

BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY

UNIQUE SITE NO. 10305.000667
 QUAD _____
 SERIES _____
 NEG. NO. _____

BS 36

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

IDENTIFICATION

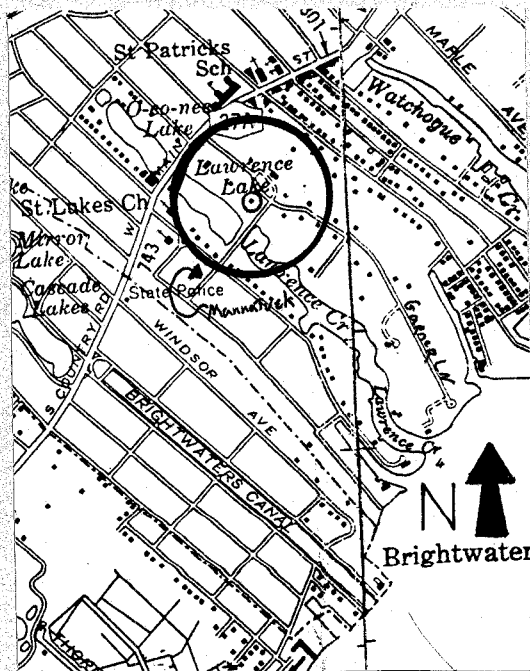
1. BUILDING NAME(S): Orr House
 2. COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: Bay Shore
 3. STREET LOCATION: 12 Garner Lane, O Co'Nee
 4. OWNERSHIP: a. public b. private
 5. PRESENT OWNER: Tsakis ADDRESS: _____
 6. USE: Original: residence Present: residence
 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Interior accessible: Explain private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
 e. cobblestone f. shingles g. stucco other: _____
 9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints
 b. wood frame with light members
 c. masonry load bearing walls
 d. metal (explain) _____
 e. other _____
 10. CONDITION: a. excellent b. good c. fair d. deteriorated
 11. INTEGRITY: a. original site b. moved if so, when? _____
 c. list major alterations and dates (if known): _____

12. PHOTO: Neg. KK IV-21, fm. E

13. MAP: NYS DOT Bay Shore East & West Quads



14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: pair of large trees flank the house
 j. other: circular driveway
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: In O Co'Nee District
 (Indicate if building or structure is in an historic district)
 12 Garner Lane is located in the private residential community of the O Co'Nee Association, south of Montauk Highway. It is surrounded by residences of similiar age on large lots. Two large specimen trees flank the house at the perimeters of the circular driveway.
18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
 12 Garner Lane is a large, 2½ story, rectangular, five bay, gable roof house with end chimneys and smaller, flanking, 2½ story wings. A 2½ story, pedimented entrance portico is centered on the principle (east) facade with two large columns. It features a stair window with a balcony over the entrance door. Flat roof porches front the wings.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1920's
- ARCHITECT: _____
- BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Formerly this was known as the Orr estate. It is indicated on the 1986 O Co'Nee Association map as owned by Tsakis. This mansion retains its integrity and is an important component of the O Co'Nee District.

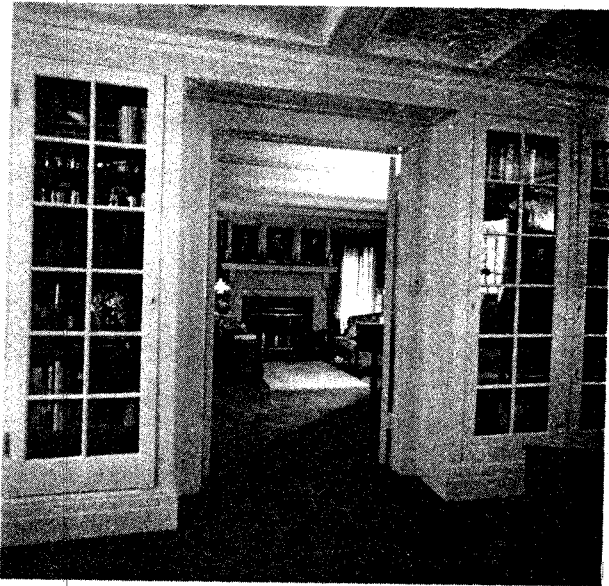
21. SOURCES:

O Co'Nee Association Map, 1986.
 Interview, Robert Ceilly, Eric G. Ramsay Assoc., 236 W. Main St., Bay Shore, March 1990.

22. THEME:

Research by the Society for the Preservation of Long Island Antiquities - KEK

*Classic Elegance
Bay Shore, N.Y.*



This gracious, classically designed mansion is situated on three acres of beautifully manicured lakefront property. The majestic exterior is complemented by quality craftsmanship and a flowing floor plan. The careful attention to detail and comfort — a hallmark of this fine home — is apparent throughout. Fifteen rooms of grand proportion include 5 bedrooms plus staff quarters. There are six unique fireplaces, French doors, sculptured ceilings and ornate moldings.

Interior view, Orr House

October 1986



ASSOCIATION PROPERTY

The O'Co'Nee Association is responsible for the landscaping and maintenance of the Association-owned properties and the traditional entrances to Garner and Lawrence Lanes. It also employs a patrol service to increase the security of the entire area.