

**A. SHINNECOCK HILLS HISTORIC CONTEXT****SHINNECOCK HILLS HAMLET HISTORIC CONTEXT**

Shinnecock Hills, located between Hampton Bays and Southampton, is named after the local Native American tribe, the Shinnecocks (Southampton Association 1939:22). Originally, Southampton cattle farmers would keep local cattle at Shinnecock Hills to graze during the summer (Moeller 2007:8). On August 16, 1703, portions of Shinnecock Hills and Shinnecock Neck were given to the Native Americans by the colonists establishing the oldest reservation within the United States ("Southampton History" 2011; Pelletreau 2011:314). The 1873 Beers map of the area labels Shinnecock Hills across the "hamlets" of Canoe Place and Tuckahoe, suggesting that Shinnecock Hills was then more of a topographical area rather than a community (see **Figure 12-1, Map A**).

Grosvenor Atterbury (1869-1956), a Long Island architect, who designed Forest Hills Gardens in Queens, constructed a number of homes within Shinnecock Hills (GAI 2000:25). In 1883, colonists began constructing the Shinnecock Canal. This site, previously used by Native Americans, was the original western boundary for Southampton (Southampton Association 1939:22). In 1887, the train station for Shinnecock Hills was built by Austin Corbin as a real estate office. The structure has a turret allowing views of the surrounding area. Within six years the company went bankrupt and Corbin died in 1896 (Ziel and Wettreau 1998:70).

During the 1890s, William Merritt Chase (1849-1916), an American Impressionist painter, started the Shinnecock Hills Summer School of Art in Shinnecock Hills, the first open air painting school in the United States (Esten 2004:23-24). Chase's studio was designed by Stanford White, from the firm McKim, Mead & White, for Charles L. Atterbury; however, Atterbury never lived at the house and it was instead built for Chase. Chase lived at his summer house and studio, which are on the National Register of Historic Places, from 1881 to 1902 (Spinzia 2009:203).

In 1932, the original Shinnecock Hills train station was closed. Even though the station was no longer in use, trains stopped at Shinnecock Hills until the late 1930s (GAI 2000:23; Ziel and Wettreau 1988:70). During World War II, the train station became a post office and later a private home making it the oldest standing train station in the Town of Southampton (GAI 2000:23; Ziel and Wettreau 1988:62).

**ART VILLAGE HISTORIC CONTEXT**

Art Village is a grouping of cottages built in the 1890s as cottages and a studio for the Shinnecock Hills Summer School of Art. Art Village today is bounded by Montauk Highway on the south, Saint Andrews Road on the west, Tuckahoe Lane on the east, and New Lane on the north.

Art Village and Art Studio were designed by Janet and William Hoyt, and built by their contractor, John Aldrich. The Hoyts were attempting to create a summer resort similar to Southampton. William Hoyt attempted to bring summer visitors to the area by planning the Shinnecock Hills Golf Club. Janet Hoyt planned Art Village, an open air summer art school directed by William Merritt Chase.

Construction on Art Village began in the fall of 1891. By June 1892, an Art Studio, eight small simple Dutch Colonial Revival cottages, and a thatched windmill for pumping water had been built. These structures were constructed in the Dutch Colonial Revival style, with unpainted wood shingled exteriors, gambrel roofs, and exterior chimneys of local stone.

Art Village gave two students the opportunity to begin their architectural careers. Grosvenor Atterbury designed a cottage for students on lots owned by him in the village. The house had a steep hipped roof that came down to the top of the first floor, a design feature that would later become his trademark. Atterbury had this structure moved to his parents' estate in the Shinnecock Hills in 1908. Katharine C. Budd, who worked as secretary of the art school in 1894 and administrator of the cottages in 1895, thoroughly renovated the cottage located at 11 Ochre Lane. Owned by Budd's best friend, she expanded the small cottage into a larger house with such features as the dormer encompassing three windows, diamond-paned and twelve-over-twelve windows. Budd would also design the Howland Residence, located outside the bounds of Art Village, in 1896 for the Howland sisters who were studying in Art Village. The Howland residence is located near the homestead of William Merritt Chase.

## **B. SUMMARY OF SHINNECOCK HILLS SURVEY RESULTS**

A total of 27 potential Landmarks have been identified in the hamlet of Hampton Bays within one Historic District and one Multiple Resource District. A Historic District containing 11 potentially contributing properties has been identified in Shinnecock Hills for the Art Village summer artists' colony. In addition, potential historic resources not associated with Art Village have been grouped into a Shinnecock Hills Multiple Resources District, containing 16 potential resources. These potential groupings are described below.

### **ART VILLAGE HISTORIC DISTRICT**

A potential Art Village Historic District was identified relating to the Shinnecock Hills Summer School of Art directed by William Merritt Chase, the history of which is described earlier in this chapter. Despite the name of the former art school, the potential Historic District is located in the hamlet of Shinnecock Hills, near the border of the hamlet of Tuckahoe. The potential Historic District contains 11 potential contributing properties. These properties have been given unique identification codes that begin with the letters "AVHD." A map showing the locations of the Art Village Historic District properties (**Figure 12-2**) is provided at the end of this chapter. It is followed by photographs of the properties (**Figures 12-4 through 12-9**), and a table (**Table 12-1**) that describes them. The potential Art Village Historic District contains cottages and studios built during the period of the art school's operation and designed in the Colonial Revival and Arts & Crafts styles. The potentially contributing properties within the Art Village Historic District may be eligible under Landmark criteria A, B, and C. The period of significance for the potential Multiple Resource District runs from the 1890s to the early 20th century, but may be expanded as appropriate as further research is conducted and additional resources may be added.

