

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

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

1. Name of Property

historic name Benner-Foos-Ceparano Estate

other names/site number _____

2. Location

street & number 99 Van Brunt Manor & 6 Osprey Ln

☐ not for publication

city or town Poquott

☐ vicinity

state New York code NY county Suffolk code 103 zip code 11733

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Ruth A. Pierpont DBHPO
Signature of certifying official/Title

6/29/16
Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain): _____

For Edison H. Beall
Signature of the Keeper

8-22-16
Date of Action

Benner-Foos-Ceparano Estate
Name of Property

Suffolk County, NY
County and State

5. Classification

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

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property (Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | building(s) |
| <input checked="" type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

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

Contributing	Noncontributing	
2	0	buildings
1	0	sites
0	0	structures
0	0	objects
2	0	Total

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / Single Dwelling

DOMESTIC / Secondary Building

LANDSCAPE / Garden

Current Functions

(Enter categories from instructions.)

DOMESTIC / Single Dwelling

LANDSCAPE / Garden

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN / Shingle Style

Materials

(Enter categories from instructions.)

foundation: Brick

walls: Clapboard, Shingle

roof: Asphalt

other:

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Narrative Description

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

Summary Paragraph

The Benner-Foos-Ceparano Mansion and farmhouse are located on two contiguous parcels, 99 Van Brunt Manor Road (mansion) and 6 Osprey Lane (farmhouse), both located within the incorporated village of Poquott, Town of Brookhaven, Suffolk County, New York. Both Van Brunt Manor Road and Osprey Lane run parallel to each other and run north to south. The former estate is situated about three-quarters of a mile north of historic Route 25A, at the northernmost end of Poquott on Van Brunt's Neck. The property abuts Port Jefferson Harbor, which was a major shipbuilding deep water harbor in the 19th and early 20th century. The surrounding neighborhood is primarily composed of mid- to late-20th century residential homes, built on the subdivided land of several former large estates, including this one. The other historic homes in this area have been demolished. The Benner-Foos-Ceparano properties are the largest, oldest, and most elaborately landscaped properties in the village. These properties are in great contrast to other homes in the area and are among the earliest extant homes in the neighborhood.

The designed landscape of this parcel, which is primarily made up of open land and sections of woods, offers magnificent views of Port Jefferson Harbor. The southern and western portions of the parcels are relatively flat and covered by lawn, woods, and remnants of a landscaped garden. Specimen plantings are interspersed within the property and the border. The landscape features an expansive lawn extending from the mansion east, and sloping down 40 feet to almost 200 feet of frontage on Port Jefferson Harbor to the north. Lines of trees and plantings run roughly east-west and angle in slightly toward the house; these both provide a screen and control the view, both from the house and the water. Small clusters of trees and plantings are located directly around the house, and a screen of trees separates the house's lawns from Van Brunt Manor Road.

The mansion sits at the crest of the hill and fronts to the west on Van Brunt Manor Road, and the farmhouse sits atop a smaller hill fronting the east on Osprey Lane. A footpath connecting the two buildings through the row of vegetation is marked by two large larch trees. In order for carriages and other vehicles to be able to navigate the property, a large gravel driveway and apron led to the mansion from the street, and a gravel driveway circling the farmhouse form a large circle for carriages and other utility vehicles to traverse. The farmhouse was originally accessed from a winding gravel driveway from the mansion; it extended around the building in a circular fashion and then continued several hundred feet to the harbor. The farmhouse is currently accessed from Osprey Lane; the circular gravel driveway remains, as does most of the driveway to the harbor. Of the original 15 acres, the current two parcels incorporate 8.3 acres; the rest of the property was subdivided in the late 20th century. This nomination includes the mansion and farmhouse parcels.

Narrative Description

The Benner-Foos-Ceparano mansion and farmhouse, built in 1893 and 1895, respectively, are two-and-a-half story, wood-frame, Shingle style residences that were built on top of full-height brick basements. The mansion fronts onto Van Brunt Manor Road, and the farmhouse, which is located 250 feet south of the mansion on a contiguous parcel, fronts onto Osprey Lane. They sit elevated on a hill 40 feet above Port Jefferson Harbor, which is located on the north shore of Long Island.

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Mansion Exterior

The Benner-Foos-Ceparano Mansion is a two-and-a-half story, bowed, frame residence with a hipped roof; it is three bays deep, six bays wide on its façade (east elevation, interior of the curve) and nine bays wide on the west elevation facing Long Island Sound. The building is sheathed in clapboard on the first floor and dark shingles on the second floor (with two single horizontal lines of saw tooth shingles running along the elevation, one along the top of the windows, one along the midline). It rests on a full brick basement and has two interior brick chimneys.

