

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

UNIQUE SITE NO. 10305_000658
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Town of Islip/SPLIA DATE: December 1989
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

FILE IN SPLIA FILES

IDENTIFICATION

- 1. BUILDING NAME(S): Richard Ranft House
- 2. COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: Bay Shore
- 3. STREET LOCATION: 13 Penataquit Avenue, SE corner Montauk Highway
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: G.C. White ADDRESS: _____
- 6. USE: Original: residence Present: funeral home
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain by appointment

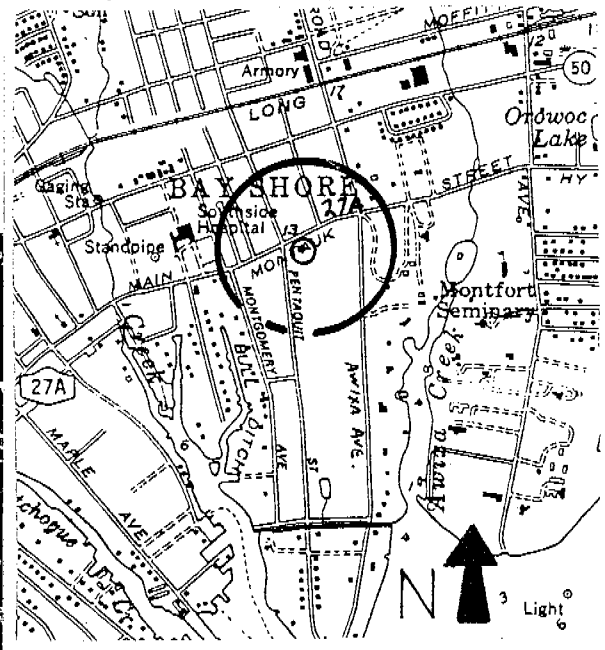
DESCRIPTION

- 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): _____

Small, one story, flat roof wing added to SW corner c. 1950.

12. PHOTO: Neg. KK V-19, fm. NW

13. MAP: NYS DOT Bay Shore East Quad



14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 -Refer to continuation sheet-
 a. barn b. carriage house c. garage matching
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: large conifers
 j. other: stucco driveway posts
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: The frontage on Montauk Highway is lawn.
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: In Awixa Creek Area District
 (Indicate if building or structure is in an historic district)
 13 Penataquit Avenue is located at the SE corner of Penataquit Avenue and
 the Montauk Highway. It is surrounded on the east and west by predominantly
 newer commercial development and on the south by private residences of
 similiar date. Several former residences on Montauk Highway have been
 converted to commercial use.
18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
 13 Penataquit Avenue is a large, rectangular, stucco building with a
 green tile hip roof. A round-arch porte cochere extends from the east
 facade and a raised concrete pergola porch extends from the west. The
 house is marked by round-arch ground story bays below stucco panelled
 upper story fenestration. The soffits of the overhanging eaves are pan-
 elled throughout the building.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1912

ARCHITECT: _____

BUILDER: E.W. Howell Co.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This impressive mansion retains its exterior integrity and is a notable survivor along this main road which was once lined with residences of this type.

The present owner bought the property in 1956. The building was previously used as a restaurant and an adult home. It was owned by Mr. Richard Ranft according to the 1914 article in the Bay Shore Journal, and on the 1915 map.

