circ} 22'$ West 198.90 feet to the center of Winganhauppauge Brook and other land of the party of the first part; thence Southerly along the center line of said Brook or Stream 300 feet; thence Southerly in a straight line along the middle of the Brook or Stream to the Northeasterly corner of land now or late of Ellen E. Wood Estate; thence South $5^{\circ} 25'$ West 136 feet; thence still along said last named land South $10^{\circ} 30'$ East 124 feet; thence still along said land and land now or late of J. Ives Plumb South $12^{\circ} 00'$ West 178.00 feet; thence still along said land of J. Ives Plumb South $3^{\circ} 30'$ West 110 feet; thence still along said last named land South $05^{\circ} 00'$ West 90 feet; thence still along said last named land South $35^{\circ} 30'$ West 273 feet; thence still along last named land South $15^{\circ} 12'$ West 165 feet to the northerly line of the South Country Road, or Montauk Highway, and a fence post; thence along said South Country Road, or Montauk Highway, South $85^{\circ} 19'$ East 647.70 feet; thence still along said highway, South $84^{\circ} 48'$ East 517.38 feet to the westerly side of Irish Lane, the point or place of beginning.

Subject to covenants, restrictions, if any, and easements, if any, of record.

Subject to all existing zoning ordinances.



\$110

This Deed

Made the 19th day of December - - - Nineteen Hundred and forty-two (1942)

Between HILDEGARDE KOBBE THORNE of Route 44 Street, Millbrook, County of Dutchess and State of New York,

party of the first part, and

ORPHAN ASYLUM SOCIETY OF THE CITY OF BROOKLYN, a domestic corporation, having a principal place of business at 1435 Atlantic Avenue, Brooklyn, Kings County, New York,

party of the second part,

Witnesseth, that the party of the first part, in consideration of

----- ONE ----- Dollar

(\$1.00 - - - -) lawful money of the United States, and other good and valuable considerations paid by the party of the second part, do es hereby remise, release, and quitclaim unto the party of the second part, its successors and assigns forever, all that certain piece or parcel of

land, situated on the westerly side of Irish Lane, East Islip, Town of Islip, Suffolk County, New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Irish Lane that is 2161.55 feet northerly along the westerly side of Irish Lane from a point formed by the intersection of the northerly line of the South Country Road, or Montauk Highway, and the westerly line of Irish Lane; running thence northerly along the westerly side of Irish Lane to land of the Long Island Railroad Company; thence running westerly along land of the Long Island Railroad Company to the center of Winganhauppauge Brook; thence southerly along the center of Winganhauppauge Brook to the northwesterly corner of other land this day conveyed by the party of the first part to the party of the second part; thence easterly along the northerly line of said land this day conveyed by the party of the first part to the party of the second part to the westerly line of Irish Lane, the point or place of beginning.

formerly of Ellen E. Wood south 81 degrees, 10 minutes west, 400-50/100 feet to a point in the middle of the said Islip Avenue, thence along the middle line of the said Avenue North 2 degrees, 55 Minutes east, 348-80/100 feet to the point or place of beginning, containing by estimation 85 - 90/100 acres more or less

INCLUDING all rights of way and any other rights appurtenant to the premises above described.

1889

Subject to covenants, restrictions of any and easements, if any of record.

Together with the appurtenances, and all the estate and rights of the part ^{1es} of the first part in and to said premises.

To have and to hold the premises herein granted unto the part y of the second part, her heirs _____ and assigns forever.

In Witness Whereof, the party ^{1es} of the first part have hereunto set their hands and seals the day and year first above written.

In presence of:

Thomas C. Fogarty

✓ *Harvey H. Knapp* (L.S.)
 ✓ *Philip M. Knapp* (L.S.)
 ✓ *Theodore Knapp* (L.S.)
Caroline K. Post (L.S.)

four degrees, fifty four minutes, and thirty seconds North of the West side of said South Country Road four rods and thirty links; thence north eighty five degrees nineteen minutes at a west, six rods and forty seven and seven tenths feet by the side of the northerly side of said South Country Road to the centre of the Brook at the place of beginning, together with the appurtenances thereto belonging or in any wise appertaining, together with the privilege of flooding as high as the present dam will permit, and containing about forty four acres of land.

