

**A. EASTPORT HISTORIC CONTEXT**

Eastport, the furthest west hamlet of Southampton, is located between East Moriches (in Brookhaven Town) and Remsenburg-Speonk. West Pond in Eastport was the original dividing line between Brookhaven and Southampton townships (known locally at the time as Seatuck and Speonk respectively). In 1772, West Pond was formed when Col. Josiah Smith and David Howell, his brother-in-law, built a dam, now on the location of Montauk Highway. Col. Smith was born in 1723 in East Moriches, the great grandson of the founder of Smithtown, Major Richard (Bull) Smith. During the Revolutionary War, Josiah Smith became a Colonel and was in charge of all American soldiers from Suffolk County. In addition, Col. Smith and David Howell built the first sawmill and gristmill in Eastport in the 1730s (Michne and Michne Jr. 2004:2).

By 1845, the area between West and East Ponds was known as Waterville. In 1860, these two hamlets were asked by the United States Postal Office to combine. The residents chose Seatuck as their new name; however, it was rejected since it was too close in spelling to Setauket, an already established town. As a result, the residents were given their second choice, Eastport (Michne and Michne Jr. 2004:2).

The early economy of Eastport focused on milling, fishing and agriculture. In 1865, Eastport's third mill, a sorghum mill for molasses, was built by William C. Pye. Pye owned all three mills until 1870 (Michne and Michne Jr. 2004:6). By 1872, the railroad was introduced to Eastport, Westhampton, Quogue, Hampton Bays, Speonk, Shinnecock Hills, Southampton and Water Mill. The railroad soon became the freight carrier for local produce, eels, crabs and especially ducks from Eastport to markets in New York City (GAI 2000:21). As illustrated in the 1873 Beers map, Eastport was quite densely settled by the 1870s, with development to the north and south of the railroad tracks (see **Figure 3-1**). In 1898, the three original Eastport mills, along with a wintergreen oil distillery, were demolished by the Long Island Country Club (Michne and Michne Jr. 2004:6).

By 1898, the first school was constructed in Eastport along Montauk Highway. This structure has since been divided into three parts and transported to new locations. The first section later became Eastport Legion Hall near West Pond. The second section was burned and the third section was attached to "Flea Hall," located behind the rectory in Eastport (Michne and Michne Jr. 2004:8).

Due to the numerous duck farms lining the landscape of Eastport by 1910, few wealthy families built summerhouses within the hamlet unlike neighboring towns such as Remsenburg. Originally, duck farmers would raise, kill, dress and market their own ducks. This drastically changed by 1937 when the Eastport Duck Packing Plant opened processing 3,000 ducks per day. By 1962, the Long Island Duck Farmers Co-Op opened another plant, which processed 20,000 ducks per day. More recently, the majority of duck farms in Eastport have closed due to water pollution, taxes and federal sanitation regulations. Known as the "Duck Capital of the World"

throughout the 1900s, Eastport is now recognized as the “Gateway to the Hamptons” (Michne and Michne Jr. 2004:3).

## **B. SUMMARY OF EASTPORT RESULTS**

A total of 47 properties in Eastport have been identified as potential Landmarks, as described below.

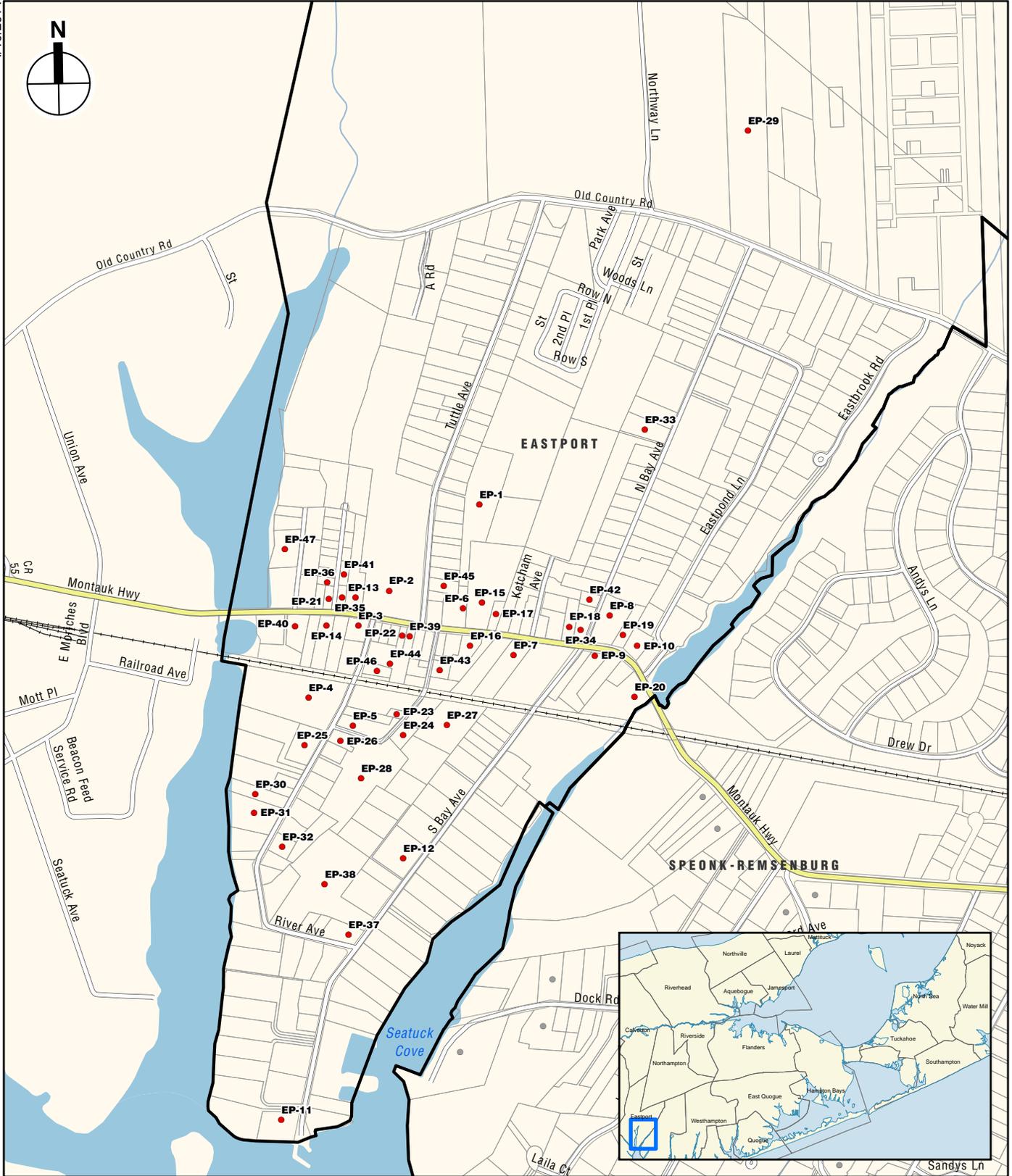
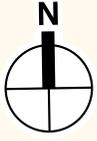
### **EASTPORT MULTIPLE RESOURCE DISTRICT**

A potential Multiple Resource District has been identified in Eastport, which contains 47 potential contributing properties. These properties have been given unique identification codes that begin with the letters “EP.” A map showing the locations of the Eastport Multiple Resource District properties (**Figure 3-2**) is located at the end of this chapter. It is followed by photographs of each property (**Figures 3-3 through 3-26**) and a table (**Table 3-1**) describing each property. The majority of the contributing properties in the Eastport Multiple Resource District are located along Montauk Highway; however, some are located to the north and the south of Montauk Highway. The potential contributing properties are diverse in terms of construction date, historic function, and style. Some properties relate to the duck farming history of Eastport, such as the early 20th century duck farm at 13 River Avenue (EP-4) or the industrial history of the hamlet, such as a former blacksmith and wheelwright shop at 360 Montauk Highway (EP-19). A variety of residential buildings represent different periods in Eastport’s settlement history, ranging from the early vernacular residence at 415 Montauk Highway (EP-9) and the mid-19th century house at 427 Main Street (EP-7), to the numerous late 19th century residences and several 20th century Craftsman-style bungalows. Cemeteries are also included in the potential Multiple Resource District, including the Eastport Cemetery (EP-1) and the collection of small burying grounds adjacent to the Eastport Bible Church (EP-6). The Eastport School (EP-2), which dates to the early 20th century, has also been included as a potential contributing resource. Contributing resources have been considered potentially Landmark eligible under Landmark criteria A, C, and E. The period of significance for the collection of properties ranges from the late 18th century to the mid 20th century, but may be expanded as appropriate as further research is conducted and additional resources may be added.

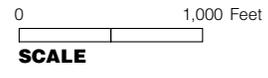
### **OTHER PROPERTIES EVALUATED IN EASTPORT**

Other properties located in Eastport that were documented in previous surveys or were identified by representatives of the Town as meriting evaluation (see description in Chapter 1) but which were not advanced as potential Landmarks as part of this survey are listed in **Table 3-2**. This table provides the addresses of the resources and a brief description of each, as well as a brief explanation as to why each resource was not advanced as a potential Landmark at this time.





- Potential Contributing Property
- Potential or Listed Resources in other Multiple Resource Districts (see other maps)
- ▭ Hamlet Boundaries
- ▭ Tax Parcels



Potential Eastport Multiple Resource District **Figure 3-2**



The Eastport Cemetery, at 22 Tuttle Avenue, contains approximately 700 headstones ranging in date from 1851 to the present. These are of a variety of materials including marble, granite, and zinc. The earliest burials are located in the south section of the burial ground. The overall condition of the cemetery is very good (Town of Southampton Cemetery Inventory Sheets 2004). (This property is potentially landmark eligible under Town Criteria A, C, and E).

