

**A. RIVERSIDE HISTORIC CONTEXT**

The hamlet of Riverside is located in the western portion of Southampton Town, north of Route 27. It is bordered on the west by the hamlet of Northampton and on the east by the hamlet of Flanders. The Peconic River, and beyond it the Town of Riverhead, are located to the north. Riverside is located in and adjacent to the Central Pine Barrens, a publically protected wilderness area. With the exception of a traffic circle around which several homes and businesses are clustered, Riverside does not have a downtown area of concentrated development (Hutton Associates 2008). Historic maps indicate that Riverside was sparsely settled throughout the historic period, though bridges connected the settlement to Riverhead to the north. The 1873 Beers map shows that development was principally located along Route 24 (also known as Nugent Drive or Peconic Avenue and Flanders Road). The map does not name the small settlement, but simply illustrates a cluster of development adjacent to Riverhead (see **Figure 8-1, Map A**). More structures are shown on the 1915 Belcher Hyde map, along Moriches Road, Quogue Road, and New Quogue Road (see **Figure 8-1, Map B**). One parcel along Flanders Road is shown as being owned by the Cranberry Marsh Company.

**B. SUMMARY OF RIVERSIDE SURVEY RESULTS**

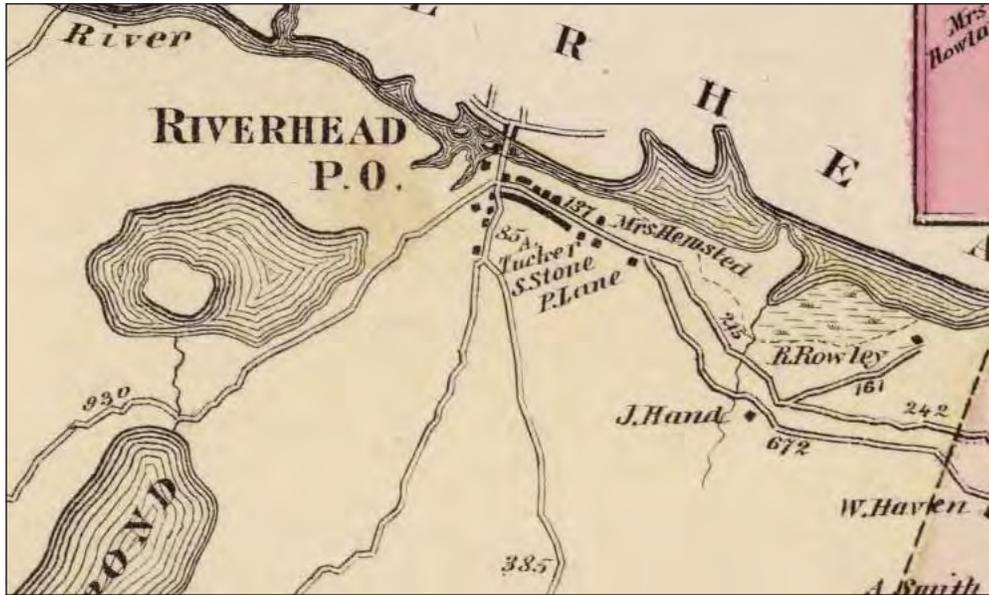
A total of 14 properties in Riverside have been identified as potential Landmarks, as described below.

