



# PRESERVATION NOTES

PRESERVATION  
LONG ISLAND

NEWSLETTER

Vol. LVI Nos. 1 and 2 Fall 2021

## LOOKING BACK AT EDWARD LANGE'S SAG HARBOR WATERFRONT

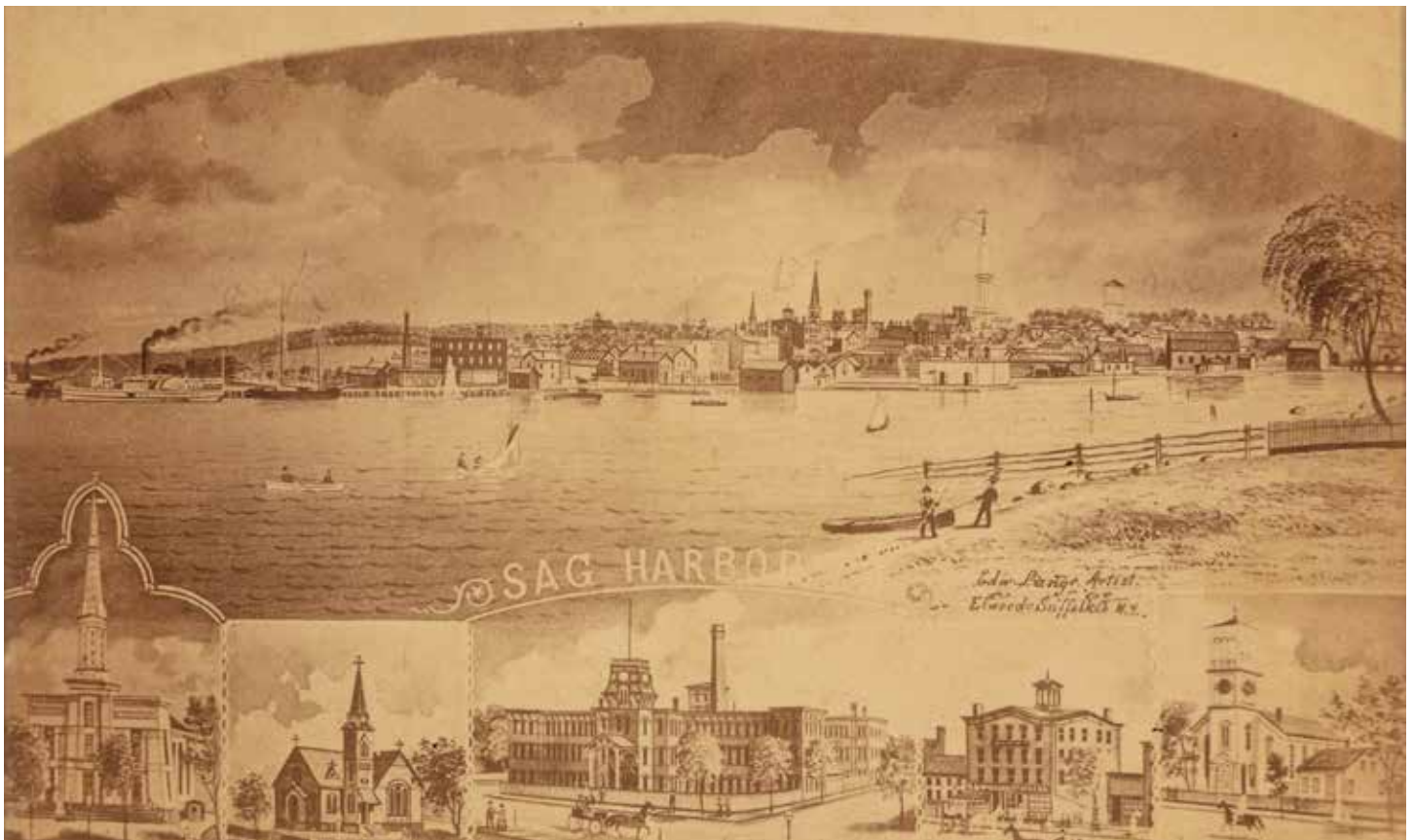
*As the Village of Sag Harbor embarks on momentous waterfront rezoning, it seems like a perfect time to take another look at the old port through the eyes of Edward Lange (1846–1912), a prolific and innovative historic landscape artist.*