**EP-1 22 Tuttle Avenue**



**EP-2 390 Montauk Highway**

The Eastport School is a horizontally oriented, two-story brick building designed in a stylized early 20th century manifestation of the Collegiate Gothic style. The symmetrical façade is divided into five sections, the center section distinguished with a cast stone treatment featuring a decorated entryway surmounted by a pointed arch window, and a pair of turrets flanking a clock. The building has a crenellated parapet. A two-story addition (not pictured here) was been added to one end of the building. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-3 453 Montauk Highway**

According to the Eastport Hamlet study, this is the Wilson Gordon House, built in the 1860s. The Gordons had a duck farm on the west side of River Avenue south of the railroad bridge, the last operating duck farm in Southampton (Michne & Michne Jr. 2004). The Gordon's duck farm may have been the farm still located at 13 River Avenue (see EP-04). The house is shown on the 1916 map with the name Mrs. D. Gordon. It is a two-story cross-gable house sided in wood shingles with scalloped shingles on the gables. It appears to retain at least some of its original two-over-two-light window sash. It has a brick chimney and a porch with turned posts and decorative brackets. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-4 13 River Avenue**

A single-story three-bay bungalow with an overhanging porch, a wall dormer, and six-over-one-light double-hung sash windows. The ca. 1920 house is clad in wood shingles with an asphalt-shingle roof. To the rear of the house are a series of wood-frame duck barns clad in wood shingles. The duck barns are long narrow rectangular-plan buildings with windows, brick chimneys, vents, and in some cases dormers. The complex appears to date to the early 20th century and is one of the few remaining duck farms in an area where duck farming was once a crucial staple of the economy. A large parcel owned by W. Gordon is shown on the 1916 map; no buildings are shown on the parcel. (This property is potentially landmark eligible under Town Criteria A and C).





**EP-5 14 River Avenue**

A two-story Queen Anne-style cross-gable farmhouse, clad in patterned wood shingles, with two-over-two-light double-hung-sash windows and a vergeboard-decorated porch. The house is shown on the 1916 map as being owned by Frank Tuttle. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-6 386 Main Street**

The Eastport Bible Church is an eclectic structure exhibiting elements of the Gothic, Romanesque, and Neoclassical styles. The wood-frame structure is clad in shingles and features both pointed-arch and round-arch windows, some containing stained glass. Three cemeteries at the rear of the Church are positioned contiguous with each other but can be easily distinguished from each other. The Eastport Gospel Church Cemetery, also known as the Eastport Methodist Church Cemetery, contains approximately 20 stones, largely of marble, which date from ca. 1850 through the 1880s. The overall condition of these stones is poor, with several markers broken or toppled. The immediately adjoining Tuttle Graveyard (which also has an address at 4 Tuttle Avenue) contains approximately 15 headstones ranging in date from 1815 to 1967. A central obelisk is inscribed "TUTTLE" (Town of Southampton Cemetery Inventory Sheets 2004). (This property is potentially landmark eligible under Town Criteria A, C, and E).





**EP-7** 427 Main Street

A two-story three-bay side-gable house with off-center entry, this structure appears to date to the mid-19th century. A brick chimney rises from the roof ridge. A pointed-arch window is located on the gable end. A front porch with decorative brackets appears to be a late 19th century addition. A one-and-a-half-story wing with eyebrow window and porch is attached on the side façade. According to Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton, this is the Wells House; a mile marker is located in front of this house. The house appears to be shown as the residence of D. Raynor on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-8** 362 Montauk Highway

362 Montauk Highway is a two-story three-bay house with wood-clapboard siding, a pointed-arch window in the gable field, and two-over-two-light double-hung sash occupying the other windows. An octagonal tower is appended at the rear of the side elevation. According to Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton this is the John A. Tuttle House, "Built in 1873 for John A. Tuttle, the great grandson of the original settler of Eastport. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-9** 415 Montauk Highway

A half-Cape residence with a saltbox form, likely dating to the late 18th or early 19th century. The cladding appears to have been replaced with synthetic siding and a small entry porch has been added. The structure retains six-over-six-light double-hung sash windows. According to Historical Profiles, this is the Homan House, former home of J. Homan, which was built ca. 1790 (Michne & Michne Jr. 2004). It appears to be shown on the 1916 map with the name R. Seaman. A house is shown on this location on the 1873 map but it is not labeled. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-10** 358 Montauk Highway

358 Montauk Highway was identified in Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton as the Captain William Tuttle House, constructed in 1860. The house appears to consist of two two-story sections; a front-gable section with a pointed-arch gable window likely dating to ca. 1860, and a side-gable section with an entry porch and doorway flanked by sidelights which exhibits elements of the Colonial Revival style and was likely built or altered in the 20th century. Many of the windows throughout the house contain two-over-two-light double-hung sash; some contain retrofitted one-over-one-light sash. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-11 63 Bay Avenue**

An ornate two-and-a-half-story residence overlooking the water set on a large lawn. The wood-shingle clad building features a corbelled brick chimney, a jerkinhead gable, cut-away bays, half-timbering, modillion brackets, projecting bays, and a wrap-around-porch. The high-style house likely dates to ca. 1900. According to Historical Profiles, this is the W.H. Pye House: "This house was originally located on the east shore of the west creek. It was turned 180 degrees and moved closer to the Southampton Town Dock parking lot in the 1930s. At that time, Mr. Pye had the largest duck farm in Eastport." (This property is potentially landmark eligible under Town Criteria A and C).



**EP-12 31 Bay Avenue**

A Craftsman-style house parged with stucco featuring overhanging eaves with decorative brackets and exposed rafter ends, this house was identified in the GAI survey as the Belk House and by the Façade Easement List as the Ray Tuttle House. According to Historical Profiles of Eastport, Speonk/Remsenburg, Westhampton, the house was built by Ketchum for Ray Tuttle in 1925. Ray and his brother Vernon established the Tuttle Brothers Duck Farm across the street. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-13 392 Montauk Highway**

392 Main Street (a.k.a. Montauk Highway) has been identified in previous surveys as the Ralph Tuttle House, built ca. 1860. The Queen Anne architectural style of the house suggests a date slightly later in the 19th century. The house has multiple gables, a hip-roofed wrap-around porch, patterned shingles, and decorative eaves brackets. The windows contain six-over-six-light double-hung sash. It is shown on the 1916 map with the name R. Tuttle. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-14 457 Montauk Highway**

At 457 Montauk Highway, this turn-of-the-century cross-gable house stands. The house has a hip-roofed entry porch and a brick chimney. Previous surveys and the Town of Southampton tax records indicate that a second earlier house is located at the rear of the property. Known as the former home of Pickford Robinson, who wrote a pictorial history of Easport in the 1920s, the earlier house is said to date to the 1730s or 1740s. No views of the earlier house could be achieved as part of this survey. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-15 384 Montauk Highway**

Available views of this structure are limited, however, it appears to be a two-story Victorian house clad in wood shingles with decorative gable treatment and a brick foundation. The front porch may have been added or altered at a later date. Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton identifies this as the Raynor House. It is shown on the 1916 map with the name E. Raynor. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-16 433 Montauk Highway**

While available views of this structure are limited, the late 19th century Queen Anne-style cross-gable residence appears to be clad in wood shingles and retains a wrap-around porch with decorative vergeboard. While some of the windows retain their original two-over-two-light sash, others appear to have been retrofitted. The roof is clad in asphalt shingles. Previous surveys identify this as the J.H. Tuttle House, also known as the Ashcroft House. It appears to be shown on the 1916 map with the name Erastus Tuttle. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-17 380 Montauk Highway**

380 Montauk Highway is a small single-story house built ca. 1925 clad in wood shingles and featuring a brick chimney, multi-light windows, and projecting rafter ends. According to Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton, the house was built for Cliff Raynor and was later owned by Mervin Tillinghast, Eastport historian. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-18 368 Montauk Highway**

The residence at 368 Montauk Highway is a two-story house clad in wood shingles with six-over-six-light window sash. A single-story flat-roofed addition with parapet appears to be a later 20th century feature. According to previous surveys, including Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton, this is the Tuttle House, built in the 1790s, considered the fourth oldest house in Eastport. Long in Tuttle family ownership, one previous owner was Louis S. Tuttle, an Eastport blacksmith. Viewed from the street, the house does not appear to have a form typical of 18th century vernacular houses on Eastern Long Island. Additional research and documentation would be necessary to elucidate the 18th century history of the structure. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-19** 360 Montauk Highway

This house is known as the Louis S. Tuttle House, built in the third quarter of the 19th century. It is a two-story structure clad in unpainted wood shingles. It features a cross gable, a projecting bay window, and windows containing two-over-two-light double-hung sash. Also on the property is a second structure consisting of a two-story section and a single-story section that appears to be a garage. According to Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton, the last working blacksmith and wheelwright shop in Eastport, operated by Louis S. Tuttle, is embedded within this structure, which was more recently converted into a garage and repair shop. A third structure, a small wood-frame shed, is also located on the property. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-20** 409 Montauk Highway

409 Montauk Highway is a two-story cross-gable residence likely dating to the 1890s. Although most of the windows contain one-over-one-light sash, likely later retrofits, the house retains wood shingle siding, a porch with decorative brackets, and brick chimneys. According to previous surveys this house is known as the J.F. Raynor House. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-21 396 Main Street**

A Craftsman-style bungalow clad in wood shingles, this house has been identified as the Malcolm Griffing House built in the 1920s. It features brick end chimneys, exposed rafter ends, original multi-light windows, and a shed-roofed dormer. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-22 445 Montauk Highway**

This Craftsman-style bungalow has been identified as the Noah Wells Tuttle House, built by Ketchum Builders; it was likely built ca. 1915. The single-story front-gable house has a jerkinhead roof and hip-roofed porch with exposed rafter ends. Although the roof appears to have been re-clad with asphalt shingles, the structure otherwise retains a relatively high degree of historic integrity. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-23 11 Pleasant Valley Road**

A Craftsman-style house dating to the early 20th century, the historic appearance of 11 Pleasant Valley Road has been altered with the addition of asphalt shingle roof cladding. However, the house retains its original form, fenestration, window sash, door hood, and dormer. The jerkinhead roof has exposed rafter ends and is interrupted by a brick side chimney. The house does not appear on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).



