



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

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

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

IDENTIFICATION

Component 2

- BUILDING NAME(S): Roslyn Grist Mill
- COUNTY: Nassau TOWN/CITY: NA VILLAGE: Roslyn
- STREET LOCATION: 1347 Old Northern Blvd.
- OWNERSHIP: a. public b. private
- PRESENT OWNER: Nassau County ADDRESS: 1 West St., Mineola, N.Y.
- USE: Original: grist mill Present: vacant
- ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain restricted

DESCRIPTION

- BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: cast concrete sheathing
- 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 _____
- CONDITION: a. excellent b. good c. fair d. deteriorated
- INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known):

Attic story extending four feet southward in nineteenth century.
Exterior sheathing replaced with cast concrete units and fenestration altered during 1916 adaptive reuse.

12. PHOTO:

See attached.

13. MAP:

See attached.

14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY: none
 a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 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: mid-eighteenth century.

ARCHITECT: NA

BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Refer to continuation sheet.

21. SOURCES:

Refer to continuation sheet.

22. THEME:

Roslyn Village Multiple Resource Area.

17. The mill building is located immediately adjacent to Old Northern Boulevard at the extreme southern end of a tidal inlet connecting the village with Hempstead Harbor to the north. The ground floor of the building is located approximately 12 feet below the street level grade of Old Northern Boulevard and is separated from the street by means of a stone retaining wall and wooden shoring. A mill race supplied with water from a mill pond south of Old Northern Boulevard passes beneath the street through a culvert, under the west side of the mill building, and then north a short distance through a modern, stone-lined raceway into the tidal inlet. The two-story 1920 wood frame Hicks Lumber Co. Building (MRA Component No. 7) abuts the mill property immediately to the east and a series of altered nineteenth-century frame commercial buildings line both sides of Old Northern Boulevard approximately fifty feet south of the mill. The nominated property includes the entire building lot as shown on the attached tax map and is less than one acre in extent. This includes all of the historic features known to be associated with the mill at this site. The historic mill pond, 200 feet north of the mill building, is incorporated within the boundary of the Roslyn Village Historic District (MRA Component No. 1).

18. The mill building is rectangular in plan and measures 50'6" in length and 25 feet in width. The building is two-and-one-half stories in height and features gabled elevations at the north and south ends. A one-and-one-half story lean-to extension is located at the west side above the mill race. The mill building is constructed with a massive timber frame, sheathed since 1916 with cast concrete weatherboards at all elevations. Concrete board and batten siding covers only the gabled attic story of the south elevation.

The south or principal facade of the mill features a cantilevered attic story projecting four feet forward of the second story wall plane. Plank doors are located at the center of the second and attic stories and a projecting hoistway is positioned above them at the top of the gable. The doorways are flanked by six-over-six double-hung sash windows installed in 1916. The north elevation features a similar arrangement of doors and an overhead pulley apparatus. Window openings are irregular and, where they have not been boarded-up, feature six-over-six sash from the 1916 rehabilitation. The east elevation includes a lean-to extension, enlarged and rebuilt in 1916, and four shed roof window dormers, including one continuous dormer with ten six-light windows.

Roslyn Village Historic District, Roslyn, Nassau Co., Roslyn Grist Mill
Components 2

All of the dormers appear to date from 1916. The west elevation consists only of cast-concrete siding.

At the interior, the original oak framing remains largely intact. It consists of 15 transverse bents positioned at 40-inch intervals, each constructed of 12-inch floor beams and wall posts connected with mortised joints. Alternating bents include 12-inch floor beam braces. Beams span the entire 25-foot width of the building. Wall posts feature slanted 14-inch notches designed to receive the original clapboard siding. The wall posts rest on concrete footings formed in 1916 to replace the deteriorated stone foundations and wooden sills. The attic story is framed with six-inch rafters and collar beams with half dove-tailed joints. Original flooring survives only in the attic story.

Some original milling machinery survives at the first floor level, and evidence of missing equipment is present in a number of locations throughout the building. Surviving equipment, which appears to be original, includes the massive timber gear framing at the southeast corner of the lower level, the vertical wooden drive shaft, and the great wooden spur wheel. At the second floor, two undated vats containing French "burr" stones remain. One crane and one hopper also survive and appear to date from the eighteenth century. Some bolting equipment parts have survived; however, all of the elevators have been removed. The water wheel, wheel shaft and pit wheel are no longer extant.

