

BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY	OCT 2 1986
UNIQUE SITE NO. _____	
QUAD _____	
SERIES _____	
NEG. NO. _____	

YOUR NAME: Mark Peckham DATE: February, 1986
 YOUR ADDRESS: Agency Bldg. 1
Empire State Plaza TELEPHONE: 518/474-0479
Albany, New York
 ORGANIZATION (if any): N.Y.S. Division for Historic Preservation

IDENTIFICATION Component 4

1. BUILDING NAME(S): Eastman Cottage

2. COUNTY: Nassau TOWN/CITY: N.A. VILLAGE: Roslyn

3. STREET LOCATION: 130 Mott Avenue

4. OWNERSHIP: a. public b. private

5. PRESENT OWNER: Hugo Heitz ADDRESS: 1161 Northern Blvd., Roslyn

6. USE: Original: residence Present: residence

7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Interior accessible: Explain _____

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):
Addition of east window bays, late nineteenth century
Construction of modern foundation.
Replacement of original porch posts and deck.

12. PHOTO: _____ 13. MAP: _____

see attached

see attached

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 None
 g. shop h. gardens
 i. landscape features: _____
 j. other: _____
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:
 (Indicate if building or structure is in an historic district)

Refer to continuation sheet

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Refer to continuation sheet

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1870

ARCHITECT: unknown

BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Refer to continuation sheet

21. SOURCES:

Albany, New York. New York State Historic Preservation Field Services Bureau. Research file including previously submitted inventory data.

22. THEME:

Roslyn Village Multiple Resource Area

17. The Eastman Cottage is located on a wooded hillside at the northeastern edge of the village. The house is oriented northward toward the North Hempstead Turnpike viaduct and Hempstead Harbor beyond. The nominated property is less than one acre in extent. (1 Contributing Building)

18. The Eastman Cottage is a one-and-one-half story frame residence with a board and batten exterior designed in the picturesque cottage tradition of Downing and Vaux. The house is rectangular in plan with its principal facade at the north gable end. A small gabled kitchen extension and an attached privy or woodshed extend southward from the southeast corner of the house.

The facade of the house features a central first floor entrance flanked by two windows with two-over-two double-hung sash and bracketed pent roots. A hipped-roofed front porch supported by four columns with scroll-sawn brackets projects forward from the facade. A window with paired one-over-one double-hung sash is centered above the entrance at the attic story. The projecting gable roof is supported by five scroll-sawn brackets at the facade and detailed with scroll-sawn bargeboards. The gable ridge is surmounted by a simple wooden finial.

The east side of the house features an original two-over-two double-hung sash window with pent roof at the first story and a round attic story window. A later, two-story, three-sided window bay projects from this wall at its north end. The west side of the house features a rear entrance. The south gable end incorporates a window with paired, one-over-one double-hung sash and a bracketed pent roof. The gable is detailed with scroll-sawn bargeboards and a finial. There are no supporting brackets at this elevation.

The roof of the house is covered with composition shingles. A small brick chimney rises above the roof at the center of the ridge.

20. The Eastman Cottage is architecturally significant as a rare intact example of a small mid-nineteenth century picturesque cottage in Roslyn, a building type once common in the village for tenant and/or worker housing. Built circa 1870, the cottage is representative of a house type developed and promoted by the leading architects of the Picturesque movement (e.g. Davis, Downing and Vaux) and considered appropriate for uses ranging from mechanics houses to estate cottages and seasonal resort dwellings. These architects advocated designs for small houses which, unlike the great villas or estates of the period, derived their picturesque appearance from a simplicity of plan and massing, the honest use of materials, and the modest application of ornament to principal architectural elements. The Eastman cottage exemplifies these design principals with its simple rectangular plan and gabled massing, its expressive board and batten siding and its scroll-sawn brackets and bargeboards.

The Eastman Cottage is the only survivor of a row of three similar cottages at this location. The former presence of a row of cottages at this site suggests that they were originally built as tenant houses for a single employer. Additional research may provide more specific information about these houses and their original occupants.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 8/20/86
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Roslyn Village Multiple Resource Area
State Nassau County, NEW YORK

Comer Patrick Andrus 10/2/86

Nomination/Type of Review

Date/Signature

1. Eastman Cottage

Substantive Review

for Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

2. Hicks Lumber Company Store

Substantive Review

for Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

3. Roslyn Grist Mill

Substantive Review

for Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

4. Roslyn National Bank & Trust Company Building

Substantive Review

for Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

5. Roslyn Savings Bank Building

Substantive Review

for Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

6. Roslyn Village Historic District

Substantive Review

for Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

7. Titus, Willet, House

Substantive Review

for Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

8. Trinity Church Complex

Substantive Review

for Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

9. Warner, Samuel Adams, House

Substantive Review

for Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

10. Rescue Hook & Ladder Company No. 1 Firehouse

Keeper

5/6/91

Attest

86 002635

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Eastman Cottage (Roslyn Village MRA)
Nassau County
NEW YORK

AUG 20 1986

Substantive Review

Working No. _____

Fed. Reg. Date: 2/2/88

Date Due: 9/20/86 — 10/4/86

Action: ACCEPT 10-2-86

RETURN

REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Architecturally significant at the local level as representative of Picturesque design - Rare survivor of style, intact.

Recom./Criteria Accept C

Reviewer Savage

Discipline Architectural History

Date 10/1/86

see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

Roslyn Village Multiple Resource Area
Roslyn, Nassau Co., NY
Component 4: Eastman Cottage
130 Mott Avenue



South facade of house viewed north from Mott Avenue.

