

SECTION VIII

HISTORIC RESOURCES POLICY #23

A. INTRODUCTION

History shapes a community in subtle ways, colors the assumptions of community life, enriches and enlivens the sense of place for residents and visitors alike. Historic and cultural resources are the touchstones of tradition. They can be housed in museums, monuments and structures, but the real keys to continuity with the past, and the underpinnings of a viable future, are a community's awareness of its cultural history. The Inventory, Analysis and **Historic Resource Policy #23** that follow are intended to promote an ethic of respect for the past, impress the need for study and quality information, and instill pride in the community's cultural and historic resources.

In 1998 East Hampton Town celebrates the 350th anniversary of its founding by English settlers, the historical mainstream of present society. There have been other streams too, aboriginal settlements that date to thousands of years B.C., a heritage that left its mark in the Indian place names that abound in the community, and the wealth of archaeological sites the Town struggles to protect from pervasive development. Buildings and structures remind us of the colonial era; only the subtleties of the archaeological record and the oral history of native descendants remains to preserve aboriginal history.

Since colonial times the Town has participated in several of the great tides of American history in its journey from a subsistence agricultural and fishing community to a premier coastal resort. The country's military history was acted out here beginning with the American Revolution. In 1781, the British warship H.M.S. Culloden foundered off Culloden Point in Montauk. In 1839 the same location saw the arrival of the pirated slave ship *Amistad*. Following the Spanish-American War, Teddy Roosevelt's Rough Riders, many stricken with malaria and yellow fever, were quarantined at Montauk. Camp Hero, Gardiner's Island and the Town's Atlantic Ocean shoreline were extensively used during World War II, including a submarine landing of German spies in Amagansett.

As a coastal community the Town has a rich marine history, replete with shipwrecks dotting the shores, and fishing traditions from coastal whaling to fish factories that smelted menhaden (bunkers) into fish meal and oil at Amagansett and Napeague. Great storms have punctuated the climate record; some of these are touched on in the Introduction to **Flooding and Erosion Policies #11-17**.

Several important movements in American art history found their home in East Hampton: the Tile Club of 1880's landscape painters; Thomas Moran, whose landscapes of Yellowstone and other areas provided impetus for the National Park system; an early generation of American impressionists including Childe Hassam; European surrealist artists taking refuge from World War II; and the first wave of American abstract expressionists including Jackson Pollock, Willem deKooning, and Robert Motherwell, all of whom worked actively here.

While buildings and artifacts survive, the anthropological record is fading as generations fall and offspring enter a mobile society. Preserving oral history with the aid of modern technology should become a priority, before the current elders depart. Structures also need better preservation as development pressure increases, and the Town should update its previous historic survey and put in place the recommended measures. Likewise, archaeological resources are under increasing pressure from development and require more intensive vigilance and better preservation through the SEQRA

review process and other development controls. Each of these, oral history, preservation of historic structures, and archaeological resources, are proposed for detailed attention in the **Projects** section.

B. HISTORICAL CONTEXT

The Town's human history begins with the earliest settlements of Native Americans. The oral traditions of these peoples resulted in little written documentation of their culture. Archaeology supplies the primary source of knowledge for early native cultures. The State's archaeological site location map indicates numerous archaeological sites in East Hampton, Montauk being a particularly sensitive area.

Areas adjacent to ponds, harbors or bays, particularly where fresh water meets salt, were often settled by aboriginal peoples, and are particularly apt to contain archaeological material. Several sites in East Hampton have undergone archaeological surveys, and these reports, as well as the more general information compiled by State and County agencies, serve as a basis for identification of archaeologically sensitive areas.

Research conducted on different sites in East Hampton has uncovered remains dating as far back as the Archaic Age (ca. 4500-1300 B.C.), characterized by subsistence hunting, fishing, and gathering (Landow). Some of the most recent remains of native culture exist in Montauk, as this was the last area in East Hampton Town where the Montauk tribe had a reserve of land. Most of the known native grave sites are in Montauk, and a large-scale archaeological project conducted in 1975 uncovered and recorded the remains of the last Indian settlement in Montauk in an area known as "Indian Fields" (Johannemann).

The history of Native American occupation in East Hampton appears in written records in the 17th century, when European settlers arrived and began to negotiate with them over the use of land. Documents from the 17th and 18th century attest to the agreements made and conflicts which occurred between the settlers and the native inhabitants. Wyandanch, who was the sachem of the Montauk Indians during the time of East Hampton's European settlement, has been identified in historical accounts as the grand sachem of the Long Island tribes, making Montauk the "seat of royal authority and center of power" among the Indians of Long Island (Thompson).

The following historical account of the European settlement and development of East Hampton is indebted to the historic overviews written by Robert J. Hefner which are included in the Town Comprehensive Plan's Historic Preservation Report.

The first English settlement in East Hampton was preceded by the arrival of Lion Gardiner on Gardiner's Island in 1640. Gardiner purchased the island from the Montauk Indians in 1639, and the island remained a private manor and working farm until after the American Revolution, when it was annexed to East Hampton Town. The 3300-acre island was used for agricultural purposes by the Gardiner family until the late 19th century, when the island was leased as a private game and hunting preserve. This use of the island continued until about 1962. The entire island has been

recommended as an historic district due to the number of extant early structures related to this once self-sufficient manor.

The early settlement and development of East Hampton was largely dependent on the Town's geography. The core settlement established in 1648 by emigrants from Lynn, Massachusetts was in the fertile coastal plain along Hook Pond in what is presently the incorporated Village of East Hampton. The hamlets of Amagansett and Wainscott developed later as these areas, abundant in fertile farmland, were cleared, settled and cultivated by descendants of the original settlement. Proposals for historic districts in both of these hamlets have been prompted by the number and high degree of integrity of historic structures. While the agricultural basis of Amagansett has been obscured in part by development in the late 19th and early 20th centuries, when it was popular as a summer resort, the agrarian character of Wainscott remained largely unchanged by development until recent times. Overall, the Town of East Hampton remained predominantly rural and agricultural until the last quarter of the nineteenth century when a number of wealthy New York families discovered the pleasant alternative to hot city summers offered by Long Island's seashore areas.

North of the coastal plain in Northwest and Springs, the soil was generally less fertile and these settlements were characterized for the most part by small subsistence farms. Many of the residents of these regions, like the native tribes who preceded them, turned to the harbors and creeks to supplement their livelihood with fishing, shellfishing and hunting. Whaling companies were formed and Indians were among those who manned the early whaleboats. A major port became established at Northwest Harbor, and as early as 1668 a collector was appointed to this harbor to keep track of taxes on whale oil shipped out. By the mid-eighteenth century the whaling and shipping activities at Northwest Harbor had been supplanted by the deeper port at Sag Harbor, but a small farming community continued to thrive, with sufficient population to prompt construction of a schoolhouse on Northwest Road in 1792. While the settlement at Northwest has all but disappeared, leaving only the ruins of the core homesteads and scattered family grave sites, many of the original farmhouses in the hamlet of Springs have retained their integrity. An historic district is proposed along Springs Fireplace Road in the core settlement area of Springs, as well as historic designation of several individual properties outside the proposed district found eligible for listing on the State and National Registers of Historic Places. A proposed **Project** to establish historic districts which would include Springs is described in **Section XIV-34**. In October 1999 the Town Board passed enabling legislation for historic districts and an historic preservation local law, although the actual districts were not then established.