20. The Roslyn Grist Mill, built in the mid-eighteenth century, is of exceptional architectural and historical significance in the MRA as the only surviving building representative of Roslyn's eighteenth- and nineteenth-century water power industries and as a rare and intact example of eighteenth-century milling technology and construction practices. Historically the mill represents the focal point of the successful development of a settlement at the present location of Roslyn in the eighteenth century. Its presence served as a catalyst in the historical development of the village as a center of local commerce and shipping.

The first mill on this site was constructed for and operated by John Robeson between 1698 and 1709. Robeson sold this mill to Charles Mott in 1709; he in turn sold the mill to Jeremiah Williams in 1715. Some evidence suggests that Williams may have dismantled the first mill and caused the present mill to be built between 1715 and 1741. At that date, he is reported as having sold the "Large and Specias [sic] Mill" he had built to Thomas Pearsall. The mill changed ownership several times and in 1758 was acquired by Hendrick Onderdonk, who also established and operated two early water-powered paper mills in the village.

Roslyn Village Historic District, Roslyn, Nassau Co., Roslyn Grist Mill
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The combination of water power and access to coastal shipping via Hempstead Harbor guaranteed the success of the mill and the village which grew up around it. In the nineteenth century, much of the flour produced by the mill was probably exported to markets in New York by way of small coastal vessels, which are known to have sailed into the inlet directly behind the mill at high tide and tied up beneath the hoistway at the mill's north gable end. The mill site thus became a convenient point of shipping and trade with the agricultural hinterland to the south; this in turn led to moderate growth and prosperity in the village through the nineteenth century.

The locally prominent Onderdonk family retained possession of the grist mill until 1801, when it was sold to Daniel Hoogland and Abraham Coles. In 1849, it was transferred to Joseph Hicks. The Hicks family continued to operate the mill until 1916 when it was rehabilitated and altered for use as a museum and tea house. Minor alterations to the building and modifications to the milling machinery are believed to have occurred throughout the nineteenth century. The existing exterior sheathing and fenestration date from the 1916 rehabilitation of the building.

The massive and intact timber framework of the mill building is an unusual and architecturally significant example of traditional European framing practices and differs markedly from the more commonly employed grid-like framing system. The mill's frame consists of a closely spaced series of transverse post and beam bents connected longitudinally by sills and wall plates. Use of this system was particularly advantageous in mill construction, because it allowed for open floor plans unobstructed by intermediate columns. The notched wall posts, designed for the reception of the original clapboard exterior, illustrate a particularly unusual construction detail.

The survival of original gearing and other milling equipment, while incomplete, is nevertheless important as an increasingly rare illustration of eighteenth-century milling technology and craftsmanship.

Roslyn Village Historic District, Roslyn, Nassau Co., Roslyn Grist Mill
Components 2

21. Albany, New York. New York State Historic Preservation
Field Services Bureau. Research File including
measured drawings and correspondence.

Hicks, Benjamin, ed. North and South Hempstead
Town Records. Jamaica, New York, 1897.

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

fol Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

2. Hicks Lumber Company Store

Substantive Review

fol Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

3. Roslyn Grist Mill

Substantive Review

fol Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

4. Roslyn National Bank & Trust Company Building

Substantive Review

fol Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

5. Roslyn Savings Bank Building

Substantive Review

fol Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

6. Roslyn Village Historic District

Substantive Review

fol Keeper

Patrick Andrus 10/2/86

Attest

Patrick Andrus 10/2/86

7. Titus, Willet, House

Substantive Review

fol Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

8. Trinity Church Complex

Substantive Review

fol Keeper

Patrick Andrus 10/2/86

Attest

Beth L. Savage 10/2/86

9. Warner, Samuel Adams, House

Substantive Review

fol 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 002638

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Roslyn Grist Mill (Roslyn Village MRA)
Nassau County
NEW YORK

Substantive Review

AUG 20 1986

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:

Locally significant representative of area's 18th + 19th century water power industries, primarily for its intact structural system and extant machinery. Also important as early local rehabilitation project of 1916 when the mill was converted to a museum and tra house.

Recom./Criteria Accept CTA
Reviewer Savage
Discipline Architectural History
Date 10/1/86

see continuation sheet

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

project of 1916 when the mill was converted to a museum and tra house.