**EP-24 14 Pleasant Valley Road**

14 Pleasant Valley Road is a two-story five-bay wood-frame structure with a side-gable roof and a central entry. Information provided by the Town dates this building to ca. 1890, but the building may be earlier in date. The wood-shingle-clad vernacular building has a wide cornice. Its windows appear to contain six-over-six-light double hung sash, but the latter cannot be clearly seen behind what appear to be four-light storm windows. If the structure does date earlier in the 19th century, an earlier chimney has been replaced with the current end chimney. It appears to be shown as the house of Mrs. A.W. Schaeffer on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).



**EP-25 15 River Avenue**

A two-story cross-gable house likely constructed in the late 19th century, 15 River Avenue retains two-over-two-light double-hung sash windows, projecting bay windows, and a corbelled brick chimney. The house appears to be sided in wood clapboard, but closer views would be necessary to confirm the material. The house has been altered somewhat with modern shutters and asphalt roof cladding. The house is shown on the 1916 map with the name J.W. Tuttle. (This property is potentially landmark eligible under Town Criterion C).



**EP-26 16 River Avenue**

A turn-of-the-century story-and-a-half house with cross-gable roof and six-over-six-light windows, 16 River Avenue retains wood shingle siding and brick chimney. An earlier door appears to survive behind a more modern storm door. A side addition does not appear to detract substantially from the overall appearance of the house. The house is shown on the 1916 map with the name L.H. Tuttle. (This property is potentially landmark eligible under Town Criterion C).



**EP-27 1 Private Road**

This two-story cross-gable residence appears to date to the turn of the century. While only one vantage point was accessed for evaluation, the house appears to retain the majority of its original window sash and wrap-around porch with turned posts and decorative brackets. The house has round-arch gable windows and a brick chimney. It is not clear if the clapboard siding is of wood or a modern material. The roof is clad in asphalt. A portion of the porch on the side elevation appears to have been enclosed, detracting from the historic appearance of the residence somewhat. The house is shown on the 1916 map with the name Henry Griffin. (This property is potentially landmark eligible under Town Criterion C).



**EP-28 20 Pleasant Valley Road**

At least three barns that appear to date to the early 20th century are located on this property. The barns each have long narrow rectangular plans. They have few windows and are clad in vertical boards. One of the barns has a brick end chimney and a large metal hopper mounted on the exterior. The historic function of these barns is not clear but they appear to have functioned together as a relatively large-scale industrial/agricultural operation. As such, they may possess historic significance if further research so indicates. They appear to possess historic integrity to an early 20th century construction date. (This property is potentially landmark eligible under Town Criterion C).



**EP-29**      **234 Old Country Road**

This simple two-story front-gable frame residence was likely built ca. 1910. Its integrity has been compromised with the apparent replacement of the door, roof cladding, and the alteration of at least one window. However, the residence retains its form, fenestration, wood shingle cladding, two-over-two-light windows, and brick chimney. Additional research would be necessary to adequately assess the significance and integrity of this structure. (This property is potentially landmark eligible under Town Criterion C).



**EP-30**      **23 River Avenue**

The ca. 1900 residence at 23 River Avenue is a cross-gable two-story residence that has been extensively altered with the addition of a mid-20th century Colonial Revival-style pedimented door surround, apparently modern shutters, a brick entry stair, and asphalt roof cladding. However, the house retains wood shingle cladding, two-over-two-light windows, a projecting bay window, and the overall form and fenestration. This may be the L.V. Tuttle house shown on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).



**EP-31 27 River Avenue**

A cross-gable two-story wood-frame residence likely dating to the late 19th century, 27 River Avenue retains original windows including two-over-two light sash, a six-over-six-light gable window, and a projecting bay window. The door appears to be original but is partially obscured being a modern storm door. The siding appears to be a modern material but a closer physical inspection would be necessary to verify. The roof has been clad in asphalt and the original chimney appears to have been removed. This appears to be one of several buildings owned by F.P. Tuttle on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).



**EP-32 32 River Avenue**

The house at 32 River Avenue dates to the turn of the century. It has a pyramidal roof, a large front gable dormer, and a central brick chimney. The integrity of the house was been seriously compromised through the apparent replacement of windows throughout the house, addition of apparently modern shutters, front door, and asphalt roof cladding. Still, the house retains its original hip-roofed front porch, wood shingle siding, and overall form and fenestration. This appears to be one of several buildings on the F.P. Tuttle property on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).



**EP-33 35 North Bay Avenue**

The early 20th century residence at 35 North Bay Avenue is a two-story wood-frame dwelling exhibiting relatively modest Chateausque elements such as a steep hipped roof and hip-roofed tower. The roofs of both main sections and the entry porch sweep slightly at the eaves, and segmental arch dormers interrupt the eaves line. The windows appear to contain paired casement sash; it is not clear if these are the original windows or replacements. A small side garage addition appears to be more recent. The roof is clad in asphalt and the door does not appear original. A small carriage house/garage on the property appears to be contemporary with the house. (This property is potentially landmark eligible under Town Criterion C).



**EP-34 366 Main Street**

A two-story cross-gable house that was constructed ca. 1890. The integrity of the house appears to have been compromised somewhat by the apparent replacement of window sash throughout the house, as well as asphalt roof cladding. However, the house appears to retain original wood shingle and scalloped shingle siding, form, and fenestration pattern. A shed-roofed porch appears to have been enclosed at a later date, which also detracts somewhat from the historic character of the building. According to Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton this is the Sty House, built in 1892, which served as the first Cornell Duck Research Lab from 1949 to 1953. It appears to be labeled J.L. Albin on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).



**EP-35 394 Main Street**

A two-story Prairie-style residence with a "four-square" form, 394 Main Street appears to be a typical example of its style, with a hipped roof, hip-roofed dormers, and porch with Doric columns. With the exception of the diamond-pane windows in the dormer, the windows throughout the house appear to be modern replacements, which detracts from the historic appearance of the house. The house retains wood shingle cladding and a brick chimney. On the 1916 map, this may be one of two structures owned by R. Tuttle. (This property is potentially landmark eligible under Town Criterion C).



**EP-36 3 Lakeview Court**

A Craftsman-style bungalow, 3 Lakeview Court is a single-story wood-frame house with a side-gable roof, integral porch supported on original posts. The roof and shed-roofed dormer have exposed rafter ends. The house retains wood shingle cladding and brick chimney. It is not clear if the windows are original due to limited visibility. The roof, replaced with modern asphalt, detracts from the visual character of the building. (This property is potentially landmark eligible under Town Criterion C).



**EP-37 41 S Bay Avenue**

An early 20th century two-story cross-gable wood-frame residence with paired windows and hip-roofed front porch, 41 Bay Avenue is clad in wood shingles. The one-over-one-light windows are probably not original and the roof is currently clad in asphalt. Although the building appears to date to ca. 1900, it is not apparently shown on the 1916 map. Information provided by the Town dates the house to 1925. (This property is potentially landmark eligible under Town Criterion C).



**EP-38 42 River Avenue**

A two-story cross-gable residence that appears to date to the turn of the century, 42 River Road appears to retain its original two-over-two-light window sash, wrap-around porch with turned porch and decorative eaves treatment, and brick chimney. The house appears to have been reclad in asbestos shingles. A rear addition may date to the early 20th century. The structure is shown on the 1916 map with the name R. Tuttle. (This property is potentially landmark eligible under Town Criterion C).



**EP-39** 443 Montauk Highway

A one-and-a-half-story house built ca. 1900, this residence retains wood shingle cladding, many of its original six-over-six-light windows, and a wrap-around porch with decorative railing, turned posts, and brackets. While portions of the house are not clearly visible, some windows may be replaced. A rear addition is likely slightly later in date. (This property is potentially landmark eligible under Town Criterion C).



**EP-40** 469 Montauk Highway

Known as the Otto Sperling House, this two-story Prairie-style residence has a typical 'four-square' form and massing, with a hipped roof, hip-roofed dormer, and hip-roofed entry porch with Neoclassical columns and turned spindles. The windows contains six-over-one-light double-hung sash. The door appears to be a modern replacement. A single story side addition does not appear to contribute. According to Historical Profiles (2004) the Sperling Chicken Farm was a former "chicken ranch used by the Gordon Duck farm to raise breeders in the 1940s." This house has previously been identified at 475 Montauk Highway. (This property is potentially landmark eligible under Town Criterion C).



**EP-41 4 Lakeview Court**

The small single-story Craftsman-style residence at 4 Lakeview Court has a jerkinhead roof with exposed rafter ends, a brick chimney, and a small original entry hood. It is not clear if the windows, which are paired and ribbon windows, have been replaced or if the original windows remain behind exterior storm windows. The asphalt roof cladding detracts from the historic appearance of the structure. The building does not appear to be shown on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).



**EP-42 5 North Bay Avenue**

A single-story wood-frame residence with a cross-gable roof, shed-roofed dormers, and six-over-one-light double-hung sash windows. The house has an integral entry porch. The roofing material, apparently asphalt, may have been the original roofing material of the house, which may date to ca. 1939 according to materials provided by the Town. (This property is potentially landmark eligible under Town Criterion C).



**EP-43 6 Pleasant Valley Road**

This residence has a “four square” form and square plan, a pyramidal roof, central brick chimney, and hip-roofed dormer. It is a typical example of this particular manifestation of the Prairie style. It has a hip-roofed front porch supported by Doric columns. The windows appear to be original but are obscured behind modern storm windows. The roof is clad in asphalt. (This property is potentially landmark eligible under Town Criterion C).