The building's asymmetrical façade is both minimized through the use of perspective and highlighted by intentionally asymmetrical features. A Colonial Revival porch is inset into the curve of the building, covering the three central bays; it is supported by eight Doric columns and has a wide, plain frieze band under its flat roofline. A balustrade with posts capped by urns marks the edge of the porch roof. A wide, Dutch-type entrance door with a large diamond mullion pattern, sidelights and a transom is covered by the porch; it is approximately centrally located (third bay from the north) on the façade (east elevation). The entrance is flanked by two large leaded casement windows; each has four narrow casements capped by four small transoms. Several of the first floor windows have been replaced during the latter part of the 20th century. On the north, the final bay is lit by a six-over-one window while the two southernmost bays are lit by two sets of casements flanking a plate glass window. At the center of the second floor façade is a grand Palladian window that is flanked by two bulls-eye windows. The final bays on the north and south are lit by a six-over-one window; the second bay from the south is an arched window capped by a dramatic, wide arched shingle pattern. Dentils run under the deep eaves of the roofline. The roof line is punctuated with three front-gabled, shingle-covered dormers, each lit by two four-pane windows; a decorative X-pattern fence detail connects the three dormers.

A two-story, three-sided bay covers nearly the entire north elevation. The east and west sides of the bay symmetrically contain a large three-over-one double-hung wood window on both the first and second floor. The roofline above the bay flattens to form a small, upper story patio; simple balustrades run along the edge of the roofline. A single front-gabled, shingled dormer lit by two four-pane windows projects from the roofline.

The east elevation overlooks Port Jefferson harbor and was designed to take advantage of the dominant breeze coming off the water. A large, steeply pitched gambrel roof projecting through the cornice is the central focus of this elevation and is flanked by two symmetrical wings. A five-bay wide, enclosed porch is located on the first floor at the base of the gambrel roof; it was enclosed and sliding doors and a brick patio were added during the late 20th century. A balustrade with posts capped by urns runs along the roofline. Three six-over-six windows light the second floor of the gambrel roofed section, and a semicircular window is in the half story; a six-over-six window projects slightly from the southern edge of the gambrel. The northern wing has a large six-over-two wood double-hung window on the first floor and a six-over-six wood double-hung window on the second floor in the northernmost bay. The next bay to the south is filled by a two-story bay window lit by six-over-two windows on the first floor and six-over-six windows on the second floor; the roofline extends over the bay and features a railing with urns and a front-gabled dormer. A six-over-six window is located on the second floor between the bay and gambrel. The southern wing features a two-story bay window just south of the gambrel; it is lit by six-over-six and eight-over-eight windows on the first floor and six-over-two windows on the second floor; the roofline extends over the bay and features a railing with urns and a front-gabled dormer. Further south, on the first floor the two bays are currently filled with a picture window and sliding door; these were added during the late 20th century. The second floor is lit by two six-over-two windows.

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On the south elevation, a brick stair and patio with a simple balustrade leads up to the first floor; this patio was added during the twentieth century. On the first floor, a Dutch entrance door is located in the central bay and flanked by two sets of narrow, replacement casement windows. Two symmetrically placed doors are located on the second floor. Each has a small balcony with a simple balustrade with urns capping the posts. A front-gabled shingle-covered dormer with two four-pane windows extends from the roofline.

Mansion Interior

The interior of the mansion retains its historic plan and substantially retains its historic finishes, including historic flooring, woodwork, and mantelpieces. The first floor is divided (from south to north) into a kitchen, pantry, dining room, main parlor, smaller parlor, study, and bathroom. The south wing is divided into a kitchen with c-shaped staircase, a pantry, and a dining room. The kitchen, which was updated during the 20th century, retains its historic trim, doors, and decorative beams on the ceiling. The dining room has a fireplace its north wall, flanked by a six-panel historic door and leaded-glass china cabinet and has doorways on the east and west to the main parlor. The mantelpiece features two turned posts and a tall, paneled overmantel. The west entryway between the main parlor and dining room features a pair of four-paneled pocket doors adjacent to a built in china cabinet which contains leaded glass doors along with two drawers with half-round drawer pulls. The main parlor runs the entire depth of the home and features decorative beams on the ceiling as well as a wide fireplace with double Ionic pilasters on each end. Wainscoting with elongated, vertical panels covers the bottom half of the walls; horizontal panels with an inset pattern are located under the windows. An elaborate staircase with a mahogany newel post and turned balusters runs the depth of the parlor on the left (east). Two original leaded-glass windows with a diamond and wreath design are located along the staircase wall. The north wing is divided into a smaller parlor, study, and bathroom. Immediately adjacent to the main parlor is the smaller parlor, which features a curved ceiling, historic doors and trim and, notably, a pink-tiled fireplace surround (1 ½" by 3" pink hearth tiles) and a Colonial Revival tripartite mantel with swags and pilasters. North of this room is a study, which features a simpler paneled mantelpiece and historic trim, and beyond that a large bathroom.