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreege of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

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

Component 2: Roslyn Grist Mill
1347 Old Northern Boulevard

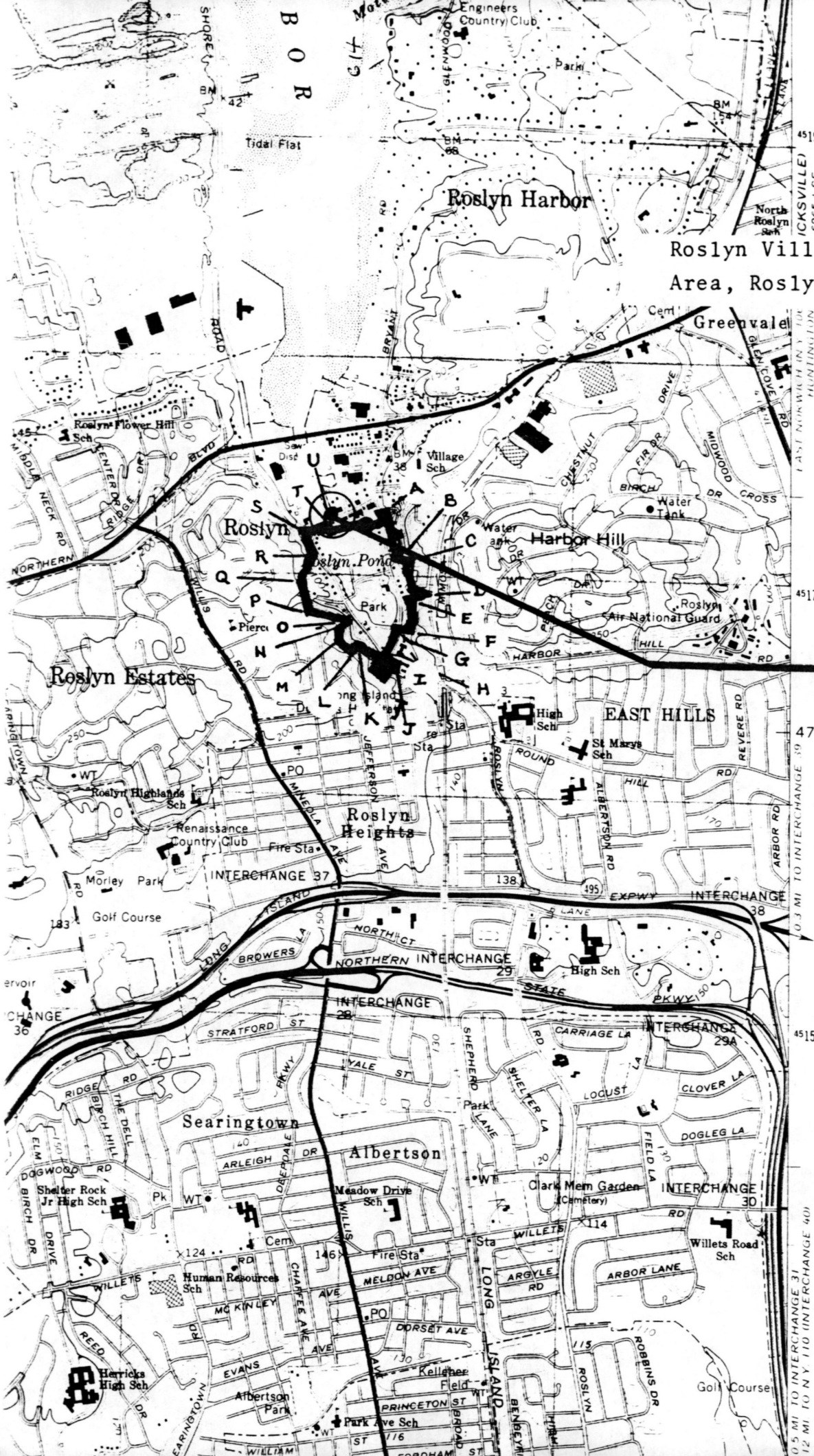


South front of mill viewed northwest from Old Northern Boulevard.



North end of mill viewed from bulkhead north of mill.

Photos by: Mark Peckham, 1986
Negatives at: Division for
Historic Preservation, Albany, NY



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

4519
 4517
 47
 4515
 0.5 MI TO INTERCHANGE 31
 1.2 MI TO N.Y. 110 INTERCHANGE 400

ROSLYN VILLAGE MULTIPLE RESOURCE
AREA

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

Component 2:

Roslyn Grist Mill

1347 Old Northern Boulevard