*Preservation Long Island's focus on this artist is a part of The Art of Edward Lange Project. Launched in 2021 with generous funding support from the Gerry Charitable Trust, this project delves into Lange's artwork and the many places across Long Island he depicted with fastidious care.*

In 1884, Edward Lange stood on the southern shore of North Haven Peninsula and looked out towards Sag Harbor. Thanks to his aptitude with a pen and paper, we know exactly what he saw: a steamboat and schooner docked alongside Long Wharf, rowboats and sailboats slipping through the water, and the 185-foot-tall steeple of the Old Whalers' Church rising high above. Lange's observations of Sag Harbor from North Haven resulted in his panoramic drawing highlighting the details that most defined Sag Harbor and its waterfront. To the artist's contemporaries,

this India ink sketch he produced was simply the best view of their village they had ever seen.

Between 1871 and 1889, Lange explored the entirety of Long Island, diligently putting local scenes like this to paper. Lange ensured his work was widely accessible to local residents by selling albumen photographic print reproductions of his original works at lower cost. He spread word that he would continue to make as many copies of an artwork as demand required. In Huntington, the editor of *The Long Islander* urged that "villagers should



Albumen photographic print of original watercolor by Edward Lange showing a composite scene, including a panorama of Sag Harbor's waterfront and five detailed vignettes of noteworthy local landmarks at the lower border, from left to right: the Old Whalers' Church, Christ Episcopal Church, Fahys Watch Case Factory, the old Union School (demolished ca. 1906), and the Methodist Church. Collection of Preservation Long Island, 2021.2



Albumen photographic print panoramic view of Centerport Harbor, including a list of inns and hotels beneath the image to advertise the local proprietors to tourists or visitors. Collection of Huntington Historical Society.

## PRESERVATION NOTES NEWSLETTER

Vol. LVI Nos. 1 and 2 Fall 2021  
Iss 0885-7326  
Sarah Kautz, Editor

Published by  
Preservation Long Island

161 Main Street  
P.O. Box 148  
Cold Spring Harbor  
New York, 11724-0418  
info@preservationlongisland.org  
631-692-4664

Membership Information:  
preservationlongisland.org

Credo: It has become apparent that those of us who are interested in conservation and preservation need to be alerted to the destruction of the irreplaceable values and environments that comprise our heritage and to the actions proposed to avert such threats. These notes are designed to raise awareness.

*Preservation Notes* is listed in the Avery Index to Architectural Periodicals.



Edward Lange (1846–1912), pictured left ca. 1880, was born in Darmstadt, Germany. His father was a successful publisher and printmaker who created numerous well-known illustrations of German landscapes and scenery.

Lange immigrated to the United States in 1870, settling on Long Island to begin his career as an artist. Over the next 19 years, he produced over 150 watercolors and sketches depicting residences, businesses, and downtown centers throughout Queens, Nassau, and Suffolk Counties.

Portrait of Edward Lange (detail), tintype photograph, Collection of Preservation Long Island, 2001.2.3

buy these photographs freely,” specifically referring to panoramic views of Centerport, Northport, and Huntington Harbors. He further proclaimed that “there could be no better advertisement for these beautiful villages and their surroundings.”

