

**NASSAU COUNTY  
HISTORIC PROPERTIES HELD IN PUBLIC OWNERSHIP**



**STATUS AND CONDITION REPORT 2005**

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## INTRODUCTION

In 2001, the Society for the Preservation of Long Island Antiquities prepared a status and condition report on all historic properties held in public ownership by Nassau County. The goal of the report was to assess the increasingly apparent neglect of important historic properties (most of which were acquired by the county in the 1960s and 70s), and to advocate the need for immediate attention to what had become a serious problem: Nassau County's diminishing concern for its heritage and the imminent loss of important historic structures and landscape.

The report assessed fourteen sites, the majority of which are incorporated into open space settings such as preserves and parks. These represent all the major recognized historic properties owned by Nassau County. The dates of initial construction for the sites range from the late seventeenth century to the early twentieth. While parkland is always accessible, only some of the structures are open to the public in some capacity. Such access is usually restricted to the larger structures and gardens. Most of the lesser structures remain vacant or are leased. Other historic properties not located in open space settings are made available to the public through set hours.

Of the fourteen sites with historic properties visited, only five contained structures (seven in total) listed to the National Register of Historic Places. These were: Chelsea at the Muttontown Preserve, Clayton and the Jerusha Dewey House at the William Cullen Bryant Preserve, Cedarmere and its mill building, the Saddle Rock Grist Mill, and the Roslyn Grist Mill. Among the five sites with designated properties, three were identified as county-operated museums which typically received additional attention and subsequent care (Cedarmere, and the two grist mills). Other museum properties not listed to the National Register were the Old Bethpage Village Restoration and Falaise at the Sands Point Preserve.

Another four sites contained structures that were licensed to operating organizations regularly opened to the public. These were the Holocaust Memorial and Educational Center at Welwyn, The Museum of Fine Arts at Clayton in the William Cullen Bryant Preserve, the Long Island Partnership for Cultural Development at Chelsea in Muttontown, and the Wantagh Railroad Museum. There were also three sites containing structures leased to organizations operating privately: the Long Island Community Foundation at the Jericho Preserve, The Salgo Trust at Sands Point, and Nassau Hall at Muttontown. The County's remaining occupied historic properties were leased as private residences through what was called the Landmark Preserve Program. Under this arrangement, the maintenance of these properties as well as managing the rent rolls was charged to the regionally based, private not-for-profit support group, the Friends of Long Island Heritage. Currently, the status of all fourteen sites remains the same except for the Muttontown Preserve where the Chelsea mansion was vacated of its operating organizations in 2002. In addition, the Friends for Long Island Heritage was ousted from

managing the County's leased properties in January 2003 and subsequently gave up its lease at Nassau Hall, also located in the Muttontown Preserve.

The Society's report, completed in August of 2001, determined that most of the county's largest and most significant historic sites (primarily former estates of Great Gold Coast era) contained structures that were in serious decline and lacking effective programming to generate significant public interest (figure 1). Ironically, such properties were often the most visible in their open space settings; instead of contributing to the image of a strong municipality proud of its history, they sadly elicited the question "How could this have happened?" Most of the smaller properties (with a good portion representing Long Island's early farming culture) were similarly degraded (figure 2). In general, only six of the fourteen sites visited featured any structures that were either adequately maintained or exhibited improving circumstances. This included three of the four museum properties (Cedarmere, the Saddle Rock Grist Mill, and Falaise) and three structures licensed to private operating groups (Clayton, Welwyn, and the Wantagh Railroad Museum).

The Society for the Preservation of Long Island Antiquities submitted its report to the Nassau County Department of Parks, Recreation, and Museums with the intention of providing the County with a jump start for evaluating its collection and developing new strategies for management. The report's findings were also made public through newspaper coverage. In 2001 the newly elected county administration duly recognized that it had inherited a daunting responsibility that would have to be addressed within the general scope of any effective government reform. After a few highly visible events (primarily focused on the Chelsea mansion), a period of inaction ensued that lasted roughly two years. In hindsight, this was likely a slow period of assessment. Thereafter, new initiatives began to emerge, gradually improving in scope and frequency with the accumulation of momentum and the arrival of another election year.

The current report by the Society is a follow-up to the one submitted in 2001. Like its predecessor, it is at base another status and condition report of all recognized historic properties owned by Nassau County. Besides the initial fourteen, this report also includes the Bailey Arboretum located in Lattingtown. Although this site is not officially recognized as an historic property, it nonetheless exhibits historic significance and now features a licensing agreement that the County hopes is a precedent for future partnerships. Unlike its predecessor, this report provides additional analysis and information. This includes an assessment/documentation of the county's initiatives, identification of continuing issues, and recommendations for improvement. After a slow start, the County still has a great deal of work to do regarding the care of its citizen's cultural patrimony. At this critical phase of policy development, it is important that all decisions and actions be made with the greatest information possible. This report is submitted to provide assistance towards that end.



Figure 1. Hempstead House (1911) at Sands Point Preserve is one of Nassau County's grandest properties. View of main entrance port cocher at south façade, 2005.



Figure 2. The Malcolm barn at the Jericho Preserve represents Long Island Quaker farming life of the eighteenth century. View of the north façade, 2005.

## LIST OF PROPERTIES

### **Muttontown Preserve**

Muttontown/East Norwich (550 acres)

#### **Chelsea (1924)**

National Register: 1979; Benjamin Moore estate; Delano and Aldrich, architects; Umberto Innocenti, landscape; Leased out-building; Vacated operators: 2002.

#### **Nassau Hall (1904)**

Edgerton Winthrop Jr. estate; Delano and Aldrich, architects; Nassau County Conservancy headquarters; Leased: Rockefeller Foundation; Vacated: Friends for Long Island Heritage.

#### **Barnswallow (18th century):**

Hammond/Duryea farmhouse and barn; Leased as residences.

### **Jericho Preserve**

Jericho (14 acres)

#### **Malcolm House and Farm (1757; 1804)**

Hicks/Townsend and Jackson/Underhill property; Primarily vacant (carriage house leased as residence).

#### **Elias Hicks House (c.1740)**

Leased: Long Island Community Fund.

#### **Cole House and Farmside (early 19th; early 20th century)**

Leased as residences.

#### **Three small farm structures (19th century)**

Leased as residences

### **Sands Point Preserve**

Port Washington (216 acres)

#### **Castlegould/Hempstead House (1902-11)**

Howard Gould and Daniel Guggenheim estate; Augustus N. Allen and Hunt & Hunt, architects; Primarily vacant. Main house and stables used for occasional events, leased apartment in farm area.

#### **Falaise (1923)**

Harry F. Guggenheim estate; Polhemus and Coffin, architects. Museum maintained with the Guggenheim Foundation.

#### **Mille Fleurs (1931)**

Florence Guggenheim house; Polhemus and Coffin, architects; Leased: Salgo Trust for Education.



### **Welwyn Preserve**

Glen Cove (204 acres)

#### **Welwyn (1904; 1920)**

Harold Irving Pratt estate; Babb Cook, & Welch, architects with alteration by Delano & Aldrich; James L. Greenleaf and Martha Brooks Hutcheson, landscape; Operator: Holocaust Memorial and Educational Center.

### **William Cullen Bryant Preserve**

Roslyn Harbor (141 acres)

#### **Clayton (1901; 1919)**

National Register 1986; Lloyd Stevens Bryce/Childs Frick estate; Ogden Codman Jr., architect (alterations by White, Allom of England; Marion C. Coffin, landscape; Operators: Nassau County Museum of Fine Art (main house), Tee Ridder Miniature Museum (outbuilding).

#### **Jerusha Dewey House (1862; 1901)**

National Register 1986; Frederick S. Copely, architect; Vacant.

### **Elderfields Historic Preserve**

Manhasset (4 acres).

\*Currently closed to the public.

#### **Elderfields (17th to 18th century)**

Henry DeVilliers Williams Jr. residence; Primarily vacant. Cottage leased as residence.

### **Bailey Arboretum**

Lattingtown (42 acres)

#### **Munnysunk (1911; expansion of mid-19th century farmhouse)**

Frank Bailey estate; Operators: Friends of Bailey Arboretum who control residential leases.

### **Cedarmere (1787; 1843; 1903)**

Roslyn Harbor (7 acres)

Nassau County Museum; National Register: 1986; William Cullen Bryant estate (1843); Mill possibly designed by Frederick S. Copely.

**Old Bethpage Village Restoration. (1963-70)**

Old Bethpage (209 acres)

Nassau County Museum: Collection of relocated historic farm community structures dating primarily between 1815 and 1865.

**Saddle Rock Grist Mill. (1702)**

Saddle Rock

Nassau County Museum; National Register: 1978.

**Roslyn Grist Mill (1738)**

Roslyn

Nassau County Museum; National Register: 1980; Not open to the public.

**Wantagh Railroad Museum (1885, 1907, 1912)**

Wantagh

Three relocated Structures: station house (restored to 1904 appearance), post office and parlor rail car. Operator: Wantagh Preservation Society

**Christopher Morley's Knothole. (1935)**

Christopher Morley Park, Manhasset

Christopher Morley's writing studio; Vacant structure in an active park.