**EP-44 6 River Avenue**

A two-story cross-gable residence with a tower, this late 19th century residence retains scalloped shingles in the gable, two-over-two-light windows, brick chimney, and a porch supported by turned posts. It is not clear whether the siding consists of historic wood shingles or a modern material. The roof is clad in asphalt shingles. This structure is shown on the 1916 map but the associated name (C.B.--) is not clearly legible. (This property is potentially landmark eligible under Town Criterion C).



**EP-45 6 Tuttle Avenue**

A late 19th century Queen Anne-style structure, 6 Tuttle Avenue is a two-story wood-frame cross-gable residence clad in a combination of wood clapboards and scalloped shingles. The house has exposed projecting rafter tails and retains its original porch with decorative railing, gable and eaves treatment. Most of the windows appear to retain two-over-two-light double-hung sash, though the tripartite window on the front façade appears to contain retrofits. This appears to be shown on the 1916 map with the name J.V. Tuttle. (This property is potentially landmark eligible under Town Criterion C).



**EP-46 8 River Avenue**

The house at 8 River Avenue was identified by the Town as having been constructed ca. 1830. The form, fenestration pattern, story-and-a-half height and eyebrow windows at eaves level suggest that the house may indeed have been constructed in the mid-19th century. The integrity of the house has been severely compromised in more recent times, however. The original chimney has been removed and replaced with an end chimney. The present eight-over-eight-light windows through much of the house do not appear to be original to the house. No early window or door surrounds appear to survive, and the roof is clad in asphalt shingles. Due to the early date of the house in the context of the hamlet of Eastport, however, additional consideration of this structure may be warranted despite the integrity issues discussed above. The house is shown on the 1916 map with the name T. Tuttle. It is not clear if it appears on earlier maps. Further research could shed light on the history of the house, its significance and the extent of modern alterations. (This property may be potentially landmark eligible under Town Criteria A and C).



**EP-47 9 Lily Pond Lane**

This single-story cross-gable structure with a boxy horizontal massing is visible only from a distance, but appears to be constructed of masonry parged with stucco. Believed to have been constructed ca. 1928, its style is unusual and seems to reference a combination of diverse medieval and/or Tudor European design elements. It has a pointed arch window in the gable, overhanging eaves supported by large brackets, and a long shed-roofed dormer. The majority of the windows appear to contain casement sash. An enclosed entry porch has a Romanesque arch. A garage on the property appears contemporary with the house featuring a pointed arch diamond-pane window, cross-gable roof and stucco-parged wall surfaces. The roofs of both structures appear to be clad with wood shingles, but are not clearly visible. Additional research would be necessary to fully assess the significance and integrity of this structure. (This property is potentially landmark eligible under Town Criterion C).

**Table 3-1**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-01	22 Tuttle Ave		The Eastport Cemetery, at 22 Tuttle Avenue, contains approximately 700 headstones ranging in date from 1851 to the present. These are of a variety of materials including marble, granite, and zinc. The earliest burials are located in the south section of the burial ground. The overall condition of the cemetery is very good (Town of Southampton Cemetery Inventory Sheets 2004). (This property is potentially landmark eligible under Town Criteria A, C, and E).	SH Cemetery Survey
EP-02	390 Montauk Hwy	"Eastport High School; Within a proposed historic district; this resource needs to be inventoried" (GAI 2000); "The first school on this site was built in 1898 and another in 1912." ( <i>Historical Profiles</i> 2004)	The Eastport School is a horizontally oriented, two-story brick building designed in a stylized early 20th century manifestation of the Collegiate Gothic style. The symmetrical façade is divided into five sections, the center section distinguished with a cast stone treatment featuring a decorated entryway surmounted by a pointed arch window, and a pair of turrets flanking a clock. The building has a crenellated parapet. A two-story addition (not pictured here) was been added to one end of the building. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (Survey #4; Village Survey #EA-4); <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-03	453 Montauk Hwy	"Condon House; Within a proposed historic district; this resource needs to be inventoried" (GAI 2000); " 'Gordon House' built in the 1860s" (FEL 2008).	According to the Eastport Hamlet study, this is the Wilson Gordon House, built in the 1860s. The Gordons had a duck farm on the west side of River Avenue south of the railroad bridge, the last operating duck farm in Southampton (Michne & Michne Jr. 2004). The Gordon's duck farm may have been the farm still located at 13 River Avenue (see EP-04). The house is shown on the 1916 map with the name Mrs. D. Gordon. It is a two-story cross-gable house sided in wood shingles with scalloped shingles on the gables. It appears to retain at least some of its original two-over-two-light window sash. It has a brick chimney and a porch with turned posts and decorative brackets. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (Survey #5; Village Survey #EA-5); 2008 Façade Easements List; ( <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004)

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-04	13 River Ave		A single-story three-bay bungalow with an overhanging porch, a wall dormer, and six-over-one-light double-hung sash windows. The ca. 1920 house is clad in wood shingles with an asphalt-shingle roof. To the rear of the house are a series of wood-frame duck barns clad in wood shingles. The duck barns are long narrow rectangular-plan buildings with windows, brick chimneys, vents, and in some cases dormers. The complex appears to date to the early 20th century and is one of the few remaining duck farms in an area where duck farming was once a crucial staple of the economy. A large parcel owned by W. Gordon is shown on the 1916 map; no buildings are shown on the parcel. (This property is potentially landmark eligible under Town Criteria A and C).	
EP-05	14 River Ave		A two-story Queen Anne-style cross-gable farmhouse, clad in patterned wood shingles, with two-over-two-light double-hung-sash windows and a vergeboard-decorated porch. The house is shown on the 1916 map as being owned by Frank Tuttle. (This property is potentially landmark eligible under Town Criteria A and C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-06	386 Main St	<p>“Eastport Bible Church / Eastport Methodist Church; Within a proposed historic district; this resource needs to be inventoried. Portions of this church probably date from the early 1880s. It demonstrates the common decorative feature of the use of wooden shingles laid in patterns on the exterior” (GAI 2000); Also, “Eastport Methodist Church Cemetery; Behind Eastport Methodist Church; Within a proposed historic district; this resource needs to be inventoried” (GAI 2000).</p>	<p>The Eastport Bible Church is an eclectic structure exhibiting elements of the Gothic, Romanesque, and Neoclassical styles. The wood-frame structure is clad in shingles and features both pointed-arch and round-arch windows, some containing stained glass. Three cemeteries at the rear of the Church are positioned contiguous with each other but can be easily distinguished from each other. The Eastport Gospel Church Cemetery, also known as the Eastport Methodist Church Cemetery, contains approximately 20 stones, largely of marble, which date from ca. 1850 through the 1880s. The overall condition of these stones is poor, with several markers broken or toppled. The immediately adjoining Tuttle Graveyard (which also has an address at 4 Tuttle Avenue) contains approximately 15 headstones ranging in date from 1815 to 1967. A central obelisk is inscribed “TUTTLE” (Town of Southampton Cemetery Inventory Sheets 2004). (This property is potentially landmark eligible under Town Criteria A, C, and E).</p>	<p>SH Cemetery Survey; GAI Survey (Survey #3 and #6; Village Survey #EA-3 and EA-6); <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004; ESRW Area Study 2004</p>
EP-07	427 Main Street	<p>“Wells House. Built in the late 1880s, this was the home of Mrs. S.A. Wells. On the front lawn of this property is a mile marker, put there in 1772 by order of Postmaster General Benjamin Franklin” (<i>Historical Profiles</i> 2004)</p>	<p>A two-story three-bay side-gable house with off-center entry, this structure appears to date to the mid-19th century. A brick chimney rises from the roof ridge. A pointed-arch window is located on the gable end. A front porch with decorative brackets appears to be a late 19th century addition. A one-and-a-half-story wing with eyebrow window and porch is attached on the side façade. According to <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i>, this is the Wells House; a mile marker is located in front of this house. The house appears to be shown as the residence of D. Raynor on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).</p>	<p><i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004; ESRW Area Study 2004</p>

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-08	362 Montauk Hwy	"John A. Tuttle House. Built in 1873 for John A. Tuttle, the great grandson of the original settler of Eastport. Now owned by Jean Tuttle, wife of the late Emory Tuttle, grandson of John A. Tuttle." ( <i>Historical Profiles</i> 2004)	362 Montauk Highway is a two-story three-bay house with wood-clapboard siding, a pointed-arch window in the gable field, and two-over-two-light double-hung sash occupying the other windows. An octagonal tower is appended at the rear of the side elevation. According to <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> this is the John A. Tuttle House, "Built in 1873 for John A. Tuttle, the great grandson of the original settler of Eastport. (This property is potentially landmark eligible under Town Criteria A and C).	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-09	415 Montauk Hwy	"Homan House. Former house of J. Homan, it is the old saltbox style, built in the 1790s." ( <i>Historical Profiles</i> 2004)	A half-Cape residence with a saltbox form, likely dating to the late 18th or early 19th century. The cladding appears to have been replaced with synthetic siding and a small entry porch has been added. The structure retains six-over-six-light double-hung- sash windows. According to <i>Historical Profiles</i> , this is the Homan House, former home of J. Homan, which was built ca. 1790 (Michne & Michne Jr. 2004). It appears to be shown on the 1916 map with the name R. Seaman. A house is shown on this location on the 1873 map but it is not labeled. (This property is potentially landmark eligible under Town Criteria A and C).	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-10	358 Montauk Highway	"Captain William Tuttle House. Former Captain William Tuttle's house was built in 1860. It is the present residence of Jan Adelworth, wife of the late Henry Adelworth." ( <i>Historical Profiles</i> 2004)	358 Montauk Highway was identified in <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> as the Captain William Tuttle House, constructed in 1860. The house appears to consist of two two-story sections; a front-gable section with a pointed-arch gable window likely dating to ca. 1860, and a side-gable section with an entry porch and doorway flanked by sidelights which exhibits elements of the Colonial Revival style and was likely built or altered in the 20th century. Many of the windows throughout the house contain two-over-two-light double-hung sash; some contain retrofitted one-over-one-light sash. (This property is potentially landmark eligible under Town Criteria A and C).	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-11	63 S. Bay Ave	"W.H. Pye House; This resource is potentially eligible for individual listing in the NR" (GAI 2000); "W.H. Pye House' built prior to 1930s" FEL identifies this at 63 South Bay Avenue (FEL 2008). "This house was originally located on the east shore of the west creek. It was turned 180 degrees and moved closer to the Southampton Town Dock parking lot in the 1930s. At that time, Mr. Pye had the largest duck farm in Eastport" ( <i>Historical Profiles</i> 2004).	An ornate two-and-a-half-story residence overlooking the water set on a large lawn. The wood-shingle clad building features a corbelled brick chimney, a jerkinhead gable, cut-away bays, half-timbering, modillion brackets, projecting bays, and a wrap-around porch. The high-style house likely dates to ca. 1900. According to <i>Historical Profiles</i> , this is the W.H. Pye House: "This house was originally located on the east shore of the west creek. It was turned 180 degrees and moved closer to the Southampton Town Dock parking lot in the 1930s. At that time, Mr. Pye had the largest duck farm in Eastport." (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (Survey #1; Village Survey #EA-1); 2008 Façade Easements List; <i>Historical Profiles of Eastport, Speonk/Remsenburg, and Westhampton</i> 2004).