Springs also became known as a haven for writers and artists in the post World War II years, a reputation that persists into the present. Two of the Springs' most notable artists were Jackson Pollock, whose house and studio is now a National Historic Landmark, and Willem deKooning.

Montauk was one of the last outposts of the native tribes who were slowly displaced and disappeared as the European settlement moved eastward. Montauk was used as common pasture from 1658 through the late nineteenth century. A few structures remain to attest to this phase of Montauk's history. Second House, located within the Town's Kirk Park on the banks of Fort Pond, and Third

House, located on County parkland, were both used to house the keepers of the livestock, the original cowboys.

The Lighthouse at Montauk Point, one of the best known features in the State, was authorized for construction in 1795 by George Washington. The Montauk Lighthouse and keeper's dwelling were renovated during the nineteenth century and their functions evolved as well, the keeper's dwelling serving as a sort of public house for travelers to the Point during the early nineteenth century.

Present development in Montauk is largely a result of influences and events from the late 1800's onward. Before that time and through much of the nineteenth century, the Montauk peninsula continued to be used by area farmers as summer grazing land for livestock because of abundant grasslands, which were periodically burned over. In 1879, Arthur Benson purchased the entire Montauk peninsula, with the exception of the Montauk Lighthouse and the life-saving station at Ditch Plains, for the sum of \$151,000. In doing so, he also purchased the last of the lands reserved for the native Montauks, and moved the remaining members of the tribe from their home in Indian Fields.

Carl Fisher (1874-1939) is largely responsible for the visual character of present day downtown Montauk and the shape of residential subdivisions between Lake Montauk and Flamingo Road. Fisher was one of the most widely known sportsmen, developers and celebrities of his day. After making and losing several fortunes in the 1890's he organized the Prest-O-Lite Company to make automobile headlamps in Indianapolis, and along with local acquaintances in automobile parts manufacturing, Fisher organized the Indianapolis Speedway to test and promote automobiles in 1909. Imaginative promotional stunts created a vast fortune, which Fisher then used for the development of resorts, first in Miami, Florida, and then in Montauk, Long Island. The following discussion on the development of Montauk is based on information from the National Register nomination forms for Montauk Tennis Auditorium, Montauk Manor and Caleb Bragg Estate (NYS OPRHP).

After nearly a decade of involvement in the speculative real estate project of Miami Beach, Carl Fisher encountered Montauk. Cooled by the Atlantic climate, surrounded by superb fishing and with sites for boating, polo, and tennis, Fisher envisaged Montauk as the summer resort for those who wintered in Miami. Fueled by the immense success of turning Miami Beach into a thriving vacation spot, Fisher acquired a vast tract of 10,000 acres in Montauk in 1926 and set about laying out a community which he envisioned could range from 50,000 in the winter to 150,000 in the summer and that could be marketed, as the "Miami Beach of the North."

To create the resort, Fisher organized the Montauk Beach Development Company as a subsidiary of the Miami based Carl G. Fisher company. A professional staff of architects headed by Fisher's staff architect, Richard Webb, and by Robert Tappan, a veteran of Ralph Adams Cram's office, designed the community and many of its lesser buildings, while the major focal points were designed by important contemporary architects including Walker and Gillette and Schultze and Weaver. The plans called for the connection of Lake Montauk to Long Island Sound to form a protected harbor, the formation of a village center with a ring of shops and Fisher's office building, the development

of a resort complex, and the construction of four major sporting facilities, the Surf Club, the Polo Club, the Tennis Club and the Yacht Clubs.

As with most speculative resorts, a great hotel was erected to serve as a magnet to attract visitors, who might then be persuaded to purchase cottage lots. The Montauk Manor, designed by Schultze and Weaver, whom Fisher knew from their Miami work, notably the Biltmore Hotel in Coral Gables, was the first major building to be completed (1926) and it established the English Tudor design that would characterize the new community. The hotel was soon followed by the Polo Club, Yacht Club and, in 1928, the Tennis and Surf Clubs. With the resort office building, the English half-timbered shops around the circle, and a golf course, Montauk was sufficiently complete to begin marketing its house lots in 1928. Lake Montauk was dredged and an inlet opened between it and Block Island Sound creating one of the best protected harbors on the northeast coast.

Most of Fisher's buildings were sheathed in stucco and evinced a variety of revival styles popular for upper middle class suburban developments in the 1920's, including Colonial Revival, Spanish Mission Revival and Tudor. Unlike the formal grandiose estate development on much of Long Island, the resort developed at Montauk by Fisher and his associates was not a statement of wealth and power but an informal community devoted to play and recreational activities such as swimming, boating and tennis.

The great hurricane of 1926 that devastated Miami slowed Fisher's project, and the Great Depression ended the prospects of the Montauk resort complex just as it was gaining popularity. Fisher lost control of his project in the early 1930's and died in 1934. In the next two generations, the hotel went bankrupt and the Polo, Yacht and Surf clubs were demolished, leaving Montauk as much memory as reality, with only the Montauk Manor, the tennis auditorium, the Montauk Railroad station, the office building and some of the distinctive Tudor revival buildings of the central business district left to recall Fisher's vision and the legacy of Montauk's grand resort era.

Montauk has also had an extensive military history, beginning with naval encounters in the Revolutionary War, including the grounding of the British warship HMS Culloden off Culloden Point, a period when it functioned as a way station for returning veterans of the Spanish-American War including Teddy Roosevelt's Rough Riders, and as an extensive coastal defense battery during World War II.

In addition the Coast Guard maintained a number of installations along the coast for wartime observation and warning against invasion, at Ditch Plains, Napeague, and Amagansett, and a network of observation bunkers at isolated locations like Shagwong in Montauk and on Whale Hill on Gardiner's Island. In fact a German submarine landed an espionage team on the beach at Amagansett during the war, and they blithely took the LIRR train into Manhattan, to be discovered weeks later only when a member of the band, which had by then dispersed, found a guilty conscience and turned himself in. The Coast Guard station at Star Island in Lake Montauk is the sole operational survivor of this observation network; it was originally located at Napeague as the life-saving station, and later barged to Montauk Harbor.