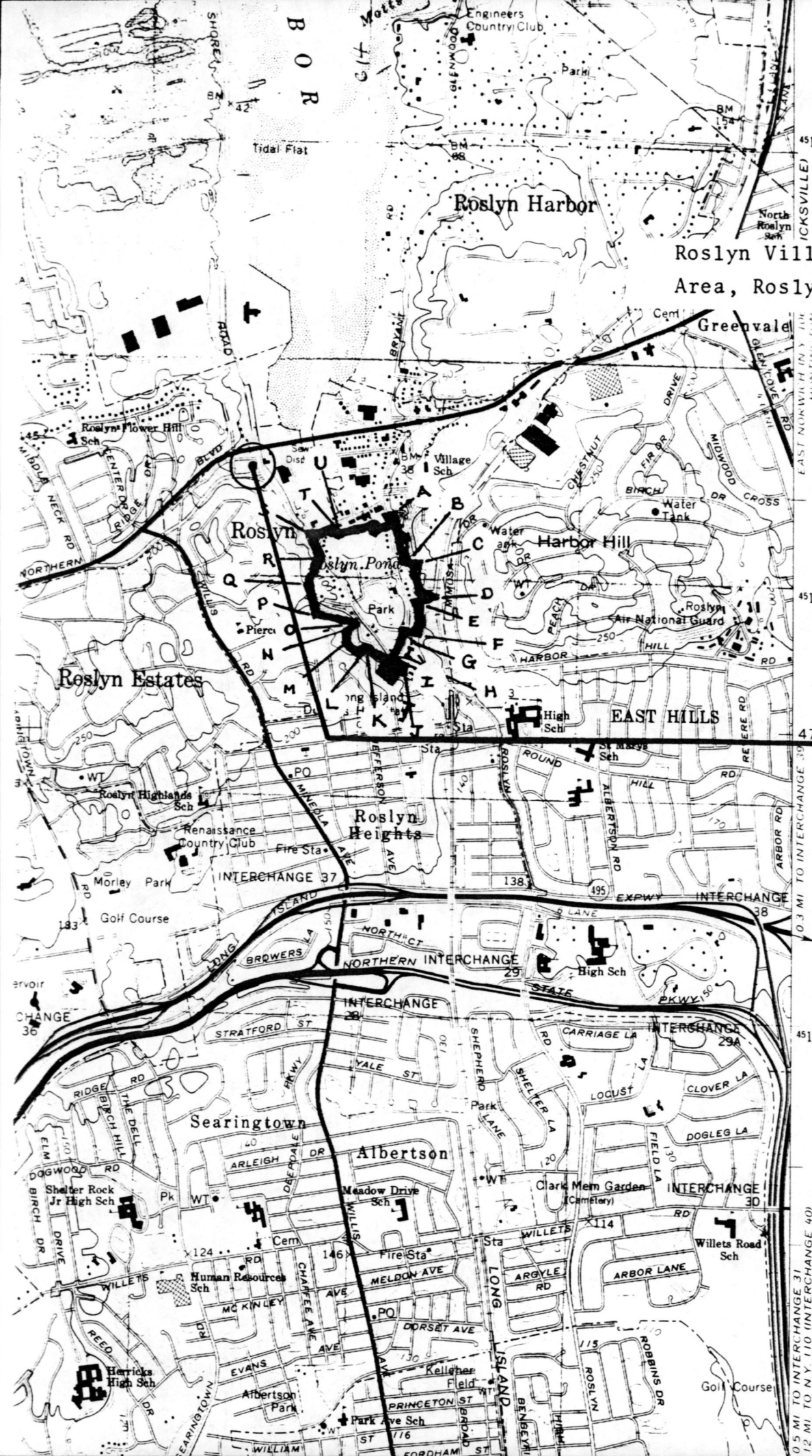
Photo by: Mark Peckham, 1986
Neg. at: Division for Historic Preservation
Albany, NY

ROSLYN VILLAGE MULTIPLE RESOURCE
AREA

Roslyn, Nassau County, New York
scale: 1" = 200'

Component 4:
Eastman Cottage
130 Mott Avenue





Roslyn Village Multiple Resource Area, Roslyn, Nassau Co., N.Y.

UTM References (all zone 18):

1. Roslyn Village Historic District

	Easting	Northing
A.	614150	4517300
B.	614220	4517090
C.	614280	4517080
D.	614360	4516910
E.	614280	4516880
F.	614280	4516740
G.	614220	4516740
H.	614100	4516640
I.	614220	4516610
J.	614210	4516560
K.	614020	4516660
L.	614000	4516640
M.	613920	4516690
N.	613920	4516760
O.	613960	4516790
P.	613780	4516810
Q.	613740	4516960
R.	613790	4517080
S.	613740	4517200
T.	613860	4517240
U.	613890	4517210

2. Roslyn Grist Mill
613880 4517260

3. Willet Titus House
614110 4517570

4. Eastman Cottage *
613500 4517500

5. Samuel Adams Warner Cottage
614390 4516430

6. Trinity Church Complex
614250 4517770

7. Hicks Lumber Co. Store
613870 4517260

8. Roslyn National Bank and Trust Co. Building
614100 4517420

9. Roslyn Savings Bank Building
614080 4517320

0.5 MI TO INTERCHANGE 31
1.2 MI TO N.Y. 110 (INTERCHANGE 40)