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-12	31 Bay Ave	"Belk House; This is an example of the Bungalow style, which became popular after the turn of the 20th century" (GAI 2000); "'Ray Tuttle House' built in 1925" FEL identifies this at 31 South Bay Avenue (FEL 2008); "Katchum built this house for Ray Tuttle in 1925. He and his brother Vernuon Tuttle established the Tuttle Brothers Duck Farm across the street on the East Creek" ( <i>Historical Profiles</i> 2004).	A Craftsman-style house parged with stucco featuring overhanging eaves with decorative brackets and exposed rafter ends, this house was identified in the GAI survey as the Belk House and by the Façade Easement List as the Ray Tuttle House. According to <i>Historical Profiles of Easport, Speonk/Remsenburg, Westhampton</i> , the house was built by Ketchum for Ray Tuttle in 1925. Ray and his brother Vernon established the Tuttle Brothers Duck Farm across the street. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (Survey #2; Village Survey #EA-2). 2008 Façade Easements List; <i>Historical Profiles of Easport, Speonk/Remsenburg, Westhampton</i> 2004
EP-13	392 Montauk Highway	R. Tuttle House; Within a proposed historic district; this resource needs to be inventoried; "'Ralph Tuttle House' built circa1860" (FEL 2008)	392 Main Street (a.k.a. Montauk Highway) has been identified in previous surveys as the Ralph Tuttle House, built ca. 1860. The Queen Anne architectural style of the house suggests a date slightly later in the 19th century. The house has multiple gables, a hip-roofed wrap-around porch, patterned shingles, and decorative eaves brackets. The windows contain six-over-six-light double-hung sash. It is shown on the 1916 map with the name R. Tuttle. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (Survey #7; Village Survey #EA-7); 2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-14	457 Montauk Highway	"'Pickford Robinson Home' This applies only to the small circa 1730s house in the back of the lot" (FEL 2008); "This large mid-Victorian house in front was once the home of Pickford Robinson, author of the pictorial history of Eastport Long Island, handed out in the 1920s as a promotional guide." ( <i>Historical Profiles</i> 2004)	457 Montauk Highway is a cross-gable house built at the turn-of-the-century. The house has a hip-roofed entry porch and a brick chimney. Previous surveys and the Town of Southampton tax records indicate that a second earlier house is located at the rear of the property. Known as the former home of Pickford Robinson, who wrote a pictorial history of Easport in the 1920s, the earlier house is said to date to the 1730s or 1740s. No views of the earlier house could be achieved as part of this survey. (This property is potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List; ( <a href="http://www.southamptonny.gov">www.southamptonny.gov</a> ); ESRW Area Study 2004

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-15	384 Montauk Highway	"Raynor House' Mid-Victorian home built in the 1850s" (FEL 2008); "presently the residence of his (Egbert Raynor) grandson, Franklin Raynor" ( <i>Historical Profiles</i> 2004)	Available views of this structure are limited, however, it appears to be a two-story Victorian house clad in wood shingles with decorative gable treatment and a brick foundation. The front porch may have been added or altered at a later date. <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> identifies this as the Raynor House. It is shown on the 1916 map with the name E. Raynor. (This property is potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004; ESRW Area Study 2004
EP-16	433 Montauk Highway	"J.H. Tuttle House' built in the early 1880s" (FEL 2008); "also known as the Ashcroft House" ( <i>Historical Profiles</i> 2004)	While available views of this structure are limited, the late 19th century Queen Anne-style cross-gable residence appears to be clad in wood shingles and retains a wrap-around porch with decorative vergeboard. While some of the windows retain their original two-over-two-light sash, others appear to have been retrofitted. The roof is clad in asphalt shingles. Previous surveys identify this as the J.H. Tuttle House, also known as the Ashcroft House. It appears to be shown on the 1916 map with the name Erastus Tuttle. (This property is potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-17	380 Montauk Highway	"Raynor House' built in 1927" (FEL 2008); "Built for Cliff Raynor, the present owner is Robert Tillinghast. It was the residence of his father and well-known Eastport historian, Mervin Tillinghast" ( <i>Historical Profiles</i> 2004)	380 Montauk Highway is a small single-story house built ca. 1925 clad in wood shingles and featuring a brick chimney, multi-light windows, and projecting rafter ends. According to <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> , the house was built for Cliff Raynor and was later owned by Mervin Tillinghast, Eastport historian. (This property is potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-18	368 Montauk Highway	"Tuttle House' built in mid 1790s" (FEL 2008); "This is the fourth oldest house in Eastport, built in the mid 1790s. Francis Tuttle and his wife Etta lived in this house many years until his death, 1/13/2004. Francis was the grandson of Louis S. Tuttle, who ran the blacksmith shop in Eastport" ( <i>Historical Profiles</i> 2004)	The residence at 368 Montauk Highway is a two-story house clad in wood shingles with six-over-six-light window sash. A single-story flat-roofed addition with parapet appears to be a later 20th century feature. According to previous surveys, including <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> , this is the Tuttle House, built in the 1790s, considered the fourth oldest house in Eastport. Long in Tuttle family ownership, one previous owner was Louis S. Tuttle, an Eastport blacksmith. Viewed from the street, the house does not appear to have a form typical of 18th century vernacular houses on Eastern Long Island. Additional research and documentation would be necessary to elucidate the 18th century history of the structure. (This property is potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004; ESRW Area Study 2004
EP-19	360 Montauk Highway	"Louis S. Tuttle House' built 1860" (FEL 2008); Former Louis S. Tuttle house and shop. 'Lou Jack' had the last working blacksmith and wheelwright shop here in Eastport. The original hearth, bellows, anvil,) and tools were left in place and the mower sales and repair shop is operated around them. The house was built in 1860, about the same time as the shop" ( <i>Historical Profiles</i> 2004)	This house is known as the Louis S. Tuttle House, built in the third quarter of the 19th century. It is a two-story structure clad in unpainted wood shingles. It features a cross gable, a projecting bay window, and windows containing two-over-two-light double-hung sash. Also on the property is a second structure consisting of a two-story section and a single-story section that appears to be a garage. According to <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> , the last working blacksmith and wheelwright shop in Eastport, operated by Louis S. Tuttle, is embedded within this structure, which was more recently converted into a garage and repair shop. A third structure, a small wood-frame shed, is also located on the property. (This property is potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004; ESRW Area Study 2004