We can only wonder how many prints circulated in communities like Sag Harbor, spreading a local sense of appreciation and pride. For Lange’s customers, looking at this view of Sag Harbor likely inspired thoughts about the village’s past and future. The waterfront around which Lange framed his picture was once home to a thriving whaling industry that supported the community for the better part of a century. During the end of the eighteenth century, whaling elevated the harbor to such prominence that it was designated an official United States port of entry. At the time, Sag Harbor’s tonnage outpaced even that of New York Harbor. But environmental mismanagement ensured none of it would last. Thirteen years before Lange recorded this scene, the last whaling ship sailed from Sag Harbor—forced to search

far beyond the overfished waters of Long Island.

The decline of Sag Harbor’s whaling industry created an economic vacuum. In its wake, new industries filled the void. Throughout the 1870s, the Montauk Steamboat Company renovated parts of Long Wharf and the waterfront to better accommodate their growing tourism and transportation business. In 1881, Fahys Watch Case Company moved to the village and brought new job opportunities. By 1882, Fahys employed 350 workers, including retired seamen and recent immigrants. Lange depicted Fahys’s sprawling complex of brick buildings and towering smokestack in his panorama (see below), adding a detailed vignette of the factory at the lower border.

The artist’s compositional choices reflect an impulse to reconcile past tradition with new industry. His scene welcomes these new companies while maintaining the visual integrity of the old waterfront so important to Sag Harbor’s identity. Based on the public’s positive reception of Lange’s

work, this decision merited celebration.

Over the years since Lange made his Sag Harbor prints, the waterfront has continued to change, like so many of Long Island’s other coastal areas. Today, when you stand where Lange recorded this view nearly 140 years ago, you see a waterfront that looks quite different. Would the artist recognize this place today? Historic buildings have been razed, new structures erected, and the bridge now spanning the gap between North Haven and Sag Harbor obstructs the vista that once existed. Comparing Lange’s image with today’s view prompts questions about shared memory, perspective, and values. Have we continued, as Lange did, to embrace the past as we move towards the future?

- by Peter Fedoryk,  
Curatorial Fellow

For more information about *The Art of Edward Lange Project*, check out our website: [www.preservationlongisland.org](http://www.preservationlongisland.org)



**An India Ink Sketch of Sag Harbor.**  
There is in the show window of W. W. Tooker’s store, a sketch of Sag Harbor, taken from North Haven, which in correctness of detail and truth to nature is the best we have seen. It is an india ink drawing on tinted paper by Edward Lange. Around the picture itself are excellent representations of our churches, public buildings, &c. This sketch was put up at a raffle a few days ago, and fell to the lucky lot of Police Justice Bisgood, but the artist reserves the right of taking photographic copies of the same for sale. They ought to be disposed of easily as the picture is a first rate one of our village.

Above: Detail of Edward Lange’s albumen photographic print of the Sag Harbor waterfront, fully illustrated on page 1. Although the village has continued to grow and evolve since Lange captured this view in 1884, some of the most distinctive buildings shown here still survive today. For example, the tallest structure visible above is the Old Whalers’ Church (dedicated 1844); its 185-foot-high steeple was destroyed by a hurricane in 1938 but the spectacular Egyptian Revival-style church remains. To the left of the Old Whalers’ Church, the steeples of St. Andrew’s Roman Catholic Church (completed 1872) and Christ Episcopal Church (built 1884) appear alongside one of the smokestacks at Fahys Watchcase Factory (built 1881, adaptively reused for luxury housing in 2014). The square campanile tower of the Old Methodist Church (built 1854, now occupied by The Church arts organization) appears at the far right. Collection of Preservation Long Island, 2.2021.2

Left: Newspaper article published on page three of *The Corrector* on November 8, 1884, advertising Edward Lange’s photographic prints to the general public. Image courtesy of NYSHistoricNewspapers.org

# ENVIRONMENTAL REVIEW PROTECTS LOCAL HISTORIC RESOURCES

In September of 2021, the Village of East Hills reached an agreement with the former owners of John Mackay III's *Happy House* to preserve the property's significant historic resources. Previously, the property faced demolition and redevelopment as a new four-lot subdivision. Thanks to the agreement, the historic house is now protected by preservation covenants and a more sensitive two-lot subdivision was approved instead of the original four-lot proposal.