Being the Southerly portion of the premises described on a certain map of the estate of Amos N. Stollenwerk, deceased, of Islip, Suffolk County, New York, made by Eugene P. Smith, Civil Engineer, dated January 1895, and filed in the office of the Clerk of Suffolk County, on the 5th day of August 1897; and being the same premises conveyed to the party of the first part by John T. Meeks and Emma Meeks, his wife, by deed dated July 7th, 1900, and recorded in the Suffolk County's Clerk's office in Liber 241 of Deeds, page 349, on the 15th day of July, 1901;

ALL that piece of land in the Town of Islip, County of Suffolk, and State of New York, bounded and described as follows, viz:

BEGINNING at a point in the centre of the South Country Road, and running thence Northerly to a white oak tree fifty links; thence Northerly along said road, belonging to the estate of R. R. Crandall, deceased, and now the property of the first part, the first part, twelve and seventy one-hundredths (12 $\frac{71}{100}$) chains; thence South eighty-seven and three-fourths degrees East four and thirty-two one-hundredths (4 $\frac{32}{100}$) chains to the centre of a three (3) rods wide to a stake at the Northwesternly corner of Henry C. and Joel L. Saunders; thence South one and one-fourth (1 $\frac{1}{4}$) degrees East Twelve and forty one-hundredths (12 $\frac{41}{100}$) chains to the centre of the South Country Road; thence by said Country Road, North eighty-four and three-fourths degrees East seventy-seven (77) links to the point of place of beginning, containing about four (4) acres; being the same premises conveyed to the party of the first part by William F. Prugoff, as acting executor of the last will and testament of Richard J. Usher, deceased, by deed dated June 18th, 1903, and recorded in the Suffolk County Clerk's office in Liber 240 of Deeds, page 41, on the 25th day of June, 1903; and

1004 22107

... a certain plot of land in the Town of Islip known as ... on the 31st March 1883, in the office of the Clerk of the County of Suffolk, State of New York, as Map No. 83, and entitled "Plan of improvements for a portion of J. W. Meek's estate" and bounded and described as follows: On the south by the property of H. Duncan Wood; on the west by the middle line of Meeks Avenue; on the north by the middle line of the road leading from Meeks Avenue to the Lake and on the east by the center line of the Brook to the northerly line of land of H. Duncan Wood and containing approximately thirteen (13) acres of land, whether the same be more or less. Also all that other certain lot, piece or parcel of land, situate, lying and being in the Town of Islip, County of Suffolk, State of New York, known as plot numbers 6, 7, 8 and 9 of the map filed March 31, 1883, in the office of the Clerk of the County of Suffolk, State of New York, as Map No. 84, and entitled "Plan of improvements for a portion of J. W. Meek's estate" and bounded and described as follows: viz: BEGINNING at a point formed by the intersection of the center line of Islip Avenue with the right of way or road of the Montauk Division of the Long Island Railroad, and running thence easterly along said road of the Montauk Division of the Long Island Railroad to the middle of the channel of Wingenhoppogue Brook; thence southerly along the middle of the channel of said Brook to the northerly line of the parcel of land last above described; thence westerly along the northerly line of said land to the center line of Meeks Avenue as laid down on said map; thence southerly along the center line of said Avenue to the westerly boundary line of said land to land now or late of Ellen E. Wood, wife of H. Duncan Wood; thence westerly along the northerly boundary line of land of said Ellen E. Wood to the easterly boundary line of land heretofore conveyed to said Ellen E. Wood by David Fortin, thence northerly along the easterly boundary line of said last mentioned land of said Ellen E. Wood to the northeast corner thereof; thence westerly along the northerly boundary line of said last mentioned land of said Ellen E. Wood to the center line of Islip Avenue; thence northerly along the center line of Islip Avenue to the point or place of beginning, containing about the area of twenty-three (23) acres of land, be the same more or less, being the same premises which were conveyed to said H. Duncan Wood by Ellen E. Wood, as executrix by deed, dated the tenth day of March 1883, containing eighteen hundred and ninety-one; together with a perpetual right of way for pleasure boats over and upon all that part of said Lake Wingenhoppogue between the westerly bank thereof and the middle of the stream; and also together with the perpetual right of way to said party of the second part, her heirs and assigns, to and over the whole of said Meeks Avenue in all respects the same as though said road were a highway or public street, subject to a perpetual right of way for pleasure boats to all and every the owners, heirs, executors and assigns, of the other lots designated on said map over that portion of the Lake to be conveyed; and also subject to a perpetual right of way to all and every the owners and owners, heirs, executors and assigns, of each and all the lots designated on said map in and over that portion of said Avenue as above described, in all respects the same as though said portion were a part of a highway or public street; being the same premises as conveyed to the party of the first part by Edwin E. Meek as sole surviving executor of and trustee under the last will and testament of Joseph W. Meek, deceased, by deed dated March 10, 1882, and recorded in the Suffolk County Clerk's office as Map No. 82, and also as shown on the 23rd day of

● SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
 Show to whom and date delivered..... 15¢
 Show to whom, date, & address of delivery.. 35¢
 RESTRICTED DELIVERY.
 Show to whom and date delivered..... 65¢
 RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO Austin O'Brien
 Div. of Historic Preservation
 NYS Parks and Recreation Dept.
 Agency Bldg. 1
 Empire State Plaza, Albany, NY
 12238

3. ARTICLE DESCRIPTION:
 REGISTERED NO. CERTIFIED NO. INSURED NO.
 722365

(Always obtain signature of addressee or agent)
 I have received the article described above.
 SIGNATURE Addressee Authorized agent

4. DATE OF DELIVERY POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

PS Form 3811, Jan. 1975

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

☆ GPO: 1975-O-566-047

12/12/77 RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

No. 722365

SENT TO Austin O'Brien, Div. of Historic Preservation, NYS Parks and Recreation Dept.
 STREET AND NO Agency Building 1
 Empire State Plaza
 P.O., STATE AND ZIP CODE
 Albany, N. Y. 12238

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES	1. Shows to whom and date delivered	15¢
	With restricted delivery	65¢
	2. Shows to whom, date and where delivered ..	35¢
	With restricted delivery	85¢
RESTRICTED DELIVERY		50¢
SPECIAL DELIVERY (extra fee required)		

PS Form 3800
 Aug. 1975

NO INSURANCE COVERAGE PROVIDED—
 NOT FOR INTERNATIONAL MAIL

(See other side)
 ☆ GPO: 1975-O-591-452



UNITED STATES POSTAL SERVICE
 OFFICIAL BUSINESS

SENDER INSTRUCTIONS

- Print your name, address, and ZIP Code in the space below.
- Complete items 1, 2, and 3 on reverse side.
 - Moisten gummed ends and attach to back of article.

PENALTY FOR PRIVATE
 USE TO AVOID PAYMENT
 OF POSTAGE, \$300



RETURN
 TO



Mr. Henry Berger, Commissioner
 Dept. of Parks, Recreation & Cultural
 Affairs

Town of Islip
 P.O. Box 85
 Islip, New York 11751

The word witnessed before
being signed in the twelfth
line from the top

Bernard Bush
Sophie Bush

Luther Moore

State of New York }
County of Suffolk } p

On this 25th day of February
year one thousand eight hundred and sixty five
me the subscriber appeared Bernard Bush and
Bush his wife to me personally known to be the
persons described in, and who executed the within
strument and severally acknowledged that they were
the same, and the said Sophie on a private
motion made by me separate and apart from
her husband acknowledged that she executed the
same freely and without any fear or compulsion
of or from him her said husband -
Recorded