**RIVERSIDE MULTIPLE RESOURCE DISTRICT**

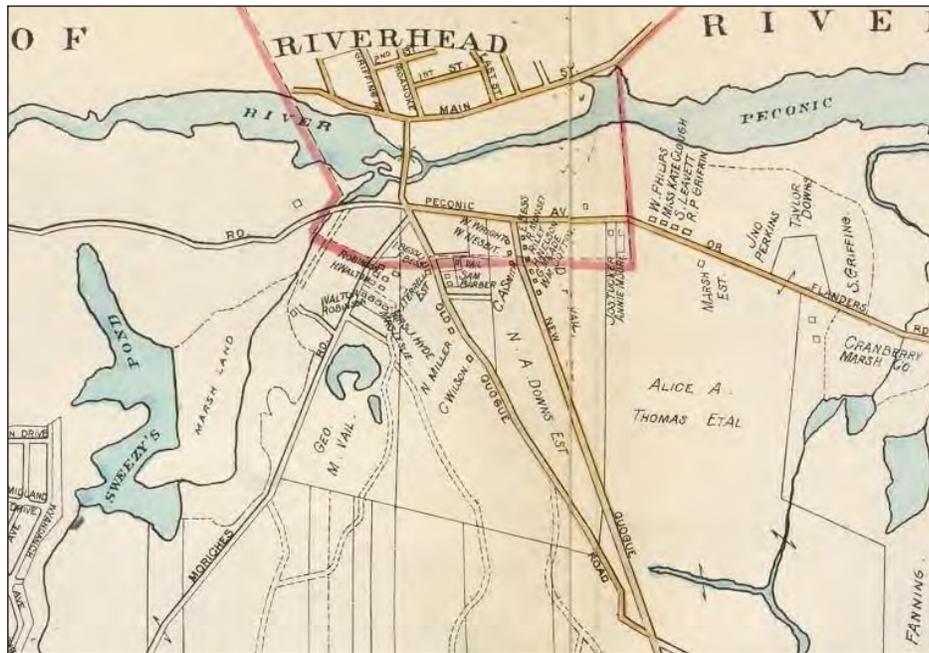
A potential Multiple Resource District was identified in Riverside, which currently contains 14 potential contributing properties. These properties have been given unique identification codes that begin with the letters “RV.” A map showing the locations of the Riverside Multiple Resource District properties (**Figure 8-2**) is provided at the end of this chapter. It is followed by photographs of the properties (**Figure 8-3 through 8-9**), and a table (**Table 8-1**), which describes the properties. The potential Riverside Multiple Resource District includes 437 Flanders Road (RV-1) and 43 Flanders Road (RV-2), both three-bay one-and-a-half-story residences likely constructed in the late 19th century. Among the other properties in the potential Multiple Resource District are residential buildings dating to the first half of the 20<sup>th</sup> century, which collectively reflect Riverside’s development as a residential area during that era. These properties may be potentially eligible under Landmark criteria A and C. The period of significance for the small potential Multiple Resource District is the late 19th and early 20th century, but may be expanded as appropriate as further research is conducted and additional resources may be added.

**OTHER PROPERTIES EVALUATED IN RIVERSIDE**

Other properties located in Riverside that were documented in previous surveys or inventoried by the Town (see description in Chapter 1) but which were not advanced as potential Landmarks as part of this survey are listed in **Table 8-2**. 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.



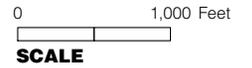
A. The hamlet of Riverside, shown on the 1873 F.W. Beers map of Southampton



B. The hamlet of Riverside, shown on the 1916 E. Belcher Hyde map of Southampton



- Potential Contributing Property
- ▭ Hamlet Boundaries
- ▭ Tax Parcels





**RV-1** 437 Flanders Road

A late 18th or early 19th century residence, two stories in height, with a front-gable roof, 437 Flanders Road is four bays wide with an off-center entrance. It is clad in wood clapboard. Its original entrance door has been replaced with a multi-light wood and glass door. A gable-roofed porch is located at the entrance. The fenestration of the house is asymmetrical and features two-over-two-light double-hung sash windows, and four-light fixed-sash windows, which may date to the late 19th century. Its broad roof is sheathed in rubberized slate shingle, and is punctuated by one center chimney. It has later additions at the rear, including a projecting bay at the ground floor. Despite its alterations, it is a largely intact example of early settlement houses on Long Island. The 1916 Belcher Hyde map shows a house in this location belonged to L. Fanning. (This property is potentially Landmark eligible under Town Criteria A and C).



**RV-2** 43 Flanders Road

A story-and-a-half three-bay frame house with a side gable roof, 43 Flanders Road appears to date to the late 19th century. The house features six-over-six-light windows. The shed-roofed porch is supported by turned posts. The siding appears to be modern asbestos shingles. This appears to be one of the buildings shown on the N. Downs estate, composed of multiple parcels, on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).



**RV-3 10 Flanders Road**

A two-story gable-roofed house in a village setting, this building was likely constructed within the first decade of the 20th century. It is depicted on the 1916 map with the name R. Jennings. The side-gable façade fronting on Flanders Road is three bays wide with an off-set doorway. An additional doorway is located in a small hip-roofed addition on the side elevation, which also appears to date early in the 20th century. The house has been altered with a replacement door, replacement roof cladding, and removal of the chimney. While some of the windows retain two-over-two-light double-hung sash, others have been replaced with one-over-one-light sash. The house retains its form, fenestration, and wood shingle siding. Despite some integrity issues, the house may merit further research and evaluation. (This property may be potentially landmark eligible under Town Criteria A and C).