### **SHINNECOCK HILLS MULTIPLE RESOURCE DISTRICT**

A potential Multiple Resource District was identified in Shinnecock Hills, which contains 16 potential contributing properties. These properties have been given unique identification codes that begin with the letters “SH.” A map showing the locations of the Shinnecock Hills Multiple Resource District properties (**Figure 12-3**) is provided at the end of this chapter. It is followed by photographs of the properties (**Figures 12-10 through 12-17**), and a table (**Table 12-2**) that describes them. The potential Shinnecock Hills Multiple Resource District contains many high-style turn-over-the-century residences, many in the Arts & Crafts and Shingle styles. One of these former estates is now a part of the grounds of Southampton College (SH-2) and includes an 18th century windmill. The William Merritt Chase Homestead (SH-1), which is listed on the State and National Registers, is believed to have been designed by Stanford White. Several smaller houses are also included in the district. The former Shinnecock Hills Railroad Station (SH-8), with an iconic round tower, was built in 1887; though it is now a residence, it is said to be the oldest extant train station in the Town of Southampton. It was recently designated as a Town Landmark. The potentially contributing properties within the Shinnecock Hills Multiple Resource District may be eligible under Landmark criteria A, B, and C. The period of significance for the potential Multiple Resource District runs from the early 18th century to the early 20th century, but may be expanded as appropriate as further research is conducted and additional resources may be added.

### **OTHER PROPERTIES EVALUATED IN SHINNECOCK HILLS**

Other properties located in Shinnecock Hills 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 12-3**. 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.

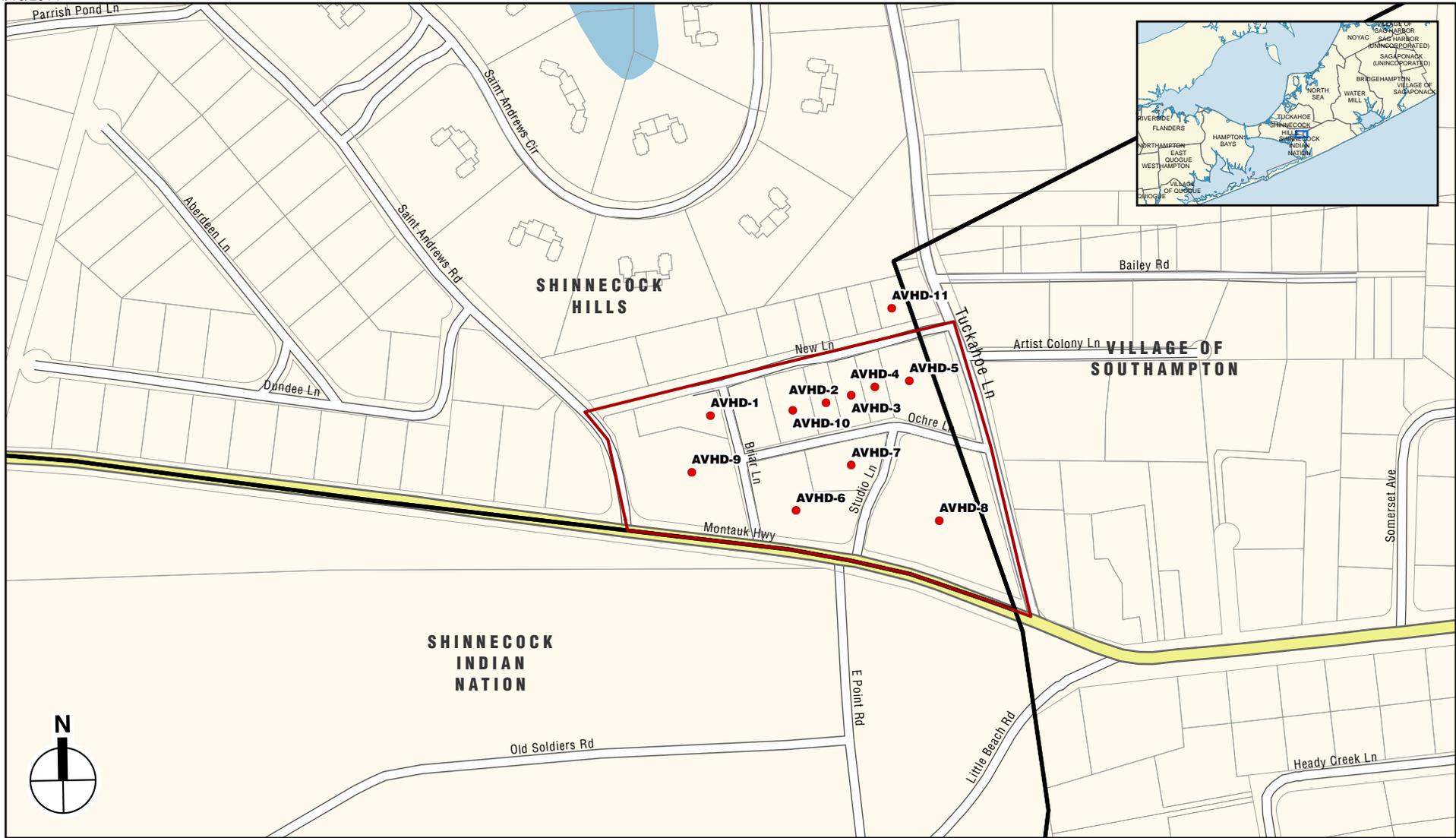




A. The hamlet of Shinnecock, shown on the 1873 F.W. Beers map of Southampton



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



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





- Potential Contributing Property
- Potential Contributing Property, State/National Register Listed
- Existing Town Landmark
- ▭ Hamlet Boundaries
- ▭ Potential Town Historic District Boundary
- ▭ Tax Parcels

0 2,000 Feet  
SCALE



**AVHD-1 15 Briar Lane**

This structure is mostly obscured from view by vegetation. Views through the hedges show a wood shingle-clad exterior and an asphalt-covered roof. The gable roof has projecting dormers and three brick chimneys. Most of the windows are six-over-six light double-hung sash windows with aluminum storm windows. (This property is potentially landmark eligible under Town Criteria A, B, and C).