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-20	409 Montauk Highway	"J.F. Raynor House' built in 1860s" (FEL 2008); "Built in the 1860s. Once owned by Mr. and Mrs. Otto Raynor" ( <i>Historical Profiles</i> 2004)	409 Montauk Highway is a two-story cross-gable residence likely dating to the 1890s. Although most of the windows contain one-over-one-light sash, likely later retrofits, the house retains wood shingle siding, a porch with decorative brackets, and brick chimneys. According to previous surveys this house is known as the J.F. Raynor House. (This property is potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-21	396 Main Street	"Malcolm Griffing House. Built in the mid 1920s, was a former house of Louis Griffing, father of Malcolm" ( <i>Historical Profiles</i> 2004)	A Craftsman-style bungalow clad in wood shingles, this house has been identified as the Malcolm Griffing House built in the 1920s. It features brick end chimneys, exposed rafter ends, original multi-light windows, and a shed-roofed dormer. (This property is potentially landmark eligible under Town Criteria A and C).	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-22	445 Montauk Highway	"Noah Wells Tuttle House. Ketchum Builders built this house." ( <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004)	This Craftsman-style bungalow has been identified as the Noah Wells Tuttle House, built by Ketchum Builders; it was likely built ca. 1915. The single-story front-gable house has a jerkinhead roof and hip-roofed porch with exposed rafter ends. Although the roof appears to have been re clad with asphalt shingles, the structure otherwise retains a relatively high degree of historic integrity. (This property is potentially landmark eligible under Town Criteria A and C).	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-23	11 Pleasant Valley Road	1925 (Town-provided comments)	A Craftsman-style house dating to the early 20 <sup>th</sup> century, the historic appearance of 11 Pleasant Valley Road has been altered with the addition of asphalt shingle roof cladding. However, the house retains its original form, fenestration, window sash, door hood, and dormer. The jerkinhead roof has exposed rafter ends and is interrupted by a brick side chimney. The house does not appear on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-24	14 Pleasant Valley Road	1890 (Town-provided comments)	14 Pleasant Valley Road is a two-story five-bay wood-frame structure with a side-gable roof and a central entry. Information provided by the Town dates this building to ca. 1890, but the building may be earlier in date. The wood-shingle-clad vernacular building has a wide cornice. Its windows appear to contain six-over-six-light double hung sash, but the latter cannot be clearly seen behind what appear to be four-light storm windows. If the structure does date earlier in the 19 <sup>th</sup> century, an earlier chimney has been replaced with the current end chimney. It appears to be shown as the house of Mrs. A.W. Schaeffer on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).	
EP-25	15 River Avenue	1880 (Town-provided comments)	A two-story cross-gable house likely constructed in the late 19 <sup>th</sup> century, 15 River Avenue retains two-over-two-light double-hung sash windows, projecting bay windows, and a corbelled brick chimney. The house appears to be sided in wood clapboard, but closer views would be necessary to confirm the material. The house has been altered somewhat with modern shutters and asphalt roof cladding. The house is shown on the 1916 map with the name J.W. Tuttle. (This property is potentially landmark eligible under Town Criterion C).	
EP-26	16 River Avenue	1890 (Town-provided comments)	A turn-of-the-century story-and-a-half house with cross-gable roof and six-over-six-light windows, 16 River Avenue retains wood shingle siding and brick chimney. An earlier door appears to survive behind a more modern storm door. A side addition does not appear to detract substantially from the overall appearance of the house. The house is shown on the 1916 map with the name L.H. Tuttle. (This property is potentially landmark eligible under Town Criterion C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-27	1 Private Road	1920 (Town-provided comments)	This two-story cross-gable residence appears to date to the turn of the century. While only one vantage point was accessed for evaluation, the house appears to retain the majority of its original window sash and wrap-around porch with turned posts and decorative brackets. The house has round-arch gable windows and a brick chimney. It is not clear if the clapboard siding is of wood or a modern material. The roof is clad in asphalt. A portion of the porch on the side elevation appears to have been enclosed, detracting from the historic appearance of the residence somewhat. The house is shown on the 1916 map with the name Henry Griffin. (This property is potentially landmark eligible under Town Criterion C).	
EP-28	20 Pleasant Valley Road	1909 (Town-provided comments)	At least three barns that appear to date to the early 20 <sup>th</sup> century are located on this property. The barns each have long narrow rectangular plans. They have few windows and are clad in vertical boards. One of the barns has a brick end chimney and a large metal hopper mounted on the exterior. The historic function of these barns is not clear but they appear to have functioned together as a relatively large-scale industrial/agricultural operation. As such, they may possess historic significance if further research so indicates. They appear to possess historic integrity to an early 20 <sup>th</sup> century construction date. (This property is potentially landmark eligible under Town Criterion C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-29	234 Old Country Road	1910 (Town-provided comments)	This simple two-story front-gable frame residence was likely built ca. 1910. Its integrity has been compromised with the apparent replacement of the door, roof cladding, and the alteration of at least one window. However, the residence retains its form, fenestration, wood shingle cladding, two-over-two-light windows, and brick chimney. Additional research would be necessary to adequately assess the significance and integrity of this structure. (This property is potentially landmark eligible under Town Criterion C).	
EP-30	23 River Avenue	1900 (Town-provided comments)	The ca. 1900 residence at 23 River Avenue is a cross-gable two-story residence that has been extensively altered with the addition of a mid-20 <sup>th</sup> century Colonial Revival-style pedimented door surround, apparently modern shutters, a brick entry stair, and asphalt roof cladding. However, the house retains wood shingle cladding, two-over-two-light windows, a projecting bay window, and the overall form and fenestration. This may be the L.V. Tuttle house shown on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).	
EP-31	27 River Avenue	1890 (Town-provided comments)	A cross-gable two-story wood-frame residence likely dating to the late 19 <sup>th</sup> century, 27 River Avenue retains original windows including two-over-two light sash, a six-over-six-light gable window, and a projecting bay window. The door appears to be original but is partially obscured being a modern storm door. The siding appears to be a modern material but a closer physical inspection would be necessary to verify. The roof has been clad in asphalt and the original chimney appears to have been removed. This appears to be one of several buildings owned by F.P. Tuttle on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-32	32 River Avenue	1910 (Town-provided comments)	The house at 32 River Avenue dates to the turn of the century. It has a pyramidal roof, a large front gable dormer, and a central brick chimney. The integrity of the house was been seriously compromised through the apparent replacement of windows throughout the house, addition of apparently modern shutters, front door, and asphalt roof cladding. Still, the house retains its original hip-roofed front porch, wood shingle siding, and overall form and fenestration. This appears to be one of several buildings on the F.P. Tuttle property on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).	
EP-33	35 North Bay Ave	1920; Including Barn (Town-provided comments)	The early 20 <sup>th</sup> century residence at 35 North Bay Avenue is a two-story wood-frame dwelling exhibiting relatively modest Chateausque elements such as a steep hipped roof and hip-roofed tower. The roofs of both main sections and the entry porch sweep slightly at the eaves, and segmental arch dormers interrupt the eaves line. The windows appear to contain paired casement sash; it is not clear if these are the original windows or replacements. A small side garage addition appears to be more recent. The roof is clad in asphalt and the door does not appear original. A small carriage house/garage on the property appears to be contemporary with the house. (This property is potentially landmark eligible under Town Criterion C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-34	366 Main Street	1890 (Town-provided comments); "Sty House' built in 1892" (FEL 2008); "This house was built in 1892 and was used as the first Cornell Duck Research Lab from 1949 until 1953, when operations were moved to its present location on Old Country Road in Speonk. The property was also the site of the oldest house in Eastport, but that house was moved one half mile west after its owner, Cephas Tuttle, died in 1891. Present owners are George and Kathleen Hodges" ( <i>Historical Profiles</i> 2004)	A two-story cross-gable house that was constructed ca. 1890. The integrity of the house appears to have been compromised somewhat by the apparent replacement of window sash throughout the house, as well as asphalt roof cladding. However, the house appears to retain original wood shingle and scalloped shingle siding, form, and fenestration pattern. A shed-roofed porch appears to have been enclosed at a later date, which also detracts somewhat from the historic character of the building. According to <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> this is the Sty House, built in 1892, which served as the first Cornell Duck Research Lab from 1949 to 1953. It appears to be labeled J.L. Albin on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-35	394 Main Street	1920 (Town-provided comments); "Hopping House' built circa 1900" (FEL 2008); "Former residence of Dr. East, around 1900. His office was east of the house. Later Jimmy Hopping owned it and had a foreign car repair shop in the back" ( <i>Historical Profiles</i> 2004)	A two-story Prairie-style residence with a "four-square" form, 394 Main Street appears to be a typical example of its style, with a hipped roof, hip-roofed dormers, and porch with Doric columns. With the exception of the diamond-pane windows in the dormer, the windows throughout the house appear to be modern replacements, which detracts from the historic appearance of the house. The house retains wood shingle cladding and a brick chimney. On the 1916 map, this may be one of two structures owned by R. Tuttle. (This property is potentially landmark eligible under Town Criterion C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-36	3 Lakeview Court	1920 (Town-provided comments)	A Craftsman-style bungalow, 3 Lakeview Court is a single-story wood-frame house with a side-gable roof, integral porch supported on original posts. The roof and shed-roofed dormer have exposed rafter ends. The house retains wood shingle cladding and brick chimney. It is not clear if the windows are original due to limited visibility. The roof, replaced with modern asphalt, detracts from the visual character of the building. (This property is potentially landmark eligible under Town Criterion C).	
EP-37	41 S Bay Avenue	1925 (Town-provided comments)	An early 20 <sup>th</sup> century two-story cross-gable wood-frame residence with paired windows and hip-roofed front porch, 41 Bay Avenue is clad in wood shingles. The one-over-one-light windows are probably not original and the roof is currently clad in asphalt. Although the building appears to date to ca. 1900, it is not apparently shown on the 1916 map. Information provided by the Town dates the house to 1925. (This property is potentially landmark eligible under Town Criterion C).	
EP-38	42 River Avenue	1920 (Town-provided comments)	A two-story cross-gable residence that appears to date to the turn of the century, 42 River Road appears to retain its original two-over-two-light window sash, wrap-around porch with turned porch and decorative eaves treatment, and brick chimney. The house appears to have been reclad in asbestos shingles. A rear addition may date to the early 20 <sup>th</sup> century. The structure is shown on the 1916 map with the name R. Tuttle. (This property is potentially landmark eligible under Town Criterion C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-39	443 Montauk Highway	1900 (Town-provided comments); "Meyer House' mid-Victorian built between 1860 and 1870" (FEL 2008)	A one-and-a-half-story house built ca. 1900, this residence retains wood shingle cladding, many of its original six-over-six-light windows, and a wrap-around porch with decorative railing, turned posts, and brackets. While portions of the house are not clearly visible, some windows may be replaced. A rear addition is likely slightly later in date. (This property is potentially landmark eligible under Town Criterion C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-40	469 Montauk Highway	Otto Sperling House (Town-provided comments); "Otto Sperling House' built in 1922, addition in 2002' (FEL 2008); ( <i>Historical Profiles</i> identifies the Otto Sperling Poultry Farm as being located at 475 Montauk Highway on now-vacant land).	Known as the Otto Sperling House, this two-story Prairie-style residence has a typical 'four-square' form and massing, with a hipped roof, hip-roofed dormer, and hip-roofed entry porch with Neoclassical columns and turned spindles. The windows contains six-over-one-light double-hung sash. The door appears to be a modern replacement. A single story side addition does not appear to contribute. According to <i>Historical Profiles</i> (2004) the Sperling Chicken Farm was a former "chicken ranch used by the Gordon Duck farm to raise breeders in the 1940s." This house has previously been identified at 475 Montauk Highway. (This property is potentially landmark eligible under Town Criterion C).	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
EP-41	4 Lakeview Court	1930 (Town-provided comments)	The small single-story Craftsman-style residence at 4 Lakeview Court has a jerkinhead roof with exposed rafter ends, a brick chimney, and a small original entry hood. It is not clear if the windows, which are paired and ribbon windows, have been replaced or if the original windows remain behind exterior storm windows. The asphalt roof cladding detracts from the historic appearance of the structure. The building does not appear to be shown on the 1916 map. (This property is potentially landmark eligible under Town Criterion C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-42	5 North Bay Avenue	1939 (Town-provided comments)	A single-story wood-frame residence with a cross-gable roof, shed-roofed dormers, and six-over-one-light double-hung sash windows. The house has an integral entry porch. The roofing material, apparently asphalt, may have been the original roofing material of the house, which may date to ca. 1939 according to materials provided by the Town. (This property is potentially landmark eligible under Town Criterion C).	
EP-43	6 Pleasant Valley Road	1920 (Town-provided comments)	This residence has a "four square" form and square plan, a pyramidal roof, central brick chimney, and hip-roofed dormer. It is a typical example of this particular manifestation of the Prairie style. It has a hip-roofed front porch supported by Doric columns. The windows appear to be original but are obscured behind modern storm windows. The roof is clad in asphalt. (This property is potentially landmark eligible under Town Criterion C).	
EP-44	6 River Avenue	1870 (Town-provided comments)	A two-story cross-gable residence with a tower, this late 19 <sup>th</sup> century residence retains scalloped shingles in the gable, two-over-two-light windows, brick chimney, and a porch supported by turned posts. It is not clear whether the siding consists of historic wood shingles or a modern material. The roof is clad in asphalt shingles. This structure is shown on the 1916 map but the associated name (C.B.--) is not clearly legible. (This property is potentially landmark eligible under Town Criterion C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-45	6 Tuttle Ave	1887 (Town-provided comments)	A late 19 <sup>th</sup> century Queen Anne-style structure, 6 Tuttle Avenue is a two-story wood-frame cross-gable residence clad in a combination of wood clapboards and scalloped shingles. The house has exposed projecting rafter tails and retains its original porch with decorative railing, gable and eaves treatment. Most of the windows appear to retain two-over-two-light double-hung sash, though the tripartite window on the front façade appears to contain retrofits. This appears to be shown on the 1916 map with the name J.V. Tuttle. (This property is potentially landmark eligible under Town Criterion C).	
EP-46	8 River Avenue	1830 (Town-provided comments)	The house at 8 River Avenue was identified by the Town as having been constructed ca. 1830. The form, fenestration pattern, story-and-a-half height and eyebrow windows at eaves level suggest that the house may indeed have been constructed in the mid-19 <sup>th</sup> century. The integrity of the house has been severely compromised in more recent times, however. The original chimney has been removed and replacement with an end chimney. The present eight-over-eight-light windows through much of the house do not appear to be original to the house. No early window or door surrounds appear to survive, and the roof is clad in asphalt shingles. Due to the early date of the house in the context of the hamlet of Eastport, however, additional consideration of this structure may be warranted despite the integrity issues discussed above. The house is shown on the 1916 map with the name T. Tuttle. It is not clear if it appears on earlier maps. Further research could shed light on the history of the house, its significance and the extent of modern alterations. (This property may be potentially landmark eligible under Town Criteria A and C).	