Luther Moore

On the 25th day of February
1865 at 12 o'clock M.
John Wood, Clerk

Justice of the Peace

Non Indenture, <Ab. S. Stamp 18>

L. 129 cp. 586

Made the tenth day of February
one thousand eight hundred and sixty five between
Lee Johnson, Helen W Johnson, Calvin A Johnson
Estella Johnson of the town of Solip in the County
Suffolk Infants children of Calvin A Johnson late
the said Town of Solip deceased, by J. Lawrence
of Smithtown Branch in said County their special
attorney, parties of the first part, and Ellen W Johnson
the widow of said Calvin A. Johnson deceased, and
mother of said infants party of the second part, and
Amos R. Stellenwerf of the said Town of Solip Notary
keeper party of the third part - Whereas a petition
heretofore presented to the Supreme Court of the State

New York by the said Lee Johnson and Helen W. Johnson
 infants over the age of fourteen years and the said Emma
 A. Johnson and Cordele Johnson infants under the age
 of fourteen years by the said Ellen A. Johnson their mother
 and general guardian, praying for the sale of the right title
 and interest of the said infants in certain real estate
 is mentioned, and whereas such proceedings were after-
 wards had in the said Court upon the said petition
 that by an order of the said Court dated on the seventh
 day of July one thousand eight hundred and sixty four
 and duly filed and entered in the office of the Clerk of the
 County of Suffolk, the said J. Lawrence Smith was appointed
 the Special Guardian of the said infants for the purpose
 of the said application, upon his giving the security therein
 required; and whereas such security duly acknowledged
 and approved was subsequently filed by the said special
 guardian in the said Clerk's office, and whereas by another
 order of the said Court made on the first day of August
 one thousand eight hundred and sixty four and entered
 in said Clerk's office, the said J. Lawrence Smith was
 charged and empowered to contract for the sale and
 conveyance of the right title and interest of the said
 infants respectively in such real estate or any part or
 parcel thereof at a price or prices not less than the one
 specified in the referees report referred to in said order
 as the value of such real estate, or of such part or parcel
 thereof and upon the terms and conditions therein men-
 tioned. And whereas in pursuance of said last men-
 tioned order the said special guardian afterwards made
 his report to the said Court dated the fourth day of
 February One thousand eight hundred and sixty five
 stating amongst other things that he had entered into an
 agreement subject to the approval of said Court with
 the said Omas B. Stollenwerk for the sale of all the
 right title and interest of the said infants in and
 to certain pieces or parcels of said real estate to wit
 certain land described upon the terms and conditions there-

in mentioned; And Whereas by another order of the said Court made in this matter on the sixth day of February One Thousand eight hundred and sixty five and entered in said Clerk's Office it was ordered that the said report of said Special Guardian, and the said agreement of sale be in all respects ratified and Confirmed, and that the said Special Guardian in the name of said infants execute acknowledge and deliver to the said Amos R. Stillenwulf a good and sufficient Conveyance of all the estate, right, title and interest of the said infants in and to the premises so agreed to be sold to him, upon his Complying with the terms and Conditions upon which by the said agreement such deed was to be delivered, And Whereas the said Amos R. Stillenwulf, the purchaser aforesaid has Complied with the said terms and Conditions.

