

97SD0236

HISTORIC AND NATURAL DISTRICTS  
INVENTORY FORM

FOR OFFICE USE ONLY

UNIQUE SITE NO. 10305.001075  
QUAD. \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

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

YOUR NAME: Town of Islip/SPLIA DATE: January 1990

Town Hall, 655 Main St.  
YOUR ADDRESS: Islip, L.I., N.Y. 11751 TELEPHONE: 516.224.5450

ORGANIZATION (if any): Dept. of Planning, Housing, and Development

\*\*\*\*\*

1. NAME OF DISTRICT: O Co'Nee District

2. COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: Bay Shore

3. DESCRIPTION:

O Co'Nee is a low, flat peninsula west of the Bay Shore business district. It is bounded by Great South Bay on the south, Main Street (Montauk Highway) on the north, the Village of Brightwaters on the west, and Clinton Avenue on the east. O Co'Nee is divided by Lawrance Creek (also called Manatuck River) which is a creek extending from north of Montauk Highway to the Bay. Many of the houses in O Co'Nee have frontage on the creek or on the two canals, one on the east and one between Lawrance Lane and West Lane.

4. SIGNIFICANCE:

-Refer to continuation sheet-

5. MAP:

-Refer to continuation sheet-

## 6. SOURCES:

Correspondence, Carl Starace, Islip Town Historian, 10/3/1980.  
"O Co'Nee", O Co'Nee Association, Inc., c. 1974.  
Tuttle, Etta A. A Brief History of Bay Shore, 1962, p. 86.  
Old Oakdale History, Vol. 1, 1983, p. 81.

## 7. THREATS TO AREA:

BY ZONING  BY ROADS  BY DEVELOPERS

BY DETERIORATION  OTHER \_\_\_\_\_

ADDITIONAL COMMENTS:

## 8. LOCAL ATTITUDES TOWARD THE AREA:

The properties are well maintained.

## 9. PHOTOS:

Refer to continuation sheets for streetscapes.

Refer to Forms BS 35 - BS 52.

Continuation Sheet  
O Co'Nee District

4. SIGNIFICANCE:

O Co'Nee was originally part of the farm-estate of wealthy summer resident Frank C. Lawrance whose mansion and farm buildings were on the north side of Montauk Highway. (See form BS 53 and BS 53A.) During World War I Charles L. Lawrance (his son?) generously gave the government permission to use eight acres of the land at O Co'Nee for a seaplane and naval air base. The base was located on the bay at the end of what is now Garner Lane and was opened by the state in 1916. It was taken over by the regular Navy in June 1917 and ceased in 1920.

Charles L. Lawrance lived at Meadow Brook Farm in East Islip. He was the inventor of the Whirlwind airplane engine that carried Lindbergh across the Atlantic in 1927. As early as WW I, Lawrance was working on the Whirlwind engine. "I think the first engine was dated 1919," wrote the Town Historian in 1980.