**Table 3-1 (cont'd)**  
**Potential Eastport Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
EP-47	9 Lily Pond Lane	1928 (House and Garage) (Town-provided comments)	This single-story cross-gable structure with a boxy horizontal massing is visible only from a distance, but appears to be constructed of masonry parged with stucco. Believed to have been constructed ca. 1928, its style is unusual and seems to reference a combination of diverse medieval and/or Tudor European design elements. It has a pointed arch window in the gable, overhanging eaves supported by large brackets, and a long shed-roofed dormer. The majority of the windows appear to contain casement sash. An enclosed entry porch has a Romanesque arch. A garage on the property appears contemporary with the house featuring a pointed arch diamond-pane window, cross-gable roof and stucco-parged wall surfaces. The roofs of both structures appear to be clad with wood shingles, but are not clearly visible. Additional research would be necessary to fully assess the significance and integrity of this structure. (This property is potentially landmark eligible under Town Criterion C).	

**Table 3-2**  
**Other Properties Evaluated in Eastport**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
12 N Bay Ave	Tuttle Family Burial Plot ( <i>Historical Profiles</i> identifies this cemetery as being on North Bay Avenue); "Three graves, two with illegible stones, located on the property of Vernon Tuttle Jr. include two adults and one baby" ( <i>Historical Profiles</i> 2004).	The Tuttle Gravesite, located off of North Bay Avenue, reportedly contains 3 marble markers dating to the mid-19th century. This was a small private burial ground associated with the house at 12 North Bay Avenue. According to the Southampton Cemetery Inventory, only one gravestone survives intact (Town of Southampton Cemetery Inventory Sheets 2004).	Surveyor and Town Historian observe no above-ground traces of the cemetery; however, location may still be sensitive for burials	SH Cemetery Survey; <i>Historical Profiles of Eastport, Speonk/Remsenburg, and Westhampton</i> 2004
4 N Bay Ave	( <i>Historical Profiles</i> identifies this cemetery at 4 South Bay Avenue); Hawkins Family Burial Plot: Small burial plot located near the railroad tracks in a wooded area about 200 feet from the road. There are at least three, possibly four graves there" ( <i>Historical Profiles</i> 2004).	The Hawkins Gravesite contains two or three 19th century stones. According to the Town of Southampton Cemetery Inventory, these gravesites are obscured beneath heavy vegetation, but interments are believed to include Zachariah Hawkins (1788-1853), Mehitabel Tuttle Hawkins (1793-1864) and their grandson, Henry Hawkins (1855-1857).	Surveyor and Town Historian observe no above-ground traces of the cemetery; however, location may still be sensitive for burials	SH Cemetery Survey; <i>Historical Profiles of Eastport, Speonk/Remsenburg, and Westhampton</i> 2004.
398 Montauk Highway	"Herbert Goldstein House' built in 1925" (FEL 2008); 1925 (Town-provided comments)	This ca. 1925 'Dutch Colonial Revival'-style residence has a gambrel roof, brick end chimney, integral porch, and shed-roofed wall dormer.	The building appears to have been extensively altered with modern windows throughout and asphalt roof cladding, which taken together alter the overall appearance of the building. Therefore, it appears to lack sufficient significance and integrity. If additional research suggests otherwise, reevaluation may be warranted.	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004

**Table 3-2 (cont'd)**  
**Other Properties Evaluated in Eastport**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
441 Montauk Highway	"Louis Tuttle House' Ketchum Builders House built in 1955" (FEL 2008)	A single-story Colonial Revival house with projecting picture window and paired window, built in 1955.	Structure appears to lack sufficient historic significance.	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton 2004</i>
429 Montauk Highway	"Howard B. Raynor House' built in mid 1870s" (FEL 2008); "presently owned by Henry Rothenburg" ( <i>Historical Profiles 2004</i> )	A front-gable two-story house likely constructed in the late 19 <sup>th</sup> century with a front entry porch retaining decorative post and eaves treatment. The house also retains wood shingle cladding. The overall appearance of the house has been altered with the replacement of windows, addition of modern shutters, and asphalt roof cladding. Further the chimney appears to have been removed and replaced with a metal flue.	The house does not appear to retain sufficient integrity; however if future research proves otherwise, the house should be reevaluated.	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton 2004</i>
376 Montauk Highway	"Ketchum House" (FEL 2008); "Ketchum House. The original owner was William Beecher Ketchum" ( <i>Historical Profiles 2004</i> )	This cross-gable Queen Anne-style house retains its windows and wrap-around porch, but the siding and some decorative features appear to be replaced with modern materials	Structure appears to lack historic integrity.	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton 2004</i>

**Table 3-2 (cont'd)**  
**Other Properties Evaluated in Eastport**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
372 Montauk Highway	"Ketchum House' built prior to 1900" (FEL 2008)	This two-story house with complex multi-gable roof was likely constructed around the turn of the century. It retains wood shingle cladding, and brick chimneys. The wrap-around porch, which is likely original, has been enclosed and the ribbon windows that are now a dominant feature in the appearance of the building, are believed to be later additions. The windows throughout the structure appear replaced, and the roof is clad in asphalt shingles.	Modern alterations have changed the overall appearance of the house to the extent that the building seems to lack sufficient historic integrity. If future research suggests that the house does possess sufficient integrity or significance, it should be reevaluated. The property was identified in the Façade Easement List as the Ketchum House	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
356 Montauk Highway	"Gerald Tuttle House' built prior to 1911" (FEL 2008); "On 5/26/1911 the east section of this house was used as the first telephone office in Eastport. At that time it was owned by Wilbur Rowland and his daughter, Lulu C. Seaman was the first telephone operator there" ( <i>Historical Profiles</i> 2004)	A two-story house clad in wood shingles with windows containing six-over-six-light double-hung sash. Tax photos show that a series of additions has been added to the rear of the structure. Previous surveys identify it as the Gerald Tuttle House built in the early 20th century.	Based on limited available views, the structure appears to lack sufficient historic integrity.	2008 Façade Easements List; <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
27 South Bay Avenue	"Vernon Tuttle House' built in 1924" (FEL 2008); "This house was built for Vernon Tuttle in 1924 by Ketchum Builders... An early 20th century builders book used by the Tuttle brothers lists this style house as California Stucco" ( <i>Historical Profiles</i> 2004).	A Craftsman-style bungalow, the Vernon Tuttle House, built in 1924 by Ketchum Builders, the structure is parged in stucco and features exposed rafter ends, decorative eaves brackets, an integral porch, and a gable dormer. The windows appear to have been replaced with single-light fixed sash.	Due to window replacements, which alter the aesthetic of the house, the resource appears to lack sufficient integrity.	2008 Façade Easements List; <i>Historical Profiles of Eastport, Speonk/Remsenburg, Westhampton</i> 2004

