United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property:
   historic name: Sag Harbor Hills, Azurest, and Ninevah Beach Subdivisions Historic District
   other names/site number: SANS Historic District
   name of related multiple property listing: N/A

   Location:
   street & number: Roughly Richards Dr, Hempstead St, Lincoln St, Harding Terr, & Terry Dr
   not for publication
   city or town: Sag Harbor
   state: NY
   code: NY
   county: Suffolk
   code: 103
   zip code: 11963

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this _X_ nomination _X_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property _X_ meets _X_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
   _X_ local

   Signature of certifying official/Title
   Date

   State or Federal agency/bureau or Tribal Government

   In my opinion, the property _X_ meets _X_ does not meet the National Register criteria.

   Signature of commenting official
   Date

   Title
   State or Federal agency/bureau or Tribal Government

4. National Park Service Certification
   I hereby certify that this property is:
   _X_ entered in the National Register
   _X_ determined eligible for the National Register
   _X_ determined not eligible for the National Register
   _X_ removed from the National Register
   _X_ other (explain): __________________________

   Signature of the Keeper
   Date of Action
Section 7 page 2

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- X private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

<table>
<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>195 buildings</td>
<td>129 buildings</td>
</tr>
<tr>
<td>3 sites</td>
<td>3 sites</td>
</tr>
<tr>
<td>3 sites</td>
<td>30 structures</td>
</tr>
<tr>
<td></td>
<td>30 structures</td>
</tr>
<tr>
<td>201 objects</td>
<td>159 objects</td>
</tr>
</tbody>
</table>

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/ single dwelling, secondary structure
RECREATION AND CULTURE/ outdoor recreation

Current Functions
(Enter categories from instructions.)

DOMESTIC / single dwelling, secondary structure
RECREATION AND CULTURE/ outdoor recreation

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT/ Ranch style
MODERN MOVEMENT
NO STYLE

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: WOOD, BRICK, STONE
roof: ASPHALT
other: CONCRETE
SANS HD
Name of Property

Suffolk Co., New York
County and State

Narrative Description
(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Sag Harbor Hills, Azurest, and Ninevah Beach Subdivisions (SANS) Historic District is located in the eastern portion of Sag Harbor, an incorporated village within the Towns of Southampton and East Hampton in Suffolk County, New York. Sag Harbor Village is situated on the north shore of Long Island’s South Fork, a peninsula that juts off the larger island into the Atlantic Ocean. The SANS Historic District is located just east of Sag Harbor’s historic core and encompasses the full extent of the self-contained planned resort communities of Azurest, Sag Harbor Hills, and Ninevah Beach.

Comprising approximately 154.22 acres, the district is characterized by mid-century African-American suburban resort development and positioned to take advantage of beach access along the peaceful Havens Beach along Sag Harbor Bay. The district is situated northeast of Hampton Street and Hempstead Street and extends to the shores of Havens Beach. The district is bounded on the north by the natural boundary of Havens Beach, and to the south by Hempstead Street and Hampton Street. Hampton Street is a main local thoroughfare that cuts through largely-wooded portions of East Hampton and becomes a two-lane rural highway (East Hampton–Sag Harbor Turnpike [114]), terminating southeast of Sag Harbor in downtown East Hampton at Montauk Highway (New York State Route 27). To the west, the district is bounded by lines of residences along Richards, Milton, and Terry Drives, and to the east by New York State-owned wooded lands along Little Northwest and Rattlesnake Creeks. The presence of woods to the east, woods along Hampton Street, and woods throughout undeveloped lots within the district create a sense of privacy and seclusion for the neighborhoods.

The limits of the district are drawn around the outer edges of four mapped subdivisions, as they were filed in phases with Suffolk County beginning in the 1940s: Azurest, Sag Harbor Beach Club, Sag Harbor Hills, and Ninevah Beach (See Section 9, Page 43 for a map). The Sag Harbor Beach Club and Sag Harbor Hills ultimately merged into one neighborhood identity under the name of the latter. Each subdivision is essentially defined by the long, north-south angled roads which connect Hempstead Avenue and the beach. Azurest, the westernmost subdivision, includes both sides of Richards Street on the east to both sides of Walker Avenue on the west, terminating in Terry Drive. Sag Harbor Beach Club includes both sides of Beach Avenue and both sides of Harbor Avenue, terminating in Soundview Drive. Sag Harbor Hills includes both sides of Hillside Drive East and West, terminating in Ninevah Place. Ninevah Beach includes both sides of Lincoln Street, terminating in Harding Terrace.

Due to its distinctive histories of planning and development, SANS is spatially and physically distinguished from other areas of Sag Harbor village. The Sag Harbor Village National Register Historic District and Boundary Increase (NR, 1980 and 1994) is commercial and residential in character, and the eastern boundary includes the Eastville neighborhood (which borders SANS to the south and west). The buildings within Sag Harbor Village district are typically closely built colonial and 19th-century timber frame structures on small irregular lots within a relatively flat terrain. In contrast, the neighborhood character of SANS is characterized by less densely packed, freestanding mid-century residences on larger suburban house lots within a hilly terrain. The presence of consistent lot sizes with small and medium-sized single and two-story homes with minimal...
clearing of woods contribute to the relaxed sense of community character. The calm waterfront and predominantly wooded setting of SANS create a sense of refuge and respite away from the busy traffic on Hampton Street and commercial activity around the nearby port in downtown Sag Harbor. The bay beach, which is calm and often attracts private boaters for short stays, is a defining feature of the SANS Historic District’s setting. All design and planning for the residential subdivisions were done in favor of beach access.

In addition to Eastville, two other historically black subdivisions, Chatfield’s Hill, and Hillcrest, exist in close proximity to the SANS Historic District, but are not included within the National Register boundary. Eastville, which developed on the east side of Sag Harbor Village during the early nineteenth century, substantially predates the formation of SANS. Chatfield’s Hill and Hillcrest are both located on the south side of Hampton Street, just south of SANS. They were excluded from this district due to their predominantly later development, substantial loss of integrity to homes in the neighborhood, and lack of access to private beaches in their deeds.

The SANS Historic District period of significance is 1947 through ca. 1977, beginning with the filing of the first subdivision map (Azurest) and extending to the time when the community financed a connection to public water and paved the roads, sparking a gradual change in the physical, social, and cultural character of the neighborhood. The first series of subdivision maps for the Azurest subdivision (Parts 1 and 2) were platted and filed by Elsie B. Gale, a white realtor, in consultation with Maude Terry and Amaza Lee Meredith, African-American sisters, explicitly for marketing to African-American buyers. While the subsequent subdivision maps were not necessarily platted and filed with the same intent, after a short while the white developers of the later subdivisions recognized these as a potential space for African-American middle and upper-class home buyers. This marketing approach was based on racist assumptions of profitability in an area where people of color were already living, thus producing a de facto segregation pattern. The homes constructed during this period reflect a middle-class suburban mindset and aesthetic and a sensibility toward contemporary and modern architectural styles suited to a summer resort landscape. The completion of the amenities of paved roads and public water enabled easier access to the community by outsiders than had been previously feasible, and residents have noted this period as the beginning of social and cultural changes within the community.

Narrative Description

The SANS neighborhoods are characterized by mid-century suburban lot sizes and contemporary residential architecture in a seaside setting that is located approximately three hours (by car) east of New York City. Since its inception, the SANS neighborhoods have been a place of seasonal residence, a place of escape for urban, African-American families who enjoyed summers on the beach, parties in the homes of their friends and families, and relative safety from discrimination during the Jim Crow and Civil Rights eras. Over the past 50 years, many homes in SANS have remained in the families of the earliest residents. As the first generation of owners grew older and the culture and economics of middle-class lifestyles changed with time, settlement patterns also changed. Today, many of the early buyers who still have homes in SANS are “snow birds,” splitting time between warmer climates (like Florida) during the colder months and Sag Harbor during the summer. This pattern of use is reflected in residential landscapes by marked minimal active landscaping, and the use of perennial plants and evergreen trees that require minimal year-round upkeep.

Throughout SANS, the land was not extensively cleared for development. Some of the original woods remain intact in undeveloped lots. Worn foot paths, initially used by indigenous people and white locals for fishing, hunting, and other activities, initially crossed the land which became the subdivisions. Remnants of these
paths were later used by SANS residents to travel by foot between homes and the beach, and traces of these are still evident in undeveloped lots. When the three developments were planned beginning in the 1940s, the streets were not laid out based on these foot paths. The planning of the neighborhoods was directed by access to the beach and development of beach-front property. Consequently, lots were laid out along long streets that run north-northeast from Hempstead Street and north from Hampton Street toward Havens Beach, with cross streets extending east-west. The first part of the first subdivision, Azurest, extends from Hempstead Street, thus sharing a boundary with the Eastville neighborhood. The planning of the first phase of Azurest is influenced by its proximity to Eastville; the layout loosely follows Eastville’s layout (which lies to the south and west) and initial access to the subdivision was only available via Hempstead Street in Eastville. The rest of the subdivisions (most of which were laid out in phases) subsequently extended development to the east along the same pattern, with additional access to the subdivisions provided by street entries from Hampton Street, emphasizing a layout north toward Havens Beach.

All roads are paved within the district, and all homes are accessed by a paved or gravel driveway that is connected to the paved road. During the period of significance, the streets were sandy, dirt, unpaved roads prone to ruts and tire wear. Streets remained unpaved for nearly thirty years, until members of the homeowners’ associations sought paving and access to other utilities from the village in the late 1970s. Ninevah Beach remains an exception, as the roads there remain private and paving was financed by residents through the homeowners’ association. With the exception of Hampton Street, the major road on the southern end of the district, there are no sidewalks in SANS.

Beach conservation and access have remained intact through the subdivisions. This is a key design feature that is evident in the planning (visible on subdivision maps) and the lived experience (maintenance and surveillance of access ways by contemporary residents). In all property sales throughout SANS, beach access is written into property deeds, regardless of distance between the residential property and the conservation beach.

With the exception of beach access and rights, there were generally limited deed covenants and restrictions. The developers of the subdivisions had no influence on individual landscaping, house size, or house style; the one exception to the latter was in Ninevah Beach, where deed restrictions included the approval of new buildings by the homeowners’ association until 1970. The Ninevah Beach homeowners’ association was the regulatory body that ruled over important design features, like street maintenance, building function, and design only in the Ninevah Beach subdivision, thus creating a more cohesive sense of design than in Azurest and Sag Harbor Hills.

The district’s integrity of setting remains strong in its landscape and planning features, including intact street names and layouts, and intact lot sizes (though these are currently threatened by recent purchases of contiguous parcels for larger square-foot homes). Lot sizes are consistent within each individual subdivision but varied across the district. This variation is reflective of the different developers who platted and filed the subdivisions. In Azurest, lots were generally 50 feet by 125 or 150 feet. In Sag Harbor Beach Club and Sag Harbor Hills, the lots were generally 100 feet by 100 feet, and 75 feet by 125 or 150 feet, respectively. Ninevah Beach has greater variation in lots size through the subdivision. For instance, the waterfront lots along the north side of Harding Terrace measured 30 feet wide by roughly 200 feet long, and new purchasers often acquired two lots to build their waterfront homes.
Houses are generally set back from the street approximately 35 feet. This is reflective of village building code and residential preferences for homes to be constructed in the center of the lot, rather than a design feature of the planned development. Residential lots typically have grass lawns with scattered trees and limited ornamental plantings. When present, ornamental plantings are perennials and shrubbery typical of suburban landscapes that require minimal year-round upkeep. Few lots are fenced in, though some homeowners use trees, shrubs, and tall plantings for privacy. Privacy hedges and trees are more typically seen on the more-recent non-contributing properties. Because the earliest residents maintained open access to their yards for residents and neighbors, there is less privacy planting around the contributing properties.

Pools are generally not an original feature of the subdivisions. Only three properties have pools that were constructed within the period of significance and have been counted as contributing structures. Pools are a new design feature that is becoming more prevalent with time. Garages and outbuildings were more typically constructed during the period of significance.

Overall, the homes in the SANS subdivisions illustrate a range of small and medium-sized wood frame homes that were popular with buyers in the decades after World War II. Some homebuyers secured local builders for construction, while others built the homes themselves with the help of friends. In the latter cases, it would sometimes take years to finish building their homes, but oral histories suggest that this was one of many communal practices and traditions that characterized the SANS neighborhoods. Many, particularly the earliest homes, show evidence of alteration and expansion during the period of significance. This is due, at least in part, to the realities of the lack of traditional bank financing for African-American homeowners and the need to build progressively as time and finances allowed.

Architectural forms and styles in the district vary and reflect popular residential styles from the period, including minimal traditional, ranch style, cape cod, midcentury-modern, and split-level. These home types were marketed to middle-class homebuyers in various forms, including as plans sold in books and magazines and as model homes offered by local builders. Many of the homes reflect the marketed trend of mid-century modern design “for the masses” that were introduced by modern architects, but eventually trickled down to middle-class consumers.

In addition to building homes in widely available mass marketed styles, a few owners hired architects who were connected to SANS, either as residents or affiliates. Amaza Lee Meredith, an architect and one of Azurest’s founders, designed several early homes. Meredith’s architectural contributions have also been recognized through the designation of her home in Virginia, Azurest South (now on the campus of Virginia State University, where she founded the art department) on the National Register of Historic Places in 1993. Other notable architects include artist Frank Wimberly, who designed his c.1960 home at 45 Hillside Drive East, and William Garrison McNeill, who built two post-1980 non-contributing homes in Sag Harbor Hills.

Some local builders provided housing stock to mid-century homebuyers. Homes built by James McCrosson Jr. within the period of significance remain standing on Beach Avenue, Hillside Drive West and Hillside Drive East in Sag Harbor Hills. James McCrosson Jr. and his wife, Helen, owned a real estate development and construction business in Sag Harbor; they sold many properties in SANS during the mid-twentieth century.

Their son, James Robert McCrosson, continued to sell properties and homes in Sag Harbor Hills, primarily after the period of significance, until his death.²

Although some developers, like McCrosson and Lynch (who has sold many of the non-contributing home designs in the 1980s, 1990s, and 2000s) offered stock building types, the designs of individual homes in SANS seems to have been largely influenced by a few architects and builders in the area, along with the shared resources and creativity of area homeowners and neighbors. During the area’s initial building boom, small houses were erected in wood framed ranch and minimal traditional styles, exemplifying 1950s and 1960s suburban architecture. Examples of these are best seen on Richards Drive and Milton Avenue. One of the earliest homes in Azurest, 43 Richards Drive, is an excellent example of the small-scale frame ranch house that is typical of early SANS homes. As time progressed in the 1960s and 1970s, a wider variety of small-scale and larger homes was built in the subdivisions. Split-level and ranch style homes are common. In addition to these more common home types, some homeowners opted to incorporate playful, modern design elements into their homes, including color block panels and butterfly, shed, or deeply overhanging gable rooflines. The homes at 45 Hillside Drive East, 47 Lincoln Street, 27 Beach Avenue, and 56 Beach Avenue are examples of this aesthetic. Many homes were built thoughtfully to be in harmony with the environment, especially the homes that were situated along the shore that took in the views of the harbors and nearby marshes, including 4 Taft Place and 63 Terry Drive. The home at 4 Taft Place, built in close proximity to wetlands, was originally constructed based on a design in the magazine Popular Mechanics. The residents call it an "upside down" house because the main living space is located on the second floor, but it is unclear if the Popular Mechanics plan for this cantilever-style home was called “upside down.” Although the home was renovated in 2010, it maintains the original footprint and design.

**SANS Resource List**

There is a total of 360 resources in the SANS Historic District, of which 201 are contributing. Except for each neighborhood’s historic beach access, all of the resources in SANS are residential in function. The contributing resources include 195 buildings (houses and outbuildings), three sites (beach access parcels) and three contributing structures (pools). Nearly all of the 165 non-contributing resources are non-contributing due to their construction after the period of significance; only seven resources are non-contributing due to alteration. The majority of non-contributing properties were constructed on previously vacant land; demolition of older homes to construct newer ones has been historically rare, but is becoming more common. Many of the non-contributing properties, particularly those built during the 1980s and 1990s, retain a similar scale, feel, and character to contributing properties within the district. In almost all cases, non-contributing properties retain historic parcel sizes; a trend to combine parcels to create larger ones is quite recent. Vacant properties, primarily wooded land that has never been built on, are mapped but not counted.

Buildings and other resources have been determined to contribute to the historic district if they were completed during the period of significance and if they retain significant integrity of design and materials. Within SANS, it was not uncommon for owners to initially hire a builder or self-build the initial home on their property with plans to expand later. Additions and expansions completed within the period of significance reflect the history and maturation of the community and are not considered to have a negative impact on a building’s integrity. The homes within the community are nearly exclusively wood frame. Clapboard, shingle, asbestos and masonry veneer siding were the most common historic finishes. In some cases, buildings were

later covered in aluminum, vinyl, or synthetic materials; the addition of these non-historic finishes alone does not negatively impact a building’s integrity as long as the building’s massing, roofline, and historic fenestration remains largely intact. Similarly, window sash replacement is not uncommon within the historic district. While replacements inserted into historic window openings generally do not strongly impact a building’s integrity, changes to a building’s size and pattern of openings which postdate the period of significance do.

The resource list is organized alphabetically by street name and by house number. When house numbers are not available, Section, Block, and Lot (SBL) numbers are given and parcels are included in the list based on their location near numbered parcels. When a building is known by multiple addresses, the description is only included under one address. Primary building dates were determined using historic Suffolk County aerial photographs, which were taken in 1947, 1962, 1978, 1984, and more often in recent years, as well as oral histories from neighborhood residents. Dates for outbuildings and pools were approximated based on building materials and evidence from aerial photographs.
### Beach Avenue

<table>
<thead>
<tr>
<th>SAG HARBOR HILLS</th>
<th>Address</th>
<th>Date/Period</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>6 Beach Avenue</strong></td>
<td>ca. 2015 (1 non-contributing; postdates period of significance)</td>
<td>Three-story, three-bay by four-bay, frame Neo-Victorian style home. Front-gabled roof, projecting gables, corner mansard tower. Painted-wood shingle siding. Entrance facing Beach Street. Double-hung sash and diamond pane windows. Two-story porch with filigree. Rear-entry door leads to a fence enclosed yard. Asphalt roof with front-gabled dormers. Integrated two-car garage on rear elevation. The home is centered on the lot.</td>
<td></td>
</tr>
<tr>
<td><strong>10 Beach Avenue</strong></td>
<td>ca. 1960s (1 contributing building)</td>
<td>One-story, five-bay by two-bay side-gabled frame ranch house. Painted-wood shingle siding. Central entrance within inset engaged porch; brick and concrete steps, midcentury metal railing. Picture and paired sash windows with decorative exterior shutters. Interior brick chimney. Asphalt shingled roof with deep eaves. Concrete foundation. The home is centered on the lot.</td>
<td></td>
</tr>
<tr>
<td><strong>15 Beach Avenue</strong></td>
<td>ca. 1993 (1 non-contributing building; postdates period of significance)</td>
<td>One-and-a-half story, three-bay by two-bay split-level frame contemporary salt-box frame home. Side-gabled asymmetrical pitched-roof with an overhang. Horizontal wood plank siding. Primary entrance on north elevation. Double-hung and sliding windows. Asphalt shingle roof with skylights and a metal chimney. The home is centered on the lot.</td>
<td></td>
</tr>
</tbody>
</table>
| Sag Harbor Hills | Address | Built Date | Contributing?
|------------------|---------|------------|-------------
| (not counted) | Wooded lot |

Section 7, Page 10
| SAG HARBOR HILLS | 41 Beach Avenue | ca. 1960 (1 contributing building)  
One-story, three-bay by two-bay, side-gabled frame ranch house. Offset entrance. Shallow front-gabled entry porch supported by slender square posts. Vinyl sliding windows w/ shutters. Asphalt roof. CMU foundation. House is centered on property. |
| SAG HARBOR HILLS | 42 Beach Avenue | ca. 1960 (1 contributing building)  
| SAG HARBOR HILLS | 45 Beach Avenue | ca. 1950 (1 contributing building)  
| SAG HARBOR HILLS | 46 Beach Avenue | ca. 1990 (1 non-contributing building; postdates period of significance)  
| SAG HARBOR HILLS | 49 Beach Avenue | ca. 2005 (1 non-contributing building; postdates period of significance)  
| SAG HARBOR HILLS | 50 Beach Avenue | ca. 1990 (1 non-contributing building; postdates period of significance)  
| SAG HARBOR HILLS | 53 Beach Avenue | ca. 1962 (1 contributing building)  
| SAG HARBOR HILLS | 56 Beach Avenue | ca. 1950 (1 contributing building)  
<table>
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<tr>
<th>SAG HARBOR HILLS</th>
<th>Address</th>
<th>Date/Year</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>Sag Harbor Hills</td>
<td>64 Beach Avenue</td>
<td>(not counted)</td>
<td>Wooded land</td>
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<tr>
<td>Sag Harbor Hills</td>
<td>69 Beach Avenue</td>
<td>(not counted)</td>
<td>Wooded land</td>
</tr>
<tr>
<td>Sag Harbor Hills</td>
<td>74 Beach Avenue</td>
<td>(not counted)</td>
<td>Wooded land</td>
</tr>
</tbody>
</table>
### Cadmus Road

| AZUREST | 7 Cadmus Road | ca. 1950 (1 contributing building) One-story, three-bay by three-bay minimal traditional frame bungalow. Shallow hipped roof with wide overhanging eaves. Section of roof projects over central entrance and brick and concrete steps. Historic fenestration pattern, replacement vinyl sash windows. Exterior brick chimney. CMU raised basement built into hillside. |
| AZUREST | 11 Cadmus Road | (not counted) Vacant lot. 1960s home on property demolished 2018; new home under construction. |

### Cuffee Drive

<p>| AZUREST | 10 Cuffee Drive | ca. 1965 (1 contributing building) Two-story, five-bay by two-bay side-gabled split-entry frame house. Asphalt shingle roofing, and cedar shingle siding with brick veneer over CMU foundation. CMU exterior chimney. Central replacement door with original brick steps. Period fenestration pattern, replacement sash and picture windows. Two integrated |</p>
<table>
<thead>
<tr>
<th>AZUREST</th>
<th>Property</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AZUREST</td>
<td>19 Cuffee Drive</td>
<td>(vacant lot)</td>
<td>Wooded land</td>
</tr>
<tr>
<td>AZUREST</td>
<td>24 Cuffee Drive</td>
<td>(vacant lot)</td>
<td>Wooded land</td>
</tr>
</tbody>
</table>
### AZUREST

<table>
<thead>
<tr>
<th>Address</th>
<th>Date (Contribution)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 Cuffee Drive</td>
<td>ca. 1950s (1 contributing building)</td>
<td>One-story, four-bay by two-bay hip-roof frame ranch with slightly projecting hipped roof sections at each end of facade. Asphalt shingle roofing, cedar shingle siding. Concrete stoop with metal railing leading to recessed central entry. Aluminum fixed and double hung windows with wood shutters. Concrete foundation/ cellar, exterior brick chimney.</td>
</tr>
<tr>
<td>41 Cuffee Drive</td>
<td>ca. 1980s (1 non-contributing building; postdates period of significance)</td>
<td>Two-story, five-bay by two-bay frame house with hipped roof on corner lot. Split-entry. Asphalt shingle roofing and vertical aluminum siding. Second floor slightly cantilevered out surrounding the central entry. Aluminum door with one sidelight and transom, concrete stoop with iron railing. Double hung and casement aluminum windows; regular fenestration pattern. Integrated one-car garage, and parged concrete foundation., Brick interior chimney. Bi-level rear deck with wood railing, and side door with wood stoop and railing.</td>
</tr>
</tbody>
</table>

### Gull Rock Road

<table>
<thead>
<tr>
<th>Address</th>
<th>Date (Contribution)</th>
<th>Description</th>
</tr>
</thead>
</table>
| 11 Gull Rock Rd | ca. 1950s (1 contributing building)     | One-story, roughly four-bay by two-bay, cross-gabled, L-plan frame house. Wood shingle siding. Central entrance door, uncovered brick porch. Exterior wide brick chimney on facade. Double hung wood and
<table>
<thead>
<tr>
<th>Location</th>
<th>Address</th>
<th>Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sag Harbor Hills</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Azurest</strong></td>
<td>205 Hampton Street / 5 Meredith Avenue</td>
<td>ca. 1950s (2 contributing buildings)</td>
<td>One-story, four-bay by two-bay, frame minimal traditional. Shallow side-gable main roof, with front-facing cross gable with integrated entry porch in gable. Set-back, side-gabled wing at east end. Asphalt shingle siding, concrete foundation. Paired and single double-hung windows, with shutters. Internal brick chimney. One-and-a-half story, two-bay by four-bay frame garage facing Meredith Avenue; asphalt shingle siding and two-over-two windows with horizontal panes.</td>
</tr>
<tr>
<td><strong>Azurest</strong></td>
<td>211 Hampton Street</td>
<td>ca. 1950s (1 contributing building)</td>
<td>One-story, six-bay by two-bay frame ranch with side-gable roof on corner lot. Integrated enclosed porch and one-car attached garage at west end. Asphalt shingle roofing, asbestos shingle siding. Double-hung six-over-six windows with aluminum storms; jalousie and sliding windows at enclosed porch. Internal brick chimney. Recent wood deck at rear with wood railing. Driveway lined by short concrete block wall.</td>
</tr>
<tr>
<td><strong>Harbor Avenue</strong></td>
<td>8 Harbor Avenue</td>
<td>ca. 1973 (1 contributing building)</td>
<td></td>
</tr>
</tbody>
</table>