## COUNTY INITIATIVES: A SUMMARY

Shortly after the release of the 2001 report by the Society for the Preservation of Long Island Antiquities, a transition committee issued recommendations to the County for developing a better management plan for its historic properties. Known as the Nassau County Parks Advisory, this group included specialists in the fields of preservation and historic site management. In 2002 the committee prepared a report entitled Summary of Recommendations for Nassau County Parks, Recreation, and Museums. The report provided a list of issues and recommendations that included:

- Establishment of a clear process for accepting gifts from the private sector by creating a 501c3 not-for-profit entity to effectively steer funds to their designated recipients.
- Encouragement for the creation of additional friends groups dedicated to major individual sites.
- For historic properties in adaptive use, creation of licensing relationships with organizations that would contribute to improved preservation maintenance.
- Increased efforts to nominate eligible properties to the National Register of Historic Places.
- Installation of an effective procedure that would ensure revenues gained through leasing agreements would be reinvested into the same properties under the commissioner's supervision
- Increased efforts to secure state and federal grants for restoration.
- Development of a new senior level staff position to head the County's Museums Division.

Until 2004, it appeared that the County had simply banked the information provided by the advisory committee. Aside from the completion of urgent emergency repairs, the County's maintenance of its historic properties continued in the fashion of the previous administration. Properties occupied by such established independent organizations such as the Nassau County Museum of Fine Art and the Holocaust Memorial and Educational Center continued to receive improvements that were minimally regulated by the County. Properties designated as County-run museums remained stable or improved slowly, and properties in deterioration continued to deteriorate. The properties once managed by the Friends for Long Island's Heritage continued in their leasing arrangement under the new management of the Breslin Realty Corporation.

One exception was the Chelsea main house at the Muttontown Preserve, which became the focus of the County's first preservation initiative. The County evicted the site's operating groups and set out to raise funds for repairs and launch a friends group (The Friends of



Muttontown Preserve) to oversee its care. The result was a designer showcase. Although not a long-term adaptive re-use, it was a tried and true money generator that had been tried before at historic properties throughout Long Island.

To organize the event, the County turned to Mansions and Millionaires, Inc., a decorating company specializing in such events and responsible for most of the showcases previously held in County-owned historic properties. Mansions and Millionaires, however, is not in the business of preservation, and showcases staged without preservation controls can result in damage to historic fabric. At Chelsea, for example, this appeared as screw holes set into antique French paneling located in the main dining room. More commonly, the problem lies in the obliteration of historic patina, confusing faux finishes, stylistically inappropriate moldings and surface treatments, and temporary installations meant for theatrical effect that become permanent accretions. From a preservationist's standpoint such interventions are dangerous and misguided. While most are reversible, it is necessary to acknowledge that, good intentions aside, inappropriate alterations can hamper preservation efforts, and lead to additional costs to correct.

Nonetheless, besides damaging historic paneling, the event cleaned up many rooms in the main house, provided a cursory paint job for the exterior, and raised something in the range of \$70,000.00. It did not, however, successfully launch the new friends group, nor did it represent innovative long range planning. Rather it was a slight modification of established procedures.

Active planning on the part Nassau County to address its historic properties and museums really began to take form in 2004. County Executive, Thomas R. Suozzi, appointed a new upper-level administrative officer – the Deputy County Executive of Parks, Public Works, and Partnerships – to serve as a second in command dealing specifically with the County's poorly managed park system. The standing Commissioner, Doreen Banks, was then charged with concentrating on the County's historic properties and investigating the efficacy of creating a new not-for-profit organization to aid in their maintenance. In the autumn of 2004, Commissioner Banks submitted a report to the County Legislature that outlined the condition and needs of County-owned historic properties as well as general policy suggestions. The report also requested approval for the establishment of a not for-profit entity that would be called the Nassau Conservancy to partner with the government in the stewardship of its historic properties

Headed by Commissioner Banks, the Nassau Conservancy started in 2004 as a charitable trust. It is principally based on the Historic House Trust of New York City which was established in 1989 and successfully coordinates with the operators and friends of City owned properties. The Conservancy's charter license was drawn in 2005 but it has yet to be approved by the County legislature. As a result, the Conservancy's ability to fully act as an agent of the County is limited.

During this election year, a flurry of publicity has appeared around Nassau County's parks and museums. Starting with the County Executive's announcement in January of the Nassau County Parks "Come Back Campaign," several articles and press releases have highlighted the County's efforts to resuscitate its wan parks system. While the "Come Back Campaign" does not specifically address the needs of historic properties, several actions have emerged that are based on its fundamental approach of planning and restructuring for revitalization. In addition to chartering the Nassau Conservancy, the County has engaged the following measures to improve its historic properties and museum system.

## Staff Increases

Besides opening the appointment of Deputy County Executive of Parks Public Works and Partnerships to provide greater oversight and coordination at the Parks Department, County Executive Suozzi has also approved the creation of two new upper-level staff positions for its Division of Museums: a Director and Deputy Director of Museums and Historic Sites. The positions were posted in late September calling for experience in museum management and preservation. According to the County Attorney, Lorna Goodman, the hope is to find one person with a solid background in museum management (presumably the director) and the other with extensive experience in historic preservation.

This is an overdue initiative as the County's Parks Department has suffered from a lack of staff. This is especially so for the historic properties that fall in between museums and preserves and require more attention and oversight.

## Professional Consultants

For the sum of \$260,000, Nassau County contracted Museum Consultant, Elaine H. Gurian to evaluate all County museums, historic properties, and interpretive sites. The goal of Gurian's work is to develop long-term business plans for each property as well as an overall strategic plan for managing properties stewarded by the Parks Department. Some issues that will be addressed include increasing attendance and the possibility of turning over more properties to private groups to operate. The scope of her work will be comprehensive and will deal with historic properties only as they relate to the larger museum system. As a result, how to care for former Landmark Preserve properties (those rented as residences) is not part of her scope of work.

Valerie Kinkade of Museum and Collector Resources was also contracted by Nassau County to inventory its collection of objects at Old Bethpage Village Restoration, Sands Point, and the Cradle of Aviation Museum. The goal of this work is to assess the scope, value and condition of objects owned by the County's Division of Museums, and to create long overdue procedures for proper collections management. Besides

better organizing itself, the County also hopes that the collections assessment will assist in determining the viability of de-accessioning certain collections such as the Buten Collection of Wedgwood. Where funds would go or how they would be used to presumably benefit the Division of Museums remains to be determined after the inventory is completed.

## Condition Reports for Historic Properties

In addition to the above mentioned actions that address the County's Museums in a broad sense, there are also plans to obtain detailed condition reports for historic structures through the Department of Public Works (DPW). According to a July 31, 2005 New York Times article, the County Executive had planned to hire engineers and preservationists to help develop priorities and cost estimates for restoration.<sup>1</sup> According to Parks Commissioner Doreen Banks, reports have been completed for ten major structures so far. It is unclear, however whether the County will prepare reports for all its historic structures, or how the engineers and preservationist work under the DPW – Are they contracted through DPW to produce complete reports or are they brought in only to address certain features? The condition reports will nonetheless assist in further determining need and applying Gurian's recommendations regarding the historic sites.

## Friends Groups and Operating Agreements

Following the advice of the Nassau County Parks Advisory Committee, the County has been investigating how to create and work with friends groups. Currently the County Attorney's office envisions two types of 501c3 friends groups: advisory and operational. While the former would assist in raising funds for various sites, the latter would contribute to the upkeep and improvement of one site through active use and management. In working out the licensing agreement in 2004-05 with the Friends of Bailey Arboretum for example, the County determined that it had created a new model for future operating groups. Unfortunately, preservation maintenance was not outlined in the agreement because Bailey Arboretum was not designated as an historic site.

## Former Landmark Preserve Properties

After the Friends for Long Island's Heritage stopped managing the County's Landmark Preserve properties in 2003, the Breslin Realty Corporation was brought in to take over. In addition to managing the properties for two years, the group prepared a report assessing each property for its rental potential after renovation. It is important to note that Breslin's report was based on general real estate comparisons and evaluations. It did not address preservation issues as part of its outline of scope of work or costs.

1. Vivian S. Toy, "Nassau Plots a Rescue for its Tattered Museums," *The New York Times nytimes.com* (July 31, 2005).

## ONGOING ISSUES AND RECOMMENDATIONS

The current Nassau County administration clearly inherited a large and daunting problem in the stewardship of its long-neglected historic properties. It has responsibly recognized that substantial improvement will only result from structural changes within its system of management. To that end, the County has:

- Increased staff at the Parks Department for museums and historic properties.
- Contracted professionals to assist in making comprehensive assessments.
- Begun the process of developing formal relationships with partnering groups.

While this is certainly a good beginning, much remains to be done. Besides the need for continued improvements in management structure (especially in the arena of processing designated funds), the County must endeavor to clarify the procedures it has already initiated. In addition, the County should refine the terms of its agreements with its partners so that preservation becomes a primary goal.

To assist the County in evaluating its work thus far, the following items have been identified as ongoing issues. Each issue is followed by recommendations for improvement. How Nassau County chooses to deal with these issues will determine whether it's successful in revitalizing and sustaining its historic properties.

### Staffing for Preservation

The County Executive's first effort to restructure the ailing Parks Department was to appoint a Deputy County Executive of Parks, Public Works, and Partnerships. This was an exercise in trying to simultaneously enter the Parks Department arena of broader governmental action while assigning a high level official to concentrate on historic properties. It was also a political move based on a good idea but executed as a quick fix. The problem lay in the fact that the standing Parks Commissioner retained her title but moved into an ill-defined zone of responsibilities that included liaison with the private sector. This resulted in confusion both within and without the Parks Department as the chain of command had changed without clearly defined boundaries and goals.

