

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

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

YOUR NAME: _____ DATE: _____
YOUR ADDRESS: **NYS PARKS & RECREATION**
AGENCY BLDG. #11
EMPIRE STATE PLAZA TELEPHONE: _____
ALBANY, NY 12238
ORGANIZATION (if any): _____

IDENTIFICATION

- 1. BUILDING NAME(S): George McKesson Brown Estate/"Coindre Hall"
- 2. COUNTY: Suffolk TOWN/CITY: Huntington VILLAGE: Lloyd Harbor
- 3. STREET LOCATION: Brown's Road
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: Suffolk County ADDRESS: County Center, Riverhead, NY
- 6. USE: Original: residence Present: school for handicapped
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain _____

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: _____
- 9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints
b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
- 10. CONDITION: a. excellent b. good c. fair d. deteriorated
- 11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): _____

outdoor piazza enclosed c. 1940; rear wings extended c. 1940; one-story auditorium added to rear in 1965

12. PHOTO:

See attached

13. MAP:

See attached

14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn b. carriage house c. garage 2
 d. privy e. shed f. greenhouse
 g. shop h. gardens j, 1c, contributing; 1c, NON-CONTRIBUTING
 i. landscape features: _____
 j. other: boathouse
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: shoreline of Huntington Bay
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
 (Indicate if building or structure is in an historic district)

See attached

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

See attached

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1910

ARCHITECT: Clarence Luce

BUILDER: J.V. Schafer, Contractor

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See attached

21. SOURCES:

See item 9 on nomination form

22. THEME:

Huntington Multiple Resource Area
Suffolk County, New York

George McKesson Brown Estate/"Coindre Hall"

17. The former George McKesson Brown Estate or "Coindre Hall" occupies thirteen acres of land which straddles the boundary between the village of Lloyd Harbor and the town of Huntington. The original 54-acre Brown Estate has been reduced to 13 acres as a result of modern subdivision. Although reduced in size, the estate's main house and nearby dependencies still retain an appropriate historic setting as a result of the undeveloped surrounding local lawns, specimen planting, wooded areas, and an unobstructed view of Huntington Harbor. The estate is surrounded by modern single family houses and a mid twentieth century public school. The nominated property includes the main house, an original and contributing boathouse and garage, and a non-contributing circa 1940's garage. The estate's original gatehouse/servant's quarters/stables located south of the main house has been in separate ownership since the 1970's and is not included in the estate nomination as a result of extensive modern alteration and additions. (3 contributing buildings)
18. The former George McKesson Brown Estate/"Coindre Hall" is a large rambling two and one-half story, stucco-clad structure which is distinguished by a massive red clay tile hipped roof, prominent circular towers with conical roofs, elongated decorative brick chimneys, and steeply pointed masonry gables. The facade has a central projecting pavilion which consists of an entrance with an ogee-architectural transoms flanked by three-story circular towers with conical roofs and a raised brick terrace. A second story porch with elaborate posts and balustrade projects over the entrance and connects the two towers, which display tripartite cross windows and single pane fixed windows. The entry porch, which was screened in the 1970's, is topped by a prominent central gable composed of a steep triangular pediment with an ogee-arched ornamental window. The elaborate side brackets are sculpted with medieval crockets and finials. Heraldic fish gargoyles are positioned as Renaissance scrollwork on either side of the pediment. The multi-bay recessed wings which flank the central projecting pavilion feature exterior elongated decorative brick chimneys, cross windows with ogee-arch trim, and pedimented gable dormers. Originally, open colonnades marked both ends of the wings but these were enclosed by brick and glass in the 1940's. Originally constructed in a U-shape, the residence was built around a small courtyard which opened onto a covered outdoor piazza that overlooked the water. The two wings which project to the rear and the rear elevation itself are marked by a variety of fenestration.
- In the 1940's, when the estate's main house was converted to a school, the outdoor piazza was enclosed by a one-story, flat roofed addition and the two-story wings which originally flanked the courtyard were extended the full length of the courtyard. The new construction on the rear elevation is composed of brick veneer with slightly projecting pilasters and large modern casement windows. In 1965, a one-story flat roofed brick auditorium wing

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George McKesson Brown Estate/"Coindre Hall"

was attached to the side and rear of the main house. The auditorium has a band of large modern sash and is connected to the main building by a two-story brick-enclosed stairwell hyphen.