**Section 7, Page 16**
| HARBOR HILLS | 14 Harbor Avenue | ca. 1972 (1 contributing building)  
Two-story, four-bay by two-bay, side-gabled split-level frame house. Asymmetrical saltbox-style roof.  
Set-back, centered location on property. |
| SAG HARBOR HILLS | 16 Harbor Avenue | (not counted)  
Wooded lot |
| SAG HARBOR HILLS | 23 Harbor Avenue | ca. 1997 (2 non-contributing buildings; postdate period of significance)  
One-story, one-bay by two-bay front-gabled frame garage. |
| SAG HARBOR HILLS | 24 Harbor Avenue | ca. 1990s (1 non-contributing building; postdates period of significance)  
| SAG HARBOR HILLS | 27 Harbor Avenue | ca. 1975 (1 contributing building)  
Set-back, centered located on property. |
| SAG HARBOR HILLS | 31 Harbor Avenue | ca. 1990 (1 non-contributing building; postdates period of significance)  
| SAG HARBOR HILLS | 32 Harbor Avenue | ca. 1973 (1 contributing building)  
| SAG HARBOR HILLS | 36 Harbor Avenue | ca. 1975 (1 contributing building)  
One-story, four-bay by two-bay, hipped roof frame ranch house. Secondary hipped roof section on south. |
<table>
<thead>
<tr>
<th>HILLS</th>
<th>Address</th>
<th>Year/Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAG HARBOR HILLS</td>
<td>48 Harbor Avenue</td>
<td>(not counted)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wooded land</td>
</tr>
<tr>
<td>SAG HARBOR HILLS</td>
<td>52 Harbor Avenue</td>
<td>(not counted)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wooded land</td>
</tr>
<tr>
<td>SAG HARBOR HILLS</td>
<td>56 Harbor Avenue</td>
<td>(not counted)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wooded land</td>
</tr>
<tr>
<td>SAG HARBOR HILLS</td>
<td>57 Harbor Avenue</td>
<td>ca. 1960 (1 contributing building) One-story, four-bay by two-bay, side-gabled frame ranch house. Shingle siding. Offset, one-bay wide, shed-</td>
</tr>
<tr>
<td>HILLS</td>
<td>ADDRESS</td>
<td>YEAR (BUILDING)</td>
</tr>
<tr>
<td>-----------------------</td>
<td>----------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Sag Harbor Hills</td>
<td>77 Harbor Avenue</td>
<td>ca. 1960</td>
</tr>
</tbody>
</table>
# Harboy Place

<table>
<thead>
<tr>
<th>SAG HARBOR HILLS</th>
<th>Harboy Place</th>
<th>(not counted) Wooded land</th>
</tr>
</thead>
<tbody>
<tr>
<td>28 Harboy Place</td>
<td>ca. 1960 (1 contributing building) One-story, three-bay by two-bay side-gabled frame ranch. Asphalt shingle siding. Center entry with one step landing and overhanging eave. Double hung horizontal two-over-two sash windows with white painted shutters. Asphalt shingle roof. CMU block cellar with bulkhead access on right side of structure and gravel driveway. Irregular board fence. Building is centered on property.</td>
<td></td>
</tr>
</tbody>
</table>

# Harding Terrace

<table>
<thead>
<tr>
<th>NINEVAH BEACH</th>
<th>Harding Terrace</th>
<th>(1 contributing site) Historic beachfront access for Ninevah subdivision</th>
</tr>
</thead>
</table>

Section 7, Page 20
<table>
<thead>
<tr>
<th>NINEVAH BEACH</th>
<th>Address</th>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NINEVAH BEACH</td>
<td>19 Harding Terrace</td>
<td>ca. 1950</td>
<td>One contributing building. One-story, three-bay by three-bay Split level frame house. Front-gabled and shed rooflines. Asbestos siding, stucco façade on side elevations. Brick and concrete steps leading to engaged porch with centered...</td>
</tr>
</tbody>
</table>
entry. Casement windows and picture frame with wood shutters. Attached single car garage with overhead door. Exterior brick chimney. CMU block foundation and retaining wall. Two brick posts at beginning of driveway.

| **NINEVAH BEACH** | **21 Harding Terrace** | ca. 1950 (1 contributing building)  
| **NINEVAH BEACH** | **23 Harding Terrace** | ca. 2005 (1 non-contributing building; postdates period of significance)  
| **NINEVAH BEACH** | **25 Harding Terrace** | ca. 1990 (1 non-contributing building; postdates period of significance)  
| **NINEVAH BEACH** | **27 Harding Terrace** | 2018 (1 non-contributing building; postdates period of significance)  
| **NINEVAH BEACH** | **29 Harding Terrace** | ca. 1965-70 (1 contributing building)  

**Hempstead Street**

| **AZUREST** | **83 Hempstead Street** | ca. 1990. (1 non-contributing building; postdates period of significance)  
### Sag Harbor Hills, Azurest, and Nineveh Subdivisions (SANS) Historic District
Sag Harbor, Suffolk Co., NY

#### Section 7, Page 23

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Address</th>
<th>Description</th>
</tr>
</thead>
</table>
| Sag Harbor Hills | 5 Hillside Drive | (not counted)  
Wooded land |
| Sag Harbor Hills | 6 Hillside Drive | ca. 1970 (1 contributing building)  
| Sag Harbor Hills | 9 Hillside Drive | ca. 1970 (1 contributing building)  
| Sag Harbor Hills | 10 Hillside Drive | ca. 1970 (1 contributing building)  

#### Hillside Drive East
<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Address</th>
<th>Description</th>
</tr>
</thead>
</table>
| Sag Harbor | 2 Hillside Drive East | ca. 1990 (1 non-contributing; postdates period of significance)  
One-story, four-bay by two-bay side-gabled frame house. Painted wood siding. Offset entrance. Double |

---

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Address</th>
<th>Description</th>
</tr>
</thead>
</table>
| Azurest | 101 Hempstead Street | ca. 1950s (1 contributing building)  
| Azurest | 105 Hempstead Street | ca. 1950s (2 contributing buildings)  

---

### Hillside Drive

- **AZUREST 85 Hempstead Street**: See 11 Cuffee Drive
- **AZUREST 101 Hempstead Street**: ca. 1950s (1 contributing building)  
- **AZUREST 105 Hempstead Street**: ca. 1950s (2 contributing buildings)  
<table>
<thead>
<tr>
<th>HILLS</th>
<th>Address</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAG HARBOR HILLS</td>
<td>10 Hillside Drive East</td>
<td>(not counted)</td>
<td>Rear yard / golf course associated with 3 Lincoln Street</td>
</tr>
<tr>
<td>SAG HARBOR HILLS</td>
<td>43 Hillside Drive East</td>
<td>(not counted)</td>
<td>Wooded land</td>
</tr>
<tr>
<td>SAG HARBOR HILLS</td>
<td>45 Hillside Drive East</td>
<td>ca. 1965-70</td>
<td>1 contributing building. One-story, three-bay by four-bay hipped roof contemporary frame ranch. Overhanging eaves both sides.</td>
</tr>
<tr>
<td>HILLS</td>
<td>Address</td>
<td>narratives</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>----------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>SAG HARBOR</td>
<td>49 Hillside Drive East</td>
<td>Refer to 36 Harboy Place</td>
<td></td>
</tr>
<tr>
<td>HILLS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HILLS</td>
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<tr>
<td>HILLS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Address</td>
<td>Date/Period</td>
<td>Description</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------------</td>
<td>------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
paved walkway. House located on center of property.

<table>
<thead>
<tr>
<th>Sag Harbor Hills</th>
<th>Address</th>
<th>Year of Construction</th>
<th>Description</th>
</tr>
</thead>
</table>

**Hillside Drive West**

<table>
<thead>
<tr>
<th>Sag Harbor Hills</th>
<th>Address</th>
<th>Year of Construction</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 Hillside Drive West</td>
<td>ca. 1965-70 (1 contributing building) Two-story, roughly three-bay by five-bay frame contemporary bungalow. Front-gabled roofline with multiple side- and shed- rooflines on secondary elevation. Vinyl siding and brick veneer. Engaged front porch supported by posts; entrance door with three horizontal glass panes and a wood panel. Wide</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Sag Harbor Hills, Azurest, and Nineveh Subdivisions (SANS) Historic District

#### Sag Harbor, Suffolk Co., NY

<table>
<thead>
<tr>
<th>Address</th>
<th>Date/Contributing Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Year</td>
<td>Details</td>
</tr>
<tr>
<td>---------------</td>
<td>------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>33 Hillside Drive West</td>
<td>ca. 1965-70 (1 contributing building)</td>
<td>One-story, four-bay by two-bay front-gabled split-level contemporary frame house. Salt box style roofline with deep, off-centered slope. Cedar shingle siding on façade, hardy board on side elevations. Center entrance with sidelights. Aluminum windows with fixed upper lites and hopper style lower lites on façade; sliding windows. Wrap-around deck. Asphalt shingle roof. CMU Foundation. Set back and centered on property.</td>
</tr>
<tr>
<td>34 Hillside Drive West</td>
<td>ca. 1951-1952 (1 contributing building)</td>
<td>One-story, three-bay by four-bay front-gabled contemporary folk frame house. Cedar shingle siding Awning overhang at front façade. Side entrance. Picture, sash, and bay windows. Asphalt shingle roofing. CMU foundation. Set back and centered on property</td>
</tr>
<tr>
<td>43 Hillside Drive West</td>
<td>ca. 1960 (1 contributing building)</td>
<td>One-story, two-bay by four-bay frame house. Cedar shingle siding. Roof extension on south forming a carport; supported by wooden posts. Side entrance; brick and concrete steps with mid-century metal</td>
</tr>
</tbody>
</table>
| SAG HARBOR HILLS       | 44 Hillside Drive West          | c. 1952 (2 contributing buildings and 1 contributing structure)  
|                       |                                 | In-ground swimming pool, ca. 1975  
|                       |                                 | One-story, one-bay by two-bay frame garage / shed, ca. 1960  
| SAG HARBOR HILLS       | 45 Hillside Drive West          | ca. 1989 (1 non-contributing building; postdates period of significance)  
| SAG HARBOR HILLS       | 50 Hillside Drive West          | ca. 1950's (1 contributing building)  
| SAG HARBOR HILLS       | 51 Hillside Drive West          | (not counted)  
|                       |                                 | Wooded land  
| SAG HARBOR HILLS       | 61 Hillside Drive West          | ca. 1950's (2 contributing buildings)  
|                       |                                 | One-story, two-bay by one-bay side-gabled frame guest house, ca. 1965. Cedar shingles, sash windows.  
| SAG HARBOR HILLS       | 62 Hillside Drive West          | ca. 1965-70 (1 contributing building)  
| SAG HARBOR HILLS       | 64 Hillside Drive West          | ca. 1950 (1 contributing building)  
<table>
<thead>
<tr>
<th>Property Address</th>
<th>Years</th>
<th>Notes</th>
</tr>
</thead>
</table>
| 65 Hillside Drive West | ca. 2003 | 1 non-contributing building; postdates period of significance)
| 68 Hillside Drive West | ca. 1965-70 | 1 contributing building and 1 non-contributing structure; postdates period of significance)
| 69 Hillside Drive West | ca. 1953 | 1 contributing building)
| 72 Hillside Drive West | ca. 1965-70 | 1 contributing building)
| 73 Hillside Drive West | | (not counted)
| | | Wooded land |
| 76 Hillside Drive West | ca. 1960 | 1 contributing building)
| 81 Hillside Drive West | ca. 1950 | 1 contributing building and 1 non-contributing building; postdates period of significance)


Lincoln Street

<p>| NINEVAH BEACH | 2 Lincoln Street | (not counted)  Wooded land |
| NINEVAH | 6 Lincoln Street | ca. 1965-70 (1 contributing building) |</p>
<table>
<thead>
<tr>
<th>BEACH</th>
<th>Address</th>
<th>Date Range</th>
<th>Descriptions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Nineveh Subdivisions (SANS) Historic District</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sag Harbor, Suffolk Co., NY</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>NINEVAH</td>
<td></td>
<td>Beach</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NINEVAH</td>
<td>12 Lincoln Street</td>
<td>ca. 1965-70 (1 contributing building)</td>
<td>Two-story, four-bay by two-bay split-level hipped roof house. Asbestos-shingle siding. Overhanging</td>
</tr>
<tr>
<td>BEACH</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Address</td>
<td>Year of Construction</td>
<td>Notes</td>
</tr>
<tr>
<td>------------------</td>
<td>------------------------------</td>
<td>----------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Sag Harbor Hills</td>
<td>14 Lincoln Street</td>
<td>ca. 2016</td>
<td>(1 non-contributing building; postdates period of significance)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Two-story, four-bay by two-bay neo-eclectic frame house.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Intersecting side-gabled roofs with multiple front gables.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Wood siding. Front-gabled central porch supported by square columns;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>door flanked by sidelights. Double-hung and awning windows.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Cantilevered front-gabled side entrance. Covered rear porch.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Centered and setback on property.</td>
</tr>
<tr>
<td>NINEVAH</td>
<td>15 Lincoln Street</td>
<td>ca. 1965-70</td>
<td>(1 contributing building)</td>
</tr>
<tr>
<td>BEACH</td>
<td></td>
<td></td>
<td>One-story, five-bay by two-bay side-gabled frame ranch house.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Vertical and horizontal wood and shingle siding. Glazed enclosed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>front porch with curved roofline; glass walls on brick knee wall.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Front entrance within glazed porch. Casement, double-hung, and bay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>windows. Central brick chimney. Integrated double garage at exposed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>basement. Asphalt shingle roof. Concrete foundation with brick</td>
</tr>
<tr>
<td></td>
<td>Lot between 14 and 16</td>
<td>ca. 2014</td>
<td>(not counted)</td>
</tr>
<tr>
<td>BEACH</td>
<td>Lincoln Street (SBL 302.7-3-2.1)</td>
<td></td>
<td>Wooded land</td>
</tr>
<tr>
<td></td>
<td>16 Lincoln Street</td>
<td>ca. 2014</td>
<td>(1 non-contributing building; postdates period of significance)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Two-story, three-bay by three-bay hipped roof neo-eclectic frame</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>house. Faux-shingle vinyl siding. Central one-story, hipped-roof</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>porch supported by square columns; entrance with sidelights.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Paired casement windows on first floor, paired casement windows with</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>transom on second floor. Asphalt shingle roof.</td>
</tr>
<tr>
<td></td>
<td>17 Lincoln Street</td>
<td>(not counted)</td>
<td>Wooded land</td>
</tr>
<tr>
<td></td>
<td>18 Lincoln Street</td>
<td>ca. 1965-70</td>
<td>(1 contributing building)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>One-story, three-bay by two-bay side-gabled frame ranch house.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rear deck. Exterior brick chimney on north elevation. Asphalt shingle</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>roof. CMU foundation. Centered and setback on property.</td>
</tr>
<tr>
<td></td>
<td>19 Lincoln Street</td>
<td>ca. 2008</td>
<td>(1 non-contributing building; postdates period of significance)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Two-story, five-bay by two-bay, side-gabled frame neo-eclectic house.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Large intersecting front gables and front-gabled dormers. Wood</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>shingle siding. Engaged façade-length porch supported by square</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>posts. Offset entrance with sidelights. Single and paired double</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>hung windows, picture window. Asphalt shingle roof.</td>
</tr>
<tr>
<td></td>
<td>20 Lincoln Street</td>
<td>ca. 1965-70</td>
<td>(1 contributing building)</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Section 7, Page 34
<table>
<thead>
<tr>
<th>BEACH</th>
<th>Address</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>NINEVAH BEACH</td>
<td>21 Lincoln Street</td>
<td>(not counted)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wooded land</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>22 Lincoln Street</td>
<td>ca. 1990 (1 non-contributing building and 1 non-contributing structure; postdate period of significance)</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>23 Lincoln Street</td>
<td>ca. 1960s (1 contributing building)</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>24 Lincoln Street</td>
<td>ca. 1990 (1 non-contributing building; postdates period of significance)</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>25 Lincoln Street</td>
<td>(not counted)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wooded land</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>27 Lincoln Street</td>
<td>ca. 1980 (1 non-contributing building; postdates period of significance)</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>28 Lincoln Street</td>
<td>ca. 1950s (1 contributing building)</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>29 Lincoln Street</td>
<td>ca. 1990 (1 non-contributing building; postdates period of significance)</td>
</tr>
<tr>
<td>BEACH</td>
<td>Details</td>
<td></td>
</tr>
<tr>
<td>----------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Sag Harbor Hills, Azurest, and Nineveh Subdivisions (SANS) Historic District</td>
<td>Sag Harbor, Suffolk Co., NY</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Section 7, Page 36</td>
<td></td>
</tr>
<tr>
<td></td>
<td>NINEVAH BEACH 33 Lincoln Street (31 Lincoln Street in tax records)</td>
<td>(not counted) Wooded land</td>
</tr>
</tbody>
</table>

Section 7, Page 36
### Sag Harbor, Suffolk Co., NY

<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sag Harbor Hills, Azurest, and Nineveh Subdivisions (SANS)</strong> Historic District</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NINEVAH BEACH</strong> 40 Lincoln Street</td>
<td>(not counted)</td>
<td>Wooded land</td>
</tr>
<tr>
<td>Location</td>
<td>Address</td>
<td>Date/Contributing Status</td>
</tr>
<tr>
<td>-------------------</td>
<td>------------------</td>
<td>---------------------------------------------------------------</td>
</tr>
</tbody>
</table>
Sag Harbor Hills, Azurest, and Nineveh Subdivisions (SANS) Historic District
Sag Harbor, Suffolk Co., NY

shingle roof. House setback and centered on lot.


| Meredith Avenue |
| AZUREST | 5 Meredith Avenue | See 205 Hampton Street |
| AZUREST | 9 Meredith Avenue | (not counted) Wooded land |
| AZUREST | 20 Meredith Avenue | ca. 1960s (1 contributing building) | One-story, four-bay by two-bay L-plan frame ranch. Painted vertical cedar siding. Entrance door at corner of L. Wide plate glass window with lower hopper windows; band of hopper style windows elsewhere. Rafter tails under overhanging eaves; asphalt shingle roof. CMU foundation. Brick interior chimney. |
| AZUREST | 24 Meredith Avenue | (not counted) Wooded land |
### Azurest

<table>
<thead>
<tr>
<th>Address</th>
<th>Date/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AZUREST</strong> 31 Meredith Avenue</td>
<td>(not counted) Wooded land</td>
</tr>
<tr>
<td><strong>AZUREST</strong> 32 Meredith Avenue</td>
<td>ca. 1960/70 (1 contributing building) One-story, four-bay by two-bay side-gabled frame ranch. Cedar shake siding, asphalt shingle roof. Engaged central porch with square columns connected by shallow arches under roofline. Central entry with sidelights. Double hung paired wood frame windows with shutters; bow window. Integrated garage has glass siding door and appears to be adapted for living space. CMU foundation, brick boiler flue.</td>
</tr>
<tr>
<td><strong>AZUREST</strong> 36 Meredith Avenue</td>
<td>(not counted) Wooded land</td>
</tr>
<tr>
<td><strong>AZUREST</strong> 40 Meredith Avenue</td>
<td>ca. 1960/s/ expanded ca. 1975 (1 contributing building) Two-story, two-bay by two-bay side-gabled frame house with a Skillion (shed) roof. One-story, one-bay by two-bay wing attaches house to one-and-a-half story, two-bay by two-bay front-gabled attached frame garage with barn-style doors; additional one-story, one-bay by two-bay wing south of garage. Vertical wood siding consistent across all wings. Original house has vinyl sliding sash on first and second floors and in</td>
</tr>
</tbody>
</table>
| AZUREST          | 44 Meredith Avenue | ca. 1963 (1 contributing building)  
One-story, four-bay by four-bay side-gabled frame ranch. Integrated enclosed porch along full façade. Vertical wood slat siding, with brick veneer on the lower half in some areas. Side entry at slight L on north elevation. Awning, casement, and picture windows. Exterior brick chimney on south elevation. CMU foundation/basement. |
| AZUREST          | 54 Meredith Avenue | ca. 1980 (1 non-contributing building; postdates period of significance)  
| AZUREST          | 58 Meredith Avenue | (not counted)  
Wooded land |
| AZUREST          | 59 Meredith Avenue | ca. 1998 (1 non-contributing building; postdates period of significance)  
| AZUREST          | 62 Meredith Avenue | ca. 1950-60 (1 contributing building)  
| AZUREST          | 63 Meredith Avenue | ca. 1990 (1 non-contributing building and 1 non-contributing structure; postdates period of significance)  
| AZUREST          | 66 Meredith Avenue | ca. 1950s (1 contributing building)  
| AZUREST          | 70 Meredith Avenue | ca. 1960/70 (1 non-contributing building; due to alteration and 1 non-contributing structure; postdates period of significance)  
| AZUREST   | 71 Meredith Avenue | ca. 1990 (2 non-contributing buildings and 1 non-contributing structure; postdates period of significance)  
In-ground pool, ca. 2011  
One-story, two-bay by one-bay frame pool house, ca. 2010; open sided toward pool. |
| AZUREST   | 76 Meredith Avenue | ca. 1980 (1 non-contributing building; postdates period of significance)  
| AZUREST   | 77 Meredith Avenue | ca. 2003 (1 non-contributing building; postdates period of significance)  
One- and two-story, roughly four-bay by four-bay L-plan flat-roofed frame contemporary house. One-story southern wing: cedar siding, primary entrance covered by cantilevered cedar overhang, band of awning windows. Two-story northern wing: set back from other wing, painted wood siding, awning windows. CMU foundation, basement. Property terraces down from grade. Side / rear deck with stairs from ground level. |
| AZUREST   | 81 Meredith Avenue | ca.1960/70 (1 contributing building)  
| AZUREST   | 85 Milton Avenue, | ca.1960s (1 contributing building)  
One-story, roughly three-bay by three-bay L-plan frame house. Hipped (southern wing) and flat roof (northern wing) with broad overhanging eaves. Broad shingle siding. Southern central entrance deeply set into façade; secondary entrance at the L. Banks of casement and sash windows. Poured concrete chimney. CMU foundation. Centered and setback on the property, brick piers. |

**Milton Avenue**

| AZUREST   | 6 Milton Avenue | ca. 1950s (1 contributing building)  
One-story, roughly three-bay by three-bay L-plan frame house. Hipped (southern wing) and flat roof (northern wing) with broad overhanging eaves. Broad shingle siding. Southern central entrance deeply set into façade; secondary entrance at the L. Banks of casement and sash windows. Poured concrete chimney. CMU foundation. Centered and setback on the property, brick piers. |
| AZUREST   | 12 Milton Avenue | ca. 1960s (1 contributing building)  
| AZUREST | 17 Milton Avenue | ca. 1950s (1 contributing building)  
| AZUREST | 18 Milton Avenue | ca. 1950s (1 contributing building)  
| AZUREST | 23 Milton Avenue | ca. 1950s (1 contributing building)  
| AZUREST | 24 Milton Avenue | ca. 1990 (1 non-contributing building and 1 non-contributing structure; postdates period of significance)  
| AZUREST | 30 Milton Avenue | ca. 1950s (1 contributing building and 1 contributing structure)  
| AZUREST | 31 Milton Avenue | ca. 1970s (1 contributing building)  
| AZUREST | 34 Milton Avenue | (not counted)  
Wooded land |
<table>
<thead>
<tr>
<th>AZUREST</th>
<th>Address</th>
<th>Date and Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>66 Milton Avenue</td>
<td>ca. 1980 (1 non-contributing building and 1 non-contributing structure; postdates period of significance)</td>
<td></td>
</tr>
<tr>
<td>Subdivision</td>
<td>Address</td>
<td>Date</td>
</tr>
<tr>
<td>-------------</td>
<td>---------</td>
<td>------</td>
</tr>
<tr>
<td>Sag Harbor Hills</td>
<td>72 Milton Avenue</td>
<td>ca. 1950s</td>
</tr>
<tr>
<td>Nineveh Subdivisions (SANS) Historic District</td>
<td>76 Milton Avenue</td>
<td>(not counted)</td>
</tr>
<tr>
<td>AZUREST</td>
<td>84 Milton Avenue</td>
<td>(not counted)</td>
</tr>
<tr>
<td>AZUREST</td>
<td>85 Milton Avenue</td>
<td>ca. 1950s</td>
</tr>
<tr>
<td>AZUREST</td>
<td>89 Milton Avenue</td>
<td>ca. 1990. (1 non-contributing building; postdates period of significance)</td>
</tr>
</tbody>
</table>

**Nineveh Place**

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Address</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>NINEVAH BEACH</td>
<td>4 Nineveh Place</td>
<td>(not counted)</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>8 Nineveh Place</td>
<td>(not counted)</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>11 Nineveh Place</td>
<td>c. 1951</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>One-story, four-bay by two-bay side-gabled frame house. Wood siding. Side entrance. New siding and</td>
<td></td>
</tr>
<tr>
<td>Subdivision</td>
<td>Address</td>
<td>Details</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>