Structures of historical importance from World War II have just recently reached the fifty year mark necessary for listing on the State and National Registers, and include artillery fire control stations, bunkers and other coastal defense structures. The structures attest to the strategic importance of the Town in the Eastern Defense Shield. Camp Hero, a military installation during World War II and today part of the State's parkland holdings in Montauk, contains the most intact examples of artillery fire control stations used during World War II. These utilitarian concrete structures were given a facade treatment to disguise them as residential cottages. The remains of other fire control stations used during the war still exist, though some have been converted to dwellings.

C. INVENTORY OF HISTORIC RESOURCES BY REACH

This inventory is not exhaustive, as it relies on secondary sources and previously compiled surveys. In addition, not all the resources listed possess the necessary integrity for inclusion on the State and National Registers, or would justify protection under a local historic preservation ordinance. However, they are nonetheless important to the historical understanding of the Town. Resources included in the Town's Intensive Level survey and found to possess the integrity to support nomination to the State and National Registers of Historic Places are so indicated. Resources which are already Register-listed are so indicated. Suffolk County tax map numbers accompany the descriptions in parentheses where applicable. (See [Map VIII-1](#))

Reach 1

The Monks House, located at the end of Mile Hill Road overlooking Northwest Harbor, was built ca. 1895 and incorporated an earlier farmhouse (72-1-3.31).

Cedar Point Lighthouse, built in 1868 and associated with navigation to the port of Sag Harbor, is located within the Cedar Point County Park (34-1-1).

Ruins within the Grace Estate Preserve are associated with the early settlement of Northwest (90-2-9.1 and 54-3-31).

The Russell/Payne cemetery, an Indian campsite, and the ruins of early houses are all resources within the State-owned land at Barcelona Neck (111-1-1.3, 1.4 & 1.7-1.13).

Reach 2

The Duke prehistoric archeological site is located on the western shore of Three Mile Harbor (74-5-30.1).

The Hands Creek Town Park has archeological potential due to its association with the Ashawagh Indian settlement (74-5-1).

The Bianco site, located to the south of Hands Creek on the shore of Three Mile Harbor, has been found to contain a prehistoric and historic archaeological site (74-7-27,-28,-29).

Two properties which were found eligible for listing as part of the Springs Multiple Resource Area are the John Edwards House (Duck Creek Farm) on Three Mile Harbor Road (59-2-17.1); and the Zadoc Bennett House, located on Three Mile Harbor Road (77-4-2).

Reach 3

The proposed Springs Historic District lies partially within this reach. The Jackson Pollock-Lee Krasner House and Studio (also known as the Henry Hale Parsons House) is a contributing building within the historic district, and was listed on the National Register of Historic Places in April 1994 due to its association with the artists. It was also listed individually as a National Historic Landmark at this time. The following summary of its importance is extracted from the National Register nomination form (OPRHP, 1994):

This 1.5 acre site is located to the east side of Fireplace Road in Springs.

The Jackson Pollock House and Studio is made up of four buildings. The two-story, front-gabled, shingled house and a wooden, partly shingled barn have historic significance dating from the late nineteenth century. It is typical of many of the buildings in the area that date from this era.

The property is of national importance. From 1945 to 1984, the property was owned by the artists Jackson Pollock (1912-1956) and Lee Krasner (1908-1984), who used the site as their primary living and working spaces. The house and barn represent the greatest single site associated with the birth of Abstract Expressionism, the movement that catapulted American painting onto an international stage.

After Krasner's death, the site and its contents were taken over by the Stony Brook Foundation, a non-profit affiliate of the State University of New York, expressly to preserve and restore the house and studio and to convert the non-contributing structures into research facilities on Pollock, Krasner and other Long Island artists. Because the property passed directly from Krasner's estate, it accurately reflects the artists living and working environment.

Other properties found eligible for nomination as part of the Springs Multiple Resource Area include the Elnathan Parsons house located on the corner of Hog Creek Lane and Fireplace Road (24-13-11); the Hezekiah Edwards house, located on Barnes Hole Road (103-9-28); and the second Howard Ross House, located on Barnes Hole Road (103-9-36).

The Dennistoun M. Bell House and associated structures (103-11-12, 104-2-6, -7, & -8) were evaluated in the Intensive Level Survey and recommended for listing on the State and National Registers as an example of the "County House" property type. However, the main house has since been destroyed by fire, and some of the accessory structures, located on separate lots within a subdivision, have been removed.

Reach 4

The Mrs. Mortimer Levering House (151-2-14.2), built in 1910, has been evaluated in the Intensive Level Survey and recommended for listing on the State and National Registers as an example of the "Country House" property type.

The Devon Yacht Club on Abrahams's Landing Road was built in 1909 by the Devon Colony owners (127-3-16).

On Hicks Island within the Napeague State Park are the ruins of the Swan Finch Company fish factory (86-1-1). The remaining buildings of the Smith Meal company fish factory are located on Cranberry Hole Road (128-1-32).

The "Art Barge", or Victor D'Amico Institute of Art, a former barge moved to the site in the 1950's by the Museum of Modern Art, operates as a summer art center and is a significant cultural resource in Napeague (109-1-21).

A concentration of small 20th century cottages, once used as summer camps and fishing shanties, line Shore Road on the bay side at Lazy Point.

The Mackay Radio Station constructed on Napeague Harbor Road prior to 1930 may be significant due to its association with the history and technology of international radio communications.

Reach 5

Second House was originally built in 1797 at the time that Montauk was used as a common pasture and was altered in 1879 when the structure was used as a boarding house. The site is owned by the Town (48-3-31 & 37)

The site of the HMS Culloden shipwreck was listed on the National Register of Historic Places in March 1979. The following summary of its importance as an archaeological site is extracted from the National Register nomination form (OPRHP, 1979). This site is located in Block Island sound in the vicinity of Culloden Point.

The HMS Culloden, a 74-gun British frigate was launched in 1776 after its construction at the royal shipyard in Deptford. The vessel ran aground on January 1781 during a severe winter storm. Initial salvage was conducted through March 1, 1781, when much of the ships stores and rigging were removed and ferried to shore, along with the upper and quarter-deck guns. Subsequently, the vessel was burned to the water line by the British.

Further salvage of the abandoned frigate began after the British abandoned Long Island. More guns were salvaged in 1781 and pig iron and another gun was salvaged in 1815. No other record of salvage or investigation occurs until 1971, when parts of the ships structure was discovered. Further artifacts were recovered and reported in later years.

The HMS Culloden shipwreck site is significant not only for its historical connection with the American Revolution, but also because it represents a record of British nautical technology for the period.

There is also a recently documented Native American archeological site at Culloden Point, which was found eligible for listing on the National Register.

Structures within this reach associated with developer Carl Fisher include the Montauk Arms Apartments, built in 1927 and located on Second House Road; Shepherds's Neck Village, consisting of approximately 25 small Tudor-revival style workers cottages built by Carl Fisher between 1926 and 1927; Montauk School, built in 1928 and located on Second House Road; and the Montauk Railroad Station located on Edgemere Road, and built in 1927.