Now therefore this Indenture Witnesseth, that the said parties of the first part, by their Special Guardian, ^{aforesaid} in virtue of the several orders aforesaid and in pursuance of the statute in such Case made and provided, and in Consideration of the sum of Eighteen Thousand Dollars to the said Special Guardian in hand paid at or before the sealing and delivery of these presents, by the party of the third part the receipt whereof is hereby acknowledged, and the said party of the second part in Consideration of the premises, and of one dollar to her said Party have granted bargained sold remised released and Conveyed, and do hereby grant bargain sell remise release and Convey unto the said party of the third part his heirs and assigns forever All the right title and interest of the said infants, parties of the first part, and of the said party of the second part in and to the real estate and premises situated in the said town of Islip in said County of Suffolk described as follows, that is to say; All that piece of land lying on the north side of the fourth County Road, Beginning at the Center of the Brook on the North side of the South County Road, beginning at the Center of the Brook on the North side of said

~~County Road~~, thence South seventy nine and a half de-
 grees East seventeen Chains and forty links to a white oak
 tree standing on the North side of said Highway or County
 Road, thence North nineteen degrees West six Chains, then
 North four and a half degrees East six Chains and seven
 links to a Stake, thence North seventy nine and a half
 degrees West ten Chains to the Channel in the Mill Pond,
 thence South by said Channel to the place of begin-
 ning, containing fifteen acres and fourteen square rods
 more or less, together with the privilege of flooding as high
 as the present dam will permit. Also all that piece of
 meadow, Strand &c. Beginning at a Stake
 standing by said Wungan Nappango Creek on the North
 side of Platt and William Brewster's Land, thence
 running North Easterly about one hundred and ninety
 yards to a Locust Stake on the Boundary Line of
 Platt and William Brewster's Land, thence South Easterly
 by said land last mentioned about two hundred and
 two yards to another Locust Stake standing near a clump
 of Oak Trees, thence Southwesterly by level as last men-
 tioned about one hundred and ninety yards to a Stake
 on the Bay Shore, thence by the said Bay Shore and the
 Creek aforesaid to the place of beginning, amounting to
 ten acres be it more or less, with the privilege of
 right of way to and from said South County Road to
 the east described premises, being portions of the lands
 conveyed to the said Edwin A. Johnson deceased by
 the widow and heirs of Peter B. Crandall by deed dated
 the 11th June 1856 and recorded in the Clerk's office of
 Suffolk County in Liber 89 of Deeds at page 174; Also
 all that certain portion of land lying within the
 Town of Islip and bounded and described as follows
 Commencing in the Centre of the Three Rod Road run-
 ning North from the Stone of C. P. Dwyer at a certain
 marked Stake the boundary of the land late of Wil-
 liam B. Lawrence Esq. and running thence by the
 side of said Road, North one and one quarter degrees West

10
seven Chains and nine links, thence north eighty five de-
grees West fourteen Chains and fifty links to the Center
of the Channel in the Pond, thence Southly by said
Channel to the land formerly of R. B. Wendell Esq, thence
South eighty four and three quarter degrees East ten Chains
and South eighty seven and three quarter degrees East
four Chains and thirty links to the place of beginning
Containing ten acres (or the same more or less, as
being Lots Nos 1, 2, 3, 4 and 5 of a survey and Map made
by E. Hawkins Surveyor on the 28th day of December 1858
being the premises conveyed to the said Edwin A. Johnson
deceased by William Nicoll and wife by deed dated
19th February 1859 and recorded in said Clerk's office in
Liber 105 of Deeds at page 478. And Also All that cer-
tain portion of land lying within the said town of
Lep and Bounded and described as follows, viz. Com-
mencing at a certain stake in the center of the three
road road which runs Northly from the Store of E. P.
Duryea, thence North 85 1/2 degrees West fourteen Chains
and fifty links to the Center of the Channel in the Pond
thence Northly following the Channel of the Pond
and the Center of the Brook, eighty six Chains and eight
links to the Owl Beaver Dam Bridge, thence North 85
degrees East nine Chains and (50) fifty
links; thence South one and a quarter degrees East
by the Center of the aforesaid three road road ninety two
Chains five links to the place of beginning, Containing
according to a survey made by E. Hawkins Surveyor
One Hundred and Two acres and twenty rods better
the same more or less, being the same lands conveyed
to the said Edwin A. Johnson deceased by William
Nicoll and wife by deed dated 25th April 1859 and
recorded in said Clerk's office in Liber 105 of Deeds at
page 202. I do here and to hold the said several pieces
or parcels of land and premises with the rights, privileges
and appurtenances thereto pertaining or belonging unto
the said party of the third part and his heirs and assigns