**RV-4 119 Flanders Road**

A two-story front-gable house that was likely constructed in the first decade of the 20th century, 119 Flanders Road appears to retain wood clapboard siding and two-over-two-light windows. It has a hip-roofed front porch that appears to have been altered with replacement posts and railing. It has a brick chimney and a small rear wing. It appears to be shown on the 1916 map with the name "Clar. Bunce." Despite partially compromised historic integrity, this house appears to merit further consideration. (This property may be potentially landmark eligible under Town Criteria A and C).



**RV-5 131 Flanders Road**

This one-and-a-half-story side-gable house has a three-bay façade with the entry in the end bay and a central brick chimney. The form and three-light 'eyebrow' windows are suggestive of a mid-19th century construction period. Information provided by the Town dates the house to ca. 1910. The house may have been extensively altered around this date. Later 20th century alterations also appear to have been extensive: the house has a small single-story wing with modern windows and shutters, a concrete block wing wall, and a shed-roofed porch that does not appear original. The house appears to retain wood clapboard siding, but improved views would be necessary to confirm this. This appears to be the "Helm" house shown on the 1916 map. Although the integrity of the house has been compromised, because the construction date of the house may be relatively early, it appears to merit further research and evaluation. (This property may be potentially landmark eligible under Town Criteria A and C).



**RV-6 157 Woodhull Avenue**

A ca. 1920 single-story brick house, the design of which draws from the Tudor Revival and Colonial Revival styles. Though only limited views were accessed during the survey, the house has a relatively steeply pitched roof, irregular stones interspersed with its brick facing to create a rusticated effect, and small paired two-over-two-light windows, the arrangement of which appears to evoke casement sash. The house has hipped dormers and a Colonial Revival-style entry with sidelights. The house does not appear to be shown on the 1916 map. Although the house appears to have some more modern alterations, overall (based on limited views), its integrity appears high. Although it may not possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).



**RV-7 320 Riverleigh Avenue**

A two-story front-gable house that appears to date to the early 20th century, 320 Riverleigh Avenue has wood shingle cladding and windows, some paired, with two-over-two-light double-hung sash. The eaves overhang slightly and the rafter ends are exposed. Single-story additions may be original or slightly later features. It is not clear if the house is shown on the 1916 map; buildings appear in this approximate location with the name "Sam Barber." While this house may lack individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).



**RV-8 33 Old Quogue Road**

A two-story front-gable house that appears to date to the early 20th century, 33 Old Quogue Road has wood shingle cladding and windows, some paired, with two-over-two-light double-hung sash. The eaves overhang slightly. A shed-roofed porch with turned posts appears original. A Queen Anne window is located on the side elevation. The house has a small brick chimney. A small two-story side wing may be original or a slightly later addition. It is not clear if this house appears on the 1916 map; a house with the name W. Wright appears to be in the approximate location of this building. While this house may lack individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).



**RV-9 373 Flanders Road**

373 Flanders Road is a small front-gable brick house with a central entry flanked by paired windows containing six-over-one-light double-hung sash. The house has a diamond-shaped gable window and an entry porch with exposed rafter ends. The use of clinker bricks was designed to create a rustic effect. The house likely dates to the 1930s. While the house does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).



**RV-10 43 Woodhull Avenue**

A ca. 1920 two-story wood-frame house, this house draws from the Prairie and Colonial Revival styles and has a square-plan "four-square form with a hipped roof and central hipped dormer. It has a Colonial Revival-style entry with sidelights and a pedimented entry porch. It retains six-over-one-light windows, but the siding appears to be vinyl, which detracts from the historic appearance of the building. The house does not appear to be shown on the 1916 map. Although it does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).



**RV-11 44 Old Quogue Road**

A single-story side-gable wood-frame house with a shed-roofed entry porch and an asymmetrical façade, this very small-scale vernacular house probably dates to the 1910s or 1920s. It has four-over-four-light window sash and is clad in wood shingles. Further research may yield further insight into the settlement patterns that formed the context for the construction of this small residence. While the house does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).