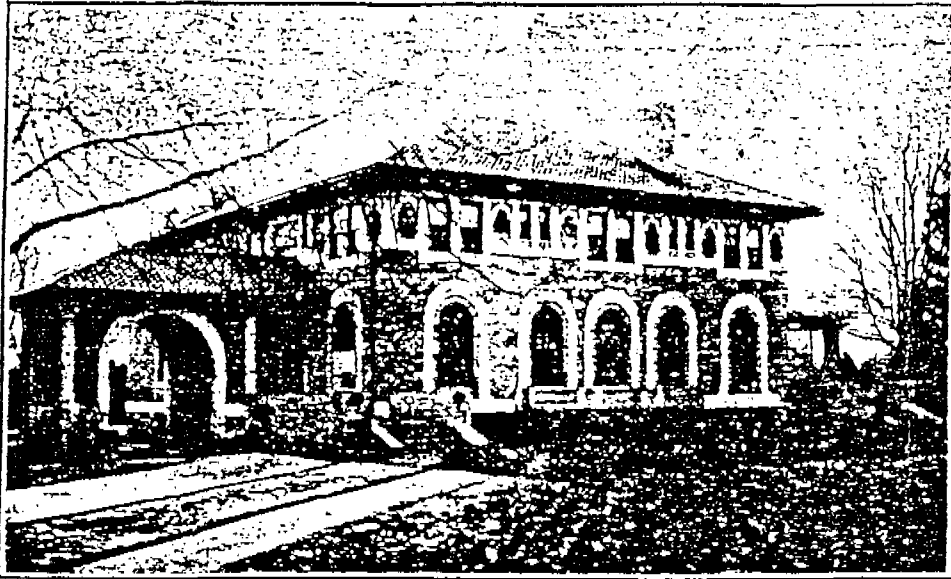
21. SOURCES:
Bay Shore Journal, "Some of Bay Shore's Beautiful Homes", 11/21/1914.
E. Belcher Hyde. Atlas of the Ocean Shore of Suffolk County, L.I. (west-
 erly section), 1915.
22. Interview, funeral home management, 11/1989.

15 - continued:

The garage/apartment is a 2½ story panelled stucco building with a matching green tile roof, south of the main house.

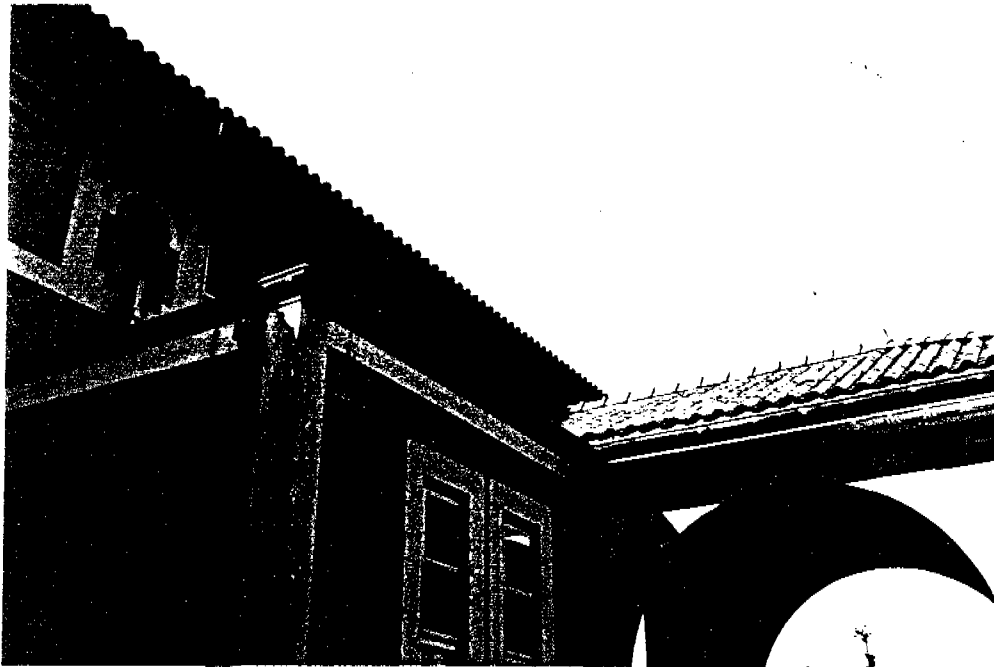


Neg. KK III-19, fm. W.



HOME OF MR. R. RANFT, SOUTH COUNTRY ROAD, CORNER PENATAQUIT AVENUE

Bay Shore Journal, 11/21/1914.