The new Parks Department structure consequently met with criticism from Republicans who complained to the media that the department was "a mess" and that no one really knew who was in charge anymore.<sup>2</sup>

2. Celeste Hadrick, "Nassau County GOP Calls for Parks Hearings," *Newsday* (July 28, 2005) p. A.30.

### **Recommendation**

In order to make historic preservation a priority within the Parks Department and ensure that procedures are established, the County must make sure to institute clear chains of command and communication. In addition, there must be a distinction between museum maintenance responsibilities and historic site responsibilities. It is a mistake to think museums and historic properties have the same needs. While some historic sites may function like museums, they nonetheless require a specialized set of maintenance procedures. If not already outlined in one of the job descriptions, the following roles should be assumed by one of the new employees:

- Staff representative to coordinate contract preservation specialists and ensure that work proposed will meet preservation standards.
- Point person to coordinate with site operators in developing preservation goals and plans for the properties they use.
- County liaison to work with the Nassau Conservancy and other friends groups in determining priorities and long-term preservation/restoration goals.

## **National Register Listing**

Nassau County has not sought listing on the National Register of Historic Places for many of its eligible historic properties. In four years, only a single nomination (for the Guggenheim property at Sands Point Preserve) was initiated and that by a Conservancy volunteer, in the last half of 2005. Register listing is both a recognition of significance and a prerequisite for certain public grant programs, such as the NYS Environmental Protection Fund.

### **Recommendation**

All eligible properties owned by Nassau County (roughly eight) should be nominated to the National Register. Nominations establish a clear and comprehensive statement of significance that ultimately assists in efforts to apply for grants. It also galvanizes consensus among the public, and assists in developing long-term adaptive use goals.

## **Guidelines for Licensees**

Nassau County has only just begun to rework the language of its licensing agreements. Its most recent contract – seen as a potential model for those that follow – was drawn up with the Friends of Bailey Arboretum. In terms of a shared mission, the agreement is a good example of a relationship where the well being of the site is the goal for both parties. In execution, the County yields more control to the friends group so that it has a greater say in what happens to the structures and controls the site's rental units. Because the friends group shares an interest in sustaining the site, the arrangement will likely succeed.

The County should also not underestimate the importance of specifically outlining preservation controls and requirements in its licensing agreements. Because the Bailey Arboretum is not officially considered an historic site for example, preservation issues were not addressed in the licensing agreement. It may therefore represent only a portion of a model agreement for licensing historic properties. Furthermore, the County should seek to improve its standing partnerships. The Holocaust Memorial and Educational Center at Welwyn is a good example of a partnership with great potential that fails to properly coordinate on preservation maintenance. The Center willingly raises money for improvements beyond its assigned responsibilities but has no guidelines from the County to properly direct its work. Because the Center has no specific interest in the site's historic significance, what results are well intended but inappropriate additions (such as the etched glass wind-screen at the main entrance and the west garden) and missed opportunities for historic interpretation. The County had the chance to address these issues when the licensing agreement was renewed earlier this year, but chose the course of least resistance.

### **Recommendation**

The County must include preservation guidelines and controls in its licensing agreements for historic properties. While a model may be used, it will be important to consider sites individually and make modifications to accommodate additional issues and/or features. The County should also provide information regarding the significance of a given historic site to potential operators so that they understand and appreciate the special nature of the property they will occupy.

Besides establishing detailed guidelines for preventative maintenance, the County must remember to uphold its end of the partnering agreement by conducting its maintenance responsibilities in a timely way.

## **Funding Sources**

During the last four years, Nassau County has fared poorly in acquiring state grants for the stabilization and repair of its historic structures. Data from the New York State Office of Parks Recreation and Historic Preservation shows that under the Suozzi administration no grant was awarded to the County's department of Parks, Recreation, and Museums until after the Nassau Conservancy was introduced in 2004. Thereafter, only one Environmental Protection Fund (EPF) grant was awarded: \$75,000.00 towards the exterior restoration of Cedarmere. This does not compare well; for example, the Museum of Fine Arts raised over \$1.6 million between 2001 and 2004 for restoration and expansion of Clayton.

Commissioner Banks, speaking from the Nassau Conservancy, indicated that the County has done better with funding from other granting agencies and private foundations. These are primarily smaller sums for



smaller projects and they do not represent great success on the part of the County.<sup>3</sup> Rather, the County's orientation towards this level of funding demonstrates a desperate approach to preservation where little else is seen beyond the need to fix failed maintenance. It also indicates that the County has yet to establish a system of coordination with the Nassau Conservancy to approach larger grant opportunities that require matching fund commitments. Difficulties in accepting grants have also led to missed opportunities. The Gerry Charitable Trust for example, offered partial funding for exterior restoration of Nassau Hall, but the County failed to meet its condition of ensuring that deterioration would not occur again.

The issue raised by the Gerry request speaks to the fact that the County's approach to preservation is piecemeal and lacking in long-term vision. There is a marked absence of fully formed rationales guiding most of these efforts. The Malcolm House Decorator's Showcase for example, was a great success in acquiring donated services and materials to make the building more appealing to potential partners, but there is no plan or study that addresses how the property would be best used. The question then becomes "What will happen to the Malcolm House after the decorators leave and the exterior is repainted: will a friend's group emerge to take over; does the Malcolm House warrant a friend's group; will it be rented to an operator; will that operator understand the historic value of structure? Funding institutions are especially sensitive to such questions because they understandably want to support projects with potential for success. In order to demonstrate this potential, grant applicants must show that they have thought through the issues and are committed to their mission.

## **Recommendation**

In order to improve its fundraising efforts, the County must work with its friends groups to identify opportunities and produce better applications. Each entity must establish its role and define its mission. For example, friends groups might concentrate on specific properties, while the County might focus on the broader issues of stewardship. Above all the County must make greater financial commitments to its historic properties. If a \$50 million bond can be created for open space preservation, surely some money can be found for the County's fifteen sites of cultural heritage that have struggled for financial support on a regular long-term basis.

To improve a specific site's funding eligibility, the following steps would apply:

- Analysis of adaptive use potential for each property
- Creation of long-term goals
- Generating information to support the rationale for proposed actions.

3. For example, grants from the Preservation League of New York, which the Commissioner claims provided funds for a Cultural Landscape Report for Nassau Hall, did not exceed \$15,000.00.

Add to this a comprehensive condition report that prioritizes conservation/restoration needs, and a statement of significance, and one has produced a rationale for funding assistance. In other words, create master plans. This will eliminate wasted time, money, and materials, and will hopefully protect historic properties from neglect.

## Designating Funds for Historic Properties

After years of dependence on the Friends for Long Island's Heritage for management, Nassau County seems to have forgotten how to process funds for its historic properties. Not only is this characteristic of the County's own allocations, but also funds donated from outside institutions and designated for specific sites or projects. Such inefficiency usually delays projects from commencing (as is the case with the Roslyn Gristmill) and discourages benefactors.

The County's current difficulty in properly directing funds to its historic sites has much to do with the restructuring of the Parks Department and the problems associated with developing new procedures. Over the last four years this has led to monies finding their way into odd places. For example, funds generated by a 2002 decorators' showcase for the restoration at Chelsea are currently held by Nassau First, a group dedicated to the restoration of the original Nassau County Courthouse.

### **Recommendation**

Simplify the process. If the Nassau Conservancy is to be the County's fundraising entity, it is possible that some of the County's problems in this arena will diminish. If nothing else, the Conservancy will serve as the agent for receiving and disbursing gifts and grants to designated historic properties. The County should not, however, expect the Conservancy to solve all its problems and should always maintain proper oversight. In addition, the County must resolve the Byzantine nature of its own allocating process. A good system should have checks and balances that expedite rather than act as impediments on how money moves from one place to another.

## Working With Friends Groups

Developing and working with friends groups is not always an easy task. Often there are difficulties in defining the group's mission and goals. Such issues can be seen in the developing Friends of Sands Point Preserve, which has yet to determine whether it will operate the site or provide funding assistance. To date, only one new friends group charter has been granted (the Nassau Conservancy) and as stated earlier, this has yet to be approved by the County Legislature. It is obvious that Nassau County is still determining how to work with friends groups and whether such groups will ultimately be effective. It is important at this time for the County to remember that the partnering aspect of these relationships is critical.

### **Recommendation**

The County must encourage nascent friends groups by facilitating their efforts. Once established, the County should work with each group to create an appropriate mission statement as well as goals and priorities. The County should also establish clear guidelines and responsibilities and maintain its end of agreements. As the Nassau Conservancy is intended to function as the County's primary partner in the stewardship of its historic buildings, special care should be taken in defining the organization's make-up. Most importantly, it should:

- Operate as an independent entity in coordination with the County
- Not be politicized
- Have a broad range of professionals attuned to the needs of historic properties on its board.

## **Landmarks Preserve Program**

One of the County's greatest concerns regarding its historic structures is how to properly deal with the rental properties of the former Landmarks Preserve Program. These properties may not have extraordinary historic significance, but are worthy of preservation and are representative of the history of agrarian and residential life on Long Island prior to World War II. Only the most essential improvements have been made to these properties, and they now occupy the difficult position of being historic properties with special maintenance needs and rental properties that require upgrading.

As stated earlier, Nassau County turned to the Breslin Realty Corporation to take over the management of these properties as an interim solution and assess each property's rental potential after renovation. The numbers were enticing, and the County is considering allowing Breslin to make the improvements and manage the rent roll. The problem with this arrangement is that the Breslin Realty Corporation has no interest in these properties as historic structures. Their estimates for improvement do not reflect the special material needs of historic houses (i.e. wood shingle roofs as opposed to asphalt). To turn these properties over in such a manner will mean that the County has chosen to ignore the historic status of the structures.

### **Recommendation**

For the short term, the County may want to continue its relationship with Breslin while it formulates a course of action for these buildings. There are a number of ways to deal with these properties that will respect their historic qualities, and it may be that one of the new staff members should take over this project. The County might also consider de-accessioning some of these properties with restrictive covenants.