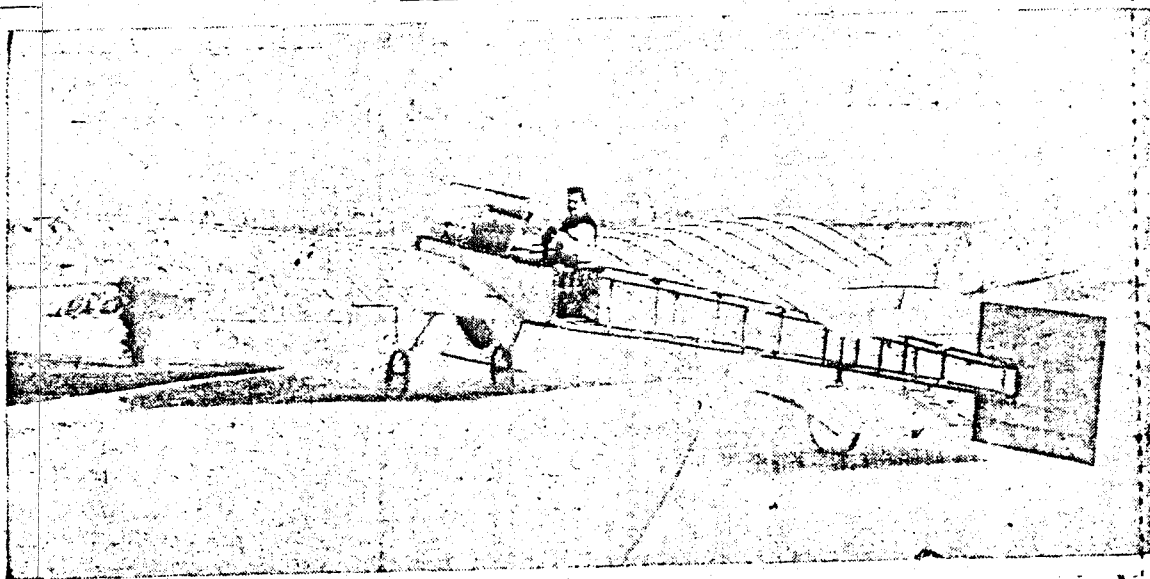
In 1920 a certificate of incorporation to develop the acreage was filed with the Suffolk County Clerk in Riverhead to establish the O Co'Nee Association, Inc., a membership corporation. Ample safeguards in the form of deed restrictions were placed upon the properties. It seems not unlikely that Garner Lane was named for Commodore Garner of the South Side Club, who lost his life in 1876 by the upsetting of his famous yacht Mohawk off Staten Island. Mr. John Lawrence was a relative and partner of Commodore Garner. Lawrence Lane, of course, is self explanatory, as is the name West Lane.

While the property was shown as F.C. Lawrance on the 1915 map, in 1920 the incorporation papers list C.L. Lawrance Corp. as "original owners." This development is unusual in the fact that it has one road laid out with large, oversize lots, (Garner Lane), a second with lots about half the size, (Lawrance Lane), and the furthest west with much smaller lots (West Lane).

The majority of the buildings that were built before WW II and are noteworthy for their architectural interest and for their excellent unaltered appearance (integrity) will be found on Garner Lane. Here, of the 35 properties, there are 14 significant structures. Only 7 significant buildings were found on Lawrance and West Lanes. In 1935 there were over sixty homes, and by 1974 there were 120. Of these 42 can be considered as significant.