**AVHD-2 17 Ochre Lane**

One of the original cottages of Art Village, this two-story structure with a gambrel roof has a single continuous dormer with three sets of paired windows and a covered porch. The covered porch overhangs a recessed centrally placed door flanked by a window on either side. Two additional windows one either side of the recessed entry light the first floor. All the windows on the first floor are twelve-over-twelve double hung sash. The second story windows are six light casement windows. The exterior is clad with wood shingles and the roof is clad with asphalt shingles. This structure has been described as a simplified version of the modern Dutch Colonial Revival home of Janet Hoyt, the creator and founder of the Shinnecock Hills Summer School of Art and Art Village. This cottage is listed as owned by Miss K.C. Berg on 1916 map. (This property is potentially landmark eligible under Town Criteria A, B, and C).



**AVHD-3 13 Ochre Lane**

One of the original structures, this one-and-a-half story hipped roof cottage has dormer windows and a covered porch. The structure is clad in wood shingles. A one-story L-shaped addition extends from the east face of the structure and turns south. This structure, with the exception of the addition, was owned by Janet Hoyt, the creator and founder of the Shinnecock Hills Summer School of Art and Art Village. Built in 1891, the hipped roof was unusual for the time, and it has been speculated that the roof referenced an early Dutch Reformed church, an East Indian bungalow, or the southern American cottages (Schaffner and Zabar, 2010). The cottage was owned by Miss Newbold on the 1916 map. (This property is potentially landmark eligible under Town Criteria A, B, and C).



**AVHD-4 11 Ochre Lane**

Katharine C. Budd, who worked as secretary of the art school in 1894 and administrator of the cottages in 1895, and also became a known architect, thoroughly renovated the cottage located at 13 Ochre Lane. Owned by Budd's best friend, Zella de Milhau, she expanded the small cottage into a larger house with such features as the dormer encompassing three windows, diamond-paned and twelve-over-twelve windows, all of which are still present today. The cottage is clad in unpainted wood shingles with asphalt shingle roofing. Zella named the house Laffalot. The cottage was still owned by Miss Z de Milhau in 1916. (This property is potentially landmark eligible under Town Criteria A, B, and C).



**AVHD-5 5 Ochre Lane**

This structure was the Art Studio, the classroom used by the students and their instructor, William Merritt Chase. Also designed by Janet and her husband William Hoyt, the structure has a sweeping Dutch kick roof, a massive exterior stone chimney of local stone, and an unpainted shingle exterior. The roof is covered with asphalt shingles. This, as well as 8 Studio Lane across the street, was owned by H. K. Porter in 1916. (This property is potentially landmark eligible under Town Criteria A, B, and C).



**AVHD-6 2 Briar Lane**

This image, of the northwest façade of 2 Briar Lane, shows a double peaked façade with a continuous dormer facing north. The first floor is clad in wood shingle and painted white. There is a door in the north corner, five twelve-over-two double hung sash windows and in the southern corner a small covered porch. The second story, flaring out at the junction of the first and second stories, is also covered in wood shingles, but unpainted. The northernmost peak has three separated double-hung sash windows with aluminum storm windows. The second peak has a single double-hung sash window with aluminum storm window. The continuous dormer is three bays wide, with projecting exterior bays. The windows are double-hung sash windows with aluminum storm windows and smaller than those on the northwest façade. There is a single door in the façade below the dormer. Aerial views of the property depict an L-shaped structure with three central chimneys in the above described section of the structure. The structure was listed as owned by Miss H Parrish on the 1916 map. (This property is potentially landmark eligible under Town Criteria A, B, and C).



**AVHD-7 18 Ochre Lane**

The structure is topped with a hipped roof with flared eaves and three projecting dormers. The windows in the dormer are four-paired diamond windows. The roof creates a covered porch over the eight bay first floor. The roof is supported by simple four-by-four posts. The first floor has a centrally placed door, with a second door in the east bay. The windows are double hung-sash. This building is listed as the property of H.D. Ives on the 1916 map. (This property is potentially landmark eligible under Town Criteria A, B, and C).



**AVHD-8 8 Studio Lane**

This building is a gambrel-roof structure, clad with unpainted wooden shingles highlighted with mint green painted trim fronting Studio Lane. There are three dormer windows and the roof overhang creates a covered porch. The chimney, on the south side of the structure, is composed of brick. A one-and-a-half story gambrel-roof addition extends from the rear, east façade, of the structure. This, as well as 5 Ochre Lane across the street, was owned by H. K. Porter in 1916. (This property is potentially landmark eligible under Town Criteria A, B, and C).



**AVHD-9 9 Montauk Highway**

This is a two-and-a-half story structure clad with unpainted wooden shingles. The roof is clad in asphalt shingles. The house has an ell addition. The house is oriented toward Briar Lane. This façade has three bays with a window in the gable field and a shed addition to the north. The central doorway is flanked by sidelights and accessed through a porch. The windows on the first floor contain three-over-three-light sash and those on the second floor contain six-over-six-light sash. The window in the gable that lights the attic contains two-over-two light sash. A circular drive is located in front of the entrance. (This property is potentially landmark eligible under Town Criteria A, B, and C).



**AV-10 21 Ochre Lane**

One of the original ca. 1892 Art Village cottages, 21 Ochre Lane is a single-story side-gable house sided in wood shingles and retaining a wood shingle-clad jerkinhead roof. The symmetrical façade includes a central doorway flanked by ribbon windows with original diamond-pane wood sash. The house has a central hip-roofed dormer flanked by two smaller shed-roofed dormer. Brick chimneys rise from either end of the roof. The house appears to retain a high level of historic integrity. (This property is potentially Landmark eligible under Town Criteria A, B, and C).



**AV-11 39 Tuckahoe Lane**

39 Tuckahoe Lane has been documented in previous surveys as being one of the early Art Village residences, linked to the community since 1892. The building is believed to have been moved to its current location in the late 19th century from elsewhere in immediate vicinity. It is shown on the 1902 and 1916 maps as being in its present location within Art Village. The house appears to have a gambrel roof, a roughly central masonry chimney, wood shingle siding and roof cladding, and six-over-six-light windows. Although relatively recent alterations appear to have been made to the entry, the integral porch, and other aspects of the building, based on limited research it appears to retain sufficient historic integrity to contribute to the historic district. (This property is potentially Landmark eligible under Town Criteria A, B, and C).