**Richards Drive**

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Address</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>AZUREST</td>
<td>10 Richards Drive</td>
<td>(not counted) Wooded land</td>
</tr>
<tr>
<td>AZUREST</td>
<td>15 Richards Drive</td>
<td>ca. 1990 (1 non-contributing building and 1 non-contributing structure; postdates period of significance) Two-and-a-half story, roughly eight-bay by two-bay C-plan hipped roof frame house. Central two story mass</td>
</tr>
<tr>
<td>Address</td>
<td>Date</td>
<td>Notes</td>
</tr>
<tr>
<td>--------------</td>
<td>------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| **AZUREST**  | 20 Richards Drive | ca. 1950s (1 contributing building)  
| **AZUREST**  | 21 Richards Drive | ca. 2016 (1 non-contributing building; postdates period of significance)  
| **AZUREST**  | 24 Richards Drive | ca. 1950s (1 contributing building and 2 non-contributing structures; postdates period of significance)  
One-story, frame carport, ca. 1970  
Rear in-ground pool, ca. 1980. |
| **AZUREST**  | 25 Richards Drive | ca. 1980 (1 non-contributing building; postdates period of significance)  
| **AZUREST**  | 30 Richards Drive | ca. 2018 (1 non-contributing building; postdates period of significance)  
| **AZUREST**  | 33 Richards Drive | ca. 1950s (1 contributing building)  
| AZUREST | 36 Richards Drive | ca. 1960s (1 contributing building)  
| AZUREST | 39 Richards Drive | ca. 1950s with significant 2004 renovation (1 non-contributing building; due to alteration)  
| AZUREST | 40 Richards Drive | Vacant lot (not counted).  
1950 home on property demolished in 2018; owner planning to construct new house. |
| AZUREST | 43 Richards Drive | ca. 1950 (2 contributing buildings)  
One-story, two-bay by two-bay, garage; cedar shake shingles and wood deck on flat roof, ca. 1950. |
| AZUREST | 44 Richards Drive | ca. 1950 (1 contributing building and 1 non-contributing building; postdates period of significance)  
| AZUREST | 50 Richards Drive | ca. 1950 (1 contributing building)  
| AZUREST | 53 Richards Drive | ca. 1950 (1 contributing building)  
One-story roughly four-bay by three-bay L-plan frame ranch house. Side-gabled with cross-hipped, wide overhanging eaves. Cedar shingle siding. Concrete stoop and entrance at L. Sliding and double-hung windows, exterior wooden shutters. Asphalt roof. CMU foundation walls, parged. Concrete walkway, and cobblestone driveway ramp leading to graveled parking area. Owned by Earl Graves |
| AZUREST | 56 Richards Drive | ca. 1950 (1 contributing building) |
### Sag Harbor Hills, Azurest, and Nineveh Subdivisions (SANS) Historic District

**Sag Harbor, Suffolk Co., NY**

<table>
<thead>
<tr>
<th>Location</th>
<th>Address</th>
<th>Details</th>
</tr>
</thead>
</table>

**Soundview Drive**

<table>
<thead>
<tr>
<th>Location</th>
<th>Address</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAG HARBOR</td>
<td>15 Soundview Drive</td>
<td>ca. 1965-70 (1 contributing building) One-story, four-bay by two-bay flat roofed modern ranch house. Vertical wood tongue and groove siding.</td>
</tr>
<tr>
<td>Location</td>
<td>Address</td>
<td>Description</td>
</tr>
<tr>
<td>-------------------</td>
<td>------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Hills</td>
<td>17 Soundview Drive</td>
<td>Refer to 81 Harbor Avenue</td>
</tr>
<tr>
<td>Hills</td>
<td>18 Soundview Drive</td>
<td>Ca. 1990s (2 non-contributing buildings; postdates period of significance) Historic aerials suggest that some portions of this house may postdate 1990; if so, it has been substantially modified from its historic appearance. One-story five-bay by three bay modern house covered in stucco siding. Flat roof with three half cylindrical units clad in ribbed aluminum panels. Aluminum casement windows with no trim. Two off-center entryways. East entrance features double door, each with three square windows; flanked by plate glass windows. West entrance has single entry door with three square windows; flanked by one plate glass window. Stucco-covered exterior and interior chimneys. House setback and centered on lot. One-story two-bay by two-bay garage; stucco siding, semicircular ribbed and flat roof.</td>
</tr>
<tr>
<td>Hills</td>
<td>24 Soundview Avenue</td>
<td>Ca. 1951 (1 contributing building) Two-story, two-bay by five-bay stucco-covered modern style house. Central front-gabled roof flanked by lower flat roofs serving as decks. Wooden bevel siding on the west elevation and wood shingles on east elevation. Front and rear facade and openings assumed altered from original house design; aerials suggest basic massing is original but height and other details may be added. Central entry via three-step platform; door surrounded by glass block. Square aluminum casement windows with no trim. Exterior chimney on west elevation. Metal shingle roof. House on rear of lot.</td>
</tr>
</tbody>
</table>


Terry Drive

<table>
<thead>
<tr>
<th>AZUREST</th>
<th>3-7 Terry Drive</th>
<th>(1 contributing site) Parking lot and historic beachfront entry to Azurest subdivision private beach access.</th>
</tr>
</thead>
<tbody>
<tr>
<td>AZUREST</td>
<td>11 Terry Drive</td>
<td>(not counted) Wooded land</td>
</tr>
<tr>
<td>AZUREST</td>
<td>19 Terry Drive</td>
<td>ca. 2016 (1 non-contributing building; postdates period of significance) Two-story with basement, three-bay by four-bay flat-roofed frame contemporary house. House terraces at back of house towards beachfront where a lower additional level is located. Horizontal clapboard cedar siding at 1st floor and vertical board-and-batten cedar siding at 2nd floor. Sliding doors and plate glass windows on first floor. Casement and hopper windows. Centrally sited on the property. Gravel surface driveway.</td>
</tr>
<tr>
<td>AZUREST</td>
<td>25 Terry Drive</td>
<td>ca. 1960 with 1980s alterations (1 non-contributing building; significant alterations after period of significance) Two-story, roughly four-bay by four-bay irregular plan house with intersecting rooflines. Central, flat roofed</td>
</tr>
</tbody>
</table>
| AZUREST | 31 Terry Drive | ca. 1960s (1 contributing building)  
Earl Graves’ home. |
| AZUREST | 35 Terry Drive | ca. 1980 (1 non-contributing building; postdates period of significance)  
Two-story, two-bay by four-bay contemporary frame house. Front-gabled roof with square tower through gable, offset gable gables. Property terraces towards beachfront to the rear of the house with a lower level below street grade. Vertical wood siding with casement windows and picture windows. Stucco covered chimney. Asphalt shingle roofing with rectangular skylights.  |
| AZUREST | 41 Terry Drive | ca. 1950-60, expansion over time (1 contributing building)  
| AZUREST | 46 Terry Drive | ca. 1950 (1 contributing building)  
| AZUREST | 47 Terry Drive | ca. 1950 (1 contributing building)  
| AZUREST | 50 Terry Drive | ca. 1990 (1 non-contributing building; postdates period of significance)  
| AZUREST | 51 Terry Drive | ca. 1960 (1 contributing building)  
### Sag Harbor Hills, Azurest, and Nineveh Subdivisions (SANS) Historic District

**Sag Harbor, Suffolk Co., NY**

#### AZUREST 59 Terry Drive
- **Address**: 59 Terry Drive
- **Year**: ca. 1990
- **Note**: 1 non-contributing building;
  postdates period of significance

#### AZUREST 63 Terry Drive (north side of street)
- **Address**: 63 Terry Drive
- **Year**: ca. 1950
- **Note**: 1 contributing building
- **Description**: One-story, roughly four-bay by four-bay frame modern house. Central shed/Skillion-roofed mass with shed-roofed sections extending from each elevation. Wood siding. Front entrance is within the enclosed porch with jalousie windows. Fixed and sliding wood windows, regular fenestration. Enclosed integrated porch facing beachfront. Interior brick chimney. Asphalt rolled roofing. Slab foundation. Sited at the east end of property; west end is wooded and undeveloped. Largely original condition. Amaza Lee Meredith design

#### AZUREST 64 Terry Drive (Northwest corner of Terry and Meredith)
- **Address**: 64 Terry Drive
- **Year**: ca. 1950s; deck, ca. 2016
- **Note**: 1 contributing building

### Walker Avenue

#### AZUREST 10 Walker Avenue
- **Address**: 10 Walker Avenue
- **Year**: ca. 1990
- **Note**: 1 non-contributing building and 1 non-contributing structure;
  postdates period of significance

#### AZUREST 11 Walker Avenue
- **Address**: 11 Walker Avenue
- **Note**: not counted
- **Description**: Wooded land

#### AZUREST 15 Walker Avenue
- **Address**: 15 Walker Avenue
- **Year**: ca. 2002
- **Note**: 1 non-contributing building and 1 non-contributing structure;
  postdates period of significance
<table>
<thead>
<tr>
<th>Azurest</th>
<th>Address</th>
<th>Date/Construction Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Azurest</td>
<td>16 Walker Ave</td>
<td>ca. 1980 (1 non-contributing building; postdates period of significance)</td>
</tr>
<tr>
<td>Azurest</td>
<td>19 Walker Ave</td>
<td>(not counted)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wooded land</td>
</tr>
<tr>
<td>Azurest</td>
<td>20 Walker Ave</td>
<td>ca. 1970 (1 contributing building)</td>
</tr>
<tr>
<td>Azurest</td>
<td>25 Walker Ave</td>
<td>ca. 1990 (1 non-contributing building; postdates period of significance)</td>
</tr>
<tr>
<td>Azurest</td>
<td>26 Walker Ave</td>
<td>ca. 1963 with a 2005 addition (1 contributing building and 1 non-contributing structure; postdates period of significance)</td>
</tr>
<tr>
<td>Azurest</td>
<td>30 Walker Ave</td>
<td>ca. 1960 (1 contributing building)</td>
</tr>
<tr>
<td>Azurest</td>
<td>31 Walker Ave</td>
<td>ca. 2005 (1 non-contributing building; postdates period of significance)</td>
</tr>
<tr>
<td>Azurest</td>
<td>34 Walker Ave</td>
<td>ca. 1960 (1 contributing building)</td>
</tr>
<tr>
<td>AZUREST</td>
<td>Address</td>
<td>Date &amp; Type</td>
</tr>
<tr>
<td>------------</td>
<td>-----------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>38 Walker Avenue</td>
<td>ca. 1950 (1 contributing building) One-story, four-bay by two-bay flat-roofed frame building. Cedar siding. Wood steps leading to central entry. Casement fenestration. Parged foundation. Set back on rise on property. Built by Dr. Alfonse Heninburg</td>
<td></td>
</tr>
<tr>
<td>54 Walker Avenue (corner of Walker Ave and Terry Dr)</td>
<td>(not counted) Wooded land</td>
<td></td>
</tr>
<tr>
<td>56 Walker Avenue</td>
<td>ca. 1985 (1 non-contributing building; postdates period of significance) One-story, roughly six-bay by two-bay, multiple mass and roofline, flat roofed contemporary frame home. Vertical aluminum siding. Offset entrance. Aluminum single hung and fixed windows. and Front deck and back [\text{exp}^{-1}] [\text{exp}^{-1}] [\text{exp}^{-1}]</td>
<td></td>
</tr>
</tbody>
</table>
| AZUREST | 57 Walker Avenue | (not counted)  
Wooded land |
| AZUREST | 60 Walker Avenue | ca. 1960 (1 contributing building)  
| AZUREST | 61 Walker Avenue | ca. 1980 (1 non-contributing building; postdates period of significance)  
| AZUREST | 65 Walker Avenue | ca. 1990 (1 non-contributing building and 1 non-contributing structure; postdate period of significance)  
| AZUREST | 66 Walker Avenue | (not counted)  
Wooded land |
| AZUREST | 67 Walker Avenue | ca. 2016 (1 non-contributing building; postdates period of significance)  
| AZUREST | 71 Walker Avenue | ca. 1957 (1 contributing building)  
| AZUREST | 72 Walker Avenue | ca. 1960 (1 contributing building)  
| AZUREST | 73 Walker Avenue | ca. 1960 (1 contributing building)  
<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Address</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>AZUREST</td>
<td>78 Walker Avenue</td>
<td>(not counted)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wooded land</td>
</tr>
<tr>
<td>Wilson Place</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>2 Wilson Place</td>
<td>ca. 1965-70 (1 contributing building)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Two-story, two-bay by three-bay front-gabled</td>
</tr>
<tr>
<td></td>
<td></td>
<td>saltbox style frame neo-colonial house. Wood</td>
</tr>
<tr>
<td></td>
<td></td>
<td>vertical panel siding. Front-gabled cantilevered</td>
</tr>
<tr>
<td></td>
<td></td>
<td>entry porch; wood steps leading to entrance.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Second floor cantilevered mass on east</td>
</tr>
<tr>
<td></td>
<td></td>
<td>elevation, and deck. Double-hung, fixed, and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>semicircular windows. Concrete foundation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Set back on property.</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>3 Wilson Place</td>
<td>ca. 2014 (1 non-contributing building; postdates</td>
</tr>
<tr>
<td></td>
<td></td>
<td>period of significance)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Two-story, four-bay by three-bay Neoclectic</td>
</tr>
<tr>
<td></td>
<td></td>
<td>frame house. Side-gabled rooffline framed by</td>
</tr>
<tr>
<td></td>
<td></td>
<td>front-gabled masses. Wood shingle siding.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One-story, shed-roofed wraparound porch with</td>
</tr>
<tr>
<td></td>
<td></td>
<td>square columns and balustrade; wood lattice</td>
</tr>
<tr>
<td></td>
<td></td>
<td>below porch. Double hung windows with transom</td>
</tr>
<tr>
<td></td>
<td></td>
<td>lights. Set back and centered on property.</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>5 Wilson Place</td>
<td>ca. 2002 (1 non-contributing building; postdates</td>
</tr>
<tr>
<td></td>
<td></td>
<td>period of significance)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Two-story, two-bay by three-bay minimal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>traditional cross-gabled colonial house. One-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>story wing on west side. Horizontal clapboard</td>
</tr>
<tr>
<td></td>
<td></td>
<td>siding. Roofline extends to form engaged porch.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Three concrete steps lead up to central</td>
</tr>
<tr>
<td></td>
<td></td>
<td>entrance door. Double-hung windows. Shed-roofed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>dormer. Asphalt shingle roof. Concrete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>foundation. Set back and centered on property.</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>6 Wilson Place</td>
<td>ca. 2014 (1 non-contributing building and 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>non-contributing structure; postdates period</td>
</tr>
<tr>
<td></td>
<td></td>
<td>of significance)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Three-story, five-bay by three-bay frame</td>
</tr>
<tr>
<td></td>
<td></td>
<td>neoclectric/neocolonial house. Side-gabled</td>
</tr>
<tr>
<td></td>
<td></td>
<td>with multiple front-gabled masses. Cedar</td>
</tr>
<tr>
<td></td>
<td></td>
<td>shingle siding. Central entrance. Shed-roofed,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>façade-length porch. Double-hung windows.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Integrated front-gabled garage with shed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>dormer. Asphalt shingle roof. Concrete</td>
</tr>
<tr>
<td></td>
<td></td>
<td>foundation. Set back and centered on property.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rear, in-ground pool, ca. 2014</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>8 Wilson Place</td>
<td>(not counted)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vacant. Ca. 1960 building demolished 2018, new</td>
</tr>
<tr>
<td></td>
<td></td>
<td>building under construction.</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>9 Wilson Place</td>
<td>ca. 1960 (1 contributing building)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One-and-a-half story, three-bay by two-bay,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>side-gabled modern minimal traditional.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Horizontal and vertical aluminum siding.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Engaged front porch, center entrance. Double-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>hung, casement and awning windows. Front-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>gabled dormer. Carport at west side. Asphalt</td>
</tr>
<tr>
<td></td>
<td></td>
<td>roof. Concrete foundation.</td>
</tr>
<tr>
<td>NINEVAH BEACH</td>
<td>10 Wilson Place</td>
<td>ca. 1975 (1 contributing building)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Two story, five-bay by two-bay front-gabled</td>
</tr>
<tr>
<td></td>
<td></td>
<td>frame contemporary split-level house. Asymetrical</td>
</tr>
<tr>
<td></td>
<td></td>
<td>elongated roofline. Wood siding, vertical wood</td>
</tr>
<tr>
<td></td>
<td></td>
<td>siding, stucco, and brick veneer. Off-center</td>
</tr>
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<td></td>
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<td>entrance with</td>
</tr>
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</table>

Sag Harbor Hills, Azurest, and Nineveh Subdivisions (SANS) Historic District
Sag Harbor, Suffolk Co., NY
| NINEVAH BEACH  | 12 Wilson Place | one-story front-gabled porch supported by square columns. Door framed by glass block sidelights. Slider, casement, fixed, picture, and semicircular windows. Central parged chimney. Asphalt shingle roof. Parged cement basement. Set back and centered on property. CMU block columns on either side of driveway. (not counted) Vacant lot; building currently under construction. |
8. Statement of Significance

**Applicable National Register Criteria**
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- **B** Property is associated with the lives of persons significant in our past.
- **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**
(Mark "x" in all the boxes that apply.)

Property is:

- **A** Owned by a religious institution or used for religious purposes.
- **B** removed from its original location.
- **C** a birthplace or grave.
- **D** a cemetery.
- **E** a reconstructed building, object, or structure.
- **F** a commemorative property.
- **G** less than 50 years old or achieving significance within the past 50 years.

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**Areas of Significance**
(Enter categories from instructions.)

- **COMMUNITY PLANNING AND DEVELOPMENT**
- **SOCIAL HISTORY**
- **ETHNIC HERITAGE: BLACK**

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**Period of Significance**
1947- ca.1977

**Significant Dates**

- 1947
- 1964
- 1977

**Significant Person**
(Complete only if Criterion B is marked above.)

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**Cultural Affiliation**

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**Architect/Builder**

Meredith, Amaza Lee

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**Period of Significance (justification)**
The period of significance begins in 1947 with the filing of the first subdivision map (Azurest) and extends to ca. 1977 when the community financed a connection to public water and paved the roads. This upgrade in amenities available in the community allowed for greater access to the larger community and precipitated a change in the physical, social, and cultural fabric of the community later in the twentieth century.

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**Criteria Considerations (explanation, if necessary)**
The SANS neighborhoods offered African-American families a welcoming environment to enjoy summertime amenities that they couldn’t enjoy elsewhere due to racism and exclusion under Jim Crow laws. Urban people of color first arrived in
the 1930s to vacation in neighboring historic Eastville. Then beginning in 1947, planning of the resort by people of color was underway and continued through the 1960s. This planned beach resort community continued to thrive in the years following the passage of the Civil Rights Act of 1964. The period of significance continues to ca. 1977, when the community self-funded its connection to municipal water and when the community's roads were paved and the majority became public. This date marks an exceptionally significant change in the community's history. Members of the community mark these improvements to amenities, which made the neighborhood more accessible and inviting, as the beginning of larger physical, social, and cultural changes within SANS. This period of significance includes the physical and social development of the SANS community during the second half of the twentieth century.
Statement of Significance Summary Paragraph
(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Sag Harbor Hills, Azurest, and Ninevah Beach Subdivisions (SANS) Historic District is significant under Criterion A in the areas of community planning and development, social history, and ethnic history as a summer community created by and for people of color and their families. The district, which is located within the incorporated village of Sag Harbor, Suffolk County, reflects the work of its founders to establish the community and develop strategies for its success, the value of the social networks established by the African-American professionals who purchased land and built homes there, and the aspirations that they held for their families. SANS was developed shortly after World War II as a summer resort for people of color who wished to enjoy leisure time along the Sag Harbor waterfront. Located just east of Eastville, a historically diverse settlement on the outskirts of Sag Harbor village that had offered summer rental housing, the SANS neighborhoods provided an opportunity for families of color to purchase land and build summer homes. At that time, Jim Crow housing segregation and mortgage financing discrimination prohibited many people of color from developing and enjoying resort housing and required creative solutions to make it accessible even to middle-class African-Americans. Mid-century African-American settlement began in the eastern section of Sag Harbor with the platting and filing of the Azurest subdivision (completed in two phases), which was planned explicitly by and for people of color. The planning and settling of Azurest paved the way for planning and settlement of the Sag Harbor Hills and Ninevah Beach subdivisions, respectively, which were owned, platted, filed and sold in phases by white developers. Although the Sag Harbor Hills and Ninevah Beach subdivisions were not initially planned by or for African-American homebuyers, the growing presence of people of color in Azurest, combined with racist assumptions of profitability, laid the groundwork for them to become de facto African-American communities. Middle- and upper-class African-American professionals saw this as an opportunity for access to protected beaches, safety from the oppressive conditions of Jim Crow, and the economic ability to own a vacation home for their families.

Maude Terry and Amaza Lee Meredith, the two sisters who spearheaded the creation of Azurest in 1947, established the Azurest Syndicate in 1950 during the second-phase planning of the Azurest subdivision to facilitate sales of lots, offer small mortgages to buyers, and act as a property owners association. In the Sag Harbor Hills and Ninevah Beach neighborhoods, families typically paid cash for the land and were able to obtain credit from local hardware stores or contractors for the materials for their homes. Each of the three neighborhoods grew gradually over approximately a thirty-year period as new families became members of the seasonal community. As each owner was responsible for building his or her own home, the neighborhoods lack a cohesive design identity. However, as owners generally built in popular, modern styles, SANS does reflect a consistent mid-twentieth century modern aesthetic. The district features over 300 homes, most in Ranch, Minimal Traditional, Split Level, and Shed styles. Some are architect-designed, while others were built based on published plans. Many homes postdating the period of significance have been constructed in more recent contemporary architectural styles. The boundaries of the historic district encompass the full extent of the historic Azurest, Sag Harbor Hills and Ninevah Beach developments.

The SANS community is among a small number of surviving beach communities in the United States with African-American roots. These communities allowed African-American families a welcoming environment to enjoy summertime amenities that they could not enjoy elsewhere due to racism and exclusion under Jim Crow laws. African-American families learned about the opportunity to become a part of the tight-knit summer
community in Sag Harbor through family connections and extensive social networks based on their educational and professional associations. These neighborhoods became, and continue to exist as, havens for middle-class and upper-middle-class African-American families, populated by doctors and lawyers, artists and academics. SANS flourished in the post-World War II era and served as a backdrop for a rich social and cultural history. This planned beach resort community continued to thrive in the years following the passage of the Civil Rights Act of 1964.

The period of significance extends to ca. 1977, requiring the use of Criterion Consideration G. The community has continued to thrive into the second half of the twentieth century. In ca. 1977, the community self-funded its connection to municipal water. Around the same time, the roads were paved in all of the neighborhoods. In Azurest and Sag Harbor Hills, the roads are public and publicly maintained; Ninevah Beach self-funds road maintenance and maintains private control over its roads. While these improvements during the late 1970s marked the beginning of change in terms of accessibility and amenities, the community has remained a predominantly African-American enclave with a strong summer community presence that includes descendants of the original families.

**Early History of African-Americans in Sag Harbor**

At the time of Euro-American arrival in the 1640s, the lands comprising the present-day Towns of East Hampton, Southampton, and Shelter Island were home to the indigenous Montaukett, Shinnecock, and Manhanset peoples; these groups all spoke the Mohegan-Pequot- Montauk Algonquian language.3

The lands of present-day East Hampton town were ceded from the Montauketts in a series of deeds dating from 1648 through the eighteenth century. However, establishing a white settlement date for Sag Harbor proves more difficult, as the land was part of early land divisions but was not initially the location of a community.4 Hills, marshes and ponds characterized Sag Harbor; during the eighteenth century, these features were valued for their yield of salt hay. Before the mid-eighteenth century, the area was lightly settled by scattered households. However, the good harbor and the access it would provide to maritime commerce and communication drove Sag Harbor’s development in the eighteenth and nineteenth centuries. Swamps and marshland had to be filled before roads were laid out and the land could be settled. After the marshlands were filled and roads established near the north end of present-day Sag Harbor, a more formal system of settlement commenced around 1745.5

Planning for the wharf began in 1742 and the first lots for settlement were laid out south and east from the wharf beginning in 1745. The village grew because of the whaling industry during the early nineteenth century. Residential areas slowly developed in streets extending south from the harbor.6 Sag Harbor’s economic success in the eighteenth and nineteenth centuries was dependent on its coastal position and participation in

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6 National Register of Historic Places, Sag Harbor Village Historic District and Boundary Expansion, Village of Sag Harbor, Suffolk County, New York, National Register #73001274 and #94000400.
maritime trades. Sag Harbor residents prospered through whaling, fishing, ship building and manufacturing. The wealthiest and highest status individuals (generally associated with shipping and maritime commerce) were settled in the heart of the village, within sight of Long Wharf. Families with lower rank and fortune, or whose livelihoods depended less on port activities, were generally settled further away from the wharf.

During this initial period of white settlement of Sag Harbor, the areas that comprise present-day Azurest, Sag Harbor Hills, and Ninevah Beach are undocumented and presumed by local historians to have been uninhabited. These were outlying areas, located on the outskirts of village life at Sag Harbor and far from the villages in East Hampton. Maps show this area as marginal, barely making it onto the edges of depictions of the village and town. Eastville, a community located at the eastern limits of Sag Harbor village in the nineteenth century, eventually became an anchor for black settlement and twentieth-century development (NR Listed, 1994 as part of the Sag Harbor Village Historic District Boundary Increase).

**Eastville**

In the 1830s, the earliest settlements in Eastville emerge in the documentary record. This was a section of Sag Harbor that was geographically distant from the waterfront, white village of Sag Harbor. Deed research demonstrates that whites began to sell land in this area to people of color in the 1830s, although their names remain largely absent from maps until the 1870s.⁷ African-descended people and other people of color arrived in Sag Harbor in search of employment in the profitable whaling industry before 1840. They joined skilled whalers of Montaukett, Shinnecock, and Manhanset ancestry who already lived and worked in the area. These men and women settled along Hampton Street, Hempstead Street, Liberty Street and Eastville Avenue, the earliest roads laid out on the eastern side of Sag Harbor.