*Section B*  
*p. 5*  
*7/31/58*

**BAY SHORE SENTINEL and JOURNAL, BAY SHORE, N. Y.**  
**250th Jubilee Edition, 1708-1958**



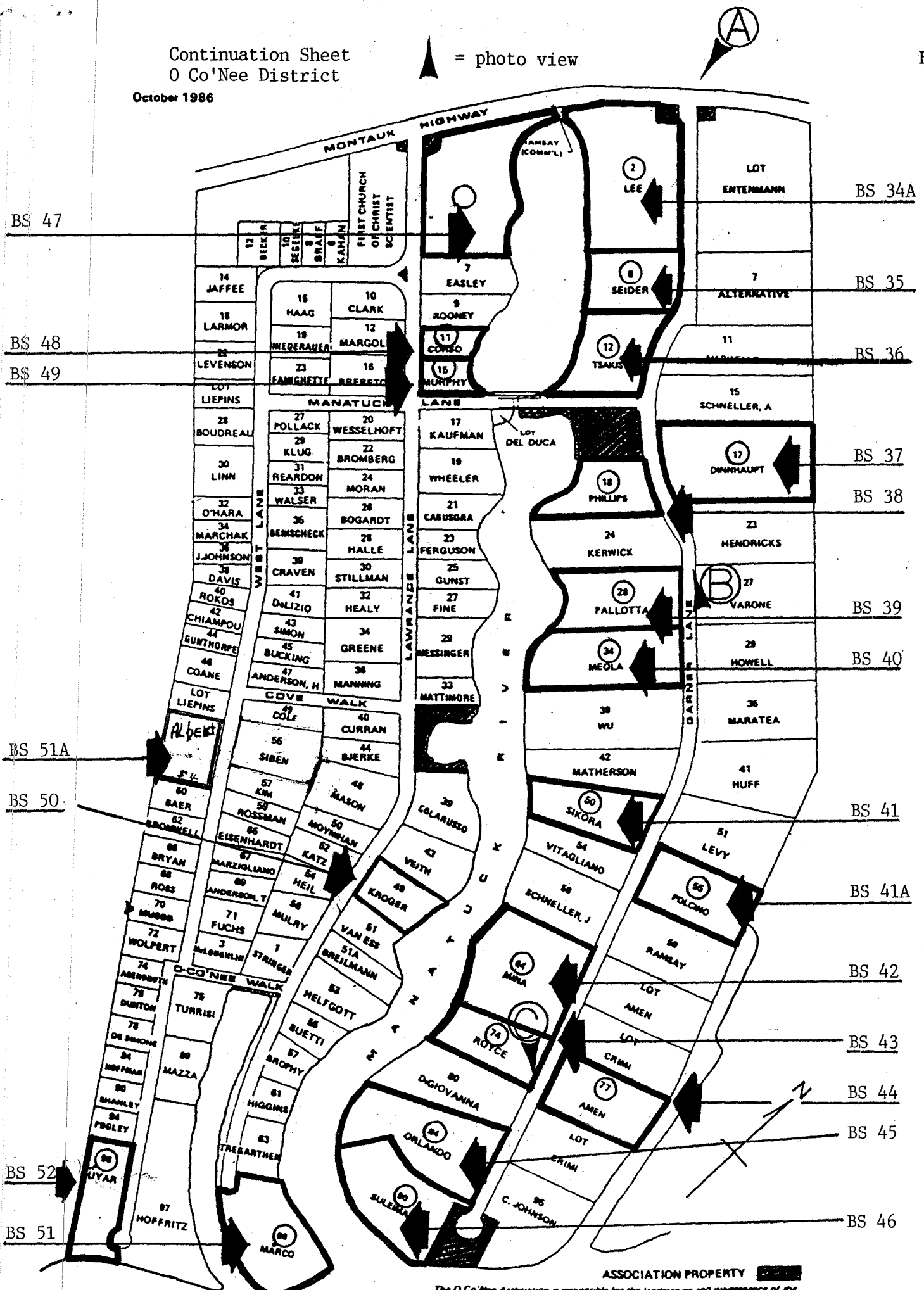
**FLYING** machine of Charles Lawrance is shown at the head of the Concourse Canal in Brightwaters, shortly after the canal was opened. Mr. Lawrance was inventor of the Wright Whirlwind Motor.

Continuation Sheet  
O Co'Nee District

October 1986

= photo view

BS 34



ASSOCIATION PROPERTY

The O Co'Nee Association is responsible for the landscaping and maintenance of the Association-owned properties and the traditional entrances to Gurnee and Lawrence



Photo A

Neg. KK XIV-10A, fm. N/NE. View of entrance to O Co'Nee from Montauk Highway.  
(Garner Lane)



Photo B

Neg. KK XIV-13A, fm. S. View of Garner Lane towards Montauk Highway.



Photo C

Neg. KK IV-29, fm. NW. Sectional art wall at street front of Amen House,  
77 Garner Lane, near Great South Bay.

O Co'Nee District

Table of Contents

BS 34	O Co'Nee District	
BS 34A	Lee House.....	2 Garner Lane
BS 35	Seider House.....	8 Garner Lane
BS 36	Oor House.....	12 Garner Lane
BS 37	Dinnhaupt House.....	17 Garner Lane
BS 38	Phillips House.....	18 Garner Lane
BS 39	Pallotta House.....	28 Garner Lane
BS 40	Meola House.....	34 Garner Lane
BS 41	Sikora House.....	50 Garner Lane
BS 41A	Polcino House.....	55 Garner Lane
BS 42	Mina House.....	64 Garner Lane
BS 43	Royce House.....	74 Garner Lane
BS 44	Amen House.....	77 Garner Lane
BS 45	Orlando House.....	84 Garner Lane
BS 46	Shea/Evans House.....	90 Garner Lane
BS 47	St. Luke's Lutheran Church.....	Lawrance Lane
BS 48	Corso House.....	11 Lawrance Lane
BS 49	Murphy House.....	15 Lawrance Lane
BS 50	Kroger House.....	49 Lawrance Lane
BS 51	Entenmann House.....	69 Lawrance Lane
BS 51A	Genthner House .....	54 West Lane
BS 52	Uyar House.....	96 West Lane