**SH-1 Canoe Place and Bathing Beach Roads**

The William Merritt Chase Homestead is listed on the State and National Registers. It is a shingle-clad gambrel-roofed building with a Doric-columned porch. Attached is a shorter, smaller shingle-clad gambrel-roofed structure. It is generally accepted that Stanford White, of the architectural firm, McKim, Mead, & White, made sketches of this structure (Schaffner and Zabar). (This property is potentially landmark eligible under Town Criteria B, C, and D).



**SH-2 65 Tuckahoe Rd**

Located on the grounds of Southampton College, this wood shingle-clad windmill was constructed in the early 1700s and moved to its present location in 1890 where it became part of the Clafin estate. The main house associated with the estate, designed by Grosvenor Atterbury, also still stands, a short distance east of the windmill. It is a large rambling Art & Crafts-style building with multiple hipped roofs with hip-roofed dormers and exposed rafter ends. Several massive chimneys rise from the roof slopes. A wrap-around porch with decorative latticework survives along the first story. Wood diamond-paned windows occupy the upper sash of the many of the windows on the building. The exterior is parged with stucco and the roof has been reclad in asphalt shingles. The estate, along with the windmill, was sold after World War II and became the Tucker Mill Inn. Playwright Tennessee Williams rented the windmill for the summer in the 1950s. It was purchased by the college in 1963 and restored to its present condition in 1991. The context of the windmill and mansion has been substantially altered since the time of their use as an estate due to the existence of the surrounding college campus buildings and the presence of a large transmission tower, however the buildings retain historic significance as well as their physical relationship to each other. (This property is potentially landmark eligible under Town Criteria A, C, and D).



**SH-3** 409 Montauk Highway

The Condon House was designed by Long Island architect Grosvenor Atterbury ca. 1906. The stucco-clad mansion features several sections with jerkinhead roofs, a tower, dormers, and Prairie-style windows. (This property is potentially landmark eligible under Town Criteria A, C, and D).



**SH-4** 360 Montauk Highway

A large Shingle-style dwelling, this has been identified in previous surveys as the Algoma/ Alfred Swayne House, built for financier Alfred Swayne during the first five years of the 20th century. The house was designed by architect Grosvenor Atterbury. (This property is potentially landmark eligible under Town Criteria A, C, and D).



**SH-5**      **56 Ridge Road**

A large Arts & Crafts/ Shingle-style residence with overhanging eaves, dormers, ribbon windows with twelve over one-light sash, and multiple brick chimneys, 56 Ridge Road was built for students of William Merritt Chase. (This property is potentially landmark eligible under Town Criteria A and C).



**SH-6**      **653 Montauk Highway**

The property listed as 653 E Montauk Highway in tax records is a small gambrel roofed structure clad in wood shingles with dormers, twelve-over-twelve-light windows, and multiple additions. The structure likely dates to the early 20th century. Further research and closer physical assessment would be necessary to confirm the significance and integrity of this structure. The structure is believed to be the former gatehouse for a larger property known as the Condon Estate; it is also said to have been designed by Grosvenor Atterbury. (This property is potentially landmark eligible under Town Criteria A, C, and D).



**SH-7** 85 Eastway Drive

An unusual gambrel-roofed cottage clad in wood shingles with a stylized central dormer and small windows with shingle-clad hoods, this structure may be considered a manifestation of the Arts & Crafts style. This may be a structure once associated with the former Atterbury estate. (This property is potentially landmark eligible under Town Criteria A and C).



**SH-8** Depot Drive/ 100 Hills Station Road

The former Shinnecock Hills Railroad Station was built in 1887 and is said to be the oldest extant train station in the town of Southampton. It has been converted into a private residence. The structure is clad in wood shingles and is composed of a central tower with large round-arch windows flanked by wings. The resource is partly obscured by dense vegetation. This property became a Southampton Town Landmark in 2013.



**SH-9 48 Ridge Road**

A late 19th century estate house comprised of an octagonal tower and flanking wings, the house appears to retain its original form, many original multi-light and diamond-pane windows, wood shingle cladding, brick chimneys and entry porch. The house was reportedly built by Katherine Budd for the Howland sisters, students at the Shinnecock Hills School of Art. A surviving accessory water tower also appears to contribute to the property. (This property is potentially landmark eligible under Town Criteria A and C).



**SH-10 66 Ridge Road**

A Colonial Revival style cottage reportedly built for students of the Shinnecock Hills School of Art, the side-gable gambrel-roofed structure appears to retain its original windows, shed-roofed dormers, integral porch, and brick chimney. (This property is potentially landmark eligible under Town Criteria A and C).



**SH-11**      **22 South Beach Road**

Reportedly designed by Grosvenor Atterbury ca. 1900, the many gables and dormers that characterize the house are typical of the architect's style. Although some alterations appear to have been made, including the use of asphalt shingles on the visually prominent roof, the house seems to retain its original form, windows, and wood shingle siding. Further to confirm the significance and integrity would be merited. (This property is potentially landmark eligible under Town Criteria A, C, and D).



**SH-12**      **37 South Beach Road**

A Colonial Revival structure likely dating to the second quarter of the 20th century, this two-story side-gable house appears to retain its original windows, shutters, and wood shingle cladding. It has a three-bay façade with a central entry and a half-round window on the gable end. Additions, including an attached garage, detract somewhat from the historic integrity of the house. (This property is potentially landmark eligible under Town Criterion C).



**SH-13** 41 Eastway Drive

Only the upper portion of this structure can be seen over dense hedges. Known as the C.L. Atterbury Barn-Garage, it appears to be Tudor Revival-style structure distinguished by a steeply pitched jerkinhead roofs, a half-timbered wall surface with brick nogging, and small multi-light (possibly diamond-pane casement-sash) windows in both the gable field and on the shed-roofed dormers. Based on the limited views the structure appears to have significance and retain some degree of integrity, however, the structure should be reevaluated when it can be more fully accessed. (This property is potentially landmark eligible under Town Criteria A, C, and D).