L 464
p 391

This Indenture made the fourteenth day of January in the year one thousand eight hundred and ninety-eight between Willard P. Reid, of Babylon, Suffolk County N.Y., Referee in the action hereinafter mentioned, of the first part, and Edwin B. Meeks, of Islip, Suffolk County N.Y., Party of the second part. Whereas, at a Special Term of the Supreme Court of the State of New York held at the County Court House, Brooklyn, Kings County on the twenty-ninth day of April one thousand eight hundred and ninety-seven, and also at a Special Term of said Court held at said Court House on August 6th 1897, it was among other things, ordered, adjudged and decreed by the said Court in a certain action then pending in the said Court between Emma Meeks Plaintiff against Harrison Stellenwerf individually and as Executor of and Trustee under the Last Will and Testament of Amos R. Stellenwerf deceased and others

91 And whereas, at a Special Term of said Court held as aforesaid on the 6th day of August 1897 it was among other things further ordered, adjudged and decreed by said Court in said action that all and singular the premises mentioned in the complaint in said action and in said last mentioned order as well as hereinafter described, be sold at public auction

92

according to the course and practice of said Court
 or under the direction of the said Willard P. Reid who
 was thereby appointed a Referee in said action and to
 whom it was referred by the said order and judgment
 of the said Court, among other things to make such
 sale, that the said sale be made in the county where
 the said premises or the greater part thereof are situate
 that the Referee give public notice of the time and place
 of such sale according to law and the course and
 practice of said Court and that any of the parties in
 said action might become a purchaser or purchasers
 on such sale, that the said Referee after said sale make
 report thereof to said Court and after his report of sale
 shall have been duly confirmed, then that he execute
 to the purchaser or purchasers of the said premises or
 such part or parts thereof as should be sold, a good and
 sufficient deed or deeds of conveyance for the same.

92

Whereas, the said Referee in pursuance of the order and
 judgment of the said Court did on the twenty-fifth day
 of September one thousand eight hundred and ninety-seven
 sell at Public Auction at and in front of the Lake House
 on the premises in the Village & Town of Islip, Suffolk
 County, New York, the premises in the said order and
 judgment mentioned, due notice of the time and place
 of such sale being first given, agreeably to the said
 order, at which sale the premises hereinafter described
 were struck off to Edwin B. Weeks the said party of the
 second part for the sum of twenty-five thousand and
 five hundred (25,000) Dollars, that being the highest
 sum bid for the same and the said Referee's report
 of said sale having been duly confirmed. Now This In-
 denture Witnesseth, that the said Referee the party
 of the first part do here presents in order to carry
 into effect the sale so made by him as aforesaid
 in pursuance of the order and judgment of the said
 Court and in conformity with the Statute in such
 behalf made and provided and also in consideration