**RV-12 48 Old Quogue Road**

A large front-gable structure bearing a sign that reads "Nelbro Trucking," this trucking company building is believed to date to ca. 1930. It is two stories in height with four large truck bays on the front façade with garage doors. Pedestrian entries are located on the ends. Asymmetrically placed windows in a variety of sizes are located at upper story level; they contain six-over-one-light wood sash. Four windows are located above this level. The building appears to be sided in wood shingles. Some recent alterations are evident, including replacement doors, however, overall the building appears to retain historic integrity. According to an online obituary for Frank Wilhelm Nelson (1914-1999), the trucking company was run by Nelson and his brothers for over 50 years. The Nelsons were natives of Riverhead and members of the Montaukett Indian Nation. (This property may be potentially landmark eligible under Town Criteria A, B, and E).



**RV-13**      **568 Riverleigh Avenue**

A very small single-story square-plan building with a pyramidal roof and a brick chimney, likely built in the 1920s or 1930s. The four-bay façade includes a door in the end bay and three windows containing two-over-two-light double-hung sash. The building is sided in wood shingles. Further research may yield further insight into the settlement patterns that formed the context for the construction of this small-scale residence. While the house does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).



**RV-14**      **411 Riverleigh Avenue**

411 Riverleigh Avenue is a very small single-story square-plan building with a hipped roof and a brick chimney, likely built in the 1920s or 1930s. The eaves overhang slightly and exposed rafter ends are visible. The asymmetrical façade includes an off-center door and a ribbon window. The building is sided in wood shingles. The windows contain two-over-two-light double-hung sash. Further research may yield further insight into the settlement patterns that formed the context for the construction of this humble residence. While the house does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).

**Table 8-1**  
**Potential Riverside Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
RV-1	437 Flanders Rd	"GIS 1932." (FEL 2008)	A late 18 <sup>th</sup> or early 19 <sup>th</sup> century residence, two stories in height, with a side-gable roof, 437 Flanders Road is four bays wide with an off-center entrance. It is clad in wood clapboard. Its original entrance door has been replaced with a multi-light wood and glass door. A gable-roofed porch is located at the entrance. The fenestration of the house is asymmetrical and features two-over-two-light double-hung sash windows, and four-light fixed-sash windows, which may date to the late 19 <sup>th</sup> century. Its broad roof is sheathed in rubberized slate shingle, and is punctuated by one center chimney. It has later additions at the rear, including a projecting bay at the ground floor. Despite its alterations, it is a largely intact example of early settlement houses on Long Island. The 1916 Belcher Hyde map shows a house in this location belonged to L. Fanning. (This property is potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List
RV-2	43 Flanders Rd	"GIS 1900." (FEL 2008)	A story-and-a-half three-bay frame house with a side gable roof, 43 Flanders Road appears to date to the late 19 <sup>th</sup> century. The house features six-over-six-light windows. The shed-roofed porch is supported by turned posts. The siding appears to be modern asbestos shingles. This appears to be one of the buildings shown on the N. Downs estate, composed of multiple parcels, on the 1916 map. (This property is potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List

**Table 8-1 (cont'd)**  
**Potential Riverside Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
RV-3	10 Flanders Road	1910 (Town-provided comments); "GIS 1920. Present Owner: Charles McDonly, Jamesport" (FEL 2008)	A two-story gable-roofed house in a village setting, this building was likely constructed within the first decade of the 20 <sup>th</sup> century. It is depicted on the 1916 map with the name R. Jennings. The side-gable façade fronting on Flanders Road is three bays wide with an off-set doorway. An additional doorway is located in a small hip-roofed addition on the side elevation, which also appears to date early in the 20 <sup>th</sup> century. The house has been altered with a replacement door, replacement roof cladding, and removal of the chimney. While some of the windows retain two-over-two-light double-hung sash, others have been replaced with one-over-one-light sash. The house retains its form, fenestration, and wood shingle siding. Despite some integrity issues, the house may merit further research and evaluation. (This property may be potentially landmark eligible under Town Criteria A and C).	2008 Façade Easements List
RV-4	119 Flanders Road	1905 (Town-provided comments)	A two-story front-gable house that was likely constructed in the first decade of the 20 <sup>th</sup> century, 119 Flanders Road appears to retain wood clapboard siding and two-over-two-light windows. It has a hip-roofed front porch that appears to have been altered with replacement posts and railing. It has a brick chimney and a small rear wing. It appears to be shown on the 1916 map with the name "Clar. Bunce." Despite partially compromised historic integrity, this house appears to merit further consideration. (This property may be potentially landmark eligible under Town Criteria A and C).	