Reach 6

Most of the structures associated with the developer Carl S. Fisher are found in this reach. Three structures are listed on the National Register of Historic Places: the Montauk Manor on Fairmont Avenue, built in 1926, the Montauk Tennis Auditorium on Edgemere Road, built in 1929, and the Caleb Bragg Estate on Star Island, built in 1929.

Montauk Manor

Montauk Manor was listed on the National Register of Historic Places in August 1984. The following summary of its importance is extracted from the National Register nomination form (OPRHP, 1984). This property is located on an undeveloped hill overlooking Montauk and its surrounding coastal waters.

Designed by Schultze and Weaver and built in 1926, the brick and stucco building is three and a half stories, with a symmetrical H-shape plan, gable roofs and a large tower. It is a conspicuous local landmark with a distinctive English Tudor revival style exterior. A former hotel, it is now a resort. The interior has guest rooms, numerous public rooms and associated service areas.

Montauk Manor is historically significant as a major resort hotel built at the height of the transformation of Montauk into a resort community. It was the centerpiece of Carl Fisher's Montauk Beach development and it is the one of the few remaining local historic resources associated with the growth of Montauk as a resort.

Caleb Bragg Estate

The Caleb Bragg Estate was listed on the National Register of Historic Places in February 1987. The following summary of its importance is extracted from the National Register nomination form (OPRHP, 1987). This 4.2 acre waterfront estate is situated on Star Island in Lake Montauk.

Designed by the prominent architectural firm of Walker and Gillette and built in 1929, the estate contains seven contributing historic buildings and one contributing structure, all set

within a well maintained landscape that itself contributes to the significance of the property.

Unlike the large mansions that dominate many of Long Island's early twentieth century estates, the Bragg Estate has several relatively small buildings of similar size and appearance that serve the functions of the estate. This grouping of structures displays a picturesque cottage like appearance. The eastern portion of the estate has open lawns and unobstructed views of Lake Montauk.

The centerpiece of the estate is the group of three buildings in the middle of the property. These provided the living quarters and a guest house. These buildings are similar in design and detail, featuring distinctive high gable roofs with dormers, prominent central gable ends, entrance porches, casement windows and balconies. All of the estate buildings have smooth stucco exterior walls and all but one have terra-cotta tile roofs. The interior of the buildings remain largely intact.

The Caleb Bragg Estate is historically and architecturally significant as a distinguished example of an early twentieth century estate that recalls Montauk's extensive development as a fashionable summer resort during the 1920's. Built at the height of this resort development, the estate retains a high level of integrity and it is one of the few remaining properties that reflect the important episode in the development of Montauk.

Montauk Tennis Auditorium

The Montauk Tennis Auditorium was listed on the National Register of Historic Places in February 1988. The following summary of its importance is extracted from the National Register nomination form (OPRHP, 1988). This structure is located on a 4.4 acre parcel on Edgemere Street.

The Montauk Tennis Auditorium was one of the central buildings of the great resort planned by Carl Fisher. It was erected in 1928-9 and was intended to provide recreation for guests at the nearby Montauk Manor. The auditorium was designed in the same picturesque Tudor form that characterizes much of the remaining resort structures. The main gabled roofed volumes mark the great tennis halls, while the lower shed roofed volumes contain the lobby and lounges. The exterior is sheathed with plywood and stuccoed, while rough fieldstone forms the base of the building. Designed to provide seating for 6,000, part of the interior tennis courts and seating area has been converted into a theater.

The auditorium is architecturally and historically significant as an unusual large scale example of an indoor tennis auditorium from the late 1920's. It is an important component of the resort complex planned for Montauk.

The Tennis Auditorium, now in a deteriorated state with gaping holes in the roof, was recently acquired by the Town, and plans are being formulated for its renovation as a community center.

Other historic properties associated with Fisher include the following: Fisher Office building on the Plaza, 1927; Security and Professional Building, Euclid Ave, 1928; Montauk Manor Barn, built

1927, located on Fairview Ave.(16-2-22); Star Island Gateway, ca.1927; Carl Fisher House on Foxboro Road, 1928; the Montauk Yacht Club on Star Island, built 1927; East Lake Drive gateway, built 1927; the L.R. Wasey House on East Lake Drive, ca. 1928, now known as the Montauk Lake Club (300-13-3-26); Thomas Ringwood House, West Lake Drive, Ca. 1928; Albin Pearson House, South Fairview Ave., Ca. 1928; the Waite Raymond house, on Gravesend Road, ca. 1930; the Arthur B. Wood house on Fairview Ave., ca. 1928.

Other structures of significance on Star Island include the Montauk Island Club, built in 1928; and the U.S. Coast Guard Station, which was formerly the Napeague Life Saving Station and was moved by barge to Star Island in 1955.

This reach also contains a large portion of Montauk County Park, which includes the following resources: Third House, now a County Park office; Indian Field, on which is a documented archeological site of the last Indian settlement in Montauk; and a coastal artillery fire control station built during World War II, which was later converted to a dwelling.

Also within this reach are remnants of a stone wall which was built from 1823 to 1832 and stretched from Fort Pond to Lake Montauk; two documented Indian burial grounds (lots 13-2-19 and 19-2-60); the Capurso prehistoric archeological site; the Landow prehistoric archeological site (16-2-17 and 28-1-1.1); the Fort Hill archeological site on which a 17th century Indian Fort was located and the adjacent Massacre Valley, which was the site of a battle between the Narragansetts and the Montauk.

Reach 7

The Montauk Lighthouse, built in 1797, is the oldest lighthouse in New York State. Montauk Point Lighthouse was listed on the National Register of Historic Places in July 1969. The following summary of its importance is extracted from the National Register nomination form (OPRHP, 1969). The Lighthouse is located on the bluffs overlooking Montauk Point.

President George Washington authorized the construction of the Montauk Point Lighthouse in 1796. Designed by John McComb, the architect for New York City Hall, the light is the oldest beacon established in the United States. This beacon was rebuilt in 1860. At that time, steps replaced an interior ladder and the height was increased by 28 feet. The massive octagonal structure, pyramidal in shape, is fashioned of cut stone with walls three feet thick enlarging to 12 feet thick at the base. Outbuildings for living quarters were also rebuilt in 1860 and the site includes a number of other structures that contribute to the significance of the property.

When originally constructed, the lighthouse was situated nearly 100 yards from the shoreline. Erosion of the bluffs has been substantial and now the lighthouse stands almost on the shoreline. The US Army Corps of Engineers has recently completed a major shoreline fortification project to protect the lighthouse. A Cultural Resources Study, carried out as part of this project, highlighted the historical and architectural importance of the site and identified prehistoric features that pre-date the period of historic significance.