According to the Eastville Community Historical Society, the Eastville neighborhood originated in the nineteenth century as a multi-ethnic community composed of three main groups: African-Americans, Native Americans, and Euro-Americans. Often referred to as the “historically black” section of Sag Harbor, the memories and histories of resident families suggest a more integrated settlement occurred there in the nineteenth century that continued into the twentieth century.⁸

The residents of Eastville were whalers, fishermen, farm laborers, seamstresses, launderers and domestic workers.⁹ Many of them attended service at the Methodist Church in downtown Sag Harbor, where African-Americans and Native Americans were segregated to the balconies and areas to the rear of the church. Around 1839, David Hempstead, Lewis Cuffee, Charles Plato, and William Prime organized the St. David African Methodist Episcopal Zion Church in response to demand within the growing community for its own church. The congregation constructed its church building on Eastville Avenue. The church played a leading role in the Eastville community, bringing people of diverse backgrounds together. With the church at its center, the neighborhood continued to expand in size into the early twentieth century.¹⁰ As whaling and other deep-

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⁷ Allison Manfra McGovern, “Disrupting the Narrative: Labor and Survivance for the Montaukets of Eastern Long Island” (PhD diss., Graduate School and University Center of the City University of New York, 2015), 152.


⁹ McGovern, “Disrupting the Narrative,” 152.

¹⁰ McGovern, “Disrupting the Narrative,” 152.
sea industries out of Sag Harbor declined around the second half of the nineteenth century, Eastville and other Sag Harbor residents turned to the growing new industries to find work, including manufacturing, such as at the Bulova watch case factory, and domestic, service, and labor jobs at large estates and summer resorts.11

The memories and family stories of several Eastville residents were captured and published in *Voices of Sag Harbor: A Village Remembered* (2007).12 At the time that their memories were recorded, many of the informants (some of who have since passed away) were elders, sharing their childhood memories of the early to mid-twentieth century. Most recounted stories of their families who had resided in Sag Harbor for generations and offered a few memories of seasonal vacationers. In his interview, Bill Pharaoh notes that the people of Eastville “were very humble. Old Eastville.”13 Bill Pharaoh, a Montaukett, was born in Eastville in 1932 and certainly witnessed significant changes to Eastville and Sag Harbor during his lifetime. His recollections include his family history in Eastville, his childhood activities, and relationships between neighbors, who he describes as hard-working, “salt of the earth” people. During his lifetime, he also witnessed the arrival of new people to Eastville – seasonal renters and newcomers seeking a safe and welcoming place to vacation during the summer months.

His neighbor, Elizabeth Bowser, was a long-time year-round resident of Eastville whose lived experiences in the neighborhood began as a child spending summers there with family and friends. Elizabeth Bowser’s ancestors were educated, upper-middle-class people of color who were accomplished in publishing and education, and active in post-Reconstruction civil rights. They appear to have been among the earliest seasonal residents of Eastville, and their work in Brooklyn likely tied them into elite networks with people of color, who also eventually learned about Eastville. Elizabeth’s mother, Jessie Fortune, was continuing a tradition that had been established by her parents, Carrie Smiley and T. Thomas Fortune; they had spent summers at Mary Jane Hempstead’s home in Eastville. In fact, Carrie Smiley, Elizabeth’s maternal grandmother, was the first of her ancestors to arrive in Sag Harbor. Carrie Smiley, the daughter of a southern plantation owner and an Indian woman from the western frontier, was born into slavery; she arrived in Sag Harbor in the late 1800s as a personal seamstress of a sea captain’s wife.

After her sweetheart from Florida, T. Thomas Fortune, arrived in Sag Harbor, the couple moved to Brooklyn. A newspaper man and orator, he published an important African-American newspaper, *The New York Age* (first named *New York Globe*, then *New York Freemen*). Fortune was a part of the post-Reconstruction civil rights movement, supporting the work of Booker T. Washington, and an organizer of the National Afro-American League, a predecessor to the Niagara Movement and the National Association for the Advancement of Colored People. Elizabeth Bowser’s father, Aubrey Bowser, graduated from Harvard with honors in 1907, then worked in newspapers, where he met Elizabeth’s mother Jessie Fortune at the *New York Age*, and magazines. After the Great Depression, he earned an MA degree from New York University and taught in New York City schools.

Elizabeth Bowser was born to Aubrey and Jessie Bowser in 1919. She was the middle of three children; her older brother, Garrison, was named after abolitionist William Lloyd Garrison and her younger brother, Hallowell, was named after Colonel Hallowell, who commanded a black regiment during the Civil War. As she

12 Tobier, *Voices of Sag Harbor*.
13 Tobier, *Voices of Sag Harbor*, 214
grew up, her family continued vacationing in Sag Harbor. Her family connection to the area is described in *Voices of Sag Harbor*:

The Bowser family lived in Brooklyn and spent summers in Sag Harbor. In the 1930s, they rented a house on Liberty Street. They shared the house with the Wilson Trottts and the Sam Gibbs, who lived on the second floor while we occupied the first floor. The quarters were cramped for the Bowsers and their three small children. It was decided that the children would stay at Mary Jane Hempstead’s. Every night, Grandmother Carry Fortune would lead the children to the Hempstead house via a path that led from the back of the house where Mary Green lived and across a field to the back of Mary Jane’s on Hempstead Street. The Bowsers subsequently bought the house on Hempstead Street.14

The Bowsers were among a growing group of middle- and upper-class vacationers of color who traveled to Eastville for some or all of the summer. In the earliest days, some vacationers arrived by their own personal boats to Sag Harbor Bay and Havens Beach. For instance, James Edward “Jimmy” Harris arrived by boat in the 1930s and continued to do so until about 1937, when he bought a house on Division Street and became a permanent resident. Jimmy Harris worked in Brooklyn as a high school dean and was tied into the same social and professional networks as Elizabeth Bowser’s family. As co-founder of the Comus Club, a social organization for African-American professionals, Harris was particularly well-connected. He first learned about Sag Harbor as vacation spot through this group and other social networks.15

In his oral history, Michael Butler describes his family’s arrival in Eastville and the eight cottages that his Great Uncle Jimmy Harris built and rented to summer vacationers. The cottages were named after earlier Native and African-American owners of the properties: Parker, Lang, Gray (eventually renamed Brown after the Browns who rented for several years), Green (eventually sold to the Pharaoh family), King, and Mack. He also owned Sagg cottage and Beef cottage.16 The Harris cottages provided a much-needed rental spot for people of color, and Eastville is remembered as the only place in Sag Harbor that would rent to them. Many vacationers also or alternatively stayed at Ivy Cottage, located on Hampton Street, which was owned by Charlie Crippen’s sisters. It remained a popular rental spot throughout the twentieth century and served a Sunday dinner that remained popular with seasonal African-American residents in the mid-twentieth century.17

In the 1930s and 1940s, as urban people of color began to arrive at Eastville for the summers, the rest of the village of Sag Harbor faced economic struggles. Development was slow in the village and outlying areas; the Great Depression all but halted new private or speculative building construction. Probably due to a general lack of capital and lack of interest by homebuyers, the woodlots and marshlands that would become SANS were considered unbuildable and of no interest to developers. Oral histories recorded in *Sag Harbor Voices* and more recently by the SANS Steering Committee note that since the land around Eastville was not considered of value by whites, they were willing to sell it for cheap to people of color. Bob Maeder, who was born in 1931 and lived at 84 Hempstead Street in Eastville remembered “all the woods where today there are houses built in Ninevah, Azurest, and Sag Harbor Hills. I could draw a map of the trails through there, even to this day.”18 At that time, the woods probably seemed like undeveloped frontier, because of its distance from village commerce and communication. But there were likely several factors as to why the area was not

14 Tobier, *Voices of Sag Harbor*, 42 This is the house that Elizabeth Bowser lived in until her death in 2016
15 Tobier, *Voices of Sag Harbor*, 53.
16 Tobier, *Voices of Sag Harbor*, 53.
17 Eastville Community Historical Society oral history files, Eastville Community Historical Society; SANS oral history files, SANS Steering Committee.
18 Tobier, *Voices of Sag Harbor*, 169
developed until the 1940s. The sandy, wooded lands were never viewed as productive for farming during the nineteenth or twentieth centuries, and the lack of transportation between Sag Harbor, New York City, and the greater northeast region likely made settlement there by commuters prohibitive. While plans for suburban platting were in the works, they were not practical during the weak economy preceding World War II.

Immediately after the war, suburban development focused on Nassau County. And yet, after World War II, Americans in general had more money available to spend on home-buying and leisure. Many men used their war benefits to purchase new homes, and some used their benefits to buy new vacation homes that also served as second residences. While white veterans could take advantage of the GI Bill, its benefits were not generally available to African-American veterans for primary homes let alone for purchase of secondary homes in communities like SANS.

The ability to purchase a vacation home certainly distinguished the African-American professionals that settled in Eastville and eventually in the SANS subdivisions. Class distinctions developed over a short period for African-Americans, especially in and around Eastville, as seasonal residents began to arrive and mingle with the previously established community of color. There were distinctions between seasonal residents and full-time residents, distinctions based on professionalization, and distinctions related to settlement location. The arrival of urban people of color in Sag Harbor was conspicuous to permanent white residents of Sag Harbor village, and their seasonal settlement in Eastville was distinct in terms of village settlement pattern at the time.

Eastville served as an anchor community for new arrivals of people of color. The established summer community and amenities serving families of color in Eastville attracted others to the area and ultimately drew some to the new subdivisions. There were eventually five new mid-twentieth-century subdivisions (including Azurest, Sag Harbor Hills, and Ninevah Beach) that would attract professional, middle and upper-middle-class people of color during the summers. Categorized as “historically black,” these locations are more appropriately remembered by inhabitants as places that welcomed people of color, rather than as “historically black.” There is a complex layering of identity in Eastville and SANS homes, in the families, and in the neighborhoods, that is overly simplified by the label “historically black.” The “neat” categories of black, white, African-American and Native American did not always apply, as many residents acknowledge a mixed heritage that might combine two or more of these categories. Indeed, Eastville was a racially and ethnically integrated settlement, and this factor may have been what attracted early vacationers like the Bowser and the Harris families, who also shared a complex layering of identity. This layering gave rise to important socio-political activities among the families who settled in Eastville, Azurest, Sag Harbor Hills, and Ninevah Beach.

**African-American Resort Communities and Postwar Suburban Development**

The development of SANS occurred at a time when the Civil Rights Movement intersected with stronger distinctions in class formation within and between racialized groups; this context is key to understanding the range of opportunities available to people of color as citizens and consumers. In the years after the Second World War, the socio-economics and culture of the contemporary American middle class were formed. However, new American middle-class opportunities were not distributed equitably by race. Through the GI bill,

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which established educational stipends and low-interest mortgages for veterans, men and women returning from war could more easily purchase mass-produced homes and go to college. While these benefits were technically available to veterans of color, institutional and overt discrimination and racism on the part of the Veterans Administration, Federal Housing Administration, colleges, and banks made them challenging, if not impossible to obtain. Further, federal and state government-sanctioned policies and practices and local zoning served to formalize and solidify segregation within existing cities and within new suburban developments.

Twentieth-century urban planning and suburban development gave rise to the segregated landscape that remains evident across the country. During the late nineteenth and early twentieth centuries, developers and local governments used deed covenants and zoning ordinances to control what could be built and where people could live. Developers often used deed covenants to protect residential areas from commercial and industrial activities, require or exclude certain types of residential construction (e.g. limit construction to single-family homes), establish minimum values for new construction, and to preserve property values. However, these policies were also thoroughly and more intentionally used as devices to keep undesirable peoples and activities out of affluent communities. As construction increased after World War II, many local governments established new zoning regulations with the specific intent of limiting where African-Americans and people of color could live and buy homes. In addition to reducing the availability of housing for people of color, these regulations also tended to concentrate less desirable industries and facilities in African-American neighborhoods. These practices were followed by loan regulations for the Federal Housing Authority and the Veterans Administration that included racial discrimination within their guidelines. Collectively, these policies and planning practices became more widely used across both affluent and middle-class American communities amid the Second Great Migration of southern African-Americans to urban centers in the North and West. What this ultimately meant was that regardless of class distinction and personal wealth, race was the most significant marker for determining access to home ownership, leisure opportunities, and settlement in suburban neighborhoods. One of the most well-known examples of racial discrimination in postwar suburban planning took place at Levittown, which was built between 1947 and 1951. The developer did not allow black families to purchase homes in the neighborhood, and the Federal Housing Authority would not give loans to African-Americans; in 1960, not a single family in the neighborhood was black.

Postwar American society was fundamentally organized along the color line, and segregation was either legally or extra-legally implemented in all social and political programs, including education. Between the post-Reconstruction and pre-Civil Rights eras, people of color experienced the inequity and degradation of segregation in all facets of their lives. In the American South, segregation was nearly universally state-sponsored and evident in distinct, labelled, race-based public spaces. In the Midwest, Northeast and West, racism could be less overt but by no means less oppressive, formalized, or restrictive. Throughout the country, people of color experienced the influences of Jim Crow in their access to employment opportunities, social and public programs, consumer opportunities, and landscapes of settlement. In all sections of the country, segregated and race-based spaces were marked by physical boundaries, borders, and markers that both psychologically and physically reminded the American public about the legal distinctions and discrimination.

between racial groups. This pattern remains visible in SANS, too; discriminatory beliefs and practices led to the creation of a 25-foot unbuilt geophysical border separating Azurest from Sag Harbor Beach Club (see section on Sag Harbor Hills and Sag Harbor Beach Club). Meanwhile, African-American resistance to widespread segregation and discrimination took hold in the form of lectures, newspapers and academic writings by nationally prominent black scholars, like W.E.B. Du Bois and Booker T. Washington, who documented their experiences under racism and segregation, built black institutions, and actively engaged in improving community life. Through the creation of the National Association for the Advancement of Colored People, the National Urban League, and other black institutions, a movement towards societal desegregation and the advancement of civil rights was under-way well before the 1960s. The National Urban League, in particular, was developed by African-American leaders in response to twentieth-century planning policies that enforced discriminatory policies and put African-American communities at harm.  

While these black institutions and reformative social movements were gaining momentum, some African-American resorts and beaches began to develop along the east coast during the twentieth century in response to racism and segregation. Highland Beach in Maryland, American Beach in Florida, Atlantic Beach in South Carolina, and Oak Bluffs in Massachusetts are just a few of the privately established black resort areas that rose to prominence. These places filled a need for people of color to find sanctuary and respite from the pressures of living under Jim Crow. In the South, some states also established segregated state parks for African-American vacationers. Early twentieth century civil rights activists wrote and lectured about the physical, emotional and psychological pressures of living in American society, and the burden of the double-consciousness in both integrated and segregated settings. Throughout the country, segregated spaces developed as vacation spots for people of color along the east coast and along interior lakes. Resorts and recreational spaces developed as both public, government-owned spaces, and private spaces promoted by both white and black developers who responded to market forces. Not only was access to recreational places in demand, but the ability to vacation in a place that was owned and promoted by people of color ensured safety for people of color who faced violence and danger, especially in travel. The origins of black-owned institutions, resorts, and beaches, including the SANS community in Sag Harbor, are therefore rooted in early-twentieth century civil rights activism.

In *The Land Was Ours*, Andrew Kahrl notes, “In an 1886 editorial in the *New York Globe*, T. Thomas Fortune told his readers that, rather than spend precious dollars at white-owned resorts and picnic grounds, they should build and support a black-owned public resort.” A contemporary of Booker T. Washington, W. E. B. Du Bois, and others, T. Thomas Fortune’s comment is a powerful reminder of the network of black intelligentsia that was connected to Eastville and the SANS subdivisions that were yet to come. As mentioned previously, Fortune’s granddaughter, Elizabeth Bowser, was an early-twentieth-century vacationer in Eastville.

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27 W.E.B. DuBois was an early member of the Boule.
Writer, orator and NAACP founder W. E. B. Du Bois also wrote commentary on the “color problem of summer” in *The Crisis*, the NAACP publication that he created and edited.\(^{28}\) In this important piece, Du Bois notes the stress of living under Jim Crow and the need to vacation from not just everyday life, but also the day-to-day impacts of oppression. And yet, he notes, there were few opportunities for people of color to unwind and few places that provided safety and sanctum. He wrote, “Where as a colored person can I go? If I go among white people, how much rest is there going to be?”\(^ {29}\) His commentary reinforces the lived experiences of people of color as Americans and as African-Americans, and the toll that the black double-consciousness took on the body.\(^ {30}\) As such, leisure time and space is needed “to re-build strength and calm our nervous system.”\(^ {31}\) And yet, Du Bois writes from a place of privilege among people of color, contrasting the option of vacationing in segregated vs. integrated spaces at a time when these options, let alone the ability to vacation, were limited for the vast majority of people of color across the country.

Oak Bluffs on Martha’s Vineyard in Massachusetts is a comparable black leisure area that still draws an elite African-American community during the summers. In fact, it remains one of the most exclusive places on the east coast for professionals, politicians, and academics of color to vacation. However, this resort community was not initially planned for or by people of color. The community, which was planned in 1866 by Robert Morris Copeland, initially drew Methodist vacationers due to its location next to Wesleyan Grove, a Methodist campground and meeting place. According to local history, Charles Shearer, the son of an enslaved African-American mother and her white owner, turned one of the Oak Bluffs cottages into an inn that accommodated black vacationers. Gradually, people of color arrived for seasonal respite, as news spread that there were places to stay.\(^ {32}\)

Highland Beach in Maryland is significant as a black-owned resort that is also connected to the notable abolitionist Frederick Douglass. The National Register nomination for the Douglass Summer House states: tradition maintains that Highland Beach was founded by Major Charles Douglass, the son of famed abolitionist Frederick Douglass, after he and his wife Laura were denied entrance to Bay Ridge, a white resort on the Chesapeake Bay just south of Annapolis. Major Douglass purchased 44 acres adjoining Bay Ridge and developed his own resort community for his family and friends. In 1893, he purchased 500 feet of beachfront between Oyster Creek and Black Walnut Cove from Daniel and Mary Brashears. Frederick Douglass assisted financially with his son's endeavor and purchased a lot in 1893…. Major Douglass was the first to purchase a cottage at Highland Beach.\(^ {33}\)

Charles subdivided 40 acres of beach-front land between Black Walnut and Oyster Creek into 131 lots mostly measuring 50 by 150 feet. The goal was to create a resort that was free of intrusion or harassment from whites. Beginning in the 1990s, the community evolved into a retirement community for long-time visitors who remember vacationing as youngsters with their families 40 years prior.

American Beach in Nassau County, Florida, is another historic resort community for people of color.

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\(^{30}\) The concept of double-consciousness was a major theme of *The Souls of Black Folk*.


\(^{33}\) National Register of Historic Places, Douglass Summer House, Twin Oaks, Highland Beach, Anne Arundel County, Maryland, National Register #92000069.
Unlike Highland Beach and SANS, American Beach was developed through a black institution. The resort was established by the Pension Bureau of the Afro-American Insurance Agency of Jacksonville, Florida. The American Beach Historic District (NR Listed) is primarily composed of single-family homes. The property originally consisted of 116 acres that was bought, platted, and sold by the Pension Bureau. Most of the lots were 50 x 150 feet with 50-foot side facing east/west, toward the ocean.34

Similarities and differences in ownership, marketing, and access can be seen between these National Register-recognized resort locations and SANS. However, its proximity to the greater New York City area, along with the social networks that connected people within and to SANS, are important features of the SANS Historic District. In the early twentieth century, members of the black intelligentsia discovered Sag Harbor and recognized its potential as a vacation spot for people of color, whether they wanted to be owners, renters, or houseguests. As the culture of the black middle and upper classes developed into the 1940s, the demand for accessible resort areas and vacation homes grew stronger. The SANS subdivisions evolved in response to these demands. People of color with economic means purchased properties and built modest, seasonal homes there to accommodate their families and friends.

Establishing SANS

The three subdivisions that compose the SANS historic district, Azurest, Sag Harbor Hills, and Ninevah Beach, were established northeast of Hampton Street. The development of each subdivision is detailed individually below.35

Aurest

The Azurest subdivision, located immediately east of Eastville, was the first of the SANS neighborhoods to be platted and filed with Suffolk County. The subdivision was platted and filed with Suffolk County in two phases: Section 1 in 1947 and Section 2 in 1950. Maude Terry and Amaza Lee Meredith, African-American sisters, are largely responsible for the creation of Azurest. Born to Emma P. Kenney, a woman of color, and Samuel P. Meredith, a white carpenter, who had to travel from their home in Virginia to Washington DC to be legally married, Maude and Amaza grew up in Virginia. The sisters, both educators, fell in love with Sag Harbor as summer visitors and made a lasting impact on the formation and history of the Azurest subdivision. Their descendants, members of the Richards family, still live in what many people say is the first home constructed in Azurest: the Terry Cottage.

In Maude Terry’s 1968 obituary in Sag Harbor Express 1968, Mrs. Hunter J. Terry wrote:

The crowning monument to her memory is the founding of “Aurest,” a development at Sag Harbor, New York. It was

34 National Register of Historic Places, American Beach Historic District, American Beach, Nassau County, Florida, National Register #01001532.
35 Originally, there were five subdivisions that were settled by African-American vacationers in the mid-twentieth century: Azurest, Sag Harbor Hills (including Sag Harbor Beach Club), Ninevah Beach, Chatfield’s Hill, and Hillcrest Terrace. The streets in Chatfield’s Hill are named after black, pre-segregation civil rights leaders. Chatfield’s Hill and Hillcrest Terrace are located on the west side of Hampton Street, and have not been included within the National Register boundary due to significant loss of integrity to homes in the neighborhood and a change in the neighborhood's settlement pattern to include the presence of more permanent residents.
a virgin tract of woods consisting of chestnut, oak, walnut trees, beach plums, deer feed and other trees and shrubs. It
is located between Hampton Street and Shelter Island Bay. There were only Indian trails and rough roads used by
fishermen. Thirty years ago, Mrs. Terry was a summer visitor to this place of natural beauty, where white sands, white
clouds, blue sky and blue waters meet; a place of silence, peace and "Heavenly Rest;" where there was only Peace,
Love and Beauty. There Mom Maude was "raised to the Mountain Top," and there she "had a dream." She envisioned
homes among the trees, along the trails within sight of sunrises and sunsets over the Bay. In her imagination, this
place became "Heavenly Peace, Blue Rest, Blue Haven, Azure Rest." From these descriptions and phrases, the name
"Azurest" was coined.

Immediately Mrs. Terry began a diligent search up and down Long Island for the property owner. Finally, "The Gales"
of Huntington, L.I., were identified as the owners with no intention of developing the tract. But at Mrs. Terry's urgent
insistence they considered. Their son laid out plans and began developing the site. The Indian trails became Terry
Drive, Richards Drive and Meredith Avenue for members of Mrs. Terry's family. Walker Avenue and Milton Avenue
memorialized Negro pilots of whaling ships. The name Cuffee Drive honored an old Sag Harbor Indian family.36

While the Terry family and members of the community credit Maude "Ma" Terry with creating Azurest, Amaza
Lee Meredith has also been recognized as the founder. The two sisters certainly worked collaboratively.
Maude was a New York City school teacher and Amaza was an art professor, founder of the art department at
Virginia State University (VSU), and one of the first documented black female architects. On the VSU campus,
her home, named Azurest South, is preserved and listed on the National Register of Historic Places (Figures
10 and 11).

The lands that comprise the Azurest subdivision were a post-1920 land acquisition by the Gale family that
was, until the late 1940s, left undeveloped. During the 1920s, the Gale family developed a real estate
business, brokering land sales throughout Long Island. Today, the family real estate business is known as
Daniel Gale Sotheby's International Realty. Following the encouragement of Maude and Amaza, Elsie Gale
filed Section 1 of the Azurest Subdivision with Suffolk County in 1947. This subdivision was bounded by the
land of C. Shaw to the west and J. E. Baker to the east. On this map, 70 lots were laid out, mostly measuring
50 feet by roughly 125 to 150 feet along Terry Drive, Milton Avenue, Richards Drive, Hempstead Street, and
Meredith and Walker Avenue. The planning of this first plat followed the existing topography. Richards Drive
was a new road laid out off Hempstead Street that extended north toward the shore. It extended into Milton
Avenue (following a sharp turn), which in turn ended at Terry Drive. Terry Drive ran parallel to the shoreline,
and all the lots laid out on the north side of the road included beach front land. At that time, Meredith and
Walker were short dead-end roads extending from Terry Drive and did not connect to Hampton Street.

In 1948, Elsie Gale filed Section 2 of the Azurest subdivision with Suffolk County. The Section 2 subdivision
map outlined the continuation of Milton, Meredith, and Walker Avenues south toward Hampton Street, and
added Cuffee Drive and Cadmus Road to accommodate an additional 200 lots (lots 71-271). It's interesting to
note that some of the residents of Azurest whose families were among the earliest purchasers remember
when some of the roads in Section 1 had ended and recall the expansion of the roads when Section 2 was
actively being developed.37 Like those in Section 1, most of the lots in Section 2 measured 50 feet by 125 feet,
with exceptions at corner and end lots. On the subdivision maps, the land east of the Azurest subdivisions is
noted as “formerly J. E. Baker.” All lots sold in Sections 1 and 2 of Azurest include rights to use the reserved
beach in common with other Azurest owners.