# STATUS AND CONDITION SURVEY

## Muttontown Preserve

### Chelsea

#### Status

After the release of the 2001 SPLIA report, Chelsea was the first neglected historic site to receive attention from the new county administration (figure 3). It was recognized as a high profile property (listed to the National Register in 1979) with a great deal of surviving original fabric that could provide good publicity if successfully returned to its former splendor. It was with this site in mind that the Nassau Conservancy was formed with the hope of making Chelsea the first of several successes.

To date, some positive results have emerged. Money raised from Decorator Showcases (about \$50,000.00 out of the \$70,000.00 raised) will be put towards a capital project (estimated at \$163,000.00) to replace the copper gutter system. In 2003 a conservator's report was prepared for the property's gate and a evaluation was made of the condition of the Jose Maria Sert mural. A Chelsea Garden Restoration Committee has also been formed and has funded tree pruning, general cleaning, and stone wall repair (figure4). The group has also acquired donated services from a local highway construction company to repair drainage pipes from the moat and pond.

Despite good intentions and positive actions, the site's future remains uncertain. Programming is sporadic and no real long-term plan has been developed for its future use. There is also no scope of work that prioritizes repair and maintenance needs; something that is essential for the success of such a large property. Work has been essentially piecemeal and in the last four years, and no grant money has been sought for Chelsea even though it is distinguished by listing on the National Register of Historic Places.

Currently the carriage and gate house remain as before: used as apartments and for storage. The main house is no longer occupied by the Muttontown School of Fine Art or the Long Island Partnership for Cultural Development which were evicted in 2002. The building is now only open for events which are usually concentrated in the spring and during the holiday season.

#### Condition

##### Main House

At the exterior, the main house has been repainted since 2001. Intended to conceal surface imperfections and not applied to the trim, the work now reveals active water problems that have reemerged on the surface. These appear as dark stains, cracks, and peeling paint. Mold



Figure3. View of Chelsea east façade, 2005.



Figure 4. View of the Chelsea lotus pond and serpentine wall showing damaged masonry at the right, 2005



and a large crack have reappeared on the north façade of the west wing and algae still grows at its entrance stairway (figure 5). Similar water stains and peeling paint appear at the east and south sides of the structure as well as at the east side of the north façade. Many, but not all, water-damaged areas coordinate with damaged (albeit clean) gutters and missing downspouts. This suggests serious moisture issues at the foundation. At the south (garden) façade, the courtyard paving, stairs, and retaining wall are heaving with loose mortar, and out of plane movement (figure 6). As a result, cast-iron railing is loose. In general, all cast-iron decorative elements and window casements would benefit from better maintenance. Slate roof tiles at the port-cocher are loose, but it is difficult to determine the condition of the main roof from exterior inspection. Spalling chimney bricks, however, are visible at the south side of the building.

### Carriage House

The carriage house has also received a cursory coat of paint to its walls and doors. Here, active cracking is also visible on the north façade of the west wing, and its pattern suggests possible movement. The flat connecting roof between the east and west wings and its gutter are in poor condition and the curved hipped roof of the central volume has missing slate shingles. The east wing, used as a residence, is in good condition although window trim has not been painted and the gutters require cleaning. Luckily, this structure does not appear to suffer from severe water damage.

### Gate House

Unlike the other structures, the gatehouse and gate walls have not been painted. Gutters are aluminum replacements and are clean. Nonetheless stains appear on the east façade. Plastic sheets are used to weatherproof the door and window at this side.

### Landscape

Estate roads are in poor condition except for the new entrance area at Muttontown Lane. Lawns and shrubbery at the main house are clipped regularly but the plantings are generally minimally maintained. The lotus pond is still overgrown (as noted in 2001), and now parts of the serpentine wall have collapsed (see figure 4). A larger garden wall and end tower located on the east side of the house are also advancing in their deterioration showing loose mortar between masonry units, loose coping stones, and a rusting iron rail at the tower. A game court located west of the main house that was accessible two years ago is now overgrown with tall dry grass. A cast-iron gazebo-like structure stands rusting in the center and the surrounding carved wooden poles (possibly net anchors) are worn from unprotected sun exposure with some fallen over (figure 7). If the Chelsea Garden Restoration Committee is responsible for all this work, it certainly has a lot of work to do.



Figure 5. Detail of Chelsea north façade west wing staircase showing continued drainage issues and algae growth, 2005



Figure 6. View of garden façade paving showing loose mortar and masonry as well as volunteer grass at the patio, 2005



Figure 7. View of the west side Chelsea game court showing rusting gazebo and overgrown plant material, 2005.

## Nassau Hall

### Status

This former estate is not mentioned in the Muttontown Preserve entry at the Nassau County “Parks, Recreation, and Museums” website, nor is it listed to the National Register of Historic Places or clearly marked as open for passive preserve recreation (figure 8). The building is almost hidden from the public and has seen very little improvement over the last four years.

As it was in 2001, the main building is used as headquarters for non-profit organizations. The first floor is occupied by the recently chartered Nassau Conservancy. The third floor is licensed to the Theodore Roosevelt Association and the second floor is now vacant after the dissolution of its former occupant, the Friends for Long Island heritage. The carriage house continues to house a small unit of the Nassau County Mounted police, with two portions of the building still rented out as a residence.

The Nassau Conservancy has recently secured a grant for a Cultural Landscape Report from the New York Preservation League. It was less successful in procuring money from the Gerry Foundation for façade repair and repainting. This was due to the Conservancy’s inability to meet the Foundation’s request for matching funds and a guarantee that the property would not fall into the same cycle of emergency assistance and subsequent neglect leading to a repeat of its current situation.

In an effort to expand the preserve’s use and open its west side the Conservancy has suggested the possibility of creating a public equestrian center at the Muttontown Preserve. This has met with strong disapproval from the Village Community. In addition, the Nassau Suffolk Horseman’s Association advised that such a center would be better located at the Manetto Hills Preserve.

### Condition

#### Main House

Few improvements were made to Nassau Hall since the Society for the Preservation of Long Island Antiquities (SPLIA) release its 2001 report. Three of the building’s facades remain in desperate need of paint, and the front façade (which appeared in good shape four years ago) is now showing signs of deterioration, particularly around the entrance portico. At the facades with advanced paint loss there are large areas of bear wood cladding and trim. At the north and west sides, the wood appears parched. Noted in the 2001 survey, some wooden screens and shutters are still damaged (figure 9). An area on the south side of the west façade that was dark with moisture stains in 2001 is now dry suggesting that whatever problem caused the initial condition has been addressed.



Figure 8. View of Nassau Hall north façade from the formal garden with reflecting pool, 2005.



Figure 9. Detail of Nassau Hall west façade showing bear wood and damaged shutters, 2005.



At the east side, drainage issues continue to foster mold and algae blooms. This is particularly apparent at the juncture between the main house volume and an enclosed flat roof porch addition (figure 10). Here a failed integrated gutter and corroded downspout (which was dripping during a sunny day) provide an optimum environment for wood rot. This condition was also noted in the 2001 report and appears to have advanced. Luckily, the gutter system appears sound at other parts of the building and the foundation (where visible) is dry.

### Carriage House

A desperately needed new roof was installed on this building during the first week of October. Paint is just beginning to deteriorate at places but wall surfaces and trim are generally in good condition. There are no apparent drainage issues.

### Landscape

Lawn surrounding the main house is clipped regularly, but the gardens are not well maintained. On the north side of the main house the formal garden is overgrown and the lining of what was once a narrow reflecting pool is crumbling. A fountain at the north end of the garden is missing its sculpture. This area was recently cleaned of overgrowth. On the south side of the house, another water feature is nearly lost. Here the basin is filled in with ground cover, and like the north side fountain, the sculptural element is lost.

Located beyond the north garden, a severely deteriorated wood lattice gazabo with metal roof was recently repaired with Eagle Scout labor. While the structure is certainly clean in its repaired and repainted form, it is unclear whether the materials were appropriate replicated. In comparing before and after photos it appears that the lattice wood is wider and coarser than the original, and that all lattice was replaced (figures 11 and 12). It is unfortunate that proper documentation was not made prior to the onset of this work.

## Barnswallow

### Status

Located at the western edge of the Muttontown Preserve, this site is not listed to the National Register and is not open to the public. Its two structures still serve as residential rental units, and some improvements have been made since 2001.



Figure 10. Detail of the east façade juncture between the main house and flat roof addition showing mold and algae growth due to a failed gutter system, 2005.



Figure 11. View of the Nassau Hall gazebo before Eagle Scout repair showing damaged lattice and corroded metal roof, 2005.



Figure 12. View of Nassau Hall gazebo after Eagle Scout repair showing new lattice, fresh paint, and metal roof awaiting restoration.

## Condition

### Main House

This structure serves entirely as a rental and is not open to the public. Improvements noted at the main house include a new paint job at the front (east) façade and new gutters at the original house (figure 13). The roof appears to have been cleaned. Dry plant material collected on the roof, however, prevents an adequate assessment of its condition. The main portico entrance on the east façade, which had remained unpainted, is now predominantly white. The entrance sign that reads “Muttontown Lodge, 1911” and the screen door remain unpainted. The wooden decorative lyre details at the portico roof have been unfortunately removed as a result of this recent work. The rear (west) façade was not inspected at this time.

### Barn

Also used exclusively as a rental property, the barn has also undergone improvements. This includes a recent paint job. The aging roof remains un-replaced.

### Landscape

As noted in 2001, the landscape at the rear of the main house is well maintained. Improved landscape maintenance at the front façade of the main house and barn was also noted during this inspection.