**Table 8-1 (cont'd)**  
**Potential Riverside Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
RV-5	131 Flanders Road	1910 (Town-provided comments)	<p>This one-and-a-half-story side-gable house has a three-bay façade with the entry in the end bay and a central brick chimney. The form and three-light 'eyebrow' windows are suggestive of a mid-19<sup>th</sup> century construction period. Information provided by the Town dates the house to ca. 1910. The house may have been extensively altered around this date. Later 20<sup>th</sup> century alterations also appear to have been extensive: the house has a small single-story wing with modern windows and shutters, a concrete block wing wall, and a shed-roofed porch that does not appear original. The house appears to retain wood clapboard siding, but improved views would be necessary to confirm this.</p> <p>This appears to be the "Helm" house shown on the 1916 map. Although the integrity of the house has been compromised, because the construction date of the house may be relatively early, it appears to merit further research and evaluation. (This property may be potentially landmark eligible under Town Criteria A and C).</p>	
RV-6	157 Woodhull Avenue	1920 (Town-provided comments)	<p>A ca. 1920 single-story brick house, the design of which draws from the Tudor Revival and Colonial Revival styles. Though only limited views were accessed during the survey, the house has a relatively steeply pitched roof, irregular stones interspersed with its brick facing to create a rusticated effect, and small paired two-over-two-light would windows, the arrangement of which appears to evoke casement sash. The house has hipped dormers and a Colonial Revival-style entry with sidelights. The house does not appear to be shown on the 1916 map. Although the house appears to have some more modern alterations, overall (based on limited views), its integrity appears high. Although it may not possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).</p>	

**Table 8-1 (cont'd)**  
**Potential Riverside Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
RV-7	320 Riverleigh Avenue	1930 (Town-provided comments)	A two-story front-gable house that appears to date to the early 20 <sup>th</sup> century, 320 Riverleigh Avenue has wood shingle cladding and windows, some paired, with two-over-two-light double-hung sash. The eaves overhang slightly and the rafter ends are exposed. Single-story additions may be original or slightly later features. It is not clear if the house is shown on the 1916 map; buildings appear in this approximate location with the name "Sam Barber." While this house may lack individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).	
RV-8	33 Old Quogue Road	1920 (Town-provided comments)	A two-story front-gable house that appears to date to the early 20 <sup>th</sup> century, 33 Old Quogue Road has wood shingle cladding and windows, some paired, with two-over-two-light double-hung sash. The eaves overhang slightly. A shed-roofed porch with turned posts appears original. A Queen Anne window is located on the side elevation. The house has a small brick chimney. A small two-story side wing may be original or a slightly later addition. It is not clear if this house appears on the 1916 map; a house with the name W. Wright appears to be in the approximate location of this building. While this house may lack individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).	
RV-9	373 Flanders Road	1935 "note clinker bricks" (Town-provided comments)	373 Flanders Road is a small front-gable brick house with a central entry flanked by paired windows containing six-over-one-light double-hung sash. The house has a diamond-shaped gable window and an entry porch with exposed rafter ends. The use of clinker bricks was designed to create a rustic effect. The house likely dates to the 1930s. While the house does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).	

**Table 8-1 (cont'd)**  
**Potential Riverside Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
RV-10	43 Woodhull Avenue	1923 (Town-provided comments)	A ca. 1920 two-story wood-frame house, this house draws from the Prairie and Colonial Revival styles and has a square-plan "four-square form with a hipped roof and central hipped dormer. It has a Colonial Revival-style entry with sidelights and a pedimented entry porch. It retains six-over-one-light windows, but the siding appears to be vinyl, which detracts from the historic appearance of the building. The house does not appear to be shown on the 1916 map. Although it does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).	
RV-11	44 Old Quogue Road	1930 (Town-provided comments)	A single-story side-gable wood-frame house with a shed-roofed entry porch and an asymmetrical façade, this very small-scale vernacular house probably dates to the 1910s or 1920s. It has four-over-four-light window sash and is clad in wood shingles. Further research may yield further insight into the settlement patterns that formed the context for the construction of this small residence. While the house does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).	
RV-12	48 Old Quogue Road	1930 (Town-provided comments)	A large front-gable structure bearing a sign that reads "Nelbro Trucking," this trucking company building is believed to date to ca. 1930. It is two stories in height with four large truck bays on the front façade with garage doors. Pedestrian entries are located on the ends. Asymmetrically placed windows in a variety of sizes are located at upper story level; they contain six-over-one-light wood sash. Four windows are located above this level. The building appears to be sided in wood shingles. Some recent alterations are evident, including replacement doors, however, overall the building appears to retain historic integrity. According to an online obituary for Frank Wilhelm Nelson (1914-1999), the trucking company was run by Nelson and his brothers for over 50 years. The Nelsons were natives of Riverhead and members of the Montaukett Indian Nation. (This property may be potentially landmark eligible under Town Criteria A, B, and E).	