The interior of the estate originally contained a cloister, dining room, billiard room, butler's pantry, library, kitchen, servants' hall, laundry room, hall, foyer and indoor pool. The major living spaces, which are arranged in an axial progression, retain many of their decorative features including plaster cornices, oak paneling, mahogany doors, and ornate plaster relief. Unique mechanical features include two large brick planters that doubled as coal shutes, a ceiling-mounted tramway in the basement to pick up coal and dispose of ashes, and an intricate underground cooling system which ran cold air up from the icehouse. Other unusual design elements include sophisticated electric panels and specially designed ornamental details of brick, terra-cotta, and hollow tile block construction.

Located directly west of the main residence is the original (1910) estate garage which retains its red clay tile hipped roof, exterior elongated decorative brick chimney, brick sheathing, and top-hung wooden garage door. A non-historic, circa 1940, one-story, three-car garage is located to the southwest of the estate residence. The garage has an overhanging hipped roof with exposed rafter ends, roll up garage doors, and brick sheathing. Positioned at the far southern edge of the estate, overlooking Huntington Harbor, is the one and one-half story, stucco-clad, L-shaped 1910 boathouse with a red clay tile shipped and gabled roof. The boathouse is dominated by a four-story octagonal tower with a conical roof at its central axis. Two elongated decorative brick chimneys dominate the roofline. The varied fenestration originally included single-pane fixed windows, large multi-pane casement windows, and round-arched windows. The boathouse is currently not used and all of the windows are boarded up. A large dock extends from the boathouse into the harbor.

The estate's original icehouse and pumphouse were demolished in the 1970's. The original gatehouse/servants' quarters/stables, which is located to the south of the main dwelling, has not been included within the nomination due to its physical distance from the estate residence, its separate ownership and the extensive modern alterations and enlargements it has received in the last decade.

20. The former George McKesson Brown Estate, known locally as "Coindre Hall," is architecturally significant as one of the most distinguished early twentieth century estates in the town of Huntington. The French Chateausque style estate is representative of those built on Long Island's celebrated "Gold Coast." A phenomenon which began during the end of the nineteenth century and transformed Long Island's north shore, the "Gold Coast" denotes the development of large estates and country homes built on Long Island Sound by wealthy businessmen and industrialists.

Huntington Multiple Resource Area
Suffolk County New York

George McKesson Brown Estate/"Coindre Hall"

Built in 1910 for George McKesson Brown, a prosperous businessman and local civic leader, "Coindre Hall" was designed by the prominent early twentieth century architect Clarence Luce. Designed in the French Chateausque style, the hipped-roof main house has a picturesque silhouette with tall circular towers, elongated decorative chimneys, steeply pointed gables, and Renaissance scrollwork. Although the rear of the building has been altered to serve a variety of purposes, "Coindre Hall" retains its overall architectural integrity and estate-like setting with its large multi-acre landscaped plot, unparalleled view of Huntington Harbor, and unaltered boathouse and garage. The outbuildings are typical of those built as part of "Gold Coast" estates, although their intact survival is relatively rare as many of the estates were increasingly subdivided during the twentieth century. The boathouse and garage reflect "Coindre Hall" stylistically and contribute to its estate setting. "Coindre Hall" is significant as one of the few remaining, relatively unaltered examples of the large, conspicuous architect-designed estates built on the Long Island's and Huntington's north shore, and achieves architectural importance as one of the few examples of the French Chateau inspired style of estate architecture on Long Island.

The period of the "Gay Nineties" witnessed the beginning of the development of Long Island's north shore "Gold Coast." Wealthy magnates and business leaders, who had amassed large fortunes during the industrial revolution, viewed Long Island's northern shore with its beauty, undeveloped land, and close proximity to New York City as the perfect location for their estates. The name "Gold Coast" satirized the development of these mansions and country homes on or near the waterfront. By the beginning of the twentieth century, the "Gold Coast" dominated the north shore of Long Island with a virtually unbroken line of contiguous estates stretching from King's Point in Nassau County to Lloyd's Neck in New York County. The majority of the existing, relatively unaltered estates in the town of Huntington will be added to the multiple resource area nomination at a later date as part of the eastern Cold Spring Harbor Estates Thematic Resources. In addition to the former George McKesson Brown Estate, the former William K. Vanderbilt II Estate known as "Eagle's Nest" (individually component) and the Robert Weeks DeForest Estate known as "Wawapek" (Shore Road H.D.) are presently included within the multiple resource area nomination.