93

premises, and of the said sum of money so bedden
 as aforesaid being first duly paid by the said
 part, of the second part, the receipt whereof is here
 by acknowledged, with bargained and sold and by
 these presents doth grant and convey unto the said
 party of the second part. All that certain piece or
 parcel of land, situate lying and being in the Town of
 Islip, County of Suffolk & State of New York, beginning
 at the centre of the brook on the northerly side of the
 South Country Road (designated as main Street on the
 map hereinafter referred to) and running thence in a
 northerly direction by and along the general course
 of former brook channel the several courses and dis-
 tances as laid down on said map to the Montauk Divi-
 sion of the Long Island Railroad, thence south by and
 along said railroad eighty degrees twenty-three
 minutes east one hundred and ninety-one and three
 tenths feet, thence by a curved line the chord of which
 bears north eighty-nine degrees forty-two minutes
 east six hundred and sixty-nine and one tenth feet,
 thence north seventy-nine degrees forty-eight min-
 utes east by and along said railroad land about
 forty-nine and one tenth feet to the centre line of a
 street or avenue, thence south no degrees fifty-six
 minutes east thirteen hundred and eighty-two and
 eight tenths feet by and along the centre line of
 such street or avenue to the land of W. R. Lawrence
 thence north eighty-four degrees fifty-four min-
 utes west, by and along the land of said Lawrence
 two hundred and seven and eight tenths feet, thence
 south no degrees fifty-four minutes east, four hun-
 dred and forty-two and two tenths feet to a locust
 stake, thence south twenty-four degrees twenty-
 four minutes east, three hundred and ninety
 feet to a white oak tree standing on the northerly
 side of said South Country Road, thence north
 eighty-four degrees fifty-four minutes west by and

93

94

along the northerly side of said South Country
 four hundred and ninety-nine feet thence
 eighty-five-degrees nineteen minutes west six
 and forty-seven and seven-tenths feet by and along
 northerly side of said South Country Road to the
 of the Brook at the place of beginning, together with
 the appurtenances thereto belonging or in anywise
 pertaining, together with the privilege of flooding
 as the present dam will permit. Being the southern
 portion of the premises described on a certain map
 Estate of Amos R. Stellenwerf, deceased, at Islip, Suffolk
 New York, made by Eugene R. Smith, Civil Engineer,
 January 1895, and filed in the office of the Clerk of
 County on the 6th day of August 1897. To have and to
 all and singular the premises above mentioned
 described and hereby conveyed or intended so to
 unto the said party of the second part his heirs

assigns to his and their only proper use benefit
 behoof forever.

In Witness Whereof the said
 of the first part Referee as aforesaid hath hereunto
 his hand and seal the day and year above first written

3 3 Willard P. Reid, Referee

sealed and delivered in the presence of, The words beginning
 "in" and ending "as" in line 18 page 1 being first written
 the words beginning "in" over 1 in line 9 and ending
 Valentine Schlaepfer.

94

State of New York, County of Suffolk ss: On
 fourteenth day of January in the year one thousand
 hundred and ninety-eight before me personally,
 Willard P. Reid, Referee, to me known to be the individual
 described in and who executed the within conveyance
 thereupon duly acknowledged to me that he had,
 the same. Eugene Fishel, Notary Public, Suff. Co.

Recorded 22nd January 1898 @ 10 a.m.
 W. P. Duwall, Clerk

L427
P 144

This Indenture, made the twentieth day of June eighteen hundred and ninety five. Between Amos Stellenwerf and Harrison Stellenwerf as Executors and Margaretta de Fores as Executrix of the last Will and Testament of Amos R. Stellenwerf late of the town of Islip, County of Suffolk and State of New York, deceased, parties of the first part] and [Amos Stellenwerf of Bayshore in the Town of Islip aforesaid, Harrison Stellenwerf of the Town of Babylon in Suffolk County aforesaid, William R. Stellenwerf of the village of Sayville in the Town of Islip aforesaid, Louise North (wife of Thomas North) of New Brighton in the County of Richmond and State aforesaid, Margaretta de Forest (widow of Benjamin L. de Forest) of the Town of Islip aforesaid and Emma Meeks (wife of Edwin B. Meeks) of the Town of Islip aforesaid parties of the second part.] Witnesseth, that the said parties of the first part, by virtue of the power and authority to them given in and by the said last Will and Testament, and in consideration of One dollar, and other good, valuable and sufficient consideration,

lawful money of the United States, paid by the said parties of the second part, do hereby grant and return unto the said parties of the second part their heirs and assigns forever. All those several pieces of land herein described situate in the Town of Islip, in the County of Suffolk and State of New York being a part of that farm before known and denominated the South West Farm the Nicoll Patent, bounded and described as follows, beginning at the centre of the brook on the north side of South Country Road, thence south seventy nine and a half degrees east seventeen chains and forty links to a white oak tree standing on the north side of said highway Country Road, thence north nineteen degrees west six chains and a half, thence north four and a half degrees east six chains and seventy links to a stake, thence north seventy nine and a half degrees west ten chains to the channel in the Pond, thence southerly by said channel to the place of beginning. Containing fifteen acres and fourteen square rods, together with the privilege of flooding with