The Lighthouse is significant for its associations with George Washington and the early development of navigation in the country. It is an important example of lighthouse design and construction. The light's location on the important approach to New York Harbor has made it a landmark for ocean navigation. It is also an important scenic attraction for tourists on the East End of Long Island.

Other structures at Montauk Point have been included in a proposed historic district, as per a report prepared by the Army Corps of Engineers.

Reach 8

Camp Hero, part of land held by the State, was an army facility during World War II and contains structures dating from that period which attest to East Hampton's strategic importance during World War II. A consultant for OPRHP has evaluated the surviving structures at Camp Hero, and the Field Services Bureau of OPRHP is of the opinion that the site as a whole is not eligible for the State Register of Historic Places (Cashin Associates, 3/99). The Town is interested in seeing Camp Hero and its associated structures more thoroughly evaluated within the regional historical context of the Eastern Defense Shield, and would like to see its historic role recognized in some fashion.

The Montauk Association Historic District, consisting of seven 19th century cottages designed by the architectural firm of McKim Meade and White, was listed on the National Register in October 1976. This resort, established by a group of wealthy New Yorkers, is a site of profound significance in the development of American landscape architecture, community planning, and architectural design. The Historic District, encompassing approximately 100 acres, is located on a ridge to the east of Ditch Plains overlooking the Atlantic Ocean. The following narrative is extracted from the National Register Nomination form for Montauk Association National Historic District (OPRHP, 1976):

A prime mover in the seasonal exodus to eastern Long Island was Brooklyn financier Arthur W. Benson, who purchased much of the Montauk peninsula for \$151,000 in 1879 as a speculative venture. Benson envisioned an exclusive resort colony of summer cottages to be developed at Montauk Point, and toward this end interested several of his New York associates in the enterprise. Benson's group, which included lawyers Robert and Henry DeForest, in 1881 commissioned noted landscape architect Frederick Law Olmsted to plan the site.

Other New York friends soon joined with the original group to form the Montauk Association the same year. The membership included businessmen Henry Sanger and Alfred M. Hoyt, author William L. Andrews, merchant and financier Alexander E. Orr, and Cornelius R. Agnew, a prominent ophthalmologist.

Olmsted's plan for the Montauk Association colony utilized existing contours, taking maximum advantages of vistas and prevailing sea breezes. The asymmetrical design placed

individual structures in a natural setting along a ridge facing the Atlantic. Connecting the buildings of the complex was a maze of unpaved roads and trails.

Soon after the Montauk Association was organized in 1881 the group contracted with the prominent New York architectural firm of McKim, Mead, and White for a design for their clubhouse, the central structure in the summer colony. Begun in the fall of 1881, the clubhouse was completed in 1883 and stood near the site of the present Tweed house. The building accommodated fifty guests, and the seven member families dined there frequently. The clubhouse burned in 1933.

While the central clubhouse was under construction, each member of the Montauk Association commissioned McKim, Mead, and White to design his own cottage, to be built on one of the plots flanking the clubhouse in accordance with Olmsted's site plan. McKim, Mead, and White prepared plans for the seven association houses in 1882, and all were built by the end of 1883. Ranging in size from the small, modest Benson and Andrews cottages to the large, imposing Hoyt and Orr residences, the Montauk Association houses share a similar spatial arrangement and large dominant gable. All are outstanding early examples of the innovative "shingle-style" resort architecture being developed by H.H. Richardson, McKim, Mead, and White, and their imitators during the early 1880's.

In their freedom of design and massing, the Montauk Association houses underscore the sensitivity of McKim, Mead & White, to the relationship between their architecture and its natural surroundings. Moreover, the textures created using shingle coverings and the decorative effects achieved with gables, moldings, pediments, and balustrades recall the vernacular architecture of colonial New England, a rich heritage rediscovered and revived by Charles F. McKim and Stanford White after 1878.

The Montauk Association complex, which ultimately included the clubhouse, seven cottages, a laundry building, a large stable, and private beaches, remained a haven for the sporting resort life enjoyed by its members for over forty years. Private yachts often transported the wealthy seasonal tenants from New York to Montauk for the summer, while extra baggage was shipped by rail to Sag Harbor and hauled to the Montauk colony by wagon. Fishing, yachting, and other outdoor sports filled the leisure time of Association members during the four summer months, and the Montauk community developed as an exclusive resort area to rival the nearby Hamptons.

As the original members of the Association passed away or became less active, the Montauk properties changed hands repeatedly. The 1920's saw the arrival of Carl Graham Fisher (1874-1939), a real estate developer and multimillionaire who purchased the former DeForest cottage. Carl Fisher envisioned and promoted a future Montauk as the "Miami of the North". Fisher and other property owners were ruined by the Great Depression of the 1930's, during which time many of the Association houses were closed up by their owners. With the return of seasonal vacationers to eastern Long Island following the Second World War, the cottages again became private summer residences.

The Montauk Association Historic District includes a complex of seven "cottages" designed and built between 1881 and 1884. It also includes the sites of two former structures which were part of the original complex, a community laundry and a stable. The boundaries of the Historic District approximate those of the original complex of 1881, except in the vicinity of Ditch Plains, where development has encroached upon the former Association property. Two modern residences are presently located within the Historic District, neither of which visually intrudes upon the setting of the Historic District.

Architecturally, the cottages are a response to their natural surroundings: each is situated and planned so as to take advantage of ocean views and prevailing sea breezes. The stylistic freedom displayed in the architecture of each "cottage" compliments the overall setting of the Montauk Association complex.

Varying in size and detail, the cottages are superb early examples of American "shingle-style" resort architecture. The individual "cottages" follow no common plan, though all are rambling, gable-roofed frame structures characterized by wide verandas, balustrades, and shingle covering. Decorative elements give variety to the elevations and wall surfaces of the cottages. The interiors of the Montauk Association houses epitomize the cottage architecture of the 1880's.

Olmsted's site plan for the Montauk Association colony took maximum advantage of surrounding natural features, utilized existing contours, and exploiting the extensive vistas and prevailing sea breezes. The asymmetrical design placed individual structures in a natural setting along a ridge facing the Atlantic. Connecting the buildings of the complex was a maze of unpaved roads and trails which conformed to the undulating topography of the area.

Little formal landscaping was attempted, and the former Association properties retain the natural environment of low tangled scrub growth and marshland incorporated in the original design for the site. The natural coastal marshes and tangled undergrowth of the Montauk peninsula became integral elements in Olmsted's overall scheme. Despite the demise of the Montauk Association, the site today remains a significant example of Olmsted's pioneering design concepts in landscape architecture.