## Jericho Preserve

### Malcolm House and Farm

#### Status

Improvements are underway at the Malcolm main house but not at the farm site (figure 14). Through the initiative of the Nassau County Conservancy, the County has coordinated donated services, materials, and volunteers (estimated at \$500,000.00) to restore the house. A decorators’ showcase, managed by the County and the Conservancy opened September 9, 2005. With a \$15.00 admission fee, all proceed generated by the showcase will be dedicated to further restoration of the structure beginning with roof replacement and exterior painting. One of the main goals of the showcase was to bring the building to a level where it would be more appealing to potential operators. Another possibility is to develop a Quaker themed historical site to be managed by a committed friends group.



Figure 13. View of Barnswallow original house east façade showing fresh paint, new gutters, and wood shingle roof, 2005.



Figure 14. View of the Malcolm House south façade, 2005.

## Condition

### Main House

In its promotional materials, the designer showcase project is touted as a restoration of the structure's interior that preserves all identified historic fabric. In general this is accurate, however the building now sports a buffed and polished patina that denies its history. In addition, certain designer accretions are excessive and should be removed. This includes segmented crown molding and vinyl tiles at the dining room fireplace. As it is doubtful that the building was documented prior to the new work, it will be essential that some record be made of the changes before they enter the history of the site.

Recently completed work at the exterior includes landscape clearing and repair of the main entrance porch at the west façade which appears to have had water damage. The rear façade shows signs of water damage at the integrated gutter and upon wall surfaces that are peeling (figure 15). The immediate plans to use money raised by the showcase include installing a new roof and repainting the exterior. The landscaping used for the showcase should be reevaluated for historic accuracy.

### Barn

The Malcolm Barn has seen no improvement in the last for years. It is simply older, less stable, its roof and façade boards more rotten, and is generally a sad story (figure 16). The immediate landscape on the east façade is more overgrown however the field bellow is still mowed regularly.

The County has recently found a benefactor willing to contribute to a restoration of this building for adaptive equestrian use. Part of the plan would involve moving the structure from its present location and eliminating its below-grade foundation with animal pens.

### Carriage House and Shed

These structures are also unchanged from 2001. The carriage house (from the 1930s) is in overall good condition with recent paint, an acceptable-looking roof, and a dry foundation (figure 17). The small shed at the north end of the property still needs a paint job, but is nonetheless stable and dry.

## Elias Hicks House

### Status

The status of the Elias Hicks House structure remains unchanged. It remains licensed to the Long Island Community Fund for its headquarters and unlisted with the national Register of Historic Places.



Figure 15. detail of the Malcolm House rear (east) façade showing peeling paint and mildew, 2005.



Figure 16. View of the Malcolm barn north façade showing a state of overall deterioration, 2005.



Figure 17. View of the Malcolm carriage house showing new paint, good roof, and dry foundation, 2005.



## Condition

### Main House

The main house has seen some improvement as well as some deterioration (figure 18). The rear (south) façade porch that had severe water damage at its eave in 2001 was repaired and repainted. Unfortunately, the rest of the building has not seen any new paint and the window-glazing compound is significantly deteriorated. The roof is also in bad shape and should be replaced as soon as possible.

### Barns

In 2001 there were two barns associated with the Elias Hicks site. The smaller, one-story barn had a collapsed roof four years ago, and the larger two-story was in fair condition but intact. Currently, the smaller barn is no longer existent, and the larger has advanced in age with no maintenance (figure 19). The corrugated metal roof of a single-story addition at the west façade of the barn is beginning to rot. Depending on the period in which it was installed, the loss may not be a serious detriment to the historic value of the site (unlike the complete loss of the smaller barn, however an historic assessment should be conducted to determine what to do with this piece.

## Cole House

### Status and Condition

The Cole House remains a residential rental property without a National Register nomination (As an individual site this structure would not be eligible). It has had a new roof installed, and appears to have had its exterior facades repainted or at least cleaned (figure 20). Unfortunately, some paint has deteriorated at the two front doors (at the east façade), and the gutters are host to sapling maples. The landscape is simple, neat, and well maintained

## Farmside

### Status and Condition

Also used as a rental property, there are no changes apparent at the Farmside site. Like the Cole house it has not been nominated to the National register nor would it be eligible as a single listing. The landscape and structure are well kept and there is no significant deterioration visible from an exterior inspection. The roof, however, which had past its half-life four years ago, will need to be addressed soon.



Figure 18. View of the Elias Hicks House front (north) façade showing an aged roof, 2005.



Figure 19. View of the remaining Elias Hicks barn south façade with debris from the demolished barn at left, 2005.



Figure 20. View of the Coles House east façade, 2005.

## Three Small Farms Structures

### Status and Condition

Located off Route 106, these three structures remain used as rental properties and are not listed to the National Register. All appear down at the heels and slightly more worn than four years ago, but they are not suffering from severe damage or neglect.

## Sands Point Preserve

### Overall Status

In the spring of 2005 Nassau County, the Guggenheim Foundation, and a newly developing Friends of Sands Point Preserve began addressing the need to restore and better use this collection of large structures. Hamilton, Rabinowitz & Alschuler, Inc. (HR&A), a management consulting firm with an area of specialization in real estate and economic development, was hired to oversee the development of an adaptive use plan for the site. HR&A called in preservation architects Beyer, Blinder, Bell to analyze the site and develop a plan. Additional input comes from the subcontracted planning firm of Phillips, Preiss, Shapiro, and Associates.

While the project is still in development, a preliminary plan was submitted to the County to maintain the site as a preserve and create a botanical garden in the area that includes Hempstead House and Castlegould. The main house would be used as the garden headquarters and the stable building would be used for service and storage. At the Falaise property, the use of the main house would be improved with its function as a house museum expanded to include cultural history of the area. To partially offset the cost of the project (which is estimated to reach over \$50 million), it was suggested that the remaining buildings such as the dairy barn and Mille Fleurs, as well as vacant out-parcels of land, be sold.

According to John Shapiro of Phillips, Preiss, Shapiro and Associates, the preliminary plan received a hesitant response from the parties involved, and it seems that the County, the Foundation, and the Friends are struggling to coordinate their interests and commitment to the site. Nassau County is allocating \$1 million towards roof repair and a master plan for Hempstead House, and at the request of the Nassau Conservancy, Jeff Mansell, Director of the Roslyn Landmarks Association, is preparing a (pro bono) National Register nomination for Falaise. It is unfortunate, however, that these efforts occur in spite of a fractured group situation instead of as a result of a coordinated vision.

In terms of physical conditions, no real improvements have occurred at the site and those buildings located on the

Castlegould/Daniel Guggenheim site particularly continue to deteriorate. In addition very little of the historic landscape is visible at the preserve, although lawns and trails are adequately maintained.

## Castlegould/Daniel Guggenheim Estate

### Condition

#### Stables (Castlegould)

Deterioration continues at the stable which is the largest building of its kind in the United States (figure 21). There is more gypsum crusting at window lintels, and carbon staining and efflorescence continue throughout the crenelated roof edge. As noted in 2001, these are generally associated with water and drainage problems. Given that these conditions have advanced and other indicators, such as peeling wall surfaces, are in evidence at the interior, it is very likely that the problems are active. Most alarming is the presence of new cracks and enlarged mortar joints at the tower arch ways, indicating that structural movement/settling is present.

#### Hempstead House (main house)

Here too, deterioration continues, and Hempstead House has reached a point where at one time or another, all of the groups involved in preserving Sands Point (the County, Foundation, and Friends) have considered demolition rather than spending the estimated \$10 million that would be need to restore it (see figure 1)<sup>4</sup>.

Severe spalling continues at the masonry window surrounds leaving more internal metal lintel supports exposed to the elements and rusting (figure 23). Other types of masonry and metal deterioration are visible throughout the building and there are more posted signs warning about falling stones. Gutter downspouts continue to be disconnected from dry well pipes which suggests issues with water at the foundation. It appears however, that drainage at the north (rear) façade basement floor has been repaired. What was once filled with debris and standing water is now cleared and dry.

Although the interior was not open for inspection, it should be noted that superficial improvements have been made to the interior in the form of designer showcases and to accommodate events.

#### Dairy

No improvements have been made to this structure which remains in fair to good condition since 2001 (figure 24). The asphalt roof is old but intact and wooden trim members are still unpainted and damaged in some areas. Overall the building appears sound albeit rundown. The main part of the building seems to be used for storage by the county,



Figure 21. View of Castlegould showing the north and west facades, 2005.



Figure 22. Detail of stable building window showing efflorescence and gypsum crust at lintel, 2005.



Figure 23. View of typical hempstead House window showing deteriorated lintel masonry and exposed, rusting support member, 2005.

<sup>4</sup>. John Shapiro, Phillips, Preiss, Shapiro and Associates, *Interview*, 2005.



while the east wing is used as an employee's residence. Related buildings at the rear include animal stalls and greenhouse structures. These are essentially derelict and are being lost to overgrowth.

### **Gate house and other service buildings**

These remain in fair to poor condition. The most visible is the gate house that serves as the main entrance to the preserve (figure 25). Not open to the public with "No trespassing signs surrounding it, this building is run down and grown over. A later wooden addition is particularly unattractive with damaged roof fascia, and a porch that is near collapse on the north side of the building. The flat roof was not visible for inspection.

## **Harry F. Guggenheim Estate**

### **Falaise (Harry Guggenheim's house)**

Under the terms of Harry Guggenheim's bequest to Nassau County, this structure is run as a museum, and is maintained in part with funds from the Guggenheim Foundation. Inspection of this building was not done at this time.