HH

45

the present dam will permit. And also All that certain portion of land lying within the said Town of Islip - and bounded and described as follows, viz: Commencing in the centre of the three rod road running north from the store of E. P. Duryea at a certain marked stake the boundary of the land late of William R. Lawrence Esq. and running thence by the centre of the same road, north one and one quarter degrees west seven chains and nine links, thence north eighty five degrees west fourteen chains and fifty links to the centre of the channel in the pond, thence southerly by said channel to the land formerly of P. R. Crandall, Esq., thence south eighty four and three quarter degrees east ten chains and south eighty seven and three quarter degrees east four chains and thirty links to the place of beginning. Containing ten acres be the same more or less and being lots One (1) Two (2) Three (3) Four (4) and Five (5) of a survey and map made by E. Hawkins, Surveyor on the 23rd day of December 1858.

45

And also, All that certain portion of land lying within the said town of Islip and bounded and described as follows, viz: Commencing at a certain stake in the centre of the three rod road which runs northerly from the store of E. P. Duryea, thence north eighty five and one half degrees west fourteen chains and fifty links to the centre of the channel in the pond; thence northerly following the channel of the pond and the centre of the brook eighty six chains and eighty links to the Old Beaver Dam Bridge, thence north sixty and one half degrees, east nine chains and fifty links thence south one and one quarter degrees east by the centre of the aforesaid three rod road ninety two chains five links to the place of beginning. Containing according to a survey made by E. Hawkins, Esq. Surveyor one hundred and two acres and twenty rods be the same more or less. And also, all that certain lot, piece or parcel of land situate, lying and being in the said Town of Islip and bounded and described as follows, viz: Beginning at a point in the middle of

46

Avenue A. distant twenty five chains northerly from the southerly line of the South side Railroad (now known as the Southern Railroad of Long Island) and running thence westerly parallel with said Railroad twenty three chains and fifty links more or less, to the easterly line of other land of said Amos R. Stellenwerf deceased; thence northerly along said easterly line to the northeasterly corner of said land of Amos R. Stellenwerf, deceased; thence easterly in a straight line to the southwesterly corner of lot number 7 in section A. as shown on a certain map made by R. B. Wheeler, Surveyor, in the year 1866, filed in the Office of the Clerk of Suffolk County and entitled "Map showing the outlines of a tract of land, also the several tracts sold therefrom, situated in the Town of Islip and belonging to W^m. Nicoll, and running thence southerly along the middle of Avenue A. fifty chains to the point of beginning. Containing about one hundred and twenty acres be the same more or less. Together with the appurtenances, and also, all the estate which the said Testator had at the time of his decease in said premises, and also the estate therein which the said parties of the first part have or have power to dispose of, whether individually or by virtue of said Will or otherwise. To have and to hold the above granted premises unto the said parties of the second part, their heirs and assigns forever. And the said parties of the first part covenant with the said parties of the second part, that the parties of the first part, have not done or suffered anything whereby the said premises have been incumbered in any way whatever. In Witness Whereof, the said parties of the first part, have hereunto set their hands and seals the day and year first above written.

46

In presence of	}	A. Stellenwerf Exr.	S.S.
E. G. Dowall.		Harrison Stellenwerf Exr.	S.S.
State of New York	}	Margaretta de Forest Ex.	S.S.
City of New York			
County of New York			

On the 20th day of June in the year eighteen hundred and ninety five before me personally came Amos Stellenwerf Harrison Stellenwerf and