37 Interview with Andrea Cottman, August 29, 2017.
Maude and Amaza relied on the help of friends and colleagues from their social and work networks in New York and Virginia in platting and selling the Azurest lots.38 Dorothy Spaulding, an attorney, was instrumental in providing legal counsel. Their friend James Smith, a civil engineer, provided guidance on establishing physical boundaries to the subdivision that would limit white encroachment.39 In 1953, they formed the Azurest Syndicate, Inc., which regulated the subdivision’s lot sales, planned infrastructure and land improvement projects, and guided the direction of the resort community. The Azurest Syndicate, Inc. served as both a governing body and a financial institution; they were primarily concerned with selling lots in Section 2 at a profit that would cover a ten-year mortgage with Elsie Gale, financially underwriting the sale of lots in the 1950s in Azurest’s Section 2. The Azurest Syndicate was established separate from and without input from the Gales. According to Grace Lynn Dubinson, none of the syndicate members had any experience with community building. Early investors in the neighborhood included Edna Mead Colson (a college professor) and Iris Terry Richards (a doctor).40

_Sag Harbor Hills and the Sag Harbor Beach Club_

Sag Harbor Hills, located east of Azurest, is composed of two separate developments which were established nearly simultaneously: the Sag Harbor Beach Club and Sag Harbor Hills. In 1949, the Sag Harbor Development Company filed the Sag Harbor Beach Club subdivision plan with Suffolk County government. The map shows that 71 lots were laid out between Soundview Avenue and Hampton Street along Beach Avenue and Harbor Avenue. Harboy Place and Hillcrest Drive are mapped as short cross streets connecting Beach Avenue and Harbor Avenue. The beachfront property is marked as “reserved.” The documented owner of the land east of the Sag Harbor Beach Club subdivision was Hugh F. Lynch. Sales appear to have been slow in the early years. No deeds for the subdivision were filed until 1951, and even those were limited. Only three property deeds (one of which was for a right-of-way with New York Telephone Company) were filed that year.

Fred Richards (whose grandmother, Maude Terry, was a founder of Azurest) recalls that when lots were selling at Azurest, the white neighbor who owned the land included in the Sag Harbor Beach Club subdivision, was concerned by the growing presence of people of color in Azurest. The developer (whose name is unknown, but who was owner or partner in the Sag Harbor Development Company) wanted to build a country club subdivision, but worried that the presence of African-American residents next door would cause problems for property values and sales. Richards noted that a narrow parcel was laid out between the two subdivisions. This boundary, symbolically and literally creating racial distance, is visible on the Sag Harbor Beach Club subdivision map.

As Azurest gained in popularity, and perhaps out of concern for sales, the Sag Harbor Development Company began to sell lots to people of color who were interested in buying, beginning in 1951. The “reserved” beach

38 Fred Richards, Maude Terry’s grandson, remembers coming to Azurest as a child. His mother, Dr. Iris Richards, was raised in New York City and maintained connections there through her sorority and medical field. She sent out word to her friends that lots of land were available for sale in Azurest.


40 Dubinson, “Slowly, Surely,” 54.
front property was subsequently divided into lots which were among the first to sell. These were purchased by people from Brooklyn and Manhattan, New Jersey, St. Albans, and Glen Cove and included Richard and Dorothy Granger (1952), Henry and Evelyn Letcher (1952), and Dr. Oliver Holder (1953).

In 1950, Hugh F. and Martha S. Lynch filed plans for the Sag Harbor Hills subdivision, east of the Sag Harbor Beach Club subdivision. Little is known about the role of the Lynch family in real estate speculation and sales. In oral histories, SANS residents have noted that Hugh F. and Martha S. Lynch were a white couple; they may have lived in or near Sag Harbor and they were the Sag Harbor Hills sellers that early residents purchased from. The Sag Harbor Hills subdivision included 84 lots between Hampton Street and the shoreline along newly proposed Hillside Drive West, Hillside Drive East, and cross-streets Harboy Place, Gull Rock Road, and Ninevah Place. It also included a reserved beach, which was located at the end of Hillside Drive East; all lots sold within the subdivision had reserve beach access written into their property deed.

In 1953, Sag Harbor Beach Development Company sold its beach land to Hugh and Martha Lynch, but the company retained ownership of it until the Sag Harbor Hills Improvement Association formed in 1960 and assumed ownership and governance of the reserve beach. After the Sag Harbor Hills Improvement Association was formed around 1960, all land within the Sag Harbor Beach Club subdivision became absorbed under the regulations of the association. The purpose of the association is to protect, conserve and beautify the open spaces and beaches. Deeds for all properties in Sag Harbor Beach Club and Sag Harbor Hills subdivisions include rights to use the reserved beach.

Ninevah Beach

Ninevah Beach is the last of the three SANS subdivisions to be formed. It was owned, platted, and filed by a company called Sag Harbor Associates. SANS informants have noted that Mr. Francis Ruland, the owner of Sag Harbor Associates, was white. Other than this limited information, little is known about Francis Ruland’s role in land speculation, development, or real estate sales. The subdivision was filed in Suffolk County in three sections. In Section 1, 54 lots were laid out along newly drawn Harding Terrace, Taft Place, Wilson Place, and the northern section of Lincoln Street; the map was filed in 1953. Along the north side of Harding Terrace, there were 27 lots measuring 30 feet wide and extending from Harding Terrace to the shoreline (roughly 200 feet). Because the lots were so narrow, buyers had to purchase multiple lots to accommodate home construction. Section 2, filed in 1957, included lots 55-81 along Lincoln Street. Section 3 included lots 82-92 along Lincoln Street and Hampton Street, filed in 1958.

All deeds for property in Ninevah Beach included access rights to the reserve beach. In addition to this, several restrictions were listed in deeds, including limitations on businesses, rentals, or hotel/boarding house construction. No homes could be built for less than $7,500, and all buildings had to be approved. Sag Harbor Associates regulated beach access and monitored these restricted activities. In 1959, early resident and founding member of the homeowners’ association J. Howard Payne formally registered the subdivision as the Ninevah Beach Homeowners Association, which became the regulatory body for the neighborhood.

Mike Payne, a long-time resident of Ninevah Beach and son of J. Howard Payne, noted that the subdivision is

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41 Suffolk County Deed Libers 3855:589; 6319:10; These specific restrictions on construction in the neighborhood expired in 1970.
the only one in the historic district which had privately owned roads. Property ownership in the subdivision included membership in the Ninevah Beach Property Owner’s Association, which funded road maintenance through annual dues. Payne’s parents, J. Howard, a former Naval officer and attorney, and Natalie, a librarian, were among the first buyers in Ninevah Beach, along with the Brannen, Romaine, and Barnes families.

The intersection of space and race is demonstrated in the social history and cultural geography of the SANS subdivisions. As late as 1949, owners in the area remained concerned about the “undesirable” properties of the lands. That year, a representative for realtor Daniel Gale, who owned the nascent Azurest subdivision, noted at a Sag Harbor zoning board meeting that the land was “reclaimed marshland.” Because it was “undesirable,” it would be difficult to sell, especially if subjected to the zoning regulations that the village proposed at the time. Gale’s representative voiced concerns that the minimum lot sizes proposed by the village, which were larger than those actually laid out in the Azurest subdivisions, would make the properties more expensive than they were worth and thus might make them difficult to sell. But the layered meanings of the land as “undesirable” might also reference the already-established marketing toward people of color. During this time, redlining and other discriminatory practices led white realtors and white buyers to undervalue properties and neighborhoods that were occupied by people of color. In this case, white owners might have also undervalued the land due to the presence of black residents in nearby Eastville, as well as the growing presence of black residents already in Azurest. This mindset would also explain the establishment of the 25-foot-wide reserve area that the white developers of Sag Harbor Beach Club (which would eventually be incorporated into Sag Harbor Hills) included to distance the subdivision from Azurest. These physical borders, like so many that were constructed throughout the country during the Jim Crow era, are material reminders of segregation.

As a group, the SANS subdivisions exhibit some interesting planning regulations, some of which continue to be implemented today. The most notable planning feature is the access rights and conservation of reserve beaches that were a part of communal ownership in each subdivision. While these are not atypical for the period, their presence in SANS is noteworthy as a way of establishing and safeguarding private recreational spaces for buyers and reinforcing class distinctions by its residents. To this day, access to the reserve beaches is maintained and surveilled by SANS residents to ensure use by SANS residents and visitors, as these are not public beaches for use by patrons with no connection to SANS. Azurest, Sag Harbor Hills, and Ninevah Beach each have their own property owners’ associations that, among other things, ensure conservation of the reserve area. In the early years, the Azurest and Ninevah Beach owners’ associations regulated sales, development rights, and utility access. But over time, the village planning department and architectural review boards assumed zoning and code enforcement, and the influence of property owners’ associations gradually decreased. Ninevah Beach Property Owner’s Association regulated house size and construction until 1970 and continues to regulate privately owned roads.

African-American Social Networks and the Formation of the SANS community

The opportunities for property ownership in the SANS historic district were shared among communities of color primarily by word of mouth. This initial method of exclusive social marketing is unusual at a time when planned

suburban developments across Long Island and throughout the country typically used overt marketing campaigns to promote developments to subsets of American society (white or black). Instead, SANS buyers became aware of the community through their social circles, social organizations, and shared work places, similar to how many had learned about Eastville as a seasonal destination. The lack of directed marketing campaigns and reliance on social networks for generating consumer interest led to the development of a community that was closely knit from within but had a sense of exclusivity as well, especially to those who did not have those connections or who sought entry/membership. This sense of elitism or exclusivity developed out of a distinct economic, social, and educational class consciousness and the set of social connections and values shared by black institutions and fraternal organizations that continued and even escalated through the end of the twentieth century. In fact, some late twentieth century residents noted information about available, or potentially available, properties was shared among families, friends, and extended social networks to give connected individuals the first chance at a purchase.44

Teachers, doctors, dentists, lawyers, and other professionals knew each other from their workplaces and year-round neighborhoods. Archival research into the original deeds for the earliest SANS homeowners, along with oral histories, indicates that SANS residents knew each other prior to arriving in SANS. The addresses of the purchasers indicate that buyers in the subdivisions came from neighborhoods in Manhattan, Brooklyn, Queens, western Long Island, parts of New Jersey, and Chicago, to name a few, where they had permanent homes and knew each other. Therefore, the summer communities were composed of professionals and their families who were already members of shared social networks. Many had also attended the same Ivy League and Historically Black Colleges and Universities (HBCUs) and were part of the same black social and fraternal organizations.

Social organizations provided critical social, cultural, and support networks for African-American professionals. These networks also proved valuable for sharing information about the opportunity for families to buy into the SANS subdivisions. Organizations such as the Comus Club, Jack and Jill, the Links, the Girl Friends, and the Boule, as well as other black sororities and fraternities, were established in the early twentieth century by people of color in order to develop social networks of successful, socially connected black professionals.45 Most (if not all) of these organizations are highly selective and secretive about membership practices, which in many cases were granted by invitation. Due to these practices, information about membership, activities, and traditions is not widely known among Americans who are not members. The publication of Lawrence Otis Graham’s Our Kind of People: Inside America’s Black Upper Class (2000) shed new light on these groups.46 Graham used family and professional connections to gain access to some of the histories and inner workings of these groups for his book.

The Comus Club, one of the oldest private black membership societies, was started by men of color in professional and non-professional positions, but it eventually evolved into a membership group exclusive to black professionals. This organization was founded in Brooklyn; its headquarters is a Brooklyn brownstone used for membership meetings and events. According to Graham, the membership selection process is highly

43 Rothstein, The Color of Law, 59-76; Wiese, Places of Our Own.
46 Graham, Our Kind of People.
selective and secretive.47 Other men’s organizations include the Boule and the Guardsmen. The Boule, established in 1904, was the first elite black men’s club. It has a national membership (unlike the local men’s organizations) and counts W.E.B. Du Bois among the founding members of the New York City chapter.

The Girl Friends and the Links are exclusive black women’s social organizations that are highly influential and philanthropic. The Links was established in 1946 and membership is by nomination. Members volunteer more than one million hours a year and have donated more than fifteen million dollars to domestic and international charitable activities and programs.48 The Girl Friends is an older, exclusive “league of stylish black women who are accomplished, well-connected, and “Establishment.” A high percentage of members are married to physicians.”49

The “Divine Nine” refers to the nine fraternities and sororities that make up the National Pan-Hellenic Council. The council was founded in 1930 at Howard University. These fraternities and sororities developed at a time when men and women of color were excluded from white fraternities and sororities. Although the these Greek groups originated in connection to the HBCUs, they eventually spread to prestigious colleges and universities throughout the country, ensuring that people of color could join even on campuses of integrated schools. Families of color with college-educated people are usually connected to one or more of these Greek organizations.

Jack and Jill is a family-oriented social organization designed to connect families with young children of color and provide access to successful adults as mentors. Its membership is via legacy status or invitation. Jack and Jill was established in 1938 as a national social organization that functioned through regional chapters. Knowledge of the beach-front properties in Sag Harbor that were available to people of color travelled quickly through these, and other, exclusive social groups. One of the founding members of the Queens chapter of Jack and Jill, Emilie Pickens, was among the earliest settlers of Sag Harbor Hills.

Both founding members and general members of all of these groups were connected to Sag Harbor. For Our Kind of People, Graham interviewed people who are members of these social groups, and recounted their experiences over the years in education, philanthropy, work, and leisure. Several of his informants were regular vacationers in Sag Harbor, including E. T. Williams, a member of several of these groups, who has a home in Eastville. The following passage from Graham’s book summarizes the culture of the black upper class, and how it intersects with SANS:

“The reason I joined groups like the Boule, One Hundred Black Men, and the Comus Club,” explains Williams while reclining in a wicker chair at his summer home in a family compound in Sag Harbor, “is that I feel it’s important for black people to find places where we can meet, network, and socialize with people that understand our experiences and our concerns.”50

William “Bill” Pickens, III, grandson of William Pickens, founder of the Niagara Movement and the NAACP, is a long-time resident of Sag Harbor Hills. As a child, he remembers vacationing with his parents and extended family members in Eastville. One day, his father followed a bulldozer across Hampton Street and Hempstead

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47 Graham, Our Kind of People, 147
48 Graham, Our Kind of People, 103
49 Graham, Our Kind of People, 113
50 Graham, Our Kind of People, 128
Street toward the woods. A model home was under construction at the corner of Hillside Drive West and Harboy Avenue, and Pickens’s father bought it. It remains in the Pickens family. Bill’s mother was an early leader of the black social organization Jack and Jill. News of the newly available summer homes spread quickly through Jack and Jill, as well as through other black social networks. Summer arrivals came from New York, New Jersey, western Long Island, and as far as Chicago. Another resident of Sag Harbor Hills, Rob Landrum, recalled:

In 1952, Dr. Bernie, a general practitioner, built the first house in Sag Harbor Hills. The Landrums were among the next “first families” to follow. Teresa Parker, Dr. Bernie’s daughter, attended Graduate School at Columbia University in New York with my mother, so it was because of her that we came to Sag Harbor. The Landrums travelled from Chicago each summer. Mr. Landrum Sr. made the commute on weekends to be with his family.”

Rae Parks, who died in 2012 just shy of her 101st birthday, purchased property on Gull Rock Road in Sag Harbor Hills in 1952 with her husband, Mark E. Parks. Their descendants continue to own the property.

According to Rae Parks:

The reason so many of us in Sag Harbor Hills are old, old friends is because the person who made the lots available to us was “Kotchee” Cooper, who was a Comus member. The Comus Club, which dates back to the 1920s, is an organization of accomplished African-American men. The developer of this area needed to raise money, and he approached Kotchee and asked if he could get so many lots sold in a short period of time. Kotchee went to a Comus meeting and said, “Hey, can I get 10 of you to put up $500 so that I can turn this money over to the developer?” That’s how we bought the land. We paid $500 each for these lots.

Mike Payne of Ninevah Beach recalls his first time walking along the beach with his father, noticing that so many people knew and spoke to his dad, which seemed peculiar. His father explained that he knew many of the people in the neighborhood from school, the military, college and social events. The SANS historic district connected and/or provided an extended family, a sense of community and the closeness of personal relationships, intermarriages, that are and remain multi-generational. Payne’s parents’ friends became surrogate parents for him and his friends; his friends became like cousins. Everybody knew each other, and personal relationships became closely intertwined. He remarked:

You know you belong! Members of the SANS communities built what they could afford, second homes with limited use for their families to eat, sleep and spend time on the beach. Segregation created and bred congregation.

These social networks reinforced a sense of belonging for those who were already socially accepted within them. Whereas these networks were initially established to create a sense of belonging and safety among people of color, they gradually transformed African-American culture and laid the foundation for more rigid class distinctions that developed a sense of elitism among middle and upper class African-American people; that sense of elitism carried over to SANS. But significantly, these organizations were designed to establish a sense of community among its members that was felt in ephemeral networks. These networks were both present and steadfast in daily experiences in SANS. As a result, SANS was an extension of already well-established social and kin networks among the African-American middle and upper classes.

51 Tobier, *Voices of Sag Harbor*, 54.
53 Interview with Mike Payne, August 30, 2017.
Financing and Building SANS

During the nineteenth and twentieth centuries, racist legal policies were established at the national and the state levels to create segregated spaces. The legacies of these policies, which include segregated settlement patterns, poverty, bigotry and institutionalized racism, remain steadfast in American society and culture. For instance, the Federal Housing Administration was created in 1934 in response to the bank crisis of the 1930s to provide government-insured mortgages to homebuyers. The programs offered by this agency were a dramatic improvement over mortgages previously offered by banks, which typically required a 50 percent down payment and the remainder due in five years. With FHA backing, banks could provide 20-year government-insured loans for up to 80 percent of a home’s value. The FHA gave the government new power to shape home building and buying and established standards for its loans. However, African-Americans and the neighborhoods that they lived in were explicitly excluded from the new program as “high risk.” This policy of redlining (the denial of loans, insurance, and other services to certain social groups or neighborhoods, generally on the basis of race) was government-supported and led to nationwide segregated housing patterns. As a result, people of color were forced either to pay for new homes in cash or to negotiate other means of loans and/or payments with individual sellers and real estate companies. In many parts of the country (including Long Island), the legacy of redlining remains visible in the segregated landscape and occasionally in deed clauses.

Because people of color could not rely on FHA-insured loans, or banks to offer them other loan options, they were forced to find alternative means for home purchasing. Andrew Wiese has explored the dubious options that were often available to people of color, including loans at high interest rates and arrangements with private individuals. Families associated with the SANS historic district approached these difficulties from a place of experience and privilege, given that their purchases were for vacation homes. This suggests both their socio-economic status and the likelihood that they had better options as they navigated these challenges.

In general, the financing options for SANS homebuyers varied in each of the subdivisions within the district. The Azurest Syndicate, led by Maude Terry, Amaza Lee Meredith, Dorothy Spaulding, and James P. Smith, regulated the subdivision’s lot sales, planned infrastructure and land improvement projects, and guided the direction of the resort community. The syndicate also offered a solution to the challenge of obtaining a mortgage:

As the governing body, the Syndicate was created as a revenue generating vehicle, designed to assure the successful fulfillment of a ten-year mortgage, which was held by the seller of the Azurest land parcel, Ms. Elsie Gale. Mortgage payments were paid semi-annually, and in turn the Syndicate met its mortgage obligation through the profits generated from the individual sale and mortgage financing of platted lots. The initial offering ranged from $750.00 to $1,000.00 each, down payments averaged $100.00 per lot.

Not all buyers in Azurest used syndicate mortgages to purchase homes. Many were able to use savings and war benefits to purchase their properties and homes in cash. This option was not available in Sag Harbor Hills.

56 Weise, *Places of Our Own*.
and Ninevah Beach, where mortgages were not offered by the developers or neighborhood associations.

The following historical examples, recorded during oral history research, provide a sample of the diverse experiences of homebuyers in SANS:

- J. Howard and Natalie Payne bought their lot in Ninevah Beach for $600 in 1955 with the money he sent home to his wife during WWII. Mr. Hamm from the Southampton Lumber Co. extended credit for the purchase of building materials because banks were not giving mortgages. With the help of Jimmy Smith, a resident of Azurest who moonlighted as a contractor (and lived across the street from the Bramwell home), the Payne family built its home based on plans from *Popular Mechanics*. 58
- William Pickens noted that no loans were offered by Hugh and Martha Lynch, developers of Sag Harbor Hills. Most properties were purchased with cash. 59
- Andrea Cottman, whose father purchased 44 Walker Avenue in 1955, noted that the house was built with a loan from Riverhead Lumber for supplies. 60
- The Norths built their home with a mortgage from Southampton Lumber Company. 61

In many cases, SANS residents also helped each other to build their homes. Many SANS residents built modest homes in styles and with materials that were available to them, sometimes taking several summer seasons to build with the help of friends and family members. Mike Payne remembered that Jimmy Smith of Azurest helped his dad build their Ninevah Beach home. Bill Pickens also remarked that as a teenager, he helped to build his current neighbor’s home out of cinder blocks. In *Sag Harbor Voices*, residents recalled John Harrington, the Sag Harbor chief of police (who also built houses), was the builder of choice for many seasonal home buyers. 62

**Design**

The homes in SANS are diverse in size, structure, and design. Generally, the homes that were built during the period of significance and are contributing buildings are characteristically suburban homes that were marketed to middle class homebuyers as plans sold in books and magazines and model homes sold by local builders. For the most part, the presence of these small and medium-sized suburban homes creates a feeling of suburban settlement that is evident elsewhere throughout Long Island. Houses along the beach in each of the subdivisions incorporate views of the bay into their design.

One of the earliest homes in Azurest was the Terry Cottage, designed by Meredith and built on Terry Road in 1949. Meredith also designed a home for Dorothy C. and Edward Spaulding, who lived next door. That house was called Edendot, and a portion of the original home is believed to be included in the home currently occupying the site, built around 2000 (Figure 13). Edendot was a simple cottage looking out on the bay. There may have been other homes designed by Meredith that were built in Azurest, such as the former home of Dr. H. Binga Dismond, a Harlem physician originally from Richmond, Virginia (Figure 12). Dr. Dismond’s house

58 Interview with Mike Payne, August 30, 2017.
59 Interview with William Pickens, June 27, 2017.
60 Interview with Andrea Cottman, August 29, 2017.
61 Interview with SANS Committee Informants, May 27, 2017.
62 Tobier, *Voices of Sag Harbor*, 43.
was razed and replaced in the 1970s. In the VSU archives, there are rendered drawings for several homes that may have been built in Azurest, as well as in Virginia and Texas. The VSU archives have plans for several Azurest homes, including HIHIL, which Meredith designed for her niece, Dr. Iris Terry, and her husband, Dr. Frederick Richards. However, this home does not appear to have been built in Azurest; others may have also been speculatively designed and not constructed as well. The one extant home attributed to her in Azurest is a contemporary ranch.

Many of the home styles represented in the district were part of a marketed trend of mid-century modern design “for the masses.” The basic concepts of modern design were introduced by modern architects and eventually trickled down to middle-class consumers. Early SANS consumers, like homebuyers across the country, were clued into modern homes, as they were marketed as suburban tract housing types. The natural, beach landscapes of Sag Harbor were suited to modern designs, and many builders of summer homes preferred the more playful style during the period. Architects had begun designing summer beach homes in modern styles on Long Island as early as the 1930s and drew inspiration from the long, low profile of the beach and the desire for outdoor living. Mid-century design is evident throughout the SANS historic district, though there are no high style examples. Most homes are instead vernacular iterations designed by local builders or the owners themselves based on contemporary home design concepts. Homes built by James McCrosson Jr. remain standing on Beach Avenue, Hillside Drive West and Hillside Drive East in Sag Harbor Hills. James McCrosson Jr. and his wife, Helen, owned a real estate development and construction business in Sag Harbor; they built and sold many properties in SANS during the mid-twentieth century. Their son, James Robert McCrosson, continued to sell properties and homes in Sag Harbor Hills until his death.

Modern design was also made accessible through published plans and companies that facilitated home construction during the postwar period. For example, a national trend toward new ranch homes made home building even easier. New ranch homes were popularized in Popular Mechanics, House and Garden, Better Homes and Gardens, Ebony, and House Beautiful. A company called National Homes sold prefabricated ranch homes, while others, like the Aladdin Company, sold kit homes with all the materials pre-cut for easy on-site assembly. For example, 4 Taft Place in Ninevah Beach was constructed based on a design published in the magazine Popular Mechanics. Its upside-down design worked for its location near wetlands. Although the home was renovated in 2010, it maintains the original footprint and design.

A Recreational, Cultural, and Social Safe Haven in Sag Harbor

During its initial decades, residents developed a collective identity and a strong sense of community that was not threatened by outsiders or white control. This was a rare circumstance, as in all facets of their lives, people of color experienced racism and discrimination, institutionally and individually. Indeed, many SANS residents spent most of their year in “integrated” or primarily white middle-class neighborhoods, schools, and work environments; they balanced that time with summers at Sag Harbor, where they chose to share their time and expose their children to a successful, and in some cases exclusive, black culture. The foundations of this
culture were established by ties to exclusive, black upper-class organizations, the black intelligentsia, and Jim Crow reform. With this context in mind, SANS was significant as a haven for middle- and upper-class family summering, a safe space for African-American culture to thrive, and a place deeply connected to Jim Crow reform and change.

The SANS beaches were, and continue to be, a place of congregation for SANS residents and visitors. The privacy of the beaches made them particularly attractive to community members. Many residents recall memorable experiences with family and friends during visits as children or later as adults. Throughout the early years especially, many of the women who worked as school teachers during the year spent their summers with their children in their SANS homes and on the beach; they were joined on the weekends by husbands who worked during the week.

The beach was also a setting for social connections, as well as intellectual conversation and civil rights planning. Residents, including E. T. Williams, Vivian Wallace and Gladys Barnes, pointed out in their oral histories that SANS friends organized and planned travel by bus to the first Civil Rights March on Washington in 1963. The Price family held a fundraiser at their home in Azurest on the eve of the march; indeed, these are just two of many SANS engagements which demonstrates community member’s clear support of and connections to the Civil Rights movement.