Some readers may be surprised to learn that this outcome had nothing to do with the village landmark ordinance—in fact, East Hills does not have one. *Happy House* was saved by another law, the New York State Environmental Quality Review Act (SEQRA), and by the village's commitment to conducting a comprehensive environmental review as mandated by SEQRA. The resulting agreement emerged from a rigorous review process, including the preparation of a detailed Environmental Impact Statement (EIS), acknowledgment of the concerns of local community members, and identification of more sensitive alternatives to the four-lot subdivision as initially proposed.

We applaud the exemplary efforts of community members and village officials, especially Mayor Michael Koblenz, the Village Trustees, and the Planning Board. We also thank our colleagues at the Roslyn Landmarks Society who organized the local advocacy efforts and sponsored the property's listing as one of Preservation Long Island's 2021 Endangered Historic Places. We hope the *Happy House* agreement will inspire other municipal governments to improve local preservation outcomes by pursuing more comprehensive processes of review.

The SEQRA process empowers local governments to prevent insensitive redevelopment projects from negatively impacting our environment, including local natural, historic, and cultural resources. For more information about SEQRA and other policies, please visit our Advocacy & Services webpage:

[www.preservationisland.org/services](http://www.preservationisland.org/services)



(Above) John Mackay III's *Happy House* (also known locally as the *Stonehouse*). Daniel Gale Realtors announced the historic property was sold in December 2021 for \$2.595 million. Thanks to an agreement between the Village of East Hills and the former owners, the historic house is now protected from demolition. The agreement emerged from a comprehensive process of environmental review led by the village, providing an excellent model for other municipalities. Image courtesy of [compass.com](http://compass.com)

## **Want to support historic preservation in your community? Please ask your local government officials to consider taking these steps towards enhancing the process of environmental review:**

- Regular training and more resources to support the work of local review boards (e.g., Planning Board, Zoning Board of Appeals, and Architectural Review Board). New York State's Department of State offers free training on SEQRA and Historic Preservation to municipalities: <https://dos.ny.gov/training-assistance>

- Require applicants seeking approval for subdivisions, variances, and other projects to fully consider all viable alternatives that meaningfully avoid or mitigate adverse impacts on local resources.

- Encourage greater public participation in local hearings, especially for environmental review involving intensive redevelopment, like subdivisions or multiple variances. Hearings also provide meaningful opportunities for the residents to participate in processes of review for new infrastructure or commercial facilities like telecommunications towers, energy plants, or waste disposal sites.

- Better educate local residents about SEQRA. Many Long Islanders do not realize that historic and cultural resources are defined as aspects of the environment under SEQRA: "Environment" means the physical conditions that will be affected by a proposed action, including land, air, water, minerals, flora, fauna, noise, resources of agricultural, archeological, historic or aesthetic significance, existing patterns of population concentration, distribution or growth, existing community or neighborhood character, and human health" (see 6 NYCRR Part 617.2 Definitions)

Want to learn more about SEQRA?  
We recommend the following resource:

*The SEQR Handbook* (2020) 4th Edition, published by the New York State Department of Environmental Conservation

Download the pdf here:  
[https://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/seqrhandbook.pdf](https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf)

## PRESERVATION LONG ISLAND'S 2021 INTERNS

We at Preservation Long Island believe practical training is vital for new and emerging professionals in the fields of preservation, public history, and related disciplines. In 2021, we were pleased to sponsor internships for three talented young scholars, giving them an opportunity to work on applied research projects with supervision from Preservation Long Island's professional staff, Lauren Brincat, Curator, and Sarah Kautz, Preservation Director. The diverse research projects of our interns reflect how the story of Long Island's past is preserved in many different materials, from textiles and documents to archaeological artifacts. We are thrilled to share their exciting project with you and wish them all the best in their next endeavors!