Neg. KK III-20. Close-up showing original leader heads, tiles, and roof overhang with panelled soffit.

SPLIA

**SOCIETY FOR THE PRESERVATION
OF LONG ISLAND ANTIQUITIES**

161 Main Street, P.O. Box 148

Cold Spring Harbor, New York 11724

Telephone: 631 692-4664

Facsimile: 631 692-5265

FAX:

DATE:

10/24/02

TO:

Orla Smith

FAX #:

224 - 5365

FROM:

Charla Bolton

RE:

364 East Main - listed
in survey as 13 Fenakaguit

Total Number of Pages:

7

(Including Cover Sheet)

MESSAGE:

Is this the right building?
Call me to confirm. I need
to send info to Don Rettalata
& don't want to send the
wrong info. Thanks



RECONNAISSANCE LEVEL SURVEY

Town of Islip

Prepared by

Society for the Preservation of
Long Island Antiquities

Setauket, Long Island

1990

Barbara Van Liew, Project Director
Kurt E. Kahofer, Research Assistant

EXISTING CONDITIONS OVERVIEW: BAY SHORE

Historic development occurred in Bay Shore in the coastal plain along historic South Country Road. Only the easternmost and westernmost coastal areas are included in this 1990 survey, plus the area north of the Long Island Rail Road.

The earliest structures that were surveyed in 1990 dated from the mid-19th century - the McKenna House (BS 65) and the Rhodes House and Bay Shore Hotel (BS 62 and BS 63). These lie north of the railroad and are surrounded by turn-of-the-century and later structures that have no architectural quality and have not retained their integrity.

The following existing conditions overview lists road by road all the buildings that preserve their historic or architectural integrity. The area surrounding the listed structures is completely built up with later buildings that are not suitable for listing.

The Main Street buildings that are listed are in the area surveyed in 1975 but were not included at that time due to fiscal constraints.

Other streets on which significant structures were found are Saxon Avenue, Awixa Avenue, Penataquit Avenue, Montgomery Avenue, Garner Lane, Lawrance Lane, West Lane, Cooper Lane, Hemlock Lane, Brentwood Road, Brook Avenue, Third Avenue, Fifth Avenue, Sunrise Highway, and Bay Shore Avenue.

Awixa Creek Area

Saxon, Penataquit and Montgomery Avenues

These streets not only have the large number of significant houses listed here but between and around the old, and in some instances replacing the old, there are modern houses built since World War II. On Awixa Avenue, on Penataquit Avenue and on Montgomery Avenue Queen Anne and shingle-style are well represented as well as turn-of-the-century Colonial Revival. It is suggested that these streets might be treated as a district although the houses are not all strictly contiguous.



TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT

DIVISION OF ENGINEERING AND CONTRACTS

Pete McGowan, Supervisor • Steven J. Rizzo, P.E., Deputy Commissioner / Town Engineer
One Manitton Court • Islip • New York • 11751 • Tel; (631)224.5363 • FAX (631) 224.5365

December 2, 2002

Dottie Ward
Bay Shore Brightwaters Public Library
One South Country Road
Brightwaters NY 11718

Re: **White Voltz Funeral Home**
364 East Main Street, Bay Shore.
S.C.T.M. # 0500-394.00-02.00-030.000

Dear Dottie:

As promised during our telephone conversation of this afternoon, please find attached a copy of our historic record for the above referenced property formally known as the Richard Ranft House.

Sincerely,

Orla M. Smyth, M. Arch.