Although the Montauk Association no longer exists, the houses continue in use as private residences. The Montauk Association Historic District retains its key elements and preserves a sense of the leisure life enjoyed by Montauk's wealthy seasonal residents during the last quarter of the nineteenth century. The rambling style of the Montauk Association houses and their natural surroundings reflect the sensitivity of Olmsted and McKim, Mead, and White to the interrelationship of environment and architecture.

McKim, Mead and White share credit for initiating the "colonial revival" in American architecture of the late nineteenth century. Their work in the innovative Montauk

Association houses of 1882-1883 are significant landmark structures in the emergence of the "shingle style" and the transition toward modern architectural trends.

The Montauk Association was symptomatic of changing economic and social conditions in America during the late nineteenth century. It represented a new response to nature and the out-of-doors, and was above all a significant attempt at resort planning, at constructing an alternative to the usual urban mode of existence. As an experiment in landscape architecture and architectural design, the Montauk Association was an unparalleled success.

Individual cottages within the Historic District:

Agnew House (1884): This dwelling is a rectangular two and one-half story, gable-roofed frame cottage with central brick chimney. A two-story gabled projection at the east and west ends, a gable-roofed wing abutting the north elevation, and a one-story veranda extending half the length of the south elevation are notable features of this moderate sized cottage.

Benson House (1883): A one-story balustraded veranda extends around the east, south, and west elevations of the Benson cottage. This nearly square two-story structure with central chimney retains its original scalloped shingle sheathing on the north elevation.

Sanger House (1883): This moderate-sized shingled cottage with veranda, attached rectangular wing, and transverse gable is notable for its fine interior detail. The rich wood wainscoting, moldings, fireplace mantels and paneled ceilings together with lattice panels and an ornate stair balustrade reflect the best design elements of McKim, Mead and White.

Hoyt House (1883): The largest of the Montauk Association cottages, this rectangular, gable-roofed structure is two and one-half stories high. Clapboards cover the first story, while the upper story and projecting gables are sheathed in shingles. The Hoyt house was poorly altered during the 1950's when it was briefly converted to a restaurant and hotel. The veranda was enclosed and six bathrooms were added. The house retains its fine wood paneling, overmantel, decorative batten ceilings, and an ornate staircase resembling that of the Sanger cottage.

Andrews House (1884): This is the smallest of the Association houses. A one-story veranda with gable roof extends across the south elevation, at right angles to the projecting second-story porch formed by the gable roof of the cottage. Despite some interior alteration, the original moldings, wainscoting, and staircase remain in an excellent state of preservation.

DeForest House (1882): Clapboarded around the first story, the DeForest cottage is shingled on its upper one and one-half stories. Dominating the south elevation is a veranda terminating in a polygonal porch projection. The veranda has been enclosed during the twentieth century. Patterned shingles, bands of fenestration, and two ornate brick chimneys are noteworthy exterior features of this fine shingle-style cottage.

Orr House (1883): The horizontal emphasis of this rambling rectangular structure is relieved by a pair of transverse second-story gables which project on the south elevation. A broad, balustraded, one-story raised porch surrounds the east, south, and west elevations. A central brick chimney and a small decorative tower with bell-cast copper roof provide vertical thrust to this long gable-roofed cottage. N.B. Orr House burned down in March, 1997 and is being reconstructed.

Stone House, built 1912 by Grosvenor Atterbury was destroyed by fire in 1991 and rebuilt (22-1-3.3).

Deep Hollow Ranch, located on County Parkland, no longer contains any historic structures, but is a use which aids in the historic interpretation of this site which was once a common pasture for cattle.

The Carl Fisher polo stables, built in 1927, retain the integrity of their historic setting and are still used as part of a horse farm on Montauk Highway.

Reach 9

The remains of two Artillery Fire Control Stations eligible for listing on the State and National Registers of Historic Places are located in the Shadmoor property on a high bluff overlooking the ocean (28-9-46.1 and -46.2).

Structures within this reach associated with Carl Fisher include the Montauk Beach Gateway, ca. 1927, located on Old Montauk Highway just east of Hither Hills State Park boundary; Montauk Tavern Building, located on south side of Montauk Highway, built 1928; Montauk Community Church, Montauk Highway, 1928; Church of Saint Therese, Montauk Highway, 1930.

Reach 10

Within the Hither Hills Park is located a colonial era cemetery and the remains of the foundation of first house, which was built in 1798 to replace a 1744 dwelling (86-2-5).

The Bluff Road Historic District, evaluated in the Intensive Level Survey and recommended for listing on the State and National Registers, lies partially within this reach. Although the portion of the district which lies within the reach does not contain any contributing structures, the duneland is important to the historic setting and interpretation of the houses within the district.

An Artillery Fire Control Station is now converted to a beachfront residence on the western boundary of Napeague State Park.

Former structures and remnants of structures still exist from the Atlantic Avenue Coast Guard Station, including the present Town Marine Museum and Lamb buildings on Bluff Road. Other buildings have been moved from the site and converted to nearby residences.

The Edward E. Bartlett House (189-5-2.1), located on Further Lane in Amagansett and built in 1914, has been evaluated in the Intensive Level survey and recommended for individual listing as an example of the "Country House" property type.

The George S. Davis House, built in 1884 and located on Indian Wells Plain Highway in Amagansett, has been evaluated in the Intensive Level survey and recommended for individual listing on the State and National Registers as an example of the property type "Summer Cottages."

Reach 11

The Wainscott Historic District, evaluated in the Intensive Level Survey and recommended for listing on the State and National Registers lies partially within this reach.

The Nathan Sanford House, built ca.1892 and located on Main Street in Wainscott, has been evaluated in the Intensive Level Survey and recommended for listing on the State and National Registers as an example of the property type "Victorian Dwellings."

The Wainscott Windmill was listed on the National Register of Historic Places in December 1978 as part of the Wind and Tide Mills of Long Island Thematic group. This thematic listing collectively illustrates the diverse and sophisticated technical knowledge which Long Island's talented artisans brought to bear on the problems of industrial power transmission in a low energy society and remain a significant link with America's "Wooden Age". The following summary of the importance of the Wainscott Windmill is extracted from the National Register nomination form (OPRHP, 1978). The Wainscott Windmill is located on the grounds of the Georgica Association.

Formerly a wind powered grist mill constructed in 1813, the Wainscott Windmill now serves as a visual decorative element within a residential community. It is an octagonal, timber-framed structure sheathed in weathered shingles and features a sophisticated fantail cap. It is one of the few remaining early windmills on Long Island, and is one of only seven Long Island windmills containing major internal machinery. It is the only extant windmill attributed to Samuel Schellinger, who succeeded the Dominy family as the principal millwright of eastern Long Island.

Reach 12

The Gardiners Island Historic District was evaluated in the Intensive Level Survey and recommended for listing on the State and National Registers in its entirety.