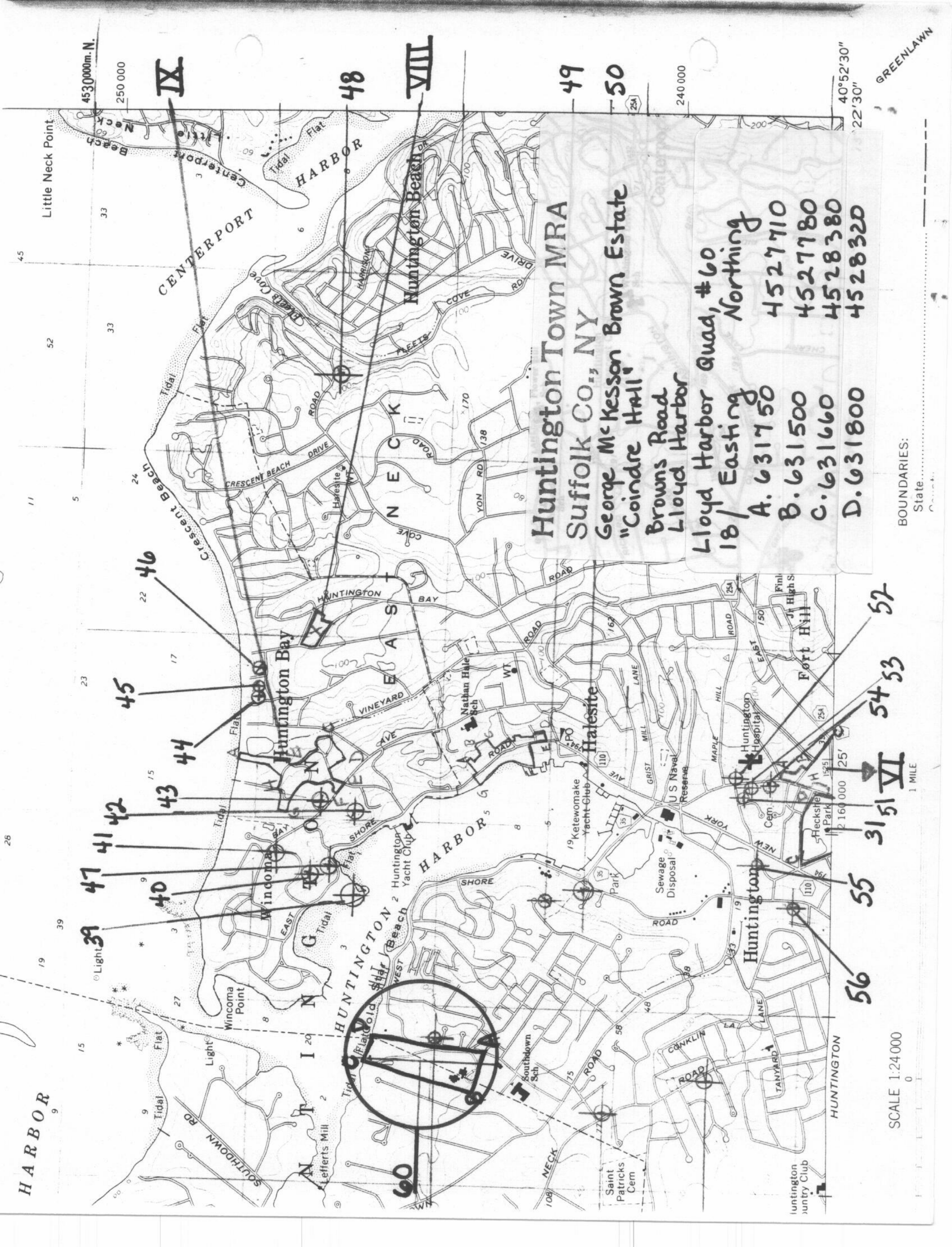
George McKesson Brown was the owner of the McKesson Chemical Company of Connecticut and an active civic leader in the town of Huntington. In 1910, Brown commissioned the well-known architect Clarence Luce (1851-1924) to design a large French Chateausque style estate on a 54-acre parcel facing Huntington Harbor. Luce originally practiced in the Boston area where he designed several county residences in the Shingle style during the 1880's. He also planned several Victorian style residences throughout New England including the Lyman C. Joseph Residence (1882), the Conover Residence (1888) in Middletown, Rhode Island, and the Wesson Residence (1884) in Springfield Massachusetts. In 1885, Luce submitted an entry in the Toronto Court House competition which

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Suffolk County, New York

George McKesson Brown Estate/"Coindre Hall"

exhibited a strong French medieval influence. By 1890, he had moved his office to New York City and in 1891, he was one of the architects responsible for the King Model Houses (St. Nicholas Historic District - listed on National Register 10-29-75). Luce also designed several large exposition buildings including the Massachusetts State Building and the Philadelphia Centennial Exposition in 1876 and the New York State Building and the St. Louis Louisiana Purchase Expo (1904). Luce designed many commercial and office structures in New York City including the "Night and Day" Bank Building (circa 1906) at 44th Street and Fifth Avenue. Popular in the United States in the late nineteenth century, the French Chateausque style is based on a mix of late French Gothic and Renaissance design elements as exemplified in the late sixteenth century Chateaux of the Loire Valley in France. The French Chateausque style was first popularized in the United States by architect Richard Morris Hunt, who designed the William K. Vanderbilt, Sr. Residence (1881) in New York City.