- BS 18 continued
carriage house/barn on property with clapboard and variegated shingle cladding, shingled roof plate, and cupola. Excellent integrity.
- BS 19 J. Adolph Mollenhauer House, 1899.
81 Awixa Ave., Bay Shore
Large, 2½ story, rambling, brown brick and shingle, multi-gabled, Colonial Revival mansion. Projecting entrance porch with Ionic columns on the main block, porte cochere on the north, and diagonal wing to the southeast with eyebrow dormer and integral round tower with helmet roof. Panelled brick chimneys. Original matching brick wall at street line, some original landscape elements intact including arched bridge to small island and garden pool. Architect Frank T. Cornell, built by J.E. Van Orden. Excellent integrity.
- BS 19A J. Adolph Mollenhauer Farm Group, 1913.
81 Awixa Ave., Bay Shore
Rare surviving farm group by noted architect Alfred Hopkins. Gable roof farmer cottage flanked by other components to the west and south, including a large octagonal tower element. A largely intact farm group converted to a private residence, it stands directly east of (across the street) BS 19 behind newer construction. Good integrity.
- BS 20 Jones Carriage House/Mollenhauer Garage, turn-of-the-century.
95 Awixa Ave., Bay Shore
1½ story, gambrel roof building formerly associated with BS 19. Some alterations but form and character of this former estate outbuilding remain identifiable.
- BS 21 Guastavino House, 1912.
122 Awixa Ave., Bay Shore
Large, 2½ story, clay tile house with Roman tiled hip roof and three story squared tower. Upper story pergola porch. Decorative colored tile door surround and wildly embellished tile interior. Architect R. Guastavino, creator of masonry vault systems and designer of decorative tile. Matching garage on property. An unusual house with excellent integrity.
- ↙ BAY SHORE * PENATAQUIT AVENUE
- BS 21A Dr. C.F. Ash House, c. 1912.
122 Penataquit Ave., Bay Shore
Large, 2½ story, shingled, elongated, Arts & Crafts style house with an overhanging hip roof on exposed rafter ends. Guest cottage and garage to match.

BAY SHORE * PENATAQUIT AVENUE - continued

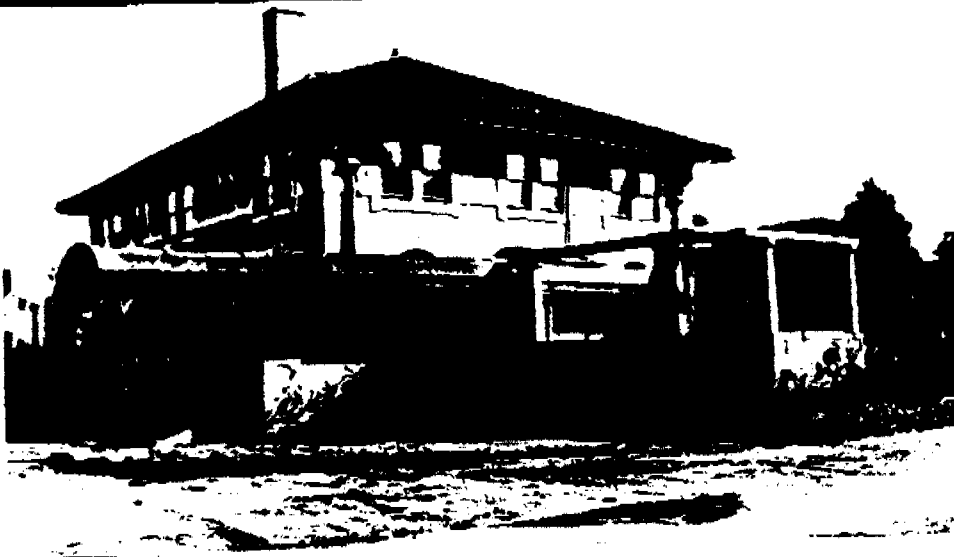
- BS 22 J. Fairchild house, c. 1910.
117 Penataquit Ave., Bay Shore
Large, 2½ story, gable roof, stucco house with a roof overhang supported on wood block brackets. Tudor-style transoms and muntins.
- BS 23 C.E. Low House, c. 1880 (prior to 1888)
87 Penataquit Ave., Bay Shore
Large, 2½ story, gable roof, Queen Anne-style house with prominent 3½ story octagonal tower incorporated in the northwest corner that features engaged columns on the upper level.
- BS 23A F. Thurber House, c. 1910.
75 Penataquit Ave., Bay Shore
2½ story, intersecting gable roof house that contains Colonial Revival elements. Entrance porch with elliptical soffit over entrance door, sidelights, and fanlight. Window balcony in principle facade gable peak.
- BS 24 Burchell/Fuchs House, c. 1880.
46 Penataquit Ave., Bay Shore
Large, 2½ story, steep gable roof house with semi-octagonal dormers that drop into semi-hexagonal bay windows. Some alterations, including porch infill. Large, broad gable roof barn/carriage house on the property with louvered cupola retains excellent integrity.
- BS 25 J.P. Baiter House, 1907-1908 - I.H. Greene, Architect
43-45 Penataquit Ave., Bay Shore
Large, 2½ story, gambrel roof, shingled house in the Colonial Revival style with a wide cornice and scrolled modillions at the eaves and rakes, and overhanging gambrel ends. Porte cochere with grouped Tuscan columns extends from the center of wrap-around porch on principle facade. Brick driveway posts. Excellent integrity.
- BS 26 Bendheim/Van Glann House, late 19th century (prior to 1888).
21 Penataquit Ave., Bay Shore
Large, 2½ story, gable roof house with central projecting element and Palladian window flanked by wings with semi-octagonal two story end bays and facade gables. Pedimented porch with Tuscan columns.
- BS 27 Richard Ranft House, 1912.
13 Penataquit Ave. corner Montauk Hwy., Bay Shore
Large, 2½ story, tiled hip roof, stucco house. Round-arch porte cochere and concrete pergola. Panelled stucco enframements pattern the building. Panelled soffits. E.W. Howell Co., builders. Matching large garage. Prominently located on corner lot. Excellent integrity.