**SH-14** 27 Cedar Drive

A simple cross-gable farmhouse with a porch supported by turned posts, this house appears to date to the turn of the century. There are paired six-over-one-light windows are located in the front gable. The roof has been clad in asphalt shingles, but the house appears to retain wood siding, fenestration pattern, and brick chimney. The house does not appear on the 1916 E. Belcher Hyde map, but was likely built shortly thereafter. (This property is potentially landmark eligible under Town Criterion C).



**SH-15** 520 Montauk Highway/ 21 Southway Drive

A large ca. 1900 Shingle-style estate house with large hipped roofs and dormers clad in wood shingles, the house appears to retain its original form, windows and chimney placement; though further research would be necessary to fully assess the structure's integrity and significance. This is reported to be the Lewis Atterbury Connor House, a distinguished professor and physician. The 1916 E. Belcher Hyde map appears to depict this structure on the property of G. Atterbury, next to a dotted circle labeled "Sugar Loaf Hill." The property immediately to the east is labeled L.C. Atterbury. (This property is potentially landmark eligible under Town Criteria A and C).



**SH-16** 24 Hill Top Ave

The residence at 24 Hill Top Avenue was reportedly constructed ca. 1920. Views of this building and views afforded in tax records are extremely limited, however, the residence appears to be two stories in height with a "saltbox" form and possibly a cross-gable section. It has a brick side chimney and six-over-six light double-hung sash. It appears to be a Tudor Revival or Colonial Revival style building. Although improved views would be needed to fully evaluate this structure, it is being included because it appears to retain original fabric. (This property is potentially landmark eligible under Town Criterion C).

**Table 12-1  
Potential Art Village Historic District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
AVHD-1	15 Briar Lane	Art Village Properties identified by GAI	This structure is mostly obscured from view by vegetation. Views through the hedges show a wood shingle-clad exterior and an asphalt-covered roof. The gable roof has projecting dormers and multiple brick chimneys. Most of the windows are six-over-six light double-hung sash windows with aluminum storm windows. (This property is potentially landmark eligible under Town Criteria A, B, and C).	GAI Survey (Art Village resources Village Survey #TU-1 through TU-10)
AVHD -2	17 Ochre Lane	Art Village Properties identified by GAI	One of the original cottages of Art Village, this two-story structure with a gambrel roof has a single continuous dormer with three sets of paired windows and a covered porch. The covered porch overhangs a recessed centrally placed door flanked by a window on either side. Two additional windows one either side of the recessed entry light the first floor. All the windows on the first floor are twelve-over-twelve double hung sash. The second story windows are six light casement windows. The exterior is clad with wood shingles and the roof is clad with asphalt shingles. This structure has been described as a simplified version of the modern Dutch Colonial Revival home of Janet Hoyt, the creator and founder of the Shinnecock Hills Summer School of Art and Art Village. This cottage is listed as owned by Miss K.C. Berg on 1916 map. (This property is potentially landmark eligible under Town Criteria A, B, and C).	GAI Survey (Art Village resources Village Survey #TU-1 through TU-10)
AVHD -3	13 Ochre Lane	Art Village Properties identified by GAI; "Lee-Milhau House-Art Village" (FEL 2008)	One of the original structures, this one-and-a-half story hipped roof cottage has dormer windows and a covered porch. The structure is clad in wood shingles. A one-story L-shaped addition extends from the east face of the structure and turns south. This structure, with the exception of the addition, was owned by Janet Hoyt, the creator and founder of the Shinnecock Hills Summer School of Art and Art Village. Built in 1891, the hipped roof was unusual for the time, and it has been speculated that the roof referenced an early Dutch Reformed church, an East Indian bungalow, or the southern American cottages (Schaffner and Zabar, 2010). The cottage was owned by Miss Newbold on the 1916 map. (This property is potentially landmark eligible under Town Criteria A, B, and C).	GAI Survey (Art Village resources Village Survey #TU-1 through TU-10); 2008 Façade Easements List

**Table 12-1 (cont'd)**  
**Potential Art Village Historic District**

<b>ID</b>	<b>Address</b>	<b>Name/Description from Previous Surveys</b>	<b>Name/Description from AKRF Survey</b>	<b>Previous Survey</b>
AVHD -4	11 Ochre Lane	Art Village Properties identified by GAI; "Laffalot"- Zella de Milhau House-Art Village" (FEL 2008)	Katharine C. Budd, who worked as secretary of the art school in 1894 and administrator of the cottages in 1895, and also became a known architect, thoroughly renovated the cottage located at 13 Ochre Lane. Owned by Budd's best friend, Zella de Milhau, she expanded the small cottage into a larger house with such features as the dormer encompassing three windows, diamond-paned and twelve-over-twelve windows, all of which are still present today. The cottage is clad in unpainted wood shingles with asphalt shingle roofing. Zella named the house Laffalot. The cottage was still owned by Miss Z de Milhau in 1916. (This property is potentially landmark eligible under Town Criteria A, B, and C).	GAI Survey (Art Village resources Village Survey #TU-1 through TU-10); 2008 Façade Easements List
AVHD -5	5 Ochre Lane	Art Village Properties identified by GAI; "William Merrit Chase Studio-Art Village" (FEL 2008)	This structure was the Art Studio, the classroom used by the students and their instructor, William Merritt Chase. Also designed by Janet and her husband William Hoyt, the structure has a sweeping Dutch kick roof, a massive exterior stone chimney of local stone, and an unpainted shingle exterior. The roof is covered with asphalt shingles. This, as well as 8 Studio Lane across the street, was owned by H. K. Porter in 1916. (This property is potentially landmark eligible under Town Criteria A, B, and C).	GAI Survey (Art Village resources Village Survey #TU-1 through TU-10); 2008 Façade Easements List
AVHD -6	2 Briar Lane	Art Village Properties identified by GAI; "Art Village" (FEL 2008)	This image, of the northwest façade of 2 Briar Lane, shows a double peaked façade with a continuous dormer facing north. The first floor is clad in wood shingle and painted white. There is a door in the north corner, five twelve-over-two double hung sash windows and in the southern corner a small covered porch. The second story, flaring out at the junction of the first and second stories, is also covered in wood shingles, but unpainted. The northernmost peak has three separated double-hung sash windows with aluminum storm windows. The second peak has a single double-hung sash window with aluminum storm window. The continuous dormer is three bays wide, with projecting exterior bays. The windows are double-hung sash windows with aluminum storm windows and smaller than those on the northwest façade. There is a single door in the façade below the dormer. Aerial views of the property depict an L-shaped structure with three central chimneys in the above described section of the structure. The structure was listed as owned by Miss H Parrish on the 1916 map. (This property is potentially landmark eligible under Town Criteria A, B, and C).	GAI Survey (Art Village resources Village Survey #TU-1 through TU-10); 2008 Façade Easements List