A distinctive example of the style, the hipped roof Coindre Hall has such characteristic French Chateau style details as tall circular towers with conical roofs, elongated decorative brick chimneys, steeply pointed masonry gables, red clay tile roofs, tripartite cross windows, and ogee-arched moldings. Other well-crafted Chateau style attributes include brackets with foliated finials, Renaissance scrollwork, heraldic fish gargoyles, and elaborate wood balustrades. Although early examples of the French Chateau style were often a part of asymmetrical or picturesque designs, Coindre Hall reflects Luce's Beaux-Arts training in its strong symmetrical and axial organization. The detail, ornamentation and form of the Brown residence is apparent in many of Luce's other works and reflects his skill in manipulating the intricate design details of the French Chateau mode. An excellent example of Luce's work, Coindre Hall is significant as a distinctive, relatively unaltered example of the large estates built on the "Gold Coast" and as one of the few examples of the French Chateau style on Long Island.



Huntington Town MRA
 Suffolk Co., NY
 George McKesson Brown Estate
 "Coindre Hall"
 Browns Road
 Lloyd Harbor

Lloyd Harbor Quad, #60
 18 / Easting Northing
 A. 631750
 B. 631500
 C. 631660
 D. 631800

SCALE 1:24000

BOUNDARIES:
 State.....
 County.....

GREENLAWN

40°52'30"
 22'30"

1 MILE

4530000m.N.

250 000

240 000

IV

48

VIII

49

50

HARBOR

CENTERPORT

HARBOR

Huntington Beach

N E C K

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HUNTINGTON TOWN MULTIPLE
RESOURCE AREA
SUFFOLK COUNTY, NEW YORK
PHOTOS: A. O'BRIEN, 1984
NEGATIVES: OPRHP

GEORGE McKESSON
BROWN ESTATE/"COINDRE HALL"
BROWN'S ROAD
LLOYD HARBOR



View from southeast



View from southeast

HUNTINGTON TOWN MULTIPLE
RESOURCE AREA
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BROWN'S ROAD
LLOYD HARBOR



View from southwest



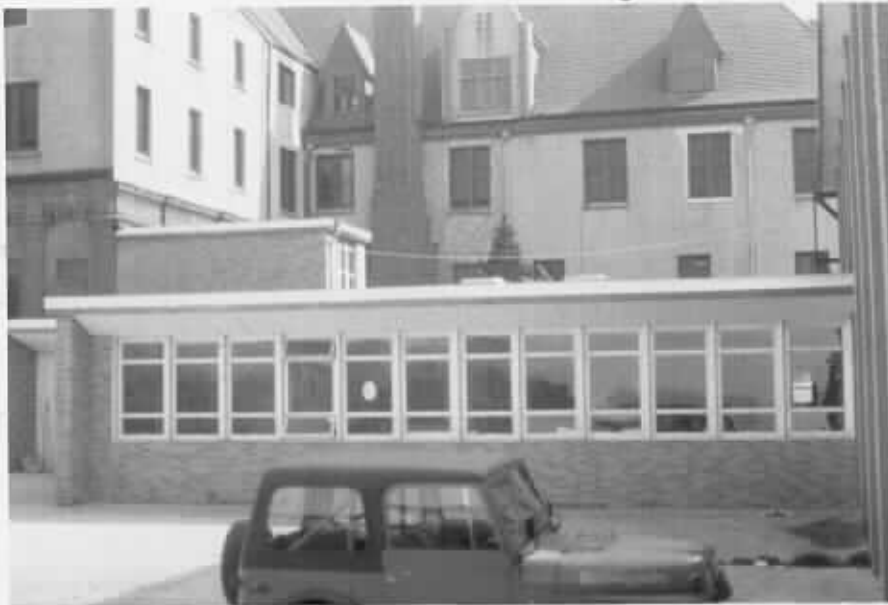
Addition at rear(north)

HUNTINGTON TOWN MULTIPLE
RESOURCE AREA
SUFFOLK COUNTY, NEW YORK
PHOTOS: A.O'BRIEN, 1984
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GEORGE McKESSON
BROWN ESTATE/"COINDRE HALL"
BROWN'S ROAD
LLOYD HARBOR



View of rear(north)
showing additions



View of rear(north)
showing additions

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View of Huntington Harbor
(north) showing Boathouse



Boathouse

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Garage to east