BS 14
Wray house
neg. II.2A



BS 23
Low house
neg. II.21A



BS 27
Ranft house
neg. III.18



RECONNAISSANCE LEVEL SURVEY

TOWN OF ISLIP

1990

Hotmail[®] orla1@hotmail.com

Inbox | [Previous Page](#)

From : Susan Barbash <sbarbash@optonline.net>
Reply-To : Susan Barbash <sbarbash@optonline.net>
To : "Orla M. Smyth" <orla1@hotmail.com>
Subject : Re: Fw: Question regarding impact of a building being on Nat'l Register on zoning in surrounding area.r
Date : Thu, 12 Dec 2002 17:23:07 -0500

Thanks. I am encouraging the civic association that is right behind the building to do its own traffic study. I have no doubt that Commerce will submit a study that find minimal impact. We need to give the town as much ammunition as possible. --Susan

----- Original Message -----

From: "Orla M. Smyth" <orla1@hotmail.com>
 To: <sbarbash@optonline.net>
 Sent: Thursday, December 12, 2002 5:12 PM
 Subject: Re: Fw: Question regarding impact of a building being on Nat'l Register on zoning in surrounding area.r

> Susan - Thanks - I will give Gene a copy in the morning. We are covering all

> options from this side to keep this building.

> Orla

>

>

>

>

>

>

> >From: Susan Barbash <sbarbash@optonline.net>
 > >Reply-To: Susan Barbash <sbarbash@optonline.net>
 > >To: orla smyth <orla1@hotmail.com>
 > >Subject: Fw: Question regarding impact of a building being on Nat'l Register on zoning in surrounding area.r
 > >Date: Thu, 12 Dec 2002 15:52:35 -0500

>

>

> >Orla --I had asked Jim Warren's advice on how to fight the Commerce Bank application. Please share the following response with your department.
 > >Thanks.--Susan Barbash

>

>

>

> >----- Original Message -----

> >From: "Warren, James (PEB)" <James.Warren@oprhp.state.ny.us>
 > >To: "Susan Barbash" <sbarbash@optonline.net>
 > >Sent: Thursday, December 12, 2002 10:18 AM
 > >Subject: RE: Question regarding impact of a building being on Nat'l Register on zoning in surrounding area.r

>

>

> > > Well, they need approval from the Office of the Comptroller of the Currency (federal) and that brings Section 106 of the National Historic Preservation Act into play.