**Table 12-1 (cont'd)**  
**Potential Art Village Historic District**

<b>ID</b>	<b>Address</b>	<b>Name/Description from Previous Surveys</b>	<b>Name/Description from AKRF Survey</b>	<b>Previous Survey</b>
AVHD-7	18 Ochre Lane	Art Village Properties identified by GAI; "Art Village" (FEL 2008)	The structure is topped with a hipped roof with flared eaves and three projecting dormers. The windows in the dormer are four-paired diamond windows. The roof creates a covered porch over the eight bay first floor. The roof is supported by simple four-by-four posts. The first floor has a centrally placed door, with a second door in the east bay. The windows are double hung-sash. This building is listed as the property of H.D. Ives on the 1916 map. (This property is potentially landmark eligible under Town Criteria A, B, and C).	GAI Survey (Art Village resources Village Survey #TU-1 through TU-10); 2008 Façade Easements List
AVHD-8	8 Studio Lane	Art Village Properties identified by GAI	This building is a gambrel-roof structure, clad with unpainted wooden shingles highlighted with mint green painted trim fronting Studio Lane. There are three dormer windows and the roof overhang creates a covered porch. The chimney, on the south side of the structure, is composed of brick. A one-and-a-half story gambrel-roof addition extends from the rear, east façade, of the structure. This, as well as 5 Ochre Lane across the street, was owned by H. K. Porter in 1916. (This property is potentially landmark eligible under Town Criteria A, B, and C).	GAI Survey (Art Village resources Village Survey #TU-1 through TU-10)
AVHD-9	9 Montauk Highway	Art Village Properties identified by GAI	This is a two-and-a-half story side-gable structure clad with unpainted wooden shingles. The roof is clad in asphalt shingles. The house has an ell addition. The house is oriented toward Briar Lane. This façade has three bays with a window in the gable field and a shed addition to the north. The central doorway is flanked by sidelights and accessed through a porch. The windows on the first floor contain three-over-three-light sash and those on the second floor contain six-over-six-light sash. The window in the gable that lights the attic contains two-over-two light sash. A circular drive is located in front of the entrance. (This property is potentially landmark eligible under Town Criteria A, B, and C).	GAI Survey (Art Village resources Village Survey #TU-1 through TU-10)

**Table 12-1 (cont'd)**  
**Potential Art Village Historic District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
AVHD-10	21 Ochre Lane	1892 (Town-provided comments)	One of the original ca. 1892 Art Village cottages, 21 Ochre Lane is a single-story side-gable house sided in wood shingles and retaining a wood shingle-clad jerkinhead roof. The symmetrical façade includes a central doorway flanked by ribbon windows with original diamond-pane wood sash. The house has a central hip-roofed dormer flanked by two smaller shed-roofed dormer. Brick chimneys rise from either end of the roof. The house appears to retain a high level of historic integrity. (This property is potentially Landmark eligible under Town Criteria A, B, and C).	
AVHD-11	39 Tuckahoe Lane	1892 (Town-provided comments)	39 Tuckahoe Lane has been documented in previous surveys as being one of the early Art Village residences, linked to the community since 1892. The building is believed to have been moved to its current location in the late 19 <sup>th</sup> century from elsewhere in immediate vicinity. It is shown on the 1902 and 1916 maps as being in its present location within Art Village. The house appears to have a gambrel roof, a roughly central masonry chimney, wood shingle siding and roof cladding, and six-over-six-light windows. Although relatively recent alterations appear to have been made to the entry, the integral porch, and other aspects of the building, based on limited research it appears to retain sufficient historic integrity to contribute to the historic district. (This property is potentially Landmark eligible under Town Criteria A, B, and C).	

**Table 12-2**  
**Potential Shinnecock Hills Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
SH-1	371 Canoe Place Road	William Merritt Chase House; Identified by GAI as 371 Canoe Place Road. "This resource is potentially eligible for individual listing in the NR. NR. 1891-1892. This exemplifies the pleasing informal quality that made the Shingle style <i>the</i> architectural choice for the region." (GAI 2000)	The William Merritt Chase Homestead is listed on the State and National Registers. It is a shingle-clad gambrel-roofed building with a Doric-columned porch. Attached is a shorter, smaller shingle-clad gambrel-roofed structure. It is generally accepted that Stanford White, of the architectural firm, McKim, Mead, & White, made sketches of this structure (Schaffner and Zabar). (This property is potentially landmark eligible under Town Criteria B, C and D).	Town GIS (State/National Register Listed); GAI Survey (Village Survey # SH-7)