Residents fondly recall the fish fries, barbecues and beach parties they experienced in the community during their youths. Parties were given on rotation – different families would take turns hosting – and it was not uncommon for people to cross subdivision lines to attend. Residents enjoyed water skiing, boating, fishing, and shell fishing. Long-time resident Eunice Jackie Vaughn compiled a community calendar with resident birthdays and historic photographs that was supported by the inclusion of paid advertisements from local businesses. A local newsletter was also circulated.

Many of the SANS community’s cultural traditions centered around women and children, who spent entire summers in SANS while fathers and husbands worked during the week and joined their families on the weekends. The most memorable community events and traditions include the annual kids parade, which was started by the Pickens-Brannen families. Children of all residents were encouraged to march around the sandy roads and beach together waving American flags and parading with civic enthusiasm and participation. Residents of Azurest and Sag Harbor Hills created a kids’ bay swim area by placing buoys in the common beach area waters as demarcation of appropriate swimming areas for children. Thursdays, the night before most men returned to spend the weekends with their families, was typically reserved by the women of the community for a social evening out. Parties were frequent on weekends and holidays. The end of the summer season in SANS was always marked by Labor Day events and parties to which all SANS residents and guest were invited.

Families in the neighborhood welcomed each other into their homes, looked after each other’s children, and shared parenting. In their oral histories, residents generally referred to the SANS subdivisions as a “safe haven,” a place where they felt comfortable, safe and free from racial attack and embarrassment. While some residents noted instances of prejudice and racism in Sag Harbor village, most residents agreed that

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66 Interview with SANS Steering Committee and Informants, May 27, 2017.

Section 8 page 31
such events were few. Others mentioned that they rarely ventured out of the neighborhood to the village, as the community offered an intact resort experience that left little interest in leaving its borders. In general, SANS residents remained within SANS limits, creating their own cultural practices and traditions with meals, events, and games. Marjorie Day noted that when she stayed in the 1950s, she remembered people would go to Ivy Cottage in Eastville for Sunday dinners, “because we were not allowed to eat in restaurants in downtown Sag Harbor.” When asked if race or heritage played a factor in SANS residence, she answered yes “because there were few places blacks could go at that time. It was great to find a community where our own people could be comfortable, and the children had friends.”

**Growth and Change at SANS**

The growth and early successes of the national Civil Rights movement occurred during the early decades of SANS’s existence. The most significant socio-political changes that affected the residents of SANS were directly connected to the Civil Rights movement of the 1960s that culminated with the Civil Rights Act of 1964. Although this social movement produced little direct effect on the physical fabric of the district, it was of great significance to the residents of SANS, some of whom participated in the movement through philanthropic efforts and by joining the marches on Washington.

The Civil Rights Act of 1964 became a landmark law establishing civil rights and outlawing discrimination based on race, color, ethnicity, sex, religion, or national origin. Under the Civil Rights Act, racial discrimination and racial segregation was prohibited, and a policy of desegregation was subsequently implemented across the country. As a result, many spaces throughout the country that were previously established as beaches and resorts for people of color gradually became integrated, as did those that were reserved for whites. However, the SANS neighborhoods remained largely African-American due to their foundations as private communities established and owned by people in shared social and kin networks rather than as public resort spaces. In fact, in the 1960s, the trend of middle and upper class African-American families moving to SANS continued as the status of the area grew competitively with exclusive resorts like Oak Bluffs in Martha’s Vineyard.

As the neighborhoods matured, residents of SANS experienced and participated in new residential growth, landscape changes, and physical improvements. For instance, the roads throughout the subdivisions are important physical and cultural features that evolved over time. The roads, which were private and laid out with each of the subdivision plans, were necessary for providing access to SANS homes, as many summer residents arrived by car in the mid-to-late twentieth century. The roads were originally unpaved and remained so for decades. Because of the dirt roads, homes in SANS lacked certain amenities that were available in comparable, contemporaneous subdivisions sold to white homebuyers elsewhere on Long Island. Although houses had well water like elsewhere in Sag Harbor and East Hampton and rights-of-way were established in the early years of the subdivisions for electrical installation, unpaved roads meant the absence of hydrants, which in turn made insurance rates high. While many SANS residents noted that the rougher unpaved roads kept the neighborhoods private from village influence, from local law enforcement, and from white, outsider encroachment, the unpaved roads were tricky; dirt ruts and crushed clam shells often led to disabled vehicles. SANS residents recognized that the introduction of these amenities would also provide new access into the intentionally private community by outsiders. Nevertheless, as more homes were built, paved roads and

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*67 Interview with Marjorie Day, July 17, 2017.*
access to fire hydrants and more lighting became a necessity. In Sag Harbor Hills, Dr. Holder is remembered for his efforts working with both the property owners association and the village to get roads paved, street/stop signs installed, to secure water connections, and to conserve the beach. Public water connections were made in Sag Harbor Hills in 1977, but they were financed entirely by the residents, without village financial assistance.68

Residents understood the necessity of paved roads and were happy to be relieved of the stress the roads put on their vehicles. However, the costs for road paving were a concern for residents, who were expected to bear the burden. In Azurest and Sag Harbor Hills, maintenance of the roads was eventually assumed by the village at the request of residents that the village pave them and install public amenities. Ninevah Beach kept its roads private by subsidizing the cost with dues from the property owners’ association. The relinquishment of control to the village was also a concern for the community, especially by older SANS residents who valued privacy and safety as a result of their experiences living through Jim Crow, the Civil Rights era and de-segregation.

Later History of SANS – After the Period of Significance

Beginning in the late 1970s, the characteristic SANS sense of community was challenged by a growing sense of individualism. By this era, SANS was firmly established as an exclusive place for people of color to summer, and African-American people of high wealth, celebrity, and status arrived in the resort community in greater numbers. They began to purchase small ranches and bungalows and replace them with larger, Neo-colonial and eclectic homes that marked their status in the landscape. As economic inequality has grown enormously on a national level since the 1970s, it created a significant gap in wealth between the middle and upper classes. Wealth and a sense of individualism have grown in tandem; the effects of this mindset are seen on previously communal landscapes that where hedges and other privacy plantings are becoming more common. Long-time Azurest resident Andrea Cottman noticed the beginning of this turnover around 1970, and Fred Richards, also of Azurest, feels that more recently there is not as much of a “sense of openness.”

Generational changes have also impacted the setting and sense of community in SANS. For instance, the children of the earliest residents grew up and some of them brought their families to summer in SANS, while others who viewed SANS as old-fashioned or too nostalgic chose to separate themselves from their parents’ generational experiences. When some of the early families stopped coming to SANS, their homes were left untended; structures faced generational wear and yards were left unkept. These effects were visible to seasonal and permanent residents of SANS and Sag Harbor village.

In the 1970s and 1980s, some of the earliest homes, which were small in scale like Dr. Dismond’s house on Terry Drive, were razed to build newer and bigger homes for new elite celebrity and professional residents (a pattern that continues in the present, but with greater force and without regard for the historic character of the neighborhood); others, like the Browns mentioned above, renovated old structures incorporating some parts of the old structures into new homes. But for many buyers without architects, prospective buyers reached out to local builders. James R. McCrosson (mentioned above) bought the last parcels of land from the Lynches.

McCrosson continued to sell homes to new buyers on land then owned by McCrosson. According to Buttons Simpson, he offered five models, though he primarily built small ranch homes within the subdivisions.

A new wave of successful, wealthy, African-American arrivals made the SANS subdivision an elite place to vacation during this period. A 1998 article in East Hampton Star notes:

> The new vacationers, like many of the longtime owners, still read like a Who's Who of Black America. Former New York City Mayor David Dinkins visits there. Clyde Drexler, a player for the National Basketball Association's Houston Rockets, bought a house there last summer, but has already sold it. The area is part-time home to record executives, internationally known sports and entertainment figures, magazine publishers and editors, and restauranteurs, along with the older professionals. 69

A 1994 New York Times article also cited Don Anderson, a vice president at Time Warner; Richard Clarke, president of Richard Clarke Associates; Barbara Smith, owner of B. Smith's Restaurant, and her husband, Dan Gatsby, senior vice president of marketing at King World; Earl Graves, publisher of Black Enterprise Magazine, and Susan Taylor, editor of Essence Magazine among the new SANS residents. 70 Residing on Beach Avenue, Roscoe Brown, noted Tuskegee Airman and college president, was a long-time resident and a major political force and influencer. During this time, Ron Brown, the secretary of commerce during the Clinton administration, bought the Spaulding home on Terry Drive and renovated and expanded it.

Some of the post-1970 “new” arrivals in SANS, including some prominent, wealthy, and nationally celebrated African-American figures, chose SANS as a vacation spot because of the long-established sense of community. Even with the construction of larger homes and privacy landscaping, they joined long-standing traditions, incorporating new events along the way. For instance, Thursday nights in the summer are still considered “ladies’ night,” for dinner out or something else social. More recently (during the past decade) there is a culminating karaoke and pot luck. There still is a beach ladies’ circle where women gather for daily conversation, news of the day, and discussion of social issues. Organized golf outings have also become popular. In addition to these, there are many other planned and ad-hoc activities, including trips to the movies, Bay Street Theatre, historic house tours, museums, shopping, concerts, and lectures. Parties continue throughout the summer season on weekends and holidays. The end of the summer season is still celebrated with weekend-long Labor Day events and parties, and still includes an annual children’s race. The end of season party is still regularly attended by all in SANS under the tent in the Azurest parking lot.

Residents began to experience change from the arrival of newcomers who, despite coming from shared backgrounds (e.g. education at Ivy League and Historically Black Colleges, participation in the Divine Nine, etc.) brought a greater sense of individualism and implementation of privacy that challenged SANS’s long-established sense of community. In a few cases, some residents rallied to protect the character and integrity of their neighborhoods from residential lot changes that were perceived as challenges to the character of the neighborhoods. For instance, residents challenged a group of African-American investors that sought to develop a parcel along Hillside Drive East. The Hillside Development Corporation had proposed a 15-lot subdivision on a nearly 10-acre property on Hillside Drive East. In the end the Peconic Land Trust purchased the property with Community Preservation Funds (CPF) and the property is now known as the Hillside

Development Corp. Generations Park.

Many homes were built in SANS between 1990 and the early 2000s by the Lynch Homes Development Corporation, which offered several models. The Lynch Homes Development Corporation (not connected to the Lynch family associated with the development of the area), currently located in Water Mill, New York, had model homes for view in Riverhead and Southampton. The most notable Lynch architectural style was a Sag Harbor “easy-living” salt-box style; these were primarily constructed in Sag Harbor Hills. Although these homes are too recent to be considered contributing to the historic district, their massing and design is consistent with the character of the neighborhood.

Today, SANS is one of the last thriving and primarily African-American owned resort beach areas in the country. In the northeast, there were few areas to provide a place for African-Americans to coalesce and summer with extended family members and networks in peace and friendship. SANS in Sag Harbor continues to provide such a place. But the most recent challenge in SANS is, once again, from new arrivals who are now buying old family properties (some of which have been abandoned or were unkept by original homebuyers and their families), razing the older homes, and building new homes that challenge both existing village building codes and the socio-cultural ideals of SANS community formation. For this reason, the SANS Steering Committee formed around 2015. The committee consists of homeowners and seasonal residents in each of the three subdivisions who are responding to changes that they view as threats to the historic character of their neighbors. The committee formed to preserve the neighborhood’s beaches and its homes.71 All three stretches of beach are private, and homeowners have deeded rights to beach access. The group has also worked collectively to seek listing of the neighborhoods as an historic district on the National Register of Historic Places based on the collection and recording of their history from within the community.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


Eastville Community Historical Society oral history files, Eastville Community Historical Society.


Interview with Andrea Cottman, August 29, 2017.

Interview with Marjorie Day, July 17, 2017.

Interview with Mike Payne, August 30, 2017.


Interview with SANS Steering Committee and Informants, May 27, 2017.

Interview with William Pickens, June 27, 2017.


SANS oral history files, SANS Steering Committee.

Suffolk County Deed Libers 3855:589; 6319:10.


Previous documentation on file (NPS):
- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey 
- recorded by Historic American Engineering Record
- recorded by Historic American Landscape Survey

Primary location of additional data:
- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Historic Resources Survey Number (if assigned):
10. Geographical Data

**Acreage of Property** 154.22 acres
(Do not include previously listed resource acreage.)

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the SANS Historic District align with the outer boundaries of the subdivisions of Azurest, Sag Harbor Hills, and Ninevah Beach. Four subdivision maps were filed between 1947 and 1958 outlining the streets and lots. The boundaries follow Sag Harbor Bay to the north, Hampton Street to the south, both sides of Richards Drive to the west, and both sides of Lincoln Street, Wilson Place, and Taft Place to the east.

Three other historically black neighborhoods or subdivisions, Eastville, Chatfield’s Hill, and Hillcrest, exist in close proximity to the SANS Historic District, but are not included within the National Register boundary. Eastville, which developed on the east side of Sag Harbor Village during the early nineteenth century, substantially predates the formation of SANS. This community is included within the Sag Harbor Village Historic District Boundary Expansion. Chatfield’s Hill and Hillcrest are both located on the south side of Hampton Street, just south of SANS. Chatfield’s Hill was established around the same time as the neighborhoods in SANS. The earliest street to be developed appears to be Lighthouse Lane, and several streets in Chatfield’s Hill are named after black, pre-segregation civil rights leaders. However, Chatfield’s Hill was not included within the boundary due to the more substantial loss of integrity to homes in the neighborhood and recent new construction. Hillcrest Terrace, located east of Chatfield’s Hill, was established during the 1970s, and its development largely falls outside of the period of significance for the SANS Historic District. Unlike SANS, Chatfield’s Hill and Hillcrest are not located along the water and do not include access to private beaches in their deeds. While some initial settlement in these subdivisions may have been seasonal, this difference also resulted in these subdivisions becoming more permanent residential areas.
SANS HD
Name of Property

Suffolk Co., New York
County and State

Sag Harbor Hills, Azurest and Ninevah Subdivisions (SANS)
SANS HD
Name of Property

Suffolk Co., New York
County and State

Sections 9-end page 42
SANS HD
Name of Property

Suffolk Co., New York
County and State
11. Form Prepared By

name/title  Allison McGovern, PhD, edited by Jennifer Betsworth (NY SHPO)
organization  VHB Engineering, Survey, Landscape Architecture and Geology, P.C. (VHB)
date  January 2019
street & number  100 Motor Parkway, Suite 135
telephone  631-787-3400
city or town  Hauppauge
state  NY
zip code  11788
e-mail  amcgovern@vhb.com

Additional Documentation
Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15-minute series) indicating the property's location.
  
  A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Sag Harbor Hills, Azurest, and Ninevah Beach Subdivisions Historic District

City or Vicinity: Sag Harbor

County: Suffolk

State: NY

Photographer: SANS Volunteers (multiple)

Date Photographed: Summer-Fall 2018

Description of Photograph(s) and number:

NY_Suffolk Co_SANS HD_0001
20 Richards Drive, Azurest, facing southeast

NY_Suffolk Co_SANS HD_0002
43 Richards Drive, Azurest, facing northwest

NY_Suffolk Co_SANS HD_0003
56 Richards Drive, Azurest, facing south

NY_Suffolk Co_SANS HD_0004
15 Cuffee Drive, Azurest, facing northwest
NY_Suffolk Co_SANS HD_0005
35 Cuffee Drive, Azurest, facing southeast

NY_Suffolk Co_SANS HD_0006
18 Milton Avenue, Azurest, facing southeast

NY_Suffolk Co_SANS HD_0007
31 and 35 Milton Avenue, Azurest, facing north

NY_Suffolk Co_SANS HD_0008
40 Milton Avenue, Azurest, facing southeast

NY_Suffolk Co_SANS HD_0009
80 Milton Avenue, Azurest, facing northeast

NY_Suffolk Co_SANS HD_0010
25, 31, and 35 Terry Drive, Azurest, facing northeast

NY_Suffolk Co_SANS HD_0011
15, 19, and 25 Terry Drive, Azurest, facing northeast

NY_Suffolk Co_SANS HD_0012
64 Terry Drive, Azurest, facing southeast

NY_Suffolk Co_SANS HD_0013
63 Terry Drive, Azurest, facing northeast

NY_Suffolk Co_SANS HD_0014
20 Meredith Avenue, Azurest, facing east

NY_Suffolk Co_SANS HD_0015
32 Meredith Avenue, Azurest, facing east

NY_Suffolk Co_SANS HD_0016
70 Meredith Avenue, Azurest, facing northeast

NY_Suffolk Co_SANS HD_0017
30 Walker Avenue, Azurest, facing northeast

NY_Suffolk Co_SANS HD_0018
38 Walker Avenue, Azurest, facing southeast

NY_Suffolk Co_SANS HD_0019
73 Walker Avenue, Azurest, facing south

NY_Suffolk Co_SANS HD_0020
10 Beach Avenue, Sag Harbor Beach Club, facing southeast

NY_Suffolk Co_SANS HD_0021
Beach Avenue, 41 Beach on left and 56 Beach in distance, Sag Harbor Beach Club, facing northeast

NY_Suffolk Co_SANS HD_0022
56 Beach Avenue, Sag Harbor Beach Club, facing east
SANS HD

Name of Property

NY_Suffolk Co_SANS HD_0023
15 and 17 Soundview Drive, Sag Harbor Beach Club, facing southeast

NY_Suffolk Co_SANS HD_0024
8 Harbor Avenue, Sag Harbor Beach Club, facing northeast

NY_Suffolk Co_SANS HD_0025
27 Harbor Avenue, Sag Harbor Beach Club, facing northwest

NY_Suffolk Co_SANS HD_0026
29 Harboy Place, Sag Harbor Hills, facing northeast

NY_Suffolk Co_SANS HD_0027
63 Harbor Avenue, Sag Harbor Beach Club, facing west

NY_Suffolk Co_SANS HD_0028
77 Harbor Avenue, Sag Harbor Beach Club, facing northwest

NY_Suffolk Co_SANS HD_0029
6 Hillside Drive, Sag Harbor Hills, facing southeast

NY_Suffolk Co_SANS HD_0030
19 Hillside Drive East, Sag Harbor Hills, facing northwest

NY_Suffolk Co_SANS HD_0031
6 Hillside Drive West, Sag Harbor Hills, facing northeast

NY_Suffolk Co_SANS HD_0032
24 Hillside Drive West, Sag Harbor Hills, facing southeast

NY_Suffolk Co_SANS HD_0033
33 Hillside Drive West, Sag Harbor Hills, facing northwest

NY_Suffolk Co_SANS HD_0034
43 Hillside Drive West, Sag Harbor Hills, facing west

NY_Suffolk Co_SANS HD_0035
72 Hillside Drive West, Sag Harbor Hills, facing northeast

NY_Suffolk Co_SANS HD_0036
7, 9, and 11 Gull Rock Road, Sag Harbor Hills, facing northeast

NY_Suffolk Co_SANS HD_0037
16 Ninevah Place, Sag Harbor Hills, facing north

NY_Suffolk Co_SANS HD_0038
62 Hillside Drive East, Sag Harbor Hills, facing northeast

NY_Suffolk Co_SANS HD_0039
86 Hillside Drive East, Sag Harbor Hills, facing east

NY_Suffolk Co_SANS HD_0040
Ninevah Beach Access, Ninevah, facing north

NY_Suffolk Co_SANS HD_0041
1 Lincoln Street, Ninevah, facing northwest
SANS HD
Name of Property

NY_Suffolk Co_SANS HD_0042
10 Lincoln Street, Ninevah, facing southeast

NY_Suffolk Co_SANS HD_0043
23 Lincoln Street, Ninevah, facing northwest

NY_Suffolk Co_SANS HD_0044
34 and 36 Lincoln Street, Ninevah, facing north

NY_Suffolk Co_SANS HD_0045
35, 37, 39 Lincoln Street, Ninevah, facing northwest

NY_Suffolk Co_SANS HD_0046
47 Lincoln Street, Ninevah, facing southwest

NY_Suffolk Co_SANS HD_0047
2 Taft and 10 Wilson Street, Ninevah, facing southwest