>

> > > Sec. 106 directs federal agencies to evaluate the effect any agency action (including approval, certification, etc.) may have on properties in or eligible for inclusion in the National Register of Historic Places.

>

> > > Federal agencies are to reach their determination in consultation with the designated State Historic Preservation Office (SHPO).

>

> > > Our office is the New York SHPO and I told the bank the property appears

> > > eligible for the National Register and suggested they explore ways to

> > > retain

> > > and reuse the existing building (it already has a

> >"drive-through"...perfect!)

> > >

> > > We haven't gotten a response yet.

> > >

> > > As for SEQRA, it won't get bumped to Type 1 based on our NR eligibility

> > > opinion

> > >

> > >

> > > Jim W.

> > >

> > > -----Original Message-----

> > > From: Susan Barbash [mailto:sbarbash@optonline.net]

> > > Sent: Wednesday, December 11, 2002 3:01 PM

> > > To: Warren, James (PEB)

> > > Subject: Re: Question regarding impact of a building being on Nat'l

> > > Register on zoning in surrounding area.r

> > >

> > >

> > > Jim --That's the building we are trying to save. The application will

> > > require a rezoning and we hope will be classified a Type 1 Action.

The

> > town

> > > is not in favor of the application but needs ammunition. I don't

think

> > the

> > > historic structure argument will hold up in court if it comes to

> > > that. --Susan

> > > ----- Original Message -----

> > > From: "Warren, James (PEB)" <James.Warren@oprhp.state.ny.us>

> > > To: "Susan Barbash" <sbarbash@optonline.net>

> > > Sent: Wednesday, December 11, 2002 8:51 AM

> > > Subject: RE: Question regarding impact of a building being on Nat'l

> > Register

> > > on zoning in surrounding area.r

> > >

> > >

> > > > G'morning Susan,

> > > >

> > > > I think the Commissioner was a bit confused there. If a project

> > > involves

> > > or is "substantially contiguous to" a State Register listed property

AND

> > the

> > > project is subject to a SEQRA review (State Env. Quality Review Act),

> > then

> > > it becomes a "Type 1" action. That just means more paper work and a

bit

> > > more scrutiny by the lead agency. We have no review role in SEQRA

> > matters,

> > > but our comments are usually solicited.

> > > >

> > > > While we're at it, there is a funeral home on the SE corner of Main

> > Street

> > > and, I think, Penataquit. It's a 1920's Mission Style building with a

> > red

> > > tile roof...a bank wants to tear it down for a branch office. Is this

> > an

> > > important building? I've told them to think again.

> > > >

> > > > Jim Warren

> > > >

> > > > -----Original Message-----

> > > > From: Susan Barbash [mailto:sbarbash@optonline.net]

> > > > Sent: Monday, December 09, 2002 5:02 PM

> > > > To: Warren, James (PEB)

> > > > Subject: Question regarding impact of a building being on Nat'l

> > Register

> > > on zoning in surrounding area.r

> > > >

> > > >

> > > > HI Jim -- How have you been? Cold up there?

> > > >

> > > > I have a question. At our ceremony the Commissioner said something

to

> >the
> > > effect that now that the presence of a building that is on the
National
> > > Register can have an impact on any future re-zoning applications
within
> >a
> > > certain distance of the registered building. Do you know what the
> > > Commissioner may have been talking about? Thanks for your
help. --Susan
> > > Barbash
> > > >
> > > >
> > > >
> > >
> > >
> > >
> > >
>
>
>
>

> MSN 8 with e-mail virus protection service: 2 months FREE*
> <http://join.msn.com/?page=features/virus>
>
>