### **Mille Fleurs (Florence Guggenheim's house)**

Also part of the Harry Guggenheim bequest, Mille Fleurs is leased to the Salgo Trust for Education and serves as a repository for its collection of Hungarian art. Contracted to the Trust roughly ten years ago, this is an example of the county successfully partnering with a private organization to help maintain an historic structure. Open to the public by appointment, the building is occupied by a caretaker. From the exterior, the building appears well-maintained, and there were no noticeable changes over the past four years either good or bad.

## **Welwyn Preserve**

### **Welwyn**

#### **Status**

Leased to the Holocaust Memorial and Educational Center of Nassau County, the main house and its immediate grounds have seen some improvement since 2001 (figure 27). The remaining property and structures however, have not. This year, the County has renewed its contract with the Center without reviewing the terms of agreement. This represents a lost partnering opportunity to establish better procedures for preservation maintenance. Although considered eligible for listing to the National Register by the State Office of Parks, no effort has been made to nominate the property.



Figure 24. Partial view of the dairy building north façade, 2005.



Figure 25. View of the main gate house north façade showing inappropriate second floor addition, 2005.



Figure 26. View of Mille Fleurs west façade, 2001.

## Condition

### Main House

Since 2001, the main house has had some improvements. Much of the immediate landscape on the north and west facades has been cleared of over growth allowing a better view of the structure. The gutter system and roof have been repaired, as well as decorative trim and brackets at the gutter level. It appears that in the process, a wooden balustrade on the north façade at the third floor level was removed. While most of the ground floor windows have been replaced or repainted (a project initiated prior to 2001), the painting of second story windows is still in progress. The east side kitchen wing with porch remains unchanged. Obscured by plant growth, wooden trim is dry and peeling and some window panes are broken (figure 28). The porch however has been cleared of excess debris. The main entrance at the south façade has also been repaired and repainted, as have wooden trim elements at the west façade. The Museum has unfortunately installed an etched glass wind screen at the main entrance which is inappropriate to the historic style of the house (figure 29).

The first floor of the building's interior was inspected, revealing many surviving finishes including wood wall paneling, early doors, and glazed terra cotta floor tiles. The kitchen wing has remarkably not been altered, and retains its early cabinetry as well as its original room configuration.

### Tennis Building

There have been no improvements made to this building. A small wing on the north side of the clubhouse is used as a caretaker's residence. The rest of this building is vacant. While the clubhouse is in fairly good condition, the actual court area is now designated as a dangerous area. Fenced off from public access with warning signs posted at every side, the building has lost half its roof and its walls are crumbling to the ground.

### Outbuilding

This includes four masonry structures and a small wooden cabin. Three of the masonry structures flank the east side of the main house. Two are simple single floor structures with flat roofs and ornate classical style wooden trim that are vacant. These are in poor condition with boarded windows, damaged trim and excess plant material growing on the roofs (figure 30). The roof on the larger of the two appears to be sagging on the west façade as evidenced by the detachment and separation of trim components. The third structure is a garage that appears to be used intermittently. This building is in slightly better condition than the two previously mentioned, but is still in need of attention. The fourth masonry structure is essentially a ruin buried in a forest of new growth.



Figure 27. View of Welwyn main house, south façade, 2005.

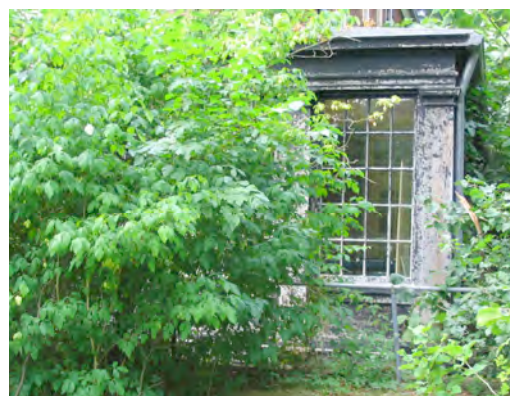


Figure 28. View of porch window at the east side kitchen wing obscured by overgrowth and severely in need of painting, 2005.



Figure 29. View of the Welwyn entrance portico showing poorly scaled, poorly executed etched glass wind screen, 2005.



The roof remains on the structure, but very little was visible or accessible. The wooden cabin, used as a shed is in good to fair condition.

## Landscape

The once extensive Pratt gardens and landscape is almost completely subsumed by wilderness. Traces of the original Olmsted Brothers landscape structure remain, including Belgian block paths, small hidden stairways, a pond, stately trees, low masonry walls, and a large ten-foot hurricane fence with classically designed posts, but it is difficult to determine how much is lost and how much survives. Overgrowth is very dense at this preserve with trails minimally maintained, making it difficult to walk some areas of the site. The area surrounding the main house, however, is cleared and the lawn mown; an improvement from its 2001 condition.

The West Garden, designed by Martha Brooks Hutcheson, was restored through the fund-raising efforts of the Holocaust Memorial. Unfortunately, historic images of this documented garden were not used to direct the project. Historically inappropriate plant material has been used, and the garden is generally denser now than originally intended (figures 31 and 32). Added to this, the appearance of tall, thick weeds indicate that there is limited staff and/or funds to properly maintain what was completed. This is an example of a great opportunity for preservation missed, and the importance of properly directed coordination between the county and licensees.

## William Cullen Bryant Preserve

### Clayton

#### Status

As an institution, Clayton's long-standing licensee, the Nassau County Museum of Fine Arts, is coming into its stride. Besides expanding the conceptual scope of its exhibits, the museum has taken on a dominant role in improving the site. Since 2001 it has raised considerable funds (including \$1.06 million in EPF grants alone) for a large-scale main house façade restoration and new addition that is now underway. Unfortunately, the County has little control over how the project proceeds which is likely the result of an outmoded operating agreement that failed to outline an expanded scope of preservation controls. As a result, approval of the new addition design was not required from the County leaving all preservation issues to be decided by the operator. Like Welwyn, this represents a lost opportunity for partnered preservation efforts. Clayton, along with the Jerusha Dewey House and Cedarmere is part of the Cedarmere-Clayton Contiguous Estate listing of the National Register.



Figure 30. View of typical Welwyn out building showing excessive overgrowth and subsequent deterioration, 2005.



Figure 31. View of the Welwyn West Garden looking north, 1930. (Smithsonian Institution, Archives, Libraries, and Special Collections: Archive of American Gardens, Garden Club of America; www.siris.si.edu)



Figure 32. View of the Welwyn West Garden looking north showing historically inappropriate plant materials, 2005.

## Condition

### Main House (Nassau County Museum of Fine Arts)

Exterior improvements are underway at this structure (figure 33). Scaffolding covers the rear (east façade, and accesses the roof at the south façade. Masonry repairs that address the garden walls at the south façade are in progress and it appears that improvements are being made to the roof. Wooden windows and trim still await repair and paint, however the cast stone arches located at the north loggia have painted a stark white. The reasoning behind this decision may be connected to the current sculpture exhibit, but its rationale from a preservation standpoint is questionable.

### Gate House

Used as a rental property, this building is difficult to view from the main road. What is visible behind a wooden post fence is a fairly stable building that could use work on its gutter system.

### Landscape

The Marion Coffin Garden has improved over the last four years with additional plant material and the further development of parterre boxwood and perennial areas. With work funded by the Museum of Fine Arts, the two south panels are completed and the northeast panel is currently underway. The restored Bevin Miliken Trellis (funded by the Gerry Foundation) is showing signs of age and needs another paint job as soon as possible (figure 34).

## Jerusha Dewey House

### Status and Condition

Sadly this building has yet to find a proper steward even with its listing to the National Register of Historic Places. Grant money is available for a second restoration of its exterior, but such a project has not begun because the county has been unable to satisfy a condition that requires finding a new occupant for the building. It was offered to the Museum of Fine Arts as a residence but was declined due to concerns with liability. For over a decade, the building has been licensed to the North Hempstead Historical Society, a nonprofit organization that has never occupied the building or put it to any use. Signs from 1994 noted in the 2001 SPLIA report still announce the delay of a restoration project intended to resume in 1997.

To date the building is still vacant and continues in its second phase of neglect. The surrounding site however has been cleared of a significant amount of overgrowth suggesting that the structure has re-entered the radar screen (figure 35). Saplings and vines have been removed from



Figure 33. View of Clayton east façade showing scaffolding set for exterior repairs, 2005.



Figure 34. Detail view of Clayton estate trellis showing paint loss, 2005.



Figure 35. View of Dewey House east façade showing recently cleared surrounding site, 2005.



the building, although new soft growth has reappeared. Additional deterioration to the building since 2001 is minimal, and includes some masonry damage at the ground floor of the west façade, and areas of rust on the cast stone window lintels. The delicate iron gazebo on the west side of the house is in poor condition, with significant rust and damage to the lower parts (figure 36).

## Elderfields Historic Preserve

### Status

Acquired by the county in 1996, Elderfields has undergone no improvements in the last four years and has not been nominated to the National Register. It remains vacant and significantly neglected. While only the exterior was inspected, a view into the main house reveals a clean interior with many intact historic details. Promotional material from the county indicates that there were plans to use this site as a museum of decorative arts, however no activity towards this end has begun. Instead, the County, with the assistance of the Nassau Conservancy is working out a licensing agreement with a local artists group that will operate the site as a gallery and artists' studios. A grant from the New York State Arts Council has funded a condition report for the main house which will soon have its gutters repaired.