**Table 12-2 (cont'd)**  
**Potential Shinnecock Hills Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
SH-2	65 Tuckahoe Rd	<p>“Mill Hill Windmill; This resource is potentially eligible for individual listing in the NR. First advertised for sale in a Sag Harbor newspaper in 1830, this innovative windmill was in operation until 1889. Shortly thereafter it was moved to a private estate to become useful as a summer cottage. It is now maintained by Southampton College” and “Arthur Clafin Residence; This resource is potentially eligible for individual listing in the NR. This building was designed by the Long Island architect Grosvenor Atterbury in 1896.” (GAI 2000)</p>	<p>Located on the grounds of Southampton College, this wood shingle-clad windmill was constructed in the early 1700s and moved to its present location in 1890 where it became part of the Clafin estate. The main house associated with the estate, designed by Grosvenor Atterbury, also still stands, a short distance east of the windmill. It is a large rambling Art &amp; Crafts-style building with multiple hipped roofs with hip-roofed dormers and exposed rafter ends. Several massive chimneys rise from the roof slopes. A wrap-around porch with decorative latticework survives along the first story. Wood diamond-paned windows occupy the upper sash of the many of the windows on the building. The exterior is parged with stucco and the roof has been reclad in asphalt shingles. The estate, along with the windmill, was sold after World War II and became the Tucker Mill Inn. Playwright Tennessee Williams rented the windmill for the summer in the 1950s. It was purchased by the college in 1963 and restored to its present condition in 1991. The context of the windmill and mansion has been substantially altered since the time of their use as an estate due to the existence of the surrounding college campus buildings and the presence of a large transmission tower, however the buildings retain historic significance as well as their physical relationship to each other. (This property is potentially landmark eligible under Town Criteria A, C, and D).</p>	<p>GAI Survey (Village Survey # SH-1 and SH-2)</p>

**Table 12-2 (cont'd)**  
**Potential Shinnecock Hills Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
SH-3	409 Montauk Highway	"Comden House; This resource is potentially eligible for individual listing in the NR. This building was designed by the Long Island architect Grosvenor Atterbury in the 1900s." (GAI 2000)	The Condon House was designed by Long Island architect Grosvenor Atterbury ca. 1906. The stucco-clad mansion features several sections with jerkinhead roofs, a tower, dormers, and Prairie-style windows. (This property is potentially landmark eligible under Town Criteria A, C, and D).	GAI Survey (Village Survey # SH-5)
SH-4	360 Montauk Highway	"Algoma / Alfred Swayne House; This resource is potentially eligible for individual listing in the NR. Built for financier Alfred Swayne c. 1900-1905, this is an example of the Shingle Style of the late 1800s." (GAI 2000)	A large Shingle-style dwelling, this has been identified in previous surveys as the Algoma/ Alfred Swayne House, built for financier Alfred Swayne during the first five years of the 20th century. The house was designed by architect Grosvenor Atterbury. (This property is potentially landmark eligible under Town Criteria A, C, and D).	GAI Survey (Village Survey # SH-6)
SH-5	56 Ridge Road	House built for William Merritt Chase students; Current owner-Tim O'Brien-purchased just prior to demo. Restored + new sensitive rear addition. House was on 2011 SoH. His. Museum House Tour.	A large Arts & Crafts/ Shingle-style residence with overhanging eaves, dormers, ribbon windows with twelve over one-light sash, and multiple brick chimneys, 56 Ridge Road was built for students of William Merritt Chase. (This property is potentially landmark eligible under Town Criteria A and C).	

**Table 12-2 (cont'd)**  
**Potential Shinnecock Hills Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
SH-6	653 Montauk Highway	Former Gatehouse to (Comden?) Estate. Rec'd by Town.	The property listed as 653 E Montauk Highway in tax records is a small gambrel roofed structure clad in wood shingles with dormers, twelve-over-twelve-light windows, and multiple additions. The structure likely dates to the early 20 <sup>th</sup> century. Further research and closer physical assessment would be necessary to confirm the significance and integrity of this structure. The structure is believed to be the former gatehouse for a larger property known as the Condon Estate; it is also said to have been designed by Grosvenor Atterbury. (This property is potentially landmark eligible under Town Criteria A, C, and D).	
SH-7	85 Eastway Drive		An unusual gambrel-roofed cottage clad in wood shingles with a stylized central dormer and small windows with shingle-clad hoods, this structure may be considered a manifestation of the Arts & Crafts style. This may be a structure once associated with the former Atterbury estate. (This property is potentially landmark eligible under Town Criteria A and C).	

**Table 12-2 (cont'd)**  
**Potential Shinnecock Hills Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
SH-8	Depot Drive/ 100 Hills Station Road	"Shinnecock Hills Railroad Station; This resource is potentially eligible for individual listing in the NR. Built in 1887 to serve the nascent Shinnecock Hills resort area, this is the oldest extant train station in Southampton." (GAI 2000) According to Town: Built in 1897, now private home.	The former Shinnecock Hills Railroad Station was built in 1887 and is said to be the oldest extant train station in the town of Southampton. It has been converted into a private residence. The structure is clad in wood shingles and is composed of a central tower with large round-arch windows flanked by wings. The resource is partly obscured by dense vegetation. This property became a Southampton Town Landmark in 2013.	GAI Survey
SH-9	48 Ridge Road	"1896 by Katherine Budd; built for the Howland sisters, students at the Shinnecock Hills School of Art; surviving accessory water tower." (Town-provided comments)	A late 19 <sup>th</sup> century estate house comprised of an octagonal tower and flanking wings, the house appears to retain its original form, many original multi-light and diamond-pane windows, wood shingle cladding, brick chimneys and entry porch. The house was reportedly built by Katherine Budd for the Howland sisters, students at the Shinnecock Hills School of Art. A surviving accessory water tower also appears to contribute to the property. (This property is potentially landmark eligible under Town Criteria A and C).	
SH-10	66 Ridge Road	"Another cottage built for students of the Shinnecock Hills School of Art" (Town-provided comments)	A Colonial Revival style cottage reportedly built for students of the Shinnecock Hills School of Art, the side-gable gambrel-roofed structure appears to retain its original windows, shed-roofed dormers, integral porch, and brick chimney. (This property is potentially landmark eligible under Town Criteria A and C).	