(Above) **Kristen Delatour**, Summer 2021 Historical Archaeology Intern, analyzed historic artifacts from Joseph Lloyd Manor's archaeological collections to better understand past consumption habits at the site. She examined artifacts, like beer and wine bottles, to explore the histories of labor, class, and race at the Manor. Ms. Delatour's internship was co-sponsored by the S.J. Levy Fellowship Program of the City College of New York, where she is completing an undergraduate degree.

(Right) **Emily Werner**, 2021 Collections and Curatorial Intern, studied and cataloged textiles from our extensive collection of early 19th-century coverlets. Her internship was co-sponsored by the Fashion Institute of Technology, where she graduated with a Master of Arts in Fashion and Textile Studies. Ms. Werner recently joined the Huntington Historical Society as their Collections Manager.



(Above) **Lily Brown**, 2021 Intern, pictured on the front porch at Joseph Lloyd Manor House. After graduating from Friends Academy with an interest in history, Ms. Brown's high school advisor suggested an internship with Preservation Long Island to explore what a history-related career might be like. While learning about the organization's mission-based work, Ms. Brown enhanced our digital presence by creating new Wikipedia pages for Joseph Lloyd Manor and the Sag Harbor Custom House, two of Preservation Long Island's house museums. She is currently pursuing an undergraduate degree at Dartmouth College.



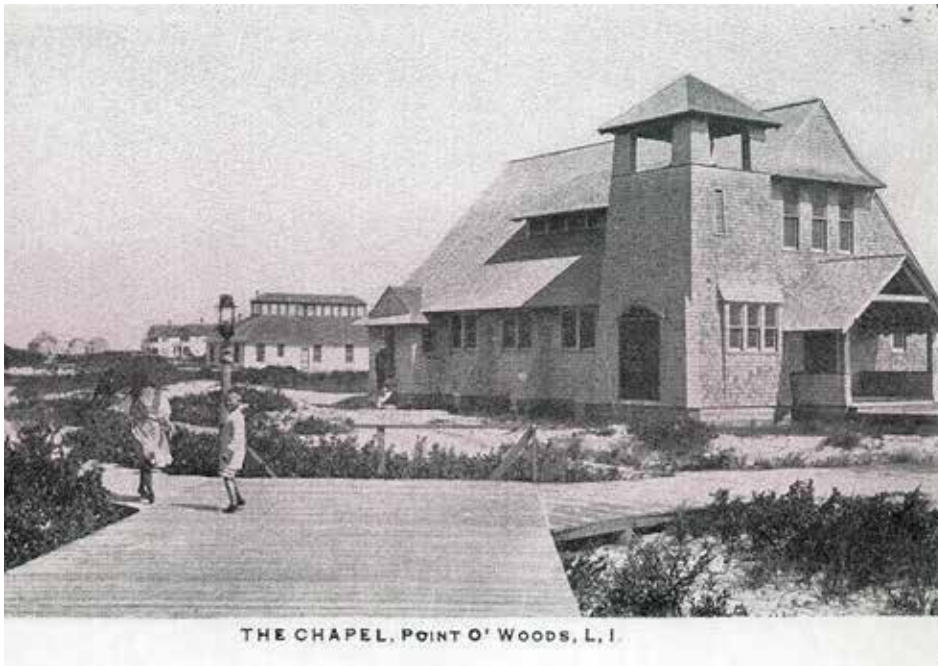
# LONG ISLAND'S 2021 NATIONAL REGISTER NOMINATIONS

The New York State Board for Historic Preservation recommended one historic district and three new sites in Nassau and Suffolk Counties for the National Register of Historic Places (NRHP) in 2021.

Listing on the NRHP plays a key role in preservation planning and cultural resource management. In addition to honorific recognition, listed sites are eligible for certain federal tax credit programs and

grants for historic preservation. Owners of NRHP-listed properties may also be eligible for a 20% investment tax credit for the rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. Please visit Preservation Long Island's website for more information about the NRHP.