### Condition

#### Main House

Composed of three sections (east, central, and west) that date from the late 1600s and early to mid-1800s, the main house is in fair to poor condition (figure 37). Current asphalt roofs are significantly worn with visible curling and deterioration at the east wing. Window glazing compound is fragile throughout, though luckily storms have protected some early windows. Facades and trim are generally in need of paint and some trim elements need repair. The condition of the gutter system ranges from good to fair, and the foundation, predominantly obstructed by masonry patio additions and landscape overgrowth, seems to be solid with no evidence of structural movement visible at the building's exterior.

The south (front) and east façades are in the best shape, though hardly worth being proud of. The central portion of the south façade, representing the oldest part of the house (pre-1685) is in the poorest condition. Severe water damage is visible at the east side of a one-story projecting shed addition (figure 38). Here the roof eave (with missing gutter and a floating downspout) has been removed to reveal areas of rot inside



Figure 36. View of the Dewy House iron gazebo looking north showing severe rust and general deterioration, 2005.



Figure 37. View of Elderfields south (front) façade, 2005.



Figure 38. detail view of Elderfields south façade single story bump out showing significant damage at eave and window sill, 2005.

the walls and at a small window lintel. As a result of the lost gutter, paint is subsequently sheeting off the building's surface in this area as mildew grows up from the ground level. Roughly four roof layers, including a base of cedar shingle, are visible at the gable end of the adjacent second story roof. Here the wooden gutter shows signs of rot, especially at the west end. At the east wing, which dates to 1685, there are rust stains on the shingles near the central portico and the roof is severely decayed. Gutters on this side are made of aluminum and appear to be doing their job. The east façade is in similar condition to the east wing's south façade. It appears that the ground floor windows are not original on both sides, while early 12 over 8 sash windows survive at the upper story.

The west side of the south façade and the west façade date to the early to mid 1800s. The west side of the south façade is in fair condition. The west façade of the building faces into a retaining wall that holds a three to four foot hill. This has moisture issues to exacerbate causing stains, peeling paint, and damage to window trim (figure 39).

The north (rear façade) is severely overgrown with plants which has consequently advanced the process of deterioration. On the west side there appears to be no gutters and water and rust stains abound. Window frames and sills are showing signs of decay, and part of the eave's fascia has detached to expose internal material. At the east side, plant growth is denser causing mildew and algae to grow upon the walls (figure 40). Surviving gutters on this end are filled with saplings. A curved trellis with benches and a pergola are in need of paint to prevent further damage to the wooden members. Brick patio paving is overgrown with weeds and are beginning to swell. An abandoned couch litters the immediate area suggesting very little maintenance goes on at this building.

### **Barn**

This building is in general good condition with an apparently sound foundation. The roof however is past its half-life and the central section of the east side gutter has detached revealing rotted fascia (figure 41). The building could also use a fresh coat of paint.

### **Shed and Pump House**

Both buildings are in fair but stable condition with peeling paint and old, but not rotten roofs. Rolling shed doors are out of plane and have areas of rot at the top edge.

### **Garage and Caretaker's Residence**

These are not historic buildings but are visible from the site of the main structures. The residence is in very good condition, and the garage is in good condition.



Figure 39. Detail view of Elderfields west façade showing paint failure, 2005.



Figure 40. View of Elderfields north façade, west side showing algae growth at lower level and damaged gutter above, 2005.



Figure 41. View of Elderfields barn east façade showing detached gutter and damaged fascia, 2005.



## Landscape

It appears that plans were initiated and never carried out to improve the landscape. Numerous small trees and shrubs can be found wrapped in burlap awaiting planting. Some have died and some have tipped over and begun to curve upwards seeking the sun suggesting that they may have been abandoned. Other parts of the landscape are severely overgrown (figure 42). Ornamental elements such as wooden gates and fences and a gazebo, as well as stone walls are showing signs of deterioration. The wall and its related steps are shifting out of plane, and the fences, gates and gazebo are missing numerous elements. The gazebo is fraught with algae and its trellised walls are rotting at the bottom. The main entrance posts are now missing their decorative urn finials (figure 43). Photographed in 2001, these were ornately carved classical urns decorated with garlands, capped with a flamed finial, and likely stolen.

## Bailey Arboretum

### Status

Located on 42 acres in Locust Valley, the former Frank Bailey estate was donated to Nassau County in 1968. This site was not included in the 2001 SPLIA report because it is not officially recognized as an historic site by Nassau County. Nonetheless, the property has historic merit and may be eligible for National Register listing, serving as a representation of an alternative mindset among the wealthy Long Island estate builders of the late nineteenth and early twentieth centuries. Instead of aspiring to the grandiose manorial expressions of his contemporaries, Bailey's estate (developed in 1911) is by comparison modest. It consists of only three main structures, and harkens back to the region's nineteenth century vernacular architecture.

The Arboretum's two and a half story main house incorporates a mid-nineteenth century farmhouse Bailey purchased with the property and enlarged (figure 44). The building can be rented for events such as weddings. The long one and a half-story stable, sympathetically styled to the main house contains two apartments at either end. The small el-shaped greenhouse is primarily used as a gift shop. The site also contains a formidable collection of specimen trees and plants; the most noteworthy being a group of Chinese Dawn Redwoods that are considered the finest survivors of the first seedlings brought into the United States in 1948.

Since 1968, the maintenance and operating of the Bailey Arboretum has been supplemented by the efforts of the Friends of the Bailey Arboretum, Until recently, this has primarily been a modest endeavor, however with a new board and president, the Friends have expanded their vision of what the Arboretum can be. During the sum-



Figure 42. View of Elderfields north garden showing the general degree of overgrowth and abandoned couch in foreground, 2005.



Figure 43. View of Elderfields main entrance gate post showing lost urn finial, 2005.



Figure 44. View of Bailey estate main house north façade with original house incorporated into the central zone of the structure, 2005.

mer of 2004 the Friends petitioned the County to establish a licensing agreement that would allow the Friends to operate the site with greater independence. The contract was drafted in May 2005, making the Friends entirely responsible for the maintenance of the building interiors and landscape, and granting them an important role in long term planning. In addition, the friends were given complete control over the two rental units which they plan to use for employee housing. In turn, the County will provide the major exterior work for buildings and large-scale clean-ups of the site. In this case, language protecting historic interior features was intentionally absent from the contract, but the base document is intended by the County to serve as a model for future private public partnerships developed for county owned historic properties.

Under the new agreement, the Friends of Bailey Arboretum are working to develop a master plan for prioritizing the improvement of the sites structures. Immediate work completed or scheduled includes the demolition of a derelict Pump House and exterior painting of all buildings by the County. The friends are currently reviewing the viability of the greenhouse and are considering its demolition. As for use, the Friends now control the stable apartments (planned to house a superintendent and a part-time caretaker), as well as the events programming at the main house. The Friends have also coordinated a designer showcase (scheduled for November 2005) for both buildings that will provide a jump start on interior renovations and will result in a general lift for all rooms. The showcase will also provide funding to refurbish the apartments and create a conference room in the stable building.

## Condition

### Main House

The most significant problem facing the main house is a leaky first floor roof system. Whereas the main roof is of a more recent age (roughly 10 to 12 years old), the secondary roofs at the ground floor are much older and failing. While gutters appear clean and in good working order, the effects of continued water infiltration is still visible on both the north and south facades. It is especially active at the flat roof on the west side of the building where the overhanging soffit is damaged allowing water to cascade over the full height of the window below (figure 45). Other aspects of the building appear in good condition: the foundation is dry with no visible cracks or sags, and the trim details are intact.

### Stables

This building serves as the site's maintenance office and storage facility. It also provides two residential units located at the north and south ends. The structure is in need of paint and trim repair (figure 46). The roof is in good condition and the gutter system appears in working order. Algae growth on the lower shingles at the base of the west façade



Figure 45. Detail view of Bailey main house north façade overhanging roof showing water damage at soffit and window, 2005.



Figure 46. View of Bailey estate stables east façade showing deteriorated paint and damaged trim, 2005.



suggest possible drainage issues at the patio. The foundation, however appears sound from the exterior

### Greenhouse

The enclosed part of this structure houses the site's gift shop and appears to be in good condition, but it is actually soaked in moisture. The two glass houses, currently used for storage and limited horticultural activities, and are in fair condition. Steel framing is rusting in places and some glass panes are missing. Water is a continuing issue at this structure as it is built over a stream and is always damp. The Friends of Bailey Arboretum is consequently considering whether to request taking the building down (figure 47).



Figure 47. View of Bailey estate greenhouse looking north east, 2005.

## Cedarmere

### Status

In general, the Cedarmere site is undergoing slow, but diligent improvement (figure 48). Sharing the contiguous estate listing to the National Register with Clayton and the Jerusha Dewy House, the property is also maintained as a Nassau County Museum. Over the past four years volunteer initiatives have helped move restoration projects forward. In 2004, the County received an Environmental Protection Fund Grant for \$75,000 to restore the main building's exterior. It is a shame however that such work is conducted without the established protocol, philosophy, and a list of priorities provided by a master plan. Such a lack slows down progress and often hinders a stewarding entity from fully benefiting from outside assistance. For example, roughly three years ago the county received funding from the Gerry Charitable Trust to prepare a feasibility study and restoration plan for the site's mill building. To date, a study has not yet been completed to the discouragement of the funding institution. According to Harrison Hunt, the Nassau County Historic Site Supervisor, a contract for this work has been awarded to a preservation architect and work is scheduled to begin in six months.



Figure 48. View of Cedarmere south (main) façade, 2005.

