

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. D305.000675
QUAD _____
SERIES _____
NEG. NO. _____

BS 43

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

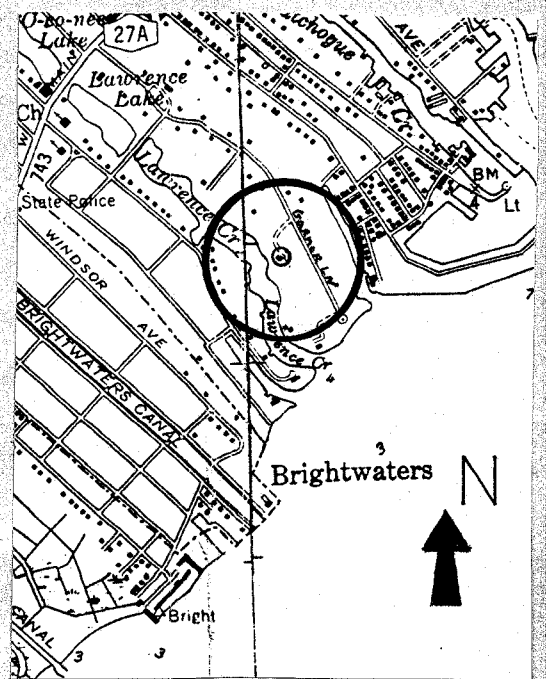
IDENTIFICATION

- 1. BUILDING NAME(S): Royce House
- 2. COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: Bay Shore
- 3. STREET LOCATION: 74 Garner Ln., 0 Co'Nee
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: _____ ADDRESS: _____
- 6. USE: Original: residence Present: residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No partial
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: a. wood frame with interlocking joints
(if known) 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 XII-16, fm. NE 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 matching
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: large lawn, walled garden and pergola
 j. other: Lawrance Creek directly west
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)

74 Garner Lane is located in the private residential community of the O Co'Nee Association south of the Montauk Highway near Great South Bay. Set well back from the road, the house is among other residences on large landscaped parcels built predominantly during the 1920's.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
 74 Garner Lane is a large, 2½ story, brick, gable roof house with interior end chimneys and four equally spaced gable roof dormers on the principle (east) roof slope. The indented entrance bay contains wide surrounds flanked by small bulls eye windows and a door with sidelights. A 1½ story brick garage near the main block matches the house in material and detail. The eastern portion of the property contains a walled garden.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1940*

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This house is an important component of the O Co'Nee District.

21. SOURCES:

O Co'Nee Association Property Map, 1986.

*Correspondence, Robert Geilly, Eric Ramsay Assoc., Bay Shore, March 1990.

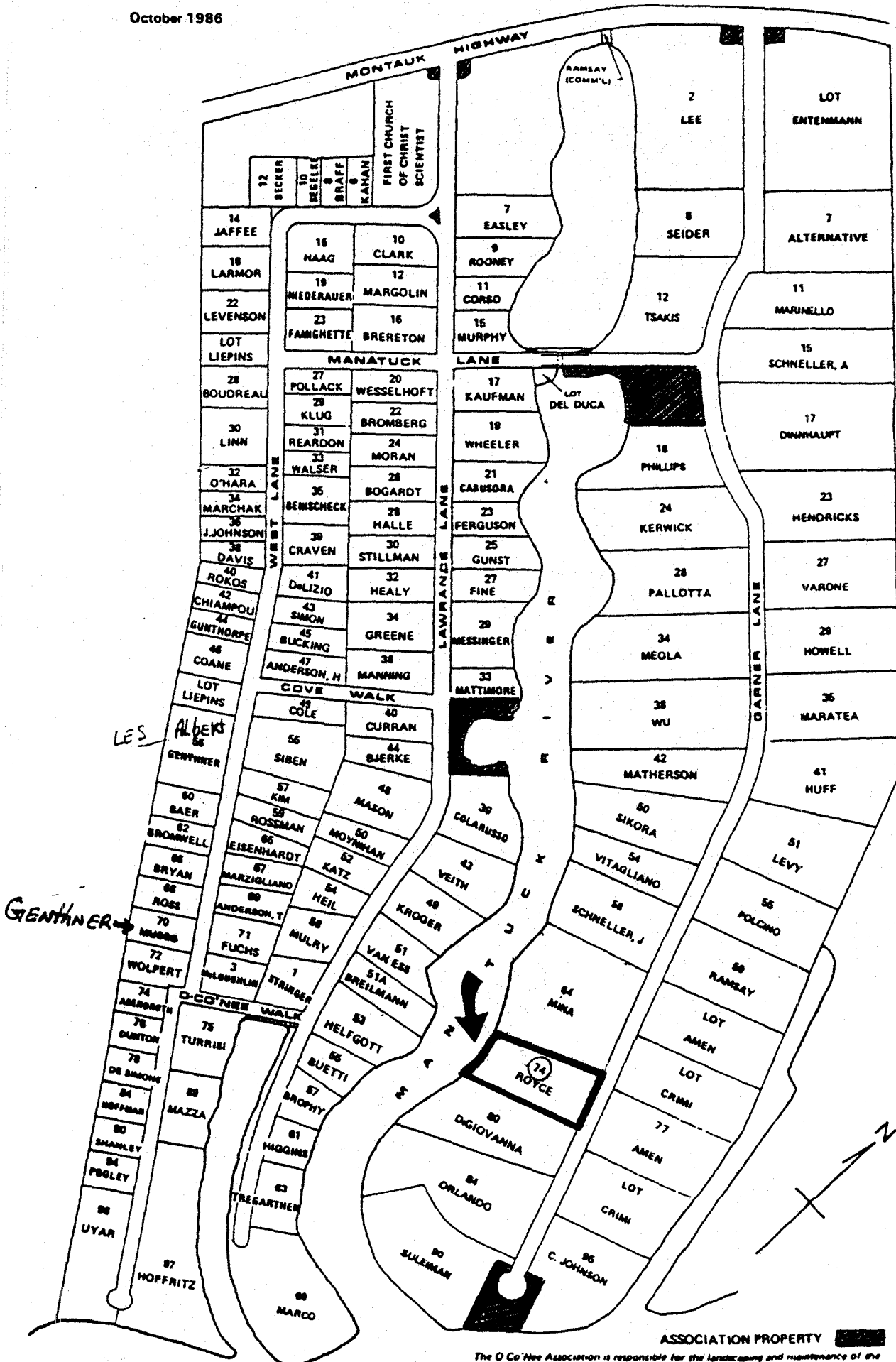
22. THEME:

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



Neg. KK XII-17, fm. N. Brick walled garden with pergola. Now on the property at 74 Garner Lane, the brick walled garden is set on the same axis as the terraced rose garden on the property at 64 Garner Lane (BS 42).

October 1986



ASSOCIATION PROPERTY

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