The Gardiners Island Windmill was listed on the National Register of Historic Places in December 1978 as part of the Wind and Tide Mills of Long Island Thematic group. This thematic listing collectively illustrates the diverse and sophisticated technical knowledge which Long Island's talented artisans brought to bear on the problems of industrial power transmission in a low energy society and remain a significant link with America's "Wooden Age". The following summary of the importance of the Gardiners Island Windmill is extracted from the National Register nomination form (OPRHP, 1978). It is located on the "mill lot", a knoll on the western shorelands of Gardiners Island overlooking Cherry Harbor and Gardiners Bay.

The Gardiners Island Windmill, constructed in 1795 and still in its original location, is an octagonal, three story, shingle clad smock mill with boat-shaped cap. It is one of four extant Long Island windmills built by the famous Dominy family of craftsmen from East Hampton. With all its machinery intact, the windmill has remained a part of the historic Gardiner Estate since its construction. The continuous ownership by the Gardiners and its isolated location have helped to preserve this technologically significant structure.

Numerous other historic buildings, the Gardiner family cemetery, and artifacts of the island's agrarian/maritime economy are also of importance, making the island as a whole one of the most significant and intact remnants of colonial history on the east coast.

The World War II observation bunker atop Whale Hill on the island's northern shore was part of the Eastern Shield coastal defense network which linked artillery positions at Montauk, Gull Island, etc. set up to defend the mouth of Long Island Sound.

D. EVALUATION OF HISTORIC RESOURCES

The historic importance of structures, areas, and sites in the Town of East Hampton have been recognized on a state and national level through the State and National Registers of Historic Places. Included among the resources which are listed on the National Register are the Montauk Association Historic District consisting of the seven original cottages and surrounding natural landscape, the Montauk Lighthouse, also a candidate for National Historic Landmark status as the oldest lighthouse in New York State, the Wainscott Windmill in the Georgica Association, and numerous other individual properties.

In 1983 a survey of the historic resources in the hamlet of Springs resulted in a proposed historic district and the proposed listing of several individual properties as part of a "Springs Multiple Resource Area" designation. Although found eligible for listing by the State Review Board, the district and properties were never actually listed on the State and National Registers. Some of the properties surveyed in 1983 have since lost their integrity.

In 1989 a Phase One reconnaissance survey was completed as part of a Historic Preservation Report for the Town of East Hampton. This report identified sites and structures already listed on the State and National Registers, and provided an inventory of structures which were of historic importance. A Phase Two intensive level survey was completed in 1990, which narrowed its scope to resources within the hamlets of Amagansett and Wainscott and on Gardiner's Island. The Phase Two survey evaluated the integrity of sites and structures of historical importance, and identified districts and properties which had sufficient integrity to be nominated for listing on the State and National Registers of Historic Places. The Town proposes updating these surveys (see **Projects**).

Many of the resources contained within the waterfront reaches have already been identified and evaluated using the property type criteria developed in the Phase Two survey. Additional property types may be developed upon the evaluation of other waterfront resources, related to archaeological resources, coastal defense, navigation, cultural and economic history of the town, etc.

The Town also proposes to develop and refine a cultural resources sensitivity model (see **Projects**) to better identify and protect archaeological, historical and cultural resources during the planning and zoning process and to incorporate National Register criteria into local procedures.

East Hampton's coastline has a history of shipwrecks and other maritime activity, as well as revolutionary, colonial, contact and pre-contact cultural activity or artifacts that may now be submerged. Some of these have been recognized on Town maps published over the years. As noted, the Culloden wreck site has been included in the National Register of Historic Places

These submerged historic resources can provide substantial economic benefits to the local economy as heritage tourism and sport diving attractions. Submerged wrecks, besides attracting recreational divers, are often good fishing sites as well. Recognizing the importance of the commercial and recreational fishing industries, the Town is concerned that any designated shipwreck preserve not impinge unnecessarily on fishing around the wreck site.

New York's Interagency Ad-Hoc Committee for Submerged Cultural resources, which is responsible for establishing shipwreck preserves (such as the Land Tortoise in Lake George), is comprised of the Office of General Services, the Department of Environmental Conservation, the Office of Parks, Recreation and Historic Preservation, the New York Department of State, and the New York State Museum.

E. RECOMMENDATIONS

Phase Two of the Town's Historic Preservation Report contained recommendations for the establishment of a local historic preservation ordinance, and other preservation planning programs which could be implemented by the Town. Development of an historic preservation local law is proposed as an LWRP project (see **Projects**). The scope of the legislation would necessarily extend townwide to include areas beyond the coastal zone.

The two-volume Historic Preservation Report has been accepted into the Town's Comprehensive Plan, although the Town has not yet developed the historic preservation legislation, and National Register nominations have not been prepared for all the districts and properties identified in the report.

Through the Town's implementation of the State Environmental Quality Review Act, the review of most proposed projects includes an assessment of potential impacts to historic and archeological resources.

While the Historic Preservation Report has identified extant structures of historical significance, no comprehensive survey exists of all the identified archaeological sites within the Town. The State Office of Parks Recreation and Historic Preservation has published a "Circles and Squares" map indicating the frequency of archeological sites throughout the Town. However, a survey which more accurately identifies the location of known archeological sites would be a useful tool in assessing the potential impacts of development proposals, and would be an indicator which would justify an

in-depth archeological study of the property in question. Unfortunately, because of amateur digging and looting that could compromise the integrity of such sites, and other preservation concerns, information of this type would have to be kept secure from the general public. This may not be practical given the need for open government, requirements for public information and the wide latitude of the Freedom of Information Act. In the meantime it is recommended that the Town develop and incorporate into the permitting process a sensitivity model and related standards for the identification and protection of historic and pre-historic resources (see **Projects**).

Culturally significant landscapes, such as sites historically favored by artists, cranberry bogs and farm fields, and other sites which are significant to the cultural, economic, and historic development of the Town should also be identified through the survey and sensitivity model.

F. HISTORIC RESOURCES POLICY #23

POLICY 23 PROTECT, ENHANCE AND RESTORE STRUCTURES, DISTRICTS, AREAS OR SITES THAT ARE OF SIGNIFICANCE IN THE HISTORY, ARCHITECTURE, ARCHEOLOGY OR CULTURE OF THE STATE, ITS COMMUNITIES, OR THE NATION.

Explanation of policy:

Among the most valuable of the Town's man-made resources are those structures or areas which are of historic, archeological, or cultural significance. For a description of these resources see the accompanying Inventory and Analysis.

Protection of historic resources must include not just specific sites, but areas around specific sites, and areas of significance to cultural and economic history. These sites must be sufficiently broadly defined to include standing and subsurface historical remains, prehistoric localities and/or sites, and geographical areas of cultural, historical, economic and environmental significance. This policy is not to be construed as a passive mandate but must include effective efforts to identify, protect, restore, or revitalize historic structures, both standing and subsurface, and/or prehistoric resources, either through preservation in place or through adaptive reuse. While the Town is concerned with the preservation of all historically significant resources, the LWRP actively promotes the preservation of historic and cultural resources within the coastal boundary which have a coastal relationship.