### Condition

#### Main House

Improvements to the main house include the stabilization of the west façade porch with temporary support beams, and the repair of the building's gutter system (figure 49). This is visible in the installation of new exterior copper gutters at the east wing, and presumed repair of integrated gutters with new downspouts at the west end. Interior electrical repairs initiated in 2001 are now complete as is the restoration of some interior finishes in the formal north hall. The building awaits its exterior paint job and repairs to wooden trim, lattice, and rails. The roof



Figure 49. View of Cedarmere west façade showing stabilized porch, 2005.

remains in decline evidenced by a few detached or missing slate tiles, and porch paving is still heaved out of plane. The later metal and glass conservatory at the south façade is also rusting at its roof ledge. Hopefully these issues are part of the exterior restoration project.

### Garage

No improvements have been made to this building. Already at an advanced state of neglect, the building is merely older and a little more downtrodden (figure 50). From an exterior inspection, it appears that the structure is fairly sealed against the weather as the advancement of deterioration over the past four years is minimal.

### Greenhouse

With donated time from an Eagle Scout, what remains of this masonry, cast-iron, and glass structure has been cleared of overgrowth and is ready for the next step in its restoration. While the stability of the masonry elements cannot be readily determined by only visual inspection, it appears that the metal components are stable and without rust. No glass remains on the structure.

### Garden Shed and Boathouse

No improvements have been made to these buildings. The garden shed is stable but is in need of a new roof. Likewise, the boathouse is stable but in need of a coat of paint.

### Mill

Stabilized roughly twenty years ago by the installation of a new roof with a donation from Roger Gerry, the mill building is unchanged since 2001 and still awaits further restoration (figure 51). Currently, wooden trim details at the gables are deteriorated, and the “new” roof is now advanced in age and in need of replacement again. According to the County a condition report and restoration plan has been contracted for this building. Once these are completed, work will begin as soon as possible.

### Landscape

A considerable amount of new work has occurred in the Cedarmere landscape. The formal parterre garden located west of the main house has received new perennial plantings, as has the border around the adjacent sunken garden (figure 52). The fountain at the western end of this garden has yet to be repaired, however a new sign announces another Adopt-a-park initiative which will likely address this issue. Also added to the site is a small iron gazebo that is stylistically questionable for the period.



Figure 50. View of Cedarmere garage south façade showing overall advanced deterioration, 2005.



Figure 51. View of Cedarmere mill north west corner, 2005.



Figure 52. View of Cedarmere formal parterre garden looking west, 2005.



## Old Bethpage Village Restoration

### Status

Although staff is still limited and the Friends for Long Island's Heritage has forced the gift shop to close, there have been many improvements at the site since 2001. Though staff is still limited and the ousting of the Friends for Long Island's Heritage has forced the gift shop to close, more buildings are open to the public than at earlier times. Some buildings have been repainted, decorative wood trim elements have been properly repaired, and gutter systems (when present) seem to be in working order. In addition, three structures have had roof replacement. Because this site is composed of re-sited structures, this property is not eligible for listing to the National Register.

### Condition

Buildings that have undergone repairs and painting include: the Hewlett House and barns (although one area of the porch roof appears to suffer from drainage problems; figure 53); the Kirby House with its bracketed wooden fence repaired); the Noon Inn with a repaired porch and a replaced porch roof; Luyster's Store; and Dr. Searing's Office which is still under restoration.

Buildings that have advanced in their deterioration include: the Manetto Hill Church which shows the signs of advanced water damage inside and out in the form of peeling paint, trim deterioration and collapsing fascia at the bell tower east façade (figure 54); the Benjamin House which has no serious issues but requires general upkeep; the Williams house which may need a new roof, and the two never-restored structures west of the church which are deeper into overgrowth and neglect (figure 55). In addition, the wooden board and baton façade of the main building at Long Island Fairgrounds is beginning to separate.

All other buildings remain relatively unchanged since 2001 with most falling into the good condition range. In general there appears to be more administrative activity at the site, and although many buildings still need attention, there is a general sense of improvement at the site.

## Saddle Rock Grist Mill

### Status

Sadly, the Saddle Rock Grist Mill is now open to the public only on Sundays during its season from May to October. This is less than four years ago and likely due to a lack of volunteer staff. Inspection of the building's interior was not conducted at this time.



Figure 53. View of Hewlett House showing freshly painted west façade, 2005.



Figure 54. detail view of the Manetto Hill Church bell tower showing collapsing soffit and eave at north east corner, 2005.



Figure 55. View of non-restored structure located west of the Manetto Hill Church, 2005.



## Condition

Deterioration was noted and it is unfortunate that this nicely interpreted site is not looking as good as it did in 2001 (figure 56). Painted trim elements are peeling significantly and are damaged in some areas. This is particularly noticeable at the loft doorway at the east façade where the sill is rotting, and throughout the vertical members of the west façade. Missing glass panes at the west façade windows are replaced with plastic, and the roof is showing signs of neglect. Cedar roof shingles are curled and many are missing particularly at the roof ridge area. It should be noted that this damage may have occurred as a result of an attempt to operate the mill mechanism, but if so it should have been repaired sooner.

## Roslyn Grist Mill

### Status and Condition

No improvements have been made to the Roslyn Grist Mill building which was listed to the National Register in 1986. According to the Director of the Roslyn Landmarks Society, there is currently \$225,000.00 committed to the building's restoration, however delays at the county level in issuing a use and occupancy permit prevents work from commencing. Still bearing a sign announcing its restoration, the building is simply four years older, still vacant, and still deteriorated. The site, however, has acquired an improved (albeit unattractive) water diversion system that allows the building to rest on dry land. In addition, the County claims that work to stabilize the building and replace the current roof (estimated to cost \$90,000.00) will commence this month (October). While all these efforts are positive steps towards protecting the building from more deterioration, it is unfortunate that the County's delay has discouraged potential partnering groups.

## Wantagh Train Museum

### Status

With support and operation provided by the Wantagh Preservation Society, the train museum has undergone improvement since 2001 (figure 58). Unfortunately, because the site is staffed entirely by volunteers, the hours it is open to the public are minimal. Like the Old Bethpage Village Restoration, this site is composed of structures that have been moved to the site and is therefore not eligible for listing on the National Register of Historic Places.



Figure 56. View of Saddle Rock Grist Mill west façade showing paint deterioration and damaged window glass, 2005.



Figure 57. View of Roslyn Grist Mill north façade showing interim water diversion system, 2005.



Figure 58. General view of the Wantagh Train Museum looking south west, 2005.

## Condition

### Station House

The building has been cleaned and repainted. New gutters were installed, as well as new tar sheeting on the porch roof (figure 59). The main wood shingle roof is cleared of debris, but some shingles are visibly damaged or lifting, particularly at the south (rear) façade. Some porch boards are loose and others rotted at the ends, but otherwise the building is in good condition.

### Post Office

Commenced in 2001, the exterior restoration of this small building is complete (figure 60). This includes a new roof, new clapboard siding, new windows, and new steps. According to a sign in the front door, the interior restoration is still in progress.

### Parlor Car

No work has been done to this structure. Rust continues to eat at the roof and window surrounds. Interior inspection was not possible at this time.

## Christopher Morley's Knothole

### Status and Condition

No longer open to the public and left unattended, this small structure has deteriorated over the last four years (figure 61). The old roof remains, the gutters are still sagging (now host to saplings), and the building's east (rear) façade still host to algae growth. Damaged areas noted in 2001, such as porch floor boards and posts remain, and there is now evidence of insect damage to the rusticated wood facing near the chimney. Luckily, the building remains sealed from wildlife intrusion. This structure is not listed to the National Register.



Figure 59. Detail View of Train Museum north façade showing new gutters and flat asphalt roof, as well as wood shingle sloped roof, 2005.



Figure 60. View of Train Museum Post Office south east corner showing completed restoration, 2005.



Figure 61. View of Christopher Morley's Knothole west (front) façade, 2005.

## CONCLUSION

During the last four years, Nassau County has taken steps towards improving the status and condition of its historic properties, even though activity was not apparent to the public until late 2004. The County's accomplishments represent only a fraction of what needs to happen at its historic sites, but the work demonstrates the beginning of an understanding of principals that are necessary for success. Among these principals are a willingness to restructure administrative procedures; an understanding that properly trained professionals are necessary at both the staff and contractor level; and the recognition that partnering with the private sector is important for improving stewardship. The County is now at a critical point where it must build upon that structure without loosing site of its responsibilities and ultimate goal. It understands the "what" of effective stewardship, and now needs to develop and refine the "how."

The recommendations put forward in this report are largely focused on the "how" component of the County's performance. They are based in an analysis of what the County has already done, and are hence critically tied to ongoing issues of implementation. One will see that many of the recommendations herein build upon those that were first submitted by the Nassau County Parks Advisory Committee in 2002.

While faced in the right direction, Nassau County has much to do in order to reclaim its historic properties from prolonged neglect. Two areas of particular concern are the County's reluctance to include a mission for historic properties as part of the "Parks Come Back Plan," and the relationship of shared responsibilities with the Nassau Conservancy should it be approved by the County Legislature. Seen together, these issues suggest that the County may not be entirely dedicated to caring for these sites. Another concern is that improvements at particular sites are predominantly piecemeal and not readily understood as part of a larger planning vision. Such a vision is essential for directing individual projects and establishing sustained viability as part of a long-term goal. In addition, by codifying this vision, the County will ensure that historic preservation remains a priority in future administrations.

Historic preservation is a difficult, multi-faceted endeavor that ultimately yields positive results in terms of civic pride and cultural identity. It is a long ranging process that is accomplished through methodical persistence and well-directed, coordinated steps. It requires constant reevaluation as well as the input of specialized skills to address both material and programmatic issues. Above all, preservation depends on the ability to establish and refine long-term goals. Nassau County has accepted this responsibility. One can only hope that the County will continue to foster the preservation of its historic properties.

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