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
## Appendix 1

**SANS Residents, Guests, and Renters: Individual “Firsts” and Major Accomplishments (ca. 1950-present)**

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<thead>
<tr>
<th>NAME</th>
<th>SANS Address (if known)</th>
<th>Accomplishments, “Firsts”, Leadership Roles (Total 30 Words or less)</th>
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</table>
| 1. Mr. & Mrs. Henry Letcher | Sag Harbor Hills – 18 & 20 Soundview B Smith’s property pre-subdivided                   | • Owned chain of visual aid centers in Wash. DC  
• Duke Ellington’s cousin                                                                                                                                                                                                                                      |
| 2. Lester Granger         | Sag Harbor Hills – 24 Ninevah Pl.                                                       | • Executive Sec. of the National Urban League  
• first African American president of the National Conference of Social Work                                                                                                                                                                                    |
| 3. Atty. Ed. Dudley, Sr.  | Hillside Dr. East, SHH                                                                     | • Appointed by President Truman as the US Ambassador to Liberia; First African-American US Ambassador  
• Past Borough Manhattan President  
• First Administrative Judge for Supreme Court  
• Recruited by Thurgood Marshall to be Chief Counsel of the Legal Defense and Education Fund of the NAACP; Part of team working around the *Brown v Board of Education* landmark case |
| 4. Dr. John B. King       |                                                                                         | • Asst. Superintendent of NYC Schools                                                                                                                                                                                                                          |
| 5. William Pickens III    | SHH Pick’s Acres & Green House                                                           | • Historian, orator, & writer  
• Corporate Consultant  
• Served overseas in 5th Air Force in Japan  
• Founder & Pres. of The Paul Robeson Foundation  
• Co-Founder of $100 million US-Japan Foundation (in 1980) to improve relationship & partnering                                                                                                      |
| 6. Emilie Montier Brown  | “Pick’s Acres” Original owner with William Pickens, Jr.                                  | • National President of Jack & Jill  
• National 1st Vice President of Jack & Jill  
• Mother of Bill Pickens & Paul Robeson cousin                                                                                                      |
| 7. Pat Pickens            | Ninevah Place, SHH                                                                       | • President of Queens Jack & Jill  
• Coined the name “Sag Harbor Initiative” in 1986                                                                                                                                                |
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<td>Lena Horne</td>
<td>Guest of Pickens Sag Harbor Hills, Ninevah Place “Pickonic” House</td>
<td>Noted Singer &amp; Movie Star</td>
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<td>Langston Hughes</td>
<td>Guest of Pickens Sag Harbor Hills, 61 Hillside Dr. West - “Pick’s Acres” House</td>
<td>Noted writer, Poet, &amp; Playwright</td>
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<td></td>
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<td></td>
<td>Lincoln Univ. Roommate to William Pickens Jr. (Bill’s Father)</td>
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<td>Hon. Adam Powell</td>
<td>Guest of many SANS residents</td>
<td>Congressman &amp; Minister of Abysinnia Baptist Church in Harlem</td>
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<tr>
<td>12.</td>
<td>Josephine Premice &amp; Timothy Fales</td>
<td>Renter of Jones’ “yellow” house across from Pick’s Acres – Hillside Dr. West;</td>
<td>Singer and Dance</td>
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<tr>
<td></td>
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<td>Married to Timothy Fales, Old money Wall St. family</td>
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<td>13.</td>
<td>Judge Jones</td>
<td>Hillside Dr. West</td>
<td>State Court system</td>
</tr>
<tr>
<td>14.</td>
<td>Paul Robeson, Jr.</td>
<td>Guest of Pickens Green House</td>
<td>Son of noted Paul Robeson, Sr.</td>
</tr>
</tbody>
</table>
| 15. | Ronald H. Brown | • Azurest Beach front
• Portion of old Amaza Meredith design home still exists | Former US Secretary of Commerce under Bill Clinton
Former Chairmen of the Democratic National Committee |
| 16. | Ann Arnold Hedgeman | • Sag Harbor Hills; Hillside Dr. East | Political NYC Councilwoman and writer |
| 17. | Ellen Holly | Hillside Dr. East | TV Soap Opera star & Broadway Theatre Actress |
| 18. | Dr. William Pickens, Sr. | Guest of “Pick’s Acre”s (Bill Pickens Grandfather) | Organizer of NAACP in 1909, College Professor & Orator winning the Oratorial Prize at Yale 1903 |
| 19. | Julian Bond | Guest in Ninevah | US Congressman from Atlanta, GA |
| 20. | Hon. Percy Sutton | • Azurest and stayed Jackie Hendy | Lawyer & Harlem Community Leader |
Lawyer & Community Leader |
<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>22.</td>
<td>David Dinkins</td>
<td>SHH Guest • Fundraisers at Pickens • Guest of Pickens • Mayor of NYC • Lawyer &amp; Assemblymen</td>
</tr>
<tr>
<td>23.</td>
<td>Harry Belafonte</td>
<td>Built house for Marguerite at the time • Sag Harbor Hills; Hillside Dr. West (Stenson house) • Entertainer</td>
</tr>
<tr>
<td>24.</td>
<td>Gen. Colin Luther Powell</td>
<td>SHH Guest of Pickens &amp; stayed in Chatfield Hills Lighthouse Lane • Military General &amp; Sec. of State • Chairman of the Joint Chief of Staff under Both Pres. Bush</td>
</tr>
<tr>
<td>25.</td>
<td>Earl Graves, Sr.</td>
<td>Azurest beach front • Aide to Senator Robert (Bobby) Kennedy during Presidential Campaign • Founder &amp; Publisher of Black Enterprise magazine &amp; owner of some radio stations</td>
</tr>
<tr>
<td>26.</td>
<td>Johnny Cochran</td>
<td>Azurest beach front; bought house from Kenneth Chanault • Famous and renowned attorney &amp; defense lawyer for OJ Simpson</td>
</tr>
<tr>
<td>27.</td>
<td>Kenneth &amp; Kathy Chennault</td>
<td>Azurest beach front; sold to Cochran • Kenneth, Chair &amp; CEO of American Express &amp; lawyer • Wife &amp; lawyer, Kathy, on Studio Museum Board</td>
</tr>
<tr>
<td>28.</td>
<td>Barbara Smith</td>
<td>SHH beach front • Actress, Model, &amp; Business women</td>
</tr>
<tr>
<td>29.</td>
<td>Allan Houston</td>
<td>Ninevah beach front • Ex-NBA Basketball star; Executive with NY Knicks</td>
</tr>
<tr>
<td>30.</td>
<td>Roscoe C. Brown</td>
<td>Beach Ave. house owner • Capt. &amp; Tuskegee Airman • Shot down the 1st German Jet in WWII • President, Bronx Community College in NYC</td>
</tr>
<tr>
<td>31.</td>
<td>Lt. J G. Harriet I. Pickens</td>
<td>Guest with Pickens family members • 1st African American Naval Officer in US; served in WWII in the US • Bill Pickens’ Aunt</td>
</tr>
<tr>
<td>32.</td>
<td>Amaza Lee Meredith</td>
<td>Designed and supervised building of 3 Terry Drive • Co-founded and helped name Azurest Subdivision • 1st documented African-American female architect in the US; founder of the art department at Virginia State Univ.</td>
</tr>
<tr>
<td>No.</td>
<td>Name</td>
<td>Address</td>
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</tr>
<tr>
<td>33.</td>
<td>Maude K. “Ma” Meredith Terry</td>
<td>• Built family home – 3 Terry Drive</td>
</tr>
<tr>
<td>34.</td>
<td>Dr. Chester Redhead</td>
<td>• Azurest beach front – 41 Terry Drive</td>
</tr>
<tr>
<td>35.</td>
<td>Frank Wimberly</td>
<td>• Designed house based on Frank Lloyd Wright designs – 45 Hillside Dr East</td>
</tr>
<tr>
<td>36.</td>
<td>Hon. Charlie Rangel</td>
<td>• SHH Guest &amp; frequent visitor to SANS</td>
</tr>
<tr>
<td>37.</td>
<td>Reggie Lucas</td>
<td>• Ninevah 59 Lincoln</td>
</tr>
<tr>
<td>38.</td>
<td>Helen Marshall</td>
<td>• Azurest home owner</td>
</tr>
<tr>
<td>39.</td>
<td>Susan L Taylor</td>
<td>63 Meredith Ave</td>
</tr>
<tr>
<td>40.</td>
<td>Suzan Johnson Cook</td>
<td>70 Meredith Ave</td>
</tr>
<tr>
<td>41.</td>
<td>David Patterson</td>
<td>Guest of Susan L Taylor</td>
</tr>
<tr>
<td>42.</td>
<td>President Bill Clinton</td>
<td>Guest of Alma Brown</td>
</tr>
<tr>
<td>43.</td>
<td>Secretary of State Hillary Clinton</td>
<td>Guest of Alma Brown</td>
</tr>
<tr>
<td>44.</td>
<td>Terri McMillan</td>
<td>Guest of Susan L Taylor</td>
</tr>
<tr>
<td></td>
<td>Name</td>
<td>Address</td>
</tr>
<tr>
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</tr>
<tr>
<td>46.</td>
<td>Colson Whitehead</td>
<td>51 Terry Drive</td>
</tr>
<tr>
<td>47.</td>
<td>Maurice DuBois</td>
<td>Visitor/renter in Azurest</td>
</tr>
<tr>
<td>48.</td>
<td>Malik Yoba</td>
<td>Frequent Azurest visitor</td>
</tr>
<tr>
<td>49.</td>
<td>Sean Ringgold</td>
<td>Guest of Carl Weber</td>
</tr>
<tr>
<td>50.</td>
<td>Nicole Johnson</td>
<td>Guest of Carl Weber</td>
</tr>
<tr>
<td>51.</td>
<td>Trey Haley</td>
<td>Guest of Carl Weber</td>
</tr>
<tr>
<td>52.</td>
<td>ND Brown</td>
<td>Guest of Carl Weber</td>
</tr>
<tr>
<td>53.</td>
<td>Susan L Taylor</td>
<td>63 Meredith Ave</td>
</tr>
<tr>
<td>54.</td>
<td>Suzan Johnson Cook</td>
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<td>56.</td>
<td>President Bill Clinton</td>
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</tr>
<tr>
<td>57.</td>
<td>Secretary of State Hillary Clinton</td>
<td>Guest of Alma Brown</td>
</tr>
<tr>
<td>60.</td>
<td>Dr. Vernon G. Baker</td>
<td>Guest of Simons in SHH; EJ Smith in Ninevah</td>
</tr>
<tr>
<td>61.</td>
<td>Renee V. H. Simons (wife of Eglon)</td>
<td>Sag Harbor Hills owner</td>
</tr>
<tr>
<td></td>
<td>Name</td>
<td>Position/Role</td>
</tr>
<tr>
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<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>62.</td>
<td>Eglon E. Simons</td>
<td>Sag Harbor Hills owner</td>
</tr>
<tr>
<td>63.</td>
<td>Joe &amp; Dorothy Bostic</td>
<td>Azurest owner; house currently owned by granddaughter</td>
</tr>
</tbody>
</table>
The SANS Historic District has a total of 450 owners. We have received 22 letters of support, including 10 letters from 15 property owners and 13 from supporters, and seven notarized letters of objection representing eight property owners.

The letters included in this pdf are in arranged in order as follows:

**Letters of Support**
1. U.S. Congressman Thomas R. Suozzi
2. Former U.S. Congressman Charles B. Rangel
3. NYS Senator Kenneth P. LaValle
4. NYS Assemblyman Fred W. Thiele, Jr.
5. Mayor of Sag Harbor Sandra Schroeder
6. NAACP New York State Conference
7. Eastville Community Historical Society of Sag Harbor
8. Associate Professor Andrew W. Kahril, University of Virginia
9. Renee Simons, President of SANS Sag Harbor, and Eglon Simons (100 Hillside Drive E)
10. Lisa Stenson Desamours and Clotilde Stenson (17 Hillside Drive W)
11. Olivia White (53 Beach Avenue)
12. Debra & Michael Pierce (48 Terry Drive)
13. Hamil & Darralyn Willoughby (59 Meredith Avenue)
14. John & Victoria Pinderhughes (14 Beach Avenue; 15 Harbor Avenue)
15. Donnamarie Barnes (2 Taft Place)
16. Kate Plumb (33 Richards Drive)
17. Lorraine Dusky & Anthony Brandt (24 Lincoln Street)
18. William B. Pollard III (24 Cuffee Drive; 35 Milton Drive; 60, 66 Walker Avenue)
19. Hugh B. & Marilyn Price (supporter)
20. Janet Grossman (supporter)
21. Mark G. Barksdale (supporter)
22. Jeffrey L. Bragman (supporter)

**Letters of Objection (Notarized)**
1. Stephen and Ida Roache (31 Lincoln Street)
2. Daniel Bythewood (71 Meredith Avenue)
3. Bronster LLP (74 Hillside Drive E; 30 Milton Avenue; 71 Walker Avenue; 20 Meredith Avenue; 45 Hillside Drive W; 11 Cadmus Road; 11 Terry Drive; 2 Harding Terrace; 10, 48, 55 Lincoln Street; 110 Hillside Drive; 81 Harbor Avenue; 11 Gull Rock Road)
4. Khephra Burns (63 Meredith Avenue)
5. Eastward Ventures LLC (39 Meredith Avenue)
6. Riley Williams (3 Cadmus Road)
7. Gary D. Curry (78 Hillside Drive East)
March 6, 2019

Mr. Michael F. Lynch, P.E., AIA
Director, Division for Historic Preservation
NYS Office of Parks, Recreation and Historic Preservation
P.O. Box 189
Waterford, New York 12188-0189

RE: National and State Registers of Historic Places Designating for SANS

Dear Mr. Lynch:

I am writing to express my support for the inclusion of the Sag Harbor Hills, Azurest and Ninevah Subdivisions in Sag Harbor (SANS), on the National and State Registers of Historic Places. These are three historically African-American communities that are of great historical significance to the culture and identity of Long Island.

I understand that Sag Harbor was one of several dozen African-American beach resorts that were founded during the Jim Crow era. It was considered a haven for a community that was beset by racial prejudice and overt hostility. The resort acted as a catalyst for the development of the SANS communities, and it continues to play a significant role in African-American culture and life.

I have been told that over the past several years, homes of historic significance are being torn down, and developers are erecting mansions and multi-use parking lots in their place. I am concerned that if this trend continues, the town will lose its history and distinct character which affects not only the residents of Sag Harbor but all of Long Island as well. Also, these new structures could impact the health of our shoreline; something that all the residents of this community value.

It is for these reasons that I support SANS’ efforts to be included on the list of National and State Registers of Historic Places and ask that you this matter your full and fair consideration. Such a designation that the area’s rich history will be secured for generations and will be a boon to the Sag Harbor community, and all of Long Island.

With kindest regards, I am

Sincerely,

Thomas R. Suozzi
Member of Congress

TRS:mbg
February 28, 2019

Jennifer Betsworth  
NYS OPRHP  
Division for Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, NY 12188  

Dear Ms. Betsworth,

It is with enthusiasm that I write to you to convey my strong support of the approval of the inclusion of Sag Harbor Hills, Azurest and Ninevah Subdivisions in Sag Harbor, collectively known as “SANS,” on the State and National Registers of Historic Places.

During Post-WWII and the Jim Crow Era, a time when African Americans were excluded from residential, resort & recreational areas, African American families began to purchase land as a summer retreat, and SANS was established becoming a haven for African American life and culture. Today, it is one of the last remaining planned beach resorts primarily founded, developed and owned by African Americans.

Although the younger generation has options as to where to enjoy their vacation, they still find SANS as a place to fulfill fond memories and strong family traditions.

I strongly urge you to preserve this great treasure for future generations and designate SANS on the State and National Registers of Historic Places.

Sincerely,

Charles B. Rangel
March 6, 2019

Michael F. Lynch, P.E., AIA, Director
N.Y.S. Division for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, New York 12188-0189

Dear Director Lynch:

It is with pleasure that I write in support of the inclusion of Sag Harbor Hills, Azurest, and Ninevah Subdivisions in Sag Harbor, collectively known as “SANS,” on the National and State Registers of Historic Places.

These historically African American communities date back to the 1940s and are linked to a critical time of civil justice and social change in America. Located slightly east of the old Sag Harbor Village Historic District, SANS became a summer retreat for African American families who began purchasing property during the late 1940s. This was a time when people of color faced widespread racial segregation, violence, and discrimination that prevented them from accessing beaches and resorts across the country. Quickly, this tightknit enclave was established as a refuge during the late Jim Crow era, turning into a popular African American leisure destination.

It is my belief that SANS is of great historic importance, not only to residents of my district, but to all people around the country. Providing SANS with a Historic Preservation designation will safeguard a rich and important part of history. Thank you in advance for your consideration of this nomination.

Sincerely,

[Signature]

Kenneth P. LaValle
New York State Senator

KPL:va
January 16, 2019

Michael F. Lynch, P.E., AIA
Director, Division for Historic Preservation
NYS Office of Parks, Recreation and Historic Preservation
P.O. Box 189
Waterford, NY 12188-0189

Dear Mr. Lynch,

I am writing to urge you to approve the inclusion of Sag Harbor Hills, Azurest and Ninevah Subdivisions in Sag Harbor, collectively known as “SANS,” on the National and State Registers of Historic Places. These three historically African-American communities date back to the 1940s and are linked to a critical time of civil justice and social change in America.

Located slightly east of the old Sag Harbor Village Historic District, SANS became a summer retreat for African American families who began purchasing property during the late 1940s. This was at a time when people of color faced widespread racial segregation, violence, and discrimination that prevented them from accessing beaches and resorts across the country.

Quickly, this tightknit enclave was established as a refuge during the late Jim Crow era, turning into a popular African American leisure destination and a bastion of the burgeoning Civil Rights Movement. Several prominent black leaders and professionals became homeowners in the community, including Roscoe C. Brown Jr., a decorated Tuskegee Airmen pilot, and Edward R. Dudley, a New York State Supreme Court Justice and the first African American appointed to serve as a U.S. Ambassador. SANS also received celebrities who visited often, including Lena Horne, Duke Ellington and Harry Belafonte.

Providing SANS with a Historic Preservation designation will safeguard a rich and important part of history within the Sag Harbor community and beyond. Thank you for the opportunity to comment on this nomination.

Sincerely,

Fred W. Thiele, Jr.
Member of Assembly
March 8, 2019

Attn: Jennifer Betsworth
NYS Office of Parks, Recreation and Historic Preservation
Division for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189

Re: SANS Historic District
   Sag Harbor, NY 11963
   SANS Historic District County

Dear Ms. Betsworth:

On behalf of the Board of Trustees of the Village of Sag Harbor, it is with great enthusiasm that I write this letter stating my utmost support of SANS eligibility for National and State Historic District designation.

Our residents in this community have selflessly dedicated a great deal of their time to provide an historical accounting of facts and information regarding this very important history. All of which will be forever lost if not officially preserved for our future generations.

The history of our SANS Community is another very important part of our history and we fully support all efforts being made to preserve the history and legacy of the SANS Community.

Please let me know if you have any questions or need any information.

Sincerely,

Sandra Schroeder
Mayor

cc: Renee V.H. Simons, President of SANS
Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation  
NYS Office of Parks, Recreation and Historic Preservation  
PO Box 189  
Waterford, NY 12188-0189  

Dear Mr. Lynch:

I am writing on behalf of the NAACP New York State Conference and our branch members who reside in Sag Harbor Hills, Azurest and Ninevah Subdivisions in Sag Harbor. I am urging you to approve the inclusion of these Subdivisions collectively known as “Sans” on the National and State Registers of Historic Places. These three historically African American communities date back to the 1940’s and are linked to a critical time of civil rights and social justice change in America.

SANS continues to be a summer retreat for African American families who purchased property during the late 1940’s. This tight-knit enclave was established as a refuse during the late Jim Crow era. Today it remains a popular African American leisure destination and a bastion of civil and human rights activities. There are many prominent black leaders that are homeowners in the community and civic organizations providing valuable services to these communities.

Providing SANS with a Historic Preservation designation will safeguard a rich and important part of the history within the Sag Harbor community and beyond. Thank you for the opportunity to comment on this nomination.

Sincerely,

Hazel N. Dukes  
President

Cc: Jennifer Betsworth
March 21, 2019

c/o Jennifer Betsworth, Historic Preservation Specialist
New York State Board for Historic Preservation
New York State Parks, Recreation & Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, New York 12188

Re: Sag Harbor Hills, Azurest and Ninevah Subdivisions (SAN’S)

Esteemed Board Members:

On behalf of the Sag Harbor Hills, Azurest and Ninevah Subdivisions (SAN’S) historic community in Sag Harbor, I write to express enthusiastic support for nomination to the national register. It is with great honor, respect and admiration that I offer this letter to convey the comprehensive significance of the collective and multi-dimensional American history that has been preserved for more than seventy-nine years.

It is through the cultural and social lens that we can truly see the strength, tenacity, and the will of our ancestors. The survival of SAN’S in an era of “land grabs” the age of development, the “me” mansion, and land as the “new hedge fund”, has been and is upon us, particularly in Sag Harbor. The SAN’S land and Sag Harbor previously not considered part of the “The Hamptons” now would befall victim. This new desirability resulted in request for variances and special permits that created the loss of the way of life, sense of community, and traditions. The SAN’S community was on its way of being dispossessed and could have disappeared.

If there is congratulatory message to convey here, it is to the residents and the greater community who self-funded surveys, wrote grants, held oral history gatherings, carried petitions, went to numerous community meetings and forums and ultimately became visible at ARB, ZBA, BOT, civic organizations for the past three-years. This has been an awakening and an engaging experience for the entire community.

This historical society was created to safeguard the historic fabric and was the impetus for the expansion in the 80’s, at which time we referenced the Historic African American Community as it warranted attention. In 2012 we sounded the alarm after seeing shifts; then again with the approved demolition of 11 Eastville Avenue in 2014; we also urged Sag Harbor Village (CLG) to include SAN’s in the code amendments and planning phase during the 2016 moratorium.

SAN’s has truly withstood the test of time and is a remarkable treasure worthy of this special recognition and should be written into the historic record of nominations of the national register. Thank you for any consideration.

Sincerely,

Dr. Georgette Grier-Key, Ed.D., M.ED, Executive Director and Curator
14 March 2019

New York State
Office of Parks, Recreation, and Historic Preservation
Attention: Jennifer Betsworth
Division for Historic Preservation
Peebles Island
P.O. Box 189
Waterford, NY 12188

Dear Ms. Betsworth,

I am writing in support of the designation of Sag Harbor, Azurest, and Niveah Subdivisions (SANS) as a National and State Historic District. I am a scholar of African American history and an award-winning author of several books and articles on the history of African American beaches and resorts in twentieth-century America. I can thus attest to the historical significance of SANS and the critical importance of recognizing its history and ensuring its preservation for future generations. Having also recently visited the area and met some of the families who live there and work to preserve its past, I can also say that SANS remains a vibrant community of families whose ties to the area extend back several generations and who have worked tirelessly to maintain summer traditions and friendships over time. I can also say from having visited this area in recent years that these traditions, and the area’s identity as an historically African American leisure space, are under threat by developers and speculative investors who are seeking to capitalize on the area’s robust real estate market. The frenzy of development this area has experienced in recent years has not only negatively impacted SANS’s built and social environment, but also threatens to diminish much of what makes this place so special and unique.

SANS is a living testament to the resourcefulness and tenacity of African Americans during the age of Jim Crow. During this period (ca. 1890s-1960s), most beaches, resorts, and summer vacation destinations across the United States excluded African Americans. While Americans today often associate racial segregation with the American South, as my research has shown, the racial segregation of leisure spaces was just as pervasive in the North. Along the shores of Long Island Sound, for example, hundreds of summer communities formed in the first half of the twentieth century. Almost without exception, these residential and resort areas explicitly excluded African Americans, writing restrictive covenants banning the sale of lots to blacks into property deeds, and barring blacks and other racial minorities from membership in clubs
and resorts. As was the case among African Americans in the South, though, in New York and across the northeast, African American families banded together to acquire land along coasts and waterways and create separate summer havens where they could rest, relax, pursue pleasure, and create community on their own terms.

This is a history that needs to be told, preserved, and remembered. Indeed, places like SANS played a critical role in African Americans’ struggle to survive and persevere in a racist society. As I show in my work, black leisure spaces like SANS became important sites for African American social formation, cultural expression, and political organizing under Jim Crow, and profoundly shaped and nourished the larger struggle for freedom and civil rights in twentieth-century America. SANS thus offers not only an inspiring story of black resilience in the face of white racism, but also of the role of leisure space in American history, in general.

I consider SANS one of the top five most historically significant African American leisure sites remaining in America, and the one whose history and ties to its past is most under threat today. For these reasons and more, I urge you to designate SANS as a National and State Historic District. In addition to this letter of support, I am happy to speak with you and other colleagues who are considering this nomination regarding the area’s historical significance, the threats it faces today, and the need for its historical preservation.

Sincerely,

Andrew W. Kahrl
Associate Professor
Corcoran Department of History
Carter G. Woodson Institute for
African and African-American Studies

Author of

*The Land Was Ours: How Black Beaches Became White Wealth in the Coastal South* (UNC Press, 2016)

*Free the Beaches: The Story of Ned Coll and the Battle for America's Most Exclusive Shoreline* (Yale University Press, 2018)
To: Jennifer Betsworth of SHPO  
From: Renee V. H. Simons, President of SANS Sag Harbor & SANS Resident  
Subject: Letter of Support with details regarding SANS outreach efforts

Clearly, my husband, Eglon, and I are very supportive of the SANS preservation goals. While we visited SANS in the 60's as college students, we decided to move to SANS in 2003 to be near life-long friends and associates in Sag Harbor and in other Hampton villages. We knew we could buy anywhere within our means, but chose to put a stake in SANS because of these friendships and promised quality of life for us, in Sag Harbor...the Un-Hamptons, and for future generations.

The importance of SANS' designation extends beyond the three subdivisions as this recognizes the cultural role and impact within Sag Harbor and across groups of African Americans in America. SANS played a significant role in the Post WWII and Jim Crow era to not only provide a refuge for African Americans, but provide an unexpected infusion of resources and and financial support to the Village of Sag Harbor during a time of financial recession. Subsequently, through many generations and inclusion of powerful and influential new owners and long time guests, SANS provided a "place" and a social justice context for wealth formation, collegiality across all groups, social interaction, and personal survival. Along with other similar recreational areas across America, SANS spurred personal growth and a healthy environment benefiting many over the years.

To ensure that this community lifestyle experience and context is preserved today and for the next generations of Americans no matter where they come from. We request that SANS' nomination is approved. Know that SANS' leadership reached out to all residents, the larger Sag Harbor community and beyond to educate and secure significant support over the last 3+ years. Here are selected outreach activities. We hope you will consider this in your deliberations. Many examples shared with SHPO:

- Engaged the Sag Harbor Village leadership and requested SANS’ recognition; Agreed to self-fund the Intensive Resource Survey through resident donations and other funding sources
- Collected over 51% of resident OWNERS individually signed petitions through door-to-door contact in support of pursuing landmarking; scanned all petitions and sent to the Village in 2016
- Attended Rochester Preserve NY 2016 conference and presented SANS history and preservation goals
- Worked with Sag Harbor Partnership -- for fundraising and sponsoring support
- Wrote and received 2 Grants: Preserve NY & Gardiner Foundation
- Met with each of the three (3) Associations and received voted endorsement to proceed - 2016-2017
- Prepared and distributed to many homes a printed, general "Information Packet" and update during the summer of 2017 to make sure residents who may have missed Association meetings have some information
- Engaged 25+ person Steering Committee to gather insights and provide updates for continuous "buy-in" across all subdivisions; included two subject matter expert advisors: Dr. Georgette Grier-Key of Eastville Community Historical Society & Sarah Kautz of Long Island Preservation
- Distributed updates for online distribution to owners through Association Secretaries
- Developed Background Booklet for SANS distribution to residents and distributed hard copies at the 2018 Sag Harbor Village Wharf community-wide event
Held three (3) General Information Public Sessions:

- 2016 - Provided overview of process and identified Amaza Lee Meredith's importance to SANS and America; Session led by Dr. Georgetter Grier-Key and Sarah Kautz, both SANS Project Advisors
- 2017 - Provided expert legal and community leadership insights regarding the process of landmarking and preservation in Sag Harbor; Session led by Assemblyman Fred Thiele
- 2018 - Provided academic historian expertise (Prof. Andrew Kahrl) presentation about SANS and its American Story in the context of similar locations in the circuit of African American supported Recreational Resorts (Produced You Tube Video for additional viewing ease and availability)
- 2018 - Provided SANS Resource Survey results in the Jermain Library and presented by Dr. Allison McGovern (Produced You Tube Video for additional viewing ease and availability)

- Fielded Intensive Resource Survey - 2017- early 2018; included Oral Histories from all subdivisions; photographed homes for State CRIS system (GPS & details); Engaged 27 National Organization of Minority Architects (NOMA) to provide home descriptions
- State acknowledged National and State Historic District eligibility summer of 2018
- Received numerous Letters of Support:
  - US Congressman Gregory Meeks
  - US Congressman Thomas Suozzi
  - Former US Congressman Charlie Rangel
  - NYS Assemblyman Fred Thiele
  - Mayor of Sag Harbor -- Approved by Board of Trustees...enroute
  - Anthony Brandt - Immediate Past Sag Harbor - ARB Chair; Lorraine Dusky (his wife)
  - NAACP State Head Hazel Dukes
  - Former Urban League Head Hugh Price & Links member Marilyn Price
  - Univ. of Virginia Professor Andrew Kahrl - subject matter expert & author
  - ...and others including residents and SANS guests

- Generated numerous National and Local Press Articles (selected examples):
  - Sag Harbor Express: https://protect2.fireeye.com/url?k=365ea131-6a7a5750-365c5804-0cc47a6d17e0-f3c7d5ca0f68ec5c&u=https://sagharborexpress.com/partnership-earns-grant-sans-survey/
Dear Ms. Betsworth,

I am the daughter of Clotilde Guinier Stenson, a Sag Harbor Hills property owner, who purchased a Hillside Drive West home with my grandmother, Doris Cumberbatch Guinier, in 1973. My grandmother was a first generation American who grew up in Brooklyn, New York, the daughter of a funeral director and a nurse. My great grandparents had emigrated to the United States from a small Caribbean country.

My mother and I enthusiastically support the SANS application for both New York State and Federal Historic District Designation. SANS is an inspiring American story of persistence and resourcefulness of African American families in the Post World War II era. This was a time when African Americans were excluded from many residential and resort/recreational areas in the United States.

My annual childhood summers in Sag Harbor provided a place where lifelong friendships were begun, and children were nurtured by an entire community of families who held high aspirations for their children and their children's friends. We were fortunate to have grown up in this special place and hope that it will continue to nurture future African American families. Most of the young people who grew up in Sag Harbor with me, continue to return to Sag Harbor with their children every summer, if only for a couple of weeks.