Structures, districts, areas, sites or resources of significance to the history, economic history, cultural traditions, architecture, archeology or cultural history of the Town of East Hampton, the State, or the Nation may comprise the following:

- (1) A local landmark, park, or locally designated historic district that is located within the boundary of the Town of East Hampton Local Waterfront Revitalization Program.
- (2) A resource on or nominated to be on, or determined eligible for nomination to be on the National or State Registers of Historic Places.

- (3) A resource on or nominated to be on, or eligible for nomination to, the State Nature and Historic Preserve Trust.
- (4) An archeological resource which is on the State Department of Education's Inventory of Archeological Sites or on the archeological sensitivity model of the New York State Office of Parks, Recreation and Historic Preservation, or found through SEQRA, or through the discovery and compliance process of East Hampton Town, or through local sources, to be of local, regional or national significance relative to the eligibility criteria of the State and National Register of Historic Places. This assumes, as part of the Town's Comprehensive Plan, that the identification, definition, and evaluation of local historical and archaeological resources represents an ongoing and incremental process of local preservation and protection.
- (5) In addition to these areas of architectural and historical sensitivity, sites in the coastal zone of potential significance to the history, archaeology and culture of the Town which shall also be protected under this policy by all practicable means shall also include, but not be limited to the following:
 - (a) Cultural landscapes of pre-historic or aboriginal significance including those surrounding spiritual or ritual sites, burial sites, and areas of concentrated habitation or economic activity.
 - (b) Cultural landscapes relating to the economic history, culture history or esthetic history of the Town.
 - (c) Localities of historic or pre-historic structures, whether standing or not standing, or activities, including the subsurface remains thereof, and including waterfront structures relating to port facilities, docking, fishing, or whaling facilities, including submerged and other marine resources. Marine resources may include submerged structural remains of vessels, as well as "wash zones", due to tidal action, of associated artifacts.
 - (d) Colonial and prehistoric communication networks, such as old roads and trails, including contemporary roads which may have been built over colonial routes.
 - (e) Structures, localities or sites which reflect or are significant to patterns or periods of local economic activity, e.g. whaling stations, cranberry bogs, brick factories, smiths, shipping points and landings, wampum manufacture, signal stations, lighthouses, centers of agricultural activity, taverns, inns or way stations.
 - (f) Any site or activity of historical research potential of local, regional, or national significance more than fifty years old, e.g. cemeteries, mills, tidal

mills, traditional fisheries and fishing techniques, World War II military installations.

The above shall reflect both the concerns raised by the sensitivity model of the NYS Office of Parks, Recreation, and Historic Preservation, as well as the planning priorities and mandates of the Town of East Hampton.

Structures, districts, and sites, among others, in the Town of East Hampton area that are of historic, architectural, archeological, or cultural significance meriting protection under this policy are listed in the accompanying Inventory and Analysis. The Inventory is indicative rather than definitive, and it is expected that additional significant structures, districts and sites will be discovered through future research, or be included within the fifty year criterion.

Many one-mile square sites shown on the New York State Historic Preservation Office Site File Map, and many one-mile diameter sites shown on the New York State Archeological Site Locations Overlay Map, are sites within or near the Town's coastal boundary having the potential of being archaeologically significant. These sites are concentrated in Reaches 1, 2, 5, 6, and 7. Given the strong possibility of zones of archeological sensitivity within the waterfront area, public agencies and private parties attempting to undertake activities shall as part of the SEQRA process or locally mandated planning and environmental review procedures, consult with the State Office of Parks, Recreation, and Historic Preservation to determine whether significant archeological resources have been previously identified at proposed development sites and, further, take appropriate measures through the East Hampton Town locally mandated planning procedures or SEQRA guidelines to identify, define, and evaluate the potential presence of historic or prehistoric resources, which may be of local, regional, or national significance relative to either New York State or Federal National Register criteria for significance. If such resources are identified, the planning and permit process shall include mitigation through avoidance via design alternatives, or if avoidance is documented to be impossible, the mitigation of impacts to resources through public acquisition, or appropriate mechanisms of study and documentation in accordance with U.S. Department of Interior standards and guidelines.

The following standards and guidelines apply to construction activity within or near the Town's historically significant resources to prevent significant adverse impacts:

All practicable means to protect structures, districts, areas or sites that are of significance in the history, cultural history, economic history, architecture, archeology or culture of the Town, the State, or the Nation shall be deemed to include the consideration and adoption of any techniques, measures, or controls to prevent a significant adverse change to such significant structures, districts, areas or sites. A significant adverse change includes but is not limited to:

- (1) Alteration of or addition to one or more of the architectural, structural, ornamental or functional features of a building, structure, or site that is a recognized historic, cultural, or archeological resource or component thereof. Such features are defined

as encompassing the style and general arrangement of the exterior of a structure and any original or historically significant interior features including type, color and texture of building materials; entry ways and doors; fenestration; lighting fixtures; roofing, sculpture and carving; steps; rails; fencing; windows; vents and other openings; grillwork; signs; canopies; and other appurtenant fixtures and, in addition, all buildings, structures, outbuildings, walks, fences, steps, topographical features, earthworks, paving and signs located on the designated resource property. (To the extent they are relevant, the Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" shall be adhered to.)

- (2) Demolition or removal in full or part of a building, structure, or element of the cultural landscape that is of relevance to the structural and historical integrity of an historic, cultural, or archeological resource or component thereof, to include all those features described above plus any other appurtenant fixture associated with a building, structure, or the subsurface remains of an identified cultural resource.
- (3) All proposed actions within 500 feet of the perimeter of the property boundary of the historic, architectural, cultural, or archeological resources and all actions within an historic district that would be incompatible with the objective of preserving the quality and integrity of the resource. Primary considerations to be used in making judgement about compatibility should focus on the visual and locational relationship between the proposed action and the special character of the historic, cultural, or archeological resource. Compatibility between the proposed action and the resource means that the general appearance of the resource should be reflected in the architectural style, design material, scale, proportion, composition, mass, line, color, texture, detail, setback, landscaping and related items of the proposed actions. For historic districts this consideration would include infrastructure improvements or changes, such as, street and sidewalk paving, street furniture and lighting.

This policy shall not be construed to prevent the construction, reconstruction, alteration, or demolition of any building, structure, earthwork, or component thereof a recognized historic, cultural or archeological resource which has been officially certified as being imminently dangerous to life or public health. Nor shall the policy be construed to prevent the ordinary maintenance, repair, or proper restoration, according to the U.S. Department of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, of any buildings, structure, site or earthwork, or component thereof of a recognized historic, cultural or archeological resource which does not involve a significant change to the resource, as defined above.