*Congratulations to this year's National Register nomination sponsors, supporters, and property owners!*



## FIRE ISLAND

**Point O'Woods Historic District, Town of Brookhaven** (shown top left, detail of an early 20th-century postcard featuring the chapel at Point O'Woods, a Shingle-style church built in 1905; shown bottom left, the chapel at Point O'Woods pictured in 2021, image courtesy of NYS Historic Preservation Office)

Point O'Woods is a private summer community on Fire Island encompassing about 169 residences on 150 acres. The community was first established in 1894 as a faith-based summer retreat for the Long Island Chautauqua Assembly Association with support from local Methodist ministers. In 1898, the Point O'Woods Association purchased the property to create the gated residential resort that continues to flourish today.

The district features a variety of large, Shingle-style bungalows and beach cottages, as well as several civic buildings including a post office, firehouse, general store, casino, and church.

In recognition of the high-quality research and content included in this NRHP nomination, the Point O'Woods Historic District received an Excellence in Historic Documentation award from the NYS Historic Preservation Office in 2021. If you are currently preparing a new nomination for a historic district, or are thinking about doing so soon, please consider the Point O'Woods Historic District NRHP nomination an excellent model for your project.



## SPRINGS

**Elaine de Kooning House & Studio, Town of East Hampton** (shown below left, image of studio exterior by Katherine McMahon; shown below right, Elaine de Kooning inside her studio in 1982, image courtesy of The Sag Harbor Express)



Elaine de Kooning (1918–1989) was a pioneering female artist who played a major role in the development of Abstract Expressionism in the 1940s and 1950s, along with her husband, Willem de Kooning (1904–1997), and other influential 20th-century artists who had home-studios on Long Island. She lived and painted at this distinctive property in the Springs community of East Hampton for fourteen years from 1975 until her death in 1989—the longest period she ever spent at one studio.

## NORTHPORT

**St. Paul's Methodist Episcopal Church, Village of Northport** (shown right, images courtesy of NYS Historic Preservation Office)

Completed in 1873, the church features a striking Classical Revival design with Romanesque and Italianate elements. Still in use today, it reflects the deeply rooted presence and influence of Methodism across Long Island.



## WANTAGH

**John Jackson II House, Town of Hempstead** (shown left, image courtesy of NYS Historic Preservation Office)

Over 300 years old, this house features a ca. 1710 structure, a large Greek Revival addition, and late 19th- and early 20th-century modifications. John Jackson II (1673–1744) was a Quaker, farmer, and mill owner who employed many residents of The Brush, one of Long Island's earliest free communities of color. In 1835, John II's great-grandson, Thomas, gave a parcel of land to the Brush community to build an African Free School in 1835. The site reflects the ownership and occupancy of several generations of the Jacksons and their support of The Brush community.



PRESERVATION  
LONG ISLAND

**Advocacy**

**Education**

**Stewardship**

161 Main Street  
P.O. Box 148  
Cold Spring Harbor, NY 11724  
[preservationlongisland.org](http://preservationlongisland.org)

NONPROFIT  
U.S. POSTAGE PAID  
HUNTINGTON, NY  
PERMIT NO. 14

# PRESERVATION NOTES

**NEWSLETTER**

Vol. LVI Nos. 1 and 2 Fall 2021

## IN THIS ISSUE:

LOOKING BACK AT EDWARD LANGE'S SAG HARBOR WATERFRONT

ENVIRONMENTAL REVIEW PROTECTS LOCAL HISTORIC PLACES

PRESERVATION LONG ISLAND'S 2021 INTERNS

LONG ISLAND'S 2021 NATIONAL REGISTER NOMINATIONS  
- FIRE ISLAND, SPRINGS, NORTHPORT, WANTAGH