My mother joins me in complete and enthusiastic support of the SANS application for historic designation. SANS represents an example of the American Dream, achievement of a safe, loving community of African American families through perseverance, persistence, and hard work. It is also a part of American history.

I am enclosing four (4) photos that span a 35 year period of friendship.

Sincerely,

Lisa Stenson Desamours
1400 Half Moon Bay Drive
Croton on Hudson, NY 10520

and

Clotilde Stenson
17 Hillside Drive West
Sag Harbor, NY 11963

1978 at the ocean, Sagaponack

Labor Day weekend 1981, Azurest Beach
September 6, 2009 Luncheon at B. Smith’s, Long Wharf, Sag Harbor Village

Labor Day weekend 2012, Sag Harbor Hills Annual Block Party
Dear Ms. Betsworth,

As a long time SANS resident and homeowner I am writing in complete support of designating our beloved community as a State and National Historic District. I have been vacationing and living in Sag Harbor since the 1940s, in rented homes for many years until my parents purchased a new construction three bedroom ranch-style house in 1961 built by James McCrosson. My parents, (my mother a social worker for the City of New York and my father, a CPA and tax attorney who arrived in New York as a child from the Jim Crow South with not much more than the clothes on his back to live with an uncle and went on to become a partner in the first Black-owned CPA firm), were so proud to be able to afford me a safe escape from the city with playmates galore and a lively, close knit community of dear friends for themselves.

I inherited the house in 1987 and after two major renovations over the years my family, including two Millennials, continues to enjoy every aspect of our life in Sag Harbor Hills.

On every block at every corner there is a story of African American culture and achievement. Everyone was and is friends. Everyone was and is family. Everyone was and is welcomed. No classicism. No racism.

As a child I only knew Ambassador Edward Dudley as Uncle Ed. I knew his home as one filled with African art from his time serving in foreign affairs and a place where I could create my own art with his wife, Aunt Rae, or hang out with their son and our other friends. Now, my daughter and the Dudley’s grandchildren are friends and as they grew up they sat on the same beach, went to the same movie theater and walked the same unlit roads as I. It’s the same with other families who have maintained their homes across generations, a unique testament to strength and persistence originally born out of necessity and struggle. How fitting it will be to recognize the extraordinary legacy of determined and successful people like my parents by designating SANS an historic district.

Thank you for your consideration and for helping us, the children of SANS, salute and preserve our history.

Sincerely,

Olivia White

53 Beach Avenue

Sent from my iPhone
March 18, 2019

Jennifer Betsworth  
Division for Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188

Re: SANS Historic District  
48 Terry Dr.  
Sag Harbor, NY 11963  
Suffolk County

Dear Ms. Betsworth:

Please know, we are the owners of the above-referenced property and we are in support of historic district designation for the SANS community in Sag Harbor. The Milton Straker family, (the late Cynthia Straker is the step-mother of Michael Pierce and wife of U.S. Circuit Judge Lawrence Pierce) built the house at this location around 1952. In 1993 Michael's parents built a second house at 83 Hempstead St. where they both lived in retirement. Our family now continues the tradition of enjoying summer vacations to the Azurest community like many other longtime residents. Thank you.

Thank you.

Sincerely,

Debra Pierce

Michael Pierce
Good Day R. Daniel Mackay

We are writing to endorse and approve the nomination of SANS (Sag Harbor Hills, Azurest, Ninevah) to the National and State Registers of Historic Places. SANS designation as a Historic Preservation will preserve the history of African American contributions to Sag Harbor, New York.

Sincerely,
Hamil Willoughby, DDS
Darralyn Willoughby
59 Meredith Av
Sag Harbor, New York 11963

March 15, 2019
March 9, 2019

Jennifer Betsworth
Division for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, New York 12188

Dear Ms. Betsworth,

I am writing to inform you that our household fully endorses the nomination of SANS Sag Harbor as a historic district in the National and State Registers of Historic Places.

We are very proud to be homeowners in Sag Harbor Hills since 1993. It has been a very nurturing and supportive community for raising our daughters, as well as for our own sustenance and creativity. We believe that this nomination serves to document the rich history and legacy of the SANS District in both New York and America.

Respectfully Submitted,

[Signature]

John and Victoria Pinderhughes
To: SHPO

ATTN. Jennifer Betsworth
Division of Historic Preservation

To Whom it May Concern,

My name is Donnamarie Barnes and I am a resident of Ninevah in the SANS community of Sag Harbor. My family and I live at 2 Taft Place and we have owned our home since the early 1970’s. However my parents came to Sag Harbor starting in the 1950’s and from the time I was 6 months old, I summered in here every year of my life for 63 consecutive years. I am now a full time resident of the community and I work on Shelter Island.

Sag Harbor is my home - the place of all of my memories growing up, the place of my heart and soul. It has always been the center of our family life and Sag Harbor memories are shared with every member from New York to beyond in England. And it is our communities that have played the important part in identifying why Sag Harbor is so important to so many of us.

I believe that we belong on the National Register of Historic Places because for decades the communities of Azurest, Sag Harbor Hills and Ninevah have been home to generations of African American families who have built a unique and culturally important place within the greater East End of Long Island.

For so many of us, growing up in Sag Harbor was the center of our world. The place we could be free to experience the natural landscape, the beach and the company of others freely without fear of discriminations or prejudices. And in that space, in summers, the communities celebrated life, culture, history and
art. Children grew strong with confidence amidst the safety and security of our private beach, wooded trails and in the homes of friends.

As my generation has grown older, we remain a part of Sag Harbor but now we must work harder to retain the culture and values we cherish. We welcome all who wish to come to live here but I believe this designation will signify that ours is a special community, with history and importance and that must be respected and future contributions must honor and add to that history accordingly.

I am a photographer and my work primarily now revolves around the natural life I live in Sag Harbor in Ninevah. The view of the marshland from my window, the beach in all seasons and conditions, the changes in the foliage in the woods. My images reflect the beauty of my community but I see that changing as well. New houses clear cut the trees changing the landscape and destroying the wildness. Again new neighbors are welcome, but respect must be upheld for the way we live within this landscape.

I will always live in the SANS community and it will be with enormous pride if we are selected for inclusion on the registry. I thank you for your consideration and I believe we would be a great addition to the communities of Historic Places in New York.

Sincerely,

Donnamarie Barnes
My Life in SANS
Feb 25, 2019

Re: SANS Historic District
33 Richards Drive
Sag Harbor, NY 11963
Suffolk County

To Whom It May Concern:

I strongly support the inclusion of the SANS Historic District in the NYS State Register for Historic Places.

We live in a unique time in history and we need to honor and preserve what is left before it is too late. Thank you.

Sincerely,
Kate Plumb
Michael Lynch, P.E. AIA  
Director, Division for Historic Preservation  
NY Offices of Parks, Recreation and Historic Preservation  
POBox 189  
Waterford, NY 12188-0189

March 3, 2019

Dear Mr. Lynch:

We are writing in support of Sag Harbor Hills, Azurest and Ninevah Beach Subdivisions, collectively known as "SANS," for inclusion on the National and State Historic Places. It is one of the very few, if not the only, waterfront communities built by African-Americans in the country. Building in this part of Sag Harbor began in the 1940s at a time when discrimination meant de facto segregation in this country and shut off beach communities to African-Americans elsewhere. Judges, lawyers, doctors, business leaders, and numerous prominent individuals had summer homes here, such as Edward P. Dudley, a New York Supreme Court Justice and the first African-American to serve as a U.S. ambassador. Many distinguished individuals gravitated here, not only as home owners but visitors, such as Lena Horne, Nancy Wilson, Colin Powell and Harry Belafonte. Many of the children and grandchildren of the original SANS residents still own property here and many still return. The entire SANS area has a rich heritage which the residents treasure and deeply care for.

My husband and I are long-time residents of Sag Harbor, and moved to Ninevah two years ago, knowing that it is a predominately African-American community. The gentleman we bought our house from, attorney Franklin Wilkes, is a great grandson of Frank Louis Hunter, who was honored last year with a legislative resolution in the New York Assembly. In 1925, Chief Petty Officer Frank Louis Hunter dove into the South China Sea in the midst of a typhoon to rescue a fellow U.S. Navy sailor who had been swept overboard by raging seas. It appears that Mr. Hunter was the first African-American to rise to Chief Petty Officer in the Navy, where he served for 33 years. In another era, he would have likely been awarded the Medal of Honor for his brave deed.

We have been warmly welcomed and have made friends here. Mr. Brandt, one of the signers below, founded the Board of Historic Preservation and Architectural Review in Sag Harbor in 1986, and served as its chair for four years, and resumed that position in 2016 until February of this year. Ms. Dusky was a member, and then chair, of the Sag Harbor Zoning Board from 1987-1991.

We heartedly support the designation under consideration. It would give this proud and important community a critical safeguard going forward, insuring that its unique place in American history is not lost.

Sincerely,

Lorraine Dusky and Anthony Brandt
January 18, 2018

With Respect to the four properties listed below, I concur with the listing.

W. William B. Pollard III

Dear Mr. Pollard III:

We are pleased to inform you that the property you own, noted above, is included in a historic district that will be considered by the New York State Board for Historic Preservation at its next meeting, March 20, 2019, for nomination to the National and State Registers of Historic Places. These registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, and culture. Listing in the registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal and/or state tax credits and renders properties owned by non-profits or municipalities eligible for state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. If a majority of the private property owners in the district object to the listing via the process noted below, it will prevent the district from being listed. Objections are only counted against the listing of the district as a whole. If a majority does not object, no single property owner in the district can exempt himself or herself from the listing via an objection. Each private property owner has one vote, regardless of how many properties or what portion of a single property that party owns.

If a property owner wishes to object to the proposed district, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National Register listing. Objections must be submitted before the district is listed.

If a district cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow owners to prevent listing in the State Register by means of objection.
March 6, 2019

Michael F. Lynch, P.E. AIA
Director, Division of Historic Preservation
NYS Office of Parks, Recreation and Historic Preservation
P.O. Box 189
Waterford, NY 12188-0189

Dear Mr. Lynch:

We are writing to implore you to approve the inclusion of Sag Harbor Hills, Azurest and Nineveh Subdivisions in Sag Harbor, which together are known as “SANS”, on the National and State Registers of Historic Places. As the former President and CEO of the National Urban League, one of the nation’s oldest and largest civil rights organizations, Hugh (one of the undersigned) is keenly aware that these three historically African-American communities date back to the 1940s and are pivotally linked to the struggle for equality, justice and social change in America.

SANS became a summer retreat for black families who started purchasing property there in the late 1940s. In fact, as a child reared in racially-segregated Washington, DC, Hugh recalls visiting Sag Harbor sometime around the summer of 1950 with his parents who were considering buying there. During this era people of color faced rampant racial segregation, violence and discrimination which prevented us from accessing beaches and resorts around the country.

This closely-knit community served as one of the rare leisure destinations for our people as well as a bastion of the Civil Rights Movement. Prominent homeowners included Earl Graves, founder and publisher of Black Enterprise magazine, Dr. Roscoe C. Brown, Jr., the decorated member of the Tuskegee Airmen, and the Honorable Edward R. Dudley, Justice of the New York State Supreme Court. Harry Belafonte, Lena Horne and Duke Ellington were among the luminaries and activists who visited Sag Harbor.

Many of our dearest friends have owned homes there for generations, drawn by the unique history, distinctive culture, and treasured sense of belonging. These friends include numerous members of two renowned women’s organizations that Marilyn (also undersigned) belongs to, namely The Links and the Northeasterners.

A community as special as SANS must not be allowed to fade into oblivion, the victim of development, gentrification, or unrestrained market forces. SANS is an integral part of the history and fabric of Long Island, New York State and the nation. Placing SANS on the National and State Registers of Historic Places will preserve its proud legacy and protect it in perpetuity. Thank you for your consideration.

Sincerely,

Marilyn L. Price
Hugh B. Price

TEL: 914.636.3413 HUPRICE21@GMAIL.COM
Jennifer Betsworth
NYS Office of Parks, Recreation and Historic Preservation
Division for Historic Preservation
P. O. Box 189
Waterford, NY 12188

Dear Ms. Betsworth:

I attended the SANS Sag Harbor Historic District informational meeting at the John Jermain Library in Sag Harbor on February 13, 2019. I am thrilled that it looks like this very unusual community that is part of Sag Harbor will finally be recognized by New York State and hopefully the National Register as well, for its unusual place in the history of Long Island.

I have been a full-time resident of Noyac, a hamlet in Sag Harbor, since 1974. I am a retired teacher from the Sag Harbor School District. It is very important to me that the summer recreational communities built by African American professionals and business people in the late 1940s and early 1950s in Sag Harbor Hills, Azurest and Ninevah be recognized for this extraordinary accomplishment. These people wanted to fully enjoy summer and feel comfortable with friends and family at a time when African Americans were not very welcome at most public beaches on Long Island. It was truly an achievement for them to be able to share a strong sense of community here with their families.

At the present time, the children of the original settlers are inheriting property in SANS. Unfortunately, when there are several children inheriting the property, they may find it necessary to sell it to the highest bidder. When that happens, the historic character of these communities is diminished as very large houses are being built by people who have no ties to the community and don’t care. With proper recognition by New York State and the federal government, my prediction is that Sag Harbor Village will give the area historic designation. This will enable the local Architectural Review Board to refuse to allow desecration of these historic communities.

I am most grateful to you for your efforts on behalf of SANS. A lot of people have put a lot of work into having this historic district come into fruition here.

Yours truly,

[Signature]

Janet Grossman
March 20, 2019

NY State Board for Historic Preservation
c/o NY State Office of Parks, Recreation and Historic Preservation
Division of Historic Preservation
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

Dear Members of the Board,

I am a Registered Architect in NY State and was a member of the team that surveyed the homes in October 2018 for the proposed SANS Historic District on Long Island in Suffolk County. I have over 35 years' experience as an architect and am also the former Director of Planning, Zoning and Sustainability for the City of Newark, New Jersey. As such, my responsibilities included managing the staff for Newark's Landmarks and Historic Preservation Commission and having thorough knowledge of Newark's Zoning Ordinance as it related to Landmarks and Historic Districts and the Secretary of the Interior's Standards for Historic Places.

Based upon my observations and the historical and cultural significance of the homes located in the proposed SANS historic district, I would urge the Board to approve the nomination for listing on the National and State Registers of Historic Places.

Thank you,

Mark G. Barksdale, R.A., A.I.A.
March 20, 2019

via email: Jennifer.Betsworth@park.ny.gov
Ms. Jennifer Betsworth
NYS OPRHP
Division for Historic Preservation
Peebles Island
P.O. Box 189
Waterford, N.Y. 12188

Re: Sag Harbor Hills, Azurest and Ninevah subdivisions (SANS)
Historic Preservation

Dear Ms. Betsworth,

I am a Councilman in the Town of East Hampton, as well as a local environmental attorney. I have represented homeowners in these neighborhoods, and I am writing in my individual capacity to support a historic designation for the Sag harbor Hills, Azurest, and Ninevah neighborhoods. SANS is eligible for protection, and its legacy mandates recognition and preservation. Its existence today reflects the perseverance and resourcefulness of the African American community in the post-World War II/Jim Crow era, and the strength of the communities even today.

These historic neighborhoods have recently experienced intense development pressure from well-financed developers, seeking to purchase and demolish existing modest homes, replacing them with very large-scale, luxury mansions, for resale. Often, developers attempt to merge lots, to construct even larger homes with typical amenities catering to the very wealthy. The scale of this type of speculative development is inappropriate and at odds with a consistent neighborhood character, established by its small lots and modest homes.

These neighborhoods, though integrated, were historically founded by the African American community. Facing segregation in the 1940’s and 1950’s, these beachfront communities became a haven for a newly emerging African American middle class, as well as celebrities, successful professionals, public servants, and noted entertainers. All
sought the same thing: respite from segregation, an opportunity for seaside summer recreation, and a break from city life.

Because banks and lending institutions generally refused to extend credit to African Americans, both the building lots and the houses constructed there were typically modest in scale. While the homes are not distinguished architecturally, collectively, the arrangement of small houses on small lots helped to create the signature character of the communities. Summer social life occurred outside, and on the very quiet streets. Neighbors knew each other; cooked and socialized together outdoors; children roamed the neighborhoods, and played together outside, as neighbors kept a sharp eye out for their safety. The modest neighborhoods had a social cohesiveness and informality which was consistent with the small lots and unpretentious houses. That character is still evident today in a more diverse community.

Throughout the years, its residents included a pantheon of American achievers in all walks of life. Residents and guests included famous entertainers Harry Belafonte, Lena Horne, Ruby Dee, Ossie Davis; poet Langston Hughes; Tuskegee Airman, Roscoe C. Brown, Jr.; former Secretary of State and Chairman of the Joint chiefs of Staff, General Colin Powell; attorney, Johnnie Cochran; William Pickens, III, formerly Director of the NAACP Executive Committee; author and Pulitzer Prize winner, Colson Whitehead; author Tom Clavin; restauranteur, B. Smith, New York Knicks player, Allan Houston; and many others.

A designation which recognizes the unique community character of these neighborhoods is urgently required. The designation could be a basis for further zoning regulation, designed to preserve the small lot/small home character of these communities for future generations. Without this recognition, I fear that that they will simply disappear into the obscurity of yet another featureless neighborhood of hedged-in, luxury mansions for the very rich. The designation will insure the survival of these thriving vibrant communities. Inaction will leave only a forlorn historic marker, belatedly informing the public of what was lost.

I strongly urge the Office of Parks, Recreation, and Historic Preservation to grant historic designation to these neighborhoods as quickly as possible. Thank you for your consideration of this important issue.

Very Truly Yours,

Jeffrey L. Bragman
New York State Office of Parks, Recreation and Preservation  
Division of Historic Preservation  
Peebles Island  
PO Box 189, Waterford NY 12188-0189

To Whom this May Concern:

I am writing this letter in response to the proposed designation of Ninevah Beach in Sag Harbor as part of a SANS Historic District. Although I am the President of the Ninevah Beach Property Owner’s Association, I am writing as the owner of 31 Lincoln Street, in Sag Harbor, rather than in my capacity as President.

Due to the possibility that State funds may have been used to initiate the preservation request, I am concerned about the encumbrance that would impede my ability to remodel my home.

Accordingly, I, Stephen Roache, owner of 31 Lincoln Street object to the proposed National Register Listing.

I may be reached at 914-2578293.

Thank you

Stephen and Ida Roache

CHARLES WIGGINS
Notary Public, State of New York  
No. 01W6050190  
Qualified in Westchester County  
Commission Expires Oct. 30, 2019

1/25/19   D. Roache 1/25/19
March 18, 2019

Dear Ms. Betsworth,

My wife Alicia and I have been residents of the Azurest Community in Sag Harbor since the 1950’s. We live at 71 Meredith Avenue and our property is held in our LLC Sag Harbor Meredith LLC. We received the letter dated January 31, 2019, from Deputy Commissioner Mackay, in reference to the SANS Historic Proposal, only at the beginning of March. We never received the prior letter. Further, the website mentioned in your letter contains no information about the subject SANS Sag Harbor historic district application.

We strongly oppose the Proposal for Historic District Designation, and the delay and confusion in transmittal to us has deprived us of the opportunity to marshal all of the arguments and people who oppose this bad idea. Further, we, and many other residents of the Azurest Community, have not been told the full story of this Proposal. The limited information that we have been given is inaccurate and incomplete as to the damaging financial ramifications of such a designation, namely, the significant negative economic impact such a designation would have on our property values. Adding insult to injury, the “Book of the Month Club” opt out requirement – to the effect that if we do not respond in the negative to the Proposal, we are counted as having approved it, is outrageous, and a clear violation of our equal protection rights, as well as a deprivation of our property rights without due process of law. Those who favor the Proposal should be required to say so affirmatively, and unless a majority of residents vote affirmatively, the Proposal should be defeated.

As stated in the application section #3 this local designation places burdensome oversight by a local historic commission or architectural review board and has a specific “tout ensemble “ guideline requiring homeowners to apply for a COA. This process again places undue and unnecessary burden on the homeowner.

On the basis of these manifest violations of our rights, we protest the flawed and unfair process that has been implemented for consideration of the Historic District Designation, and we ask that it be discontinued until full and complete disclosure is made to the community, including the adverse economic consequences of such a decision, and the voting process is changed to one that is fair and requires that people in favor of the Proposal vote “yes” to be counted. Our objection stands until there are assurances that supports your and SANS verbal statements that this proposed designation is Honorary and solely for the Nation Registry of an area and not now or in the future going to be classified as a Designated Historic District under the Local District election. We look forward to your prompt response.

Sincerely,
Daniel Bythewood, Sr.

[Signature]

Daniel Bythewood personally appeared before me on
March 19, 2019

[Signature]

Notary Public, State of New York
No. 01H0821925
Qualified in Nassau County
Commission Expires March 22, 2022
March 20, 2019

VIA FEDERAL EXPRESS OVERNIGHT MAIL
Jennifer Betsworth
New York State Division for Historic Preservation
Peebles Island Resource Center
One Delaware Ave North
Cohoes, NY 12047

Re: SANS nomination to the State Register of Historic Places

Dear Ms. Betsworth:

I am writing this letter to object to the addition of Sag Harbor Hills, Azurest and Ninevah (collectively “SANS”) to the State Register of Historic Places. I am the property owner for the below listed properties:

74 Hillside Drive East, Sag Harbor, NY 11963
30 Milton Avenue, Sag Harbor, NY 11963
71 Walker Ave, Sag Harbor, NY 11963
20 Meredith Ave, Sag Harbor, NY 11963
45 Hillside Drive West, Sag Harbor, NY 11963
11 Cadmus Rd., Sag Harbor, NY 11963
11 Terry Drive, Sag Harbor, NY 11963
2 Harding Terrace, Sag Harbor, NY 11963
48 Lincoln St., Sag Harbor, NY 11963
110 Hillside Drive, Sag Harbor, NY 11963
10 Lincoln St., Sag Harbor, NY 11963
81 Harbor Ave, Sag Harbor, NY 11963
55 Lincoln St., Sag Harbor, NY 11963
11 Gull Rock Rd., Sag Harbor, NY 11963

If you have any question or wish to discuss this matter, please do not hesitate to contact the undersigned.

Very truly yours,

Bruce F. Bronster

Sworn to me on this
20th day of March, 2019

Notary Public

MICHAEL J. ZACHARIAS
Notary Public, State of New York
No.: 02ZA6334746
Qualified in Suffolk County
Commission Expires: December 21, 2019
March 20, 2019

Dear Ms. Betsworth,

This notarized letter is to advise that I, Khephra K. Burns, owner of the property located at 63 Meredith Ave., Sag Harbor, New York 11963, object to the listing of said property, and the community of Azurest in which it is located, in the State and National Register of Historic Properties unless and until more study has been allowed for by qualified and advised members of the community as to the financial impact on property values and as yet unforeseen restrictions that could be placed on owners' ability to make modifications to their homes and property as a result.

Sincerely,

Khephra Burns
Property Owner
Azurest, Sag Harbor

Subscribed and sworn to before me this 21st day of March 2019 by Khephra Burns.

Maria I. Taliercio
Notary Public - State of New York
NO. 01TA6374908
Qualified in New York County
My Commission Expires May 7, 2022

tel: (212) 874-7171 • email: sunship@aol.com
March 20, 2019

Jennifer Betsworth
New York State Division for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189

Dear Ms. Betsworth:

Please accept this letter as a VOTE opting out and against the local historic designation by the Register of Historic Places, recommending Azurest, Sag Harbor Hills and Ninevah for consideration on the National Register of Historic Places.

Information has not been forth coming and I request more time for people to be informed, ask questions and get definitive answers.

For the record, the LLC property is located at 39 Meredith Avenue, Sag Harbor, NY 11963 (Azurest)

Sincerely,

Tanya Williams (member)
Eastward Ventures LLC
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On March 20, 2019, before me, Brenda Noemly Linares, a Notary Public in and for the State of California, personally appeared Tanya Williams who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

My commission expires April 16, 2021

Brenda Noemly Linares
Notary Public - California
Los Angeles County
Commission #2190827
My Comm Expires Apr 10, 2021
March 20, 2019

Jennifer Betsworth  
New York State Division for Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Ms. Betsworth:

Please accept this letter as a VOTE opting out and against the local historic designation by the Register of Historic Places, recommending Azurest, Sag Harbor Hills and Ninevah for consideration on the National Register of Historic Places.

Information has not been forth coming and I request more time for people to be informed, ask questions and get definitive answers.

For the record, my property is located at 3 Cadmus Road, Sag Harbor, NY 11963 (Azurest)

Sincerely,

Riley Williams
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On March 20, 2019, before me, Brenda Noemey Linares, a Notary Public in and for the State of California, personally appeared Riley Williams who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

My commission expires April 10, 2021
March 11, 2019

Attn. Jennifer Betsworth
N.Y.S O.P.R.H.P.
Division of Historic Preservation
Peebles Island
P.O. Box 189
Waterford N.Y. 11288-0189

Dear Ms. Betsworth:

I am the homeowner of 78 Hillside Drive East Sag Harbor N. Y. 11963 and I am submitting a vote of NO on the National and State Registers of Historic Places. The reasons I am voting NO is because:

I was never informed, and I did not receive a letter in writing of the process.
I was not notified or included in any formal meetings (February 13, 2019).
Under this short period of time and notification through a third party and
I am unable to do sufficient research on this designation.

Please call me if you have any questions

Sincerely,

Gary D. Curry
78 Hillside Drive East
Sag Harbor NY 11963

Cc: R Daniel Mackay

Notary Public: Aliza Arbesfeld
Date: 3/11/19

ALIZA ARBESFELD
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AR6365574
Qualified In Queens County
My Commission Expires 10-10-2021