**Table 8-1 (cont'd)**  
**Potential Riverside Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
RV-13	568 Riverleigh Avenue	1937 (Town-provided comments)	A very small single-story square-plan building with a pyramidal roof and a brick chimney, likely built in the 1920s or 1930s. The four-bay façade includes a door in the end bay and three windows containing two-over-two-light double-hung sash. The building is sided in wood shingles. Further research may yield further insight into the settlement patterns that formed the context for the construction of this small-scale residence. While the house does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).	
RV-14	411 Riverleigh Avenue	1932 (Town-provided comments)	411 Riverleigh Avenue is a very small single-story square-plan building with a hipped roof and a brick chimney, likely built in the 1920s or 1930s. The eaves overhang slightly and exposed rafter ends are visible. The asymmetrical façade includes an off-center door and a ribbon window. The building is sided in wood shingles. The windows contain two-over-two-light double-hung sash. Further research may yield further insight into the settlement patterns that formed the context for the construction of this humble residence. While the house does not appear to possess individual significance, it may be eligible as part of a grouping. (This property may be potentially landmark eligible under Town Criterion C).	

**Table 8-2  
Other Properties Evaluated in Riverside**

<b>Address</b>	<b>Name/Description from Previous Surveys</b>	<b>Name/Description from AKRF Survey</b>	<b>Reason for Exclusion</b>	<b>Previous Survey</b>
26 Flanders Rd	"GIS 1930. This house was moved from Main Street, Riverhead, to this location. Present owner: Charles McDonly, Jamesport." (FEL 2008)		Unable to locate address in tax records	2008 Façade Easements List
125 Flanders Rd	"Fellowship Hall. Belongs to AME Zion Church. Was called Art Fellows Hall before, served Elks (?) as meeting place" (FEL 2008)		Unable to locate address in tax records	2008 Façade Easements List
226 Riverleigh Avenue	"GIS 1900." (FEL 2008)	A two-story cross-gable house with wrap-around porch, 226 Riverleigh Avenue was likely constructed ca. 1900. The house has lost historic integrity, however; its windows have been replaced, the roof cladding and siding have been replaced, and the porch supports appear modern.	The structure does not appear to retain sufficient historic integrity.	2008 Façade Easements List
50 Old Quogue Road	"GIS 1908." (FEL 2008)	50 Old Quogue Road is a two-story three-bay house that appears to date to the turn of the century. The house retains two-over-two-light windows, however, the siding and roof cladding have been replaced and a porch has been added to the front façade.	The structure does not appear to retain sufficient historic integrity.	2008 Façade Easements List
194 Old Quogue Road	"GIS 1800." (FEL 2008)		While this structure is purported to date to ca. 1800, no photograph is included in tax records for the parcel and no views of the structure could be obtained as part of this survey. The structure should be evaluated when views are available.	2008 Façade Easements List
165 Woodhull Avenue	1937 (Town-provided comments)	A single-story side gable house with dormers, and six-over-one-light windows. Information provided by the Town dates this house to ca. 1937. The house is clad in asbestos shingles and has an asphalt shingle roof.	The house does not appear to embody the distinguishing characteristics of an architectural style and does not appear to meet the Landmark Criteria. If future evaluation indicates otherwise, further consideration may be warranted.	
181 Flanders Road	1938 (Town-provided comments)	Based on tax photos, this is a one-and-a-half-story three-bay residence. Based on its form alone, it could date as early as the third quarter of the 19 <sup>th</sup> century; however, tax records date the house to 1938 and this date may be accurate. The house has been extensively altered within the last 50 years. Recent alterations include the replacement of doors, windows, and alterations to the shed-roofed entry porch.	The house does not appear to possess sufficient historic integrity to qualify as a Landmark. If future research indicates otherwise, it should be reevaluated.	