**Table 3-2 (cont'd)**  
**Other Properties Evaluated in Eastport**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
400 Main Street	"Lakeside Inn. Former site of the 22 room Inn owned and operated by George W. Tuthill. The inn was burned down by the fire department on 1/6/1957 (?)" ( <i>Historical Profiles 2004</i> )		demolished	(Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton 2004)
471 Montauk Highway	"Sperling Chicken Farm. Former chicken ranch used by the Gordon Duck farm to raise breeders in the 1940s" ( <i>Historical Profiles 2004</i> )		This address could not be found in Town tax records. The Otto Sperling House, at 469 Montauk Highway is inventoried separately	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton 2004</i>
459 Montauk Highway	"John W. Tuthill House. This house was built in 1890 and in the early 1940s a garage located on Otto Sperling's property next door, was moved and attached to the back of this house for use as a kitchen" ( <i>Historical Profiles 2004</i> )	This two-story house with a hip-roofed porch appears to date to the turn of the century. It has been identified in <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> as the John W. Tuthill House. Several alterations have changed the appearance of the house including window and door replacements, asphalt shingle roof cladding, and replaced porch supports.	This structure lacks sufficient historic integrity.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton 2004</i>
455 Montauk Highway	"Hanna Foster House. The original deed states the house was built in 1864. Present owner is Ryan R. Rose. Former residence of Irene and Allen Robinson" ( <i>Historical Profiles 2004</i> )	A three-bay front-gable house with replacement siding, shutters, and windows.	This structure lacks sufficient historic integrity.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton 2004</i>
451 Montauk Highway	"Kirwin House. Built in the 1930s, a horse drawn scoop was used to dig the cellar for this house" ( <i>Historical Profiles 2004</i> ).	A single-story front-gable house with exposed rafter ends and hip-roofed entry porch, identified as the Kirwin House, built in the 1930s. The appearance of the house has been altered with the replacement of the windows and asphalt shingle roof cladding.	Structure appears to lack sufficient historic integrity.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton 2004</i>

**Table 3-2 (cont'd)**  
**Other Properties Evaluated in Eastport**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
449 Montauk Highway	"Edwards House. Built around 1875, it was once to home of William (Willy Mode) and Bess Edwards. They were married in Eastport in 10/1896, lived in Eastport their entire lives, and both died on the same day. Presently owned by Harold and Lisa Dunlap" ( <i>Historical Profiles</i> 2004)	Although views of this structure are limited, 449 Montauk Highway appears to be a cross-gable structure dating to ca. 1875. It appears to be clad in modern siding; the windows and shutters also appear to have been replaced.	Based on limited available views, structure appears to lack sufficient historic integrity.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
447 Montauk Highway	"Lear House. This house was built in the mid 1890s" ( <i>Historical Profiles</i> 2004)	447 Montauk Highway is a two-story front-gable house with a hip-roofed porch; it appears to date to the turn of the century. The house is clad in unpainted wood clapboard, probably not the original siding. The windows have been retrofitted with one-over-one-light sash and the porch appears to have been altered with square piers and wood shingle siding.	Structure appears to lack sufficient historic integrity.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
388 Main Street	"Wells Tuttle House. Site of the oldest house built in Eastport in 1775 by John Tuttle, for his son Daniel Tuttle" ( <i>Historical Profiles</i> 2004)	A small single-story house with a small brick chimney at the end of the roof ridge and a single large multi-light window on the front elevation. A single-story addition is located on the side; this also contains modern windows. According to <i>Historical Profiles</i> , this late 18 <sup>th</sup> century house, the Well-Tuttle House, is the earliest standing house in Eastport. In 1939, it was moved back, put on a concrete foundation, and substantially remodelled. With the exception of the house's form, it is not almost unrecognizable as an early house.	Although this house is significant, its integrity appears to be so severely compromised that it no longer appears to qualify. The interior of the house should be investigated if possible to determine whether the interior and/or frame possesses integrity and significance.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004; ESRW Area Study 2004

**Table 3-2 (cont'd)**  
**Other Properties Evaluated in Eastport**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
1 Pleasant Valley Road	"C.Brown House. Built for Charles Brown in the 1870s" ( <i>Historical Profiles</i> 2004)	The Craftsman-style bungalow at 1 Pleasant Valley Road was likely built ca. 1915. It retains wood shingle cladding, brick chimneys, exposed rafter ends and decorative door hood. The roof, however, is clad in asphalt shingles, and based on limited views, some of the windows appear to have been replaced.	Limited available views suggest the house lacks sufficient historic integrity	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
2 Pleasant Valley Road	"Eastport Bible Church Parsonage. Built in 1931, after moving the original parsonage a few hundred feet south and across the street where it stands today. The building behind the garage of the present parsonage, known by Eastporters as 'Flea Hall' was used for meetings, Bible school, and as classrooms after the school burned in 1931" ( <i>Historical Profiles</i> 2004)	A side-gable Dutch Colonial Revival-style residence, the structure at 2 Pleasant Valley Road has been altered with window replacements and other changes.	Structure appears to lack sufficient historic significance.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
378 Main Street	"Lashall House. Originally the home of Thomas Lashall, proprietor of the A & P located in Eastport in the 1920s. Built in 1900, it was also the home of the Kemp and Dolt families" ( <i>Historical Profiles</i> 2004)	A two-story residence with a "four-square" form, 378 Main Street dates to the early 20th century. Its appearance has been substantially altered by replacement siding and retrofitted windows.	Structure lacks sufficient historic integrity.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
374 Main Street	"Sorrell's. Former site of H.W. Sorrell's automobile showroom, which was built in 1944" ( <i>Historical Profiles</i> 2004)		Structure no longer appears to stand.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004

**Table 3-2 (cont'd)**  
**Other Properties Evaluated in Eastport**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
370 Montauk Highway	"Gordon House. This is the fifth oldest house still standing in Eastport, built in the mid 1790s. Originally a Gordon House, the kitchen was added in the 1920s, and the dormers were raised in the 1940s, when owned by H.S. Sorrell. Now owned by Gary and Priscilla Tuttle" ( <i>Historical Profiles</i> 2004)	Although this house has been identified by <i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> as the fifth oldest house standing in Eastport, the 1790s Gordon House, the structure has been so thoroughly altered that in available views it no longer retains its appearance as an early house. The structure has a full-width shed-roofed dormer with ribbon windows and appears to be clad in modern siding. The first story is almost completely obscured by thick hedges. A wing has been added to the side of the house.	Despite its early age, based on available views the house appears to be so dramatically altered as to lack sufficient historic integrity. More detailed physical investigation and research may yield superior insight into the significance and integrity of the structure.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
423 Montauk Highway	"Coastal Properties. Bus station parking lot" ( <i>Historical Profiles</i> 2004)	A two-story commercial structure and adjacent commercial garage, both parged in stucco, likely built ca. 1925. The two-story structure has replaced windows.	Based on available views and information, property appears to lack sufficient historic integrity.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004
417 Montauk Highway	"Adelwerth's. Although several owners had their businesses here most Eastporters know this large garage as Adelwerth's. Present owners are Coastal Properties (bus station)" ( <i>Historical Profiles</i> 2004)	Former Adelwerth's appears to be part of the 423 Montauk Highway parcel	Appears to lack sufficient historic integrity.	<i>Historical Profiles of Eastport, Remsenburg/Speonk, and Westhampton</i> 2004

**Table 3-2 (cont'd)**  
**Other Properties Evaluated in Eastport**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
10 Lakeview Court	1925 (Town-provided comments)	Views of the structure at 10 Lakeview Drive are limited, however, the structure appears to be a single-story residence dating to ca. 1925 with a dormer. A small gable-roofed section, which appears to be the primary entry, may be an addition dating to slightly later in the 20 <sup>th</sup> century	Although the house appears to retain many early 20 <sup>th</sup> century features, it is not readable from available views as an intact early 20 <sup>th</sup> century architectural form. If improved views or future research indicate that the house possesses significance and integrity, it should be reevaluated.	
3 Pleasant Valley Road	1900 (Town-provided comments)	The single-story front gable house at 3 Pleasant Valley Road has been identified in information provided by the Town as dating to ca. 1900.	Although the house retains its simple vernacular form, brick chimney, and double-hung sash windows, the integrity of the house has been compromised through the addition of an enclosed front entry porch, asphalt roof cladding, and a skylight. If future research uncovers new information on the history of the house to suggest it does possess sufficient significance and integrity to qualify as a potential landmark it should be reevaluated at that time.	

**Table 3-2 (cont'd)**  
**Other Properties Evaluated in Eastport**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
12 River Avenue	1910 (Town-provided comments)	A two-story wood-frame house built in the early 20 <sup>th</sup> century, the house retains a hipped roof, brick chimney, wood shingle cladding, and at least some of the original two-over-two-light sash windows.	The integrity and overall historic appearance of the structure has been severely altered by the enclosing of a hip-roofed entry porch and addition of a modern door, possibly the addition of a louvered aperture on the gable dormer, and asphalt shingle roofing.	
10 River Avenue	1910 (Town-provided comments)	A two-story cross-gable house built around the turn of the century, 10 River Road has round-arch windows at gable level and appears to retain its original window sash on upper story levels and original brick chimney. However, the historic appearance of the house has been severely altered by an enclosed wrap-around porch with ribbon windows. The siding and roof cladding also appear to be modern.	The house appears to lack sufficient historic integrity; however if future research suggests that that it does possess significance and sufficient integrity, it should be reevaluated.	
27 Bay Avenue	1910 (Town-provided comments)	A single-story Craftsman-style house with distinctive dormer, eaves brackets, and brick chimney.	27 Bay Avenue's historic appearance appears to have been substantially compromised through the alteration of the many relatively large windows through the house. If future research suggests that the significance and integrity of the house are sufficient, it should be reevaluated.	