**Table 12-2 (cont'd)**  
**Potential Shinnecock Hills Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
SH-11	22 South Beach Road	"1900; by Grosvenor Atterbury"; (Town-provided comments)	Reportedly designed by Grosvenor Atterbury ca. 1900, the many gables and dormers that characterize the house are typical of the architect's style. Although some alterations appear to have been made, including the use of asphalt shingles on the visually prominent roof, the house seems to retain its original form, windows, and wood shingle siding. Further research to confirm the significance and integrity would be merited. (This property is potentially landmark eligible under Town Criteria A, C, and D).	
SH-12	37 South Beach Road	1935 (Town-provided comments)	A Colonial Revival structure likely dating to the second quarter of the 20 <sup>th</sup> century, this two-story side-gable house appears to retain its original windows, shutters, and wood shingle cladding. It has a three-bay façade with a central entry and a half-round window on the gable end. Additions, including an attached garage, detract somewhat from the historic integrity of the house. (This property is potentially landmark eligible under Town Criterion C).	

**Table 12-2 (cont'd)**  
**Potential Shinnecock Hills Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
SH-13	41 Eastway Drive	C.L. Atterbury Barn-Garage, 1900 (Town-provided comments); "Garage-Charles L. Atterbury Estate; This resource is potentially eligible for individual listing in the NR." (GAI 2000)	Only the upper portion of this structure can be seen over dense hedges. Known as the C.L. Atterbury Barn-Garage, it appears to be Tudor Revival-style structure distinguished by a steeply pitched jerkinhead roofs, a half-timbered wall surface with brick nogging, and small multi-light (possibly diamond-pane casement-sash) windows in both the gable field and on the shed-roofed dormers. Based on the limited views the structure appears to have significance and retain some degree of integrity, however, the structure should be reevaluated when it can be more fully accessed. (This property is potentially landmark eligible under Town Criteria A, C, and D).	GAI Survey (Village Survey # SH-9)
SH-14	27 Cedar Drive	1920 or before (Town-provided comments)	A simple cross-gable farmhouse with a porch supported by turned posts, this house appears to date to the turn of the century. There are paired six-over-one-light windows are located in the front gable. The roof has been clad in asphalt shingles, but the house appears to retain wood siding, fenestration pattern, and brick chimney. The house does not appear on the 1916 E. Belcher Hyde map, but was likely built shortly thereafter. (This property is potentially landmark eligible under Town Criterion C).	

**Table 12-2 (cont'd)**  
**Potential Shinnecock Hills Multiple Resource District**

ID	Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Previous Survey
SH-15	520 Montauk Highway/ 21 Southway Drive	Lewis Atterbury Connor House, c. 1900 (Town-provided comments); "Lewis Atterbury Connor House; This resource is potentially eligible for individual listing in the NR. This building was designed by the Long Island architect Grosvenor Atterbury in 1902." (GAI 2000)	A large ca. 1900 Shingle-style estate house with large hipped roofs and dormers clad in wood shingles, the house appears to retain its original form, windows and chimney placement; though further research would be necessary to fully assess the structure's integrity and significance. This is reported to be the Lewis Atterbury Connor House, a distinguished professor and physician. The 1916 E. Belcher Hyde map appears to depict this structure on the property of G. Atterbury, next to a dotted circle labeled "Sugar Loaf Hill." The property immediately to the east is labeled L.C. Atterbury. (This property is potentially landmark eligible under Town Criteria A and C).	GAI Survey (Village Survey # SH-8)
SH-16	24 Hill Top Ave	24 Hilltop Road;1920	The residence at 24 Hill Top Avenue was reportedly constructed ca. 1920. Views of this building and views afforded in tax records are extremely limited, however, the residence appears to be two stories in height with a "saltbox" form and possibly a cross-gable section. It has a brick side chimney and six-over-six light double-hung sash. It appears to be a Tudor Revival or Colonial Revival style building. Although improved views would be needed to fully evaluate this structure, it is being included because it appears to retain original fabric. (This property is potentially landmark eligible under Town Criterion C).	

**Table 12-3**  
**Other Properties Evaluated in Shinnecock Hills**

Address	Name/Description from Previous Surveys	Name/Description from AKRF Survey	Reason for Exclusion	Previous Survey
Southampton College Grounds	"Abney Peak; This resource is potentially eligible for individual listing in the NR." (GAI 2000)		This appears to be equivalent to the Southampton College resources already selected	GAI Survey (Village Survey # SH-3)
660 E Montauk Highway	Gissa Bu, Norwegian Lodge, For Lamotte Turck Cohu by the Norwegian architect Thorbjorn Basso	Gissa Bu was designed in 1930 by Norwegian architect Thorbjorn Basso for LaMotte Turck Cohu. The lodge is a rendition of medieval Scandinavian architecture and features jetties, rough board siding, and carved wood brackets, as well as more modern features such as a picture window and integral garage. The structure is not visible from the road and is believed to be in a compromised physical condition.	Recent renovation dramatically altered the resource; now lacks sufficient historic integrity	
370 Montauk Highway	"Carriage House to SH-4; Swayne Residence"	Based on available views, which are limited by dense foliage, this house appears to be an early 20 <sup>th</sup> century structure clad in wood shingles with hip-roofed dormers. This is purported to be the former carriage house for the Swayne residence (SH-4), apparently converted to a residence in more recent years. The house has been altered with a concrete block chimney, and asphalt shingle roofing. If additional physical inspection suggests that the house retains sufficient integrity when grouped with the Swayne residence, it should be reevaluated.	Based on available views, the structure appears too altered to qualify. However, if future research or physical inspection indicate otherwise, the structure should be reevaluated	
659 Montauk Highway	"1891; may be carriage house to SH-1"	This structure is purported to be a ca. 1891 carriage house later converted to a residence. Based on limited views, it appears to be a single-story gambrel-roofed residence. The foundation and stair appear modern. If this structure dates to the late 19 <sup>th</sup> century, it appears to have been substantially altered.	The building appears to be too substantially altered to qualify for potential landmarking	