A hallway runs along the west side of the second floor, which is divided into five bedrooms and two bathrooms. Each of the bedrooms retains historic trim, doors, and mantelpieces; the bathrooms were updated during the mid-twentieth century and retain fixtures and tile from that period. The third floor (attic) was historically used as servants quarters. While the southern half of the attic has been opened into one large space, the northern half retains its original configuration of a hallway along the west and two small bedrooms. Each of the bedrooms retains original doors and trim. A bathroom, which retains early twentieth century fixtures, is located at the center of the floor.

Farmhouse Exterior

The farmhouse is a cross-gabled frame building resting on a raised, brick foundation. The design is Shingle style with the incorporation of Colonial Revival architectural details into the design. The primary mass of the building is a two-and-a-half story, three-bay by six-bay wing covered in a gambrel roof that extends to the top of the first floor. A two-story, three-bay by three-bay gable-roofed ell extends from the building to the south; a garage is built into the raised brick foundation underneath this wing. The first floor is covered in clapboard siding and the second floor is covered in a combination of square and saw tooth pattern wood shingles. Two interior brick chimneys are visible over the roofline.

The east elevation historically served as the primary entrance to the residential portion of the building. The western section of the building originally served as a barn; it was converted to a residence in 1947. The terrain

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of the southeast corner of this L-shaped building slopes down to reveal two large garages that are above grade and surrounded by the brick foundation. The south-facing garage is a single bay, traverses the entire width of the front portion of the building, and was originally utilized as a garage. The east-facing garage is a double bay and was originally used to house animals.

The front gambrel wing on the east elevation overlooks Osprey Lane and Port Jefferson. On the first floor, the wide Dutch entrance door is located in the southernmost bay; the door, which is identical to the front door of the mansion, has a diamond mullion pattern and is flanked by two four-over-two double-hung sidelights. A set of three six-over-two wood double-hung windows lights the northernmost bay. The second floor features two symmetrically placed six-over-six wood double-hung windows. The half story is clapboard on the bottom and shingled on the top, with a Palladian window gracing the center. This window is further embellished with a shingle detail that follows the arc of the window. The first floor of the south wing features a bank of three six-over-two double-hung wooden windows in the center of the façade. A shed-style dormer, which contains a six-light dormer window at the center, flanked by six-over-six wooden windows on either side, projects from the roofline; a pattern of wooden saw tooth shingles are located under the smaller, central window.

The north elevation features a 3-sided bay that contains a large eight-over-two wood double-hung window at its center, which is flanked on both sides by six-over-two wood double-hung windows. To the west of the bay and at the center of the façade are two matching wood doors with eight-paned windows on top and a single panel on bottom. In between the doors is a six-over-two wood double-hung window with a single panel below it. Immediately to the north of the doors is a large eight-over-two wood double-hung window with a single panel below it. On the right end of this elevation is a large eight-over-eight wood double-hung window. The second floor is lit by two flat-roofed shingled dormers which project from the roofline. The eastern dormer has a six-over-six wood double-hung window and the west contains three six-over-six wood double-hung windows. Running horizontally along the midline and top of all these windows are single rows of saw tooth shingles.

The two wings meet to form a six-bay flush section on the west elevation. The first floor is lit by two eight-over-eight windows in the two northernmost bays; an entrance door with a Colonial Revival surround with pilasters and the crown fills the southern bay in the gambrel section. Three sets of paired brackets are located under the overhanging roofline in the gambrel section. A six-over-six and eight-over-eight window light the first floor of the side-gabled wing. The second floor is lit by two six-over-six windows in the gambrel. The half story features clapboard on the bottom and is shingled on the top, with a Palladian window gracing the center. This window is further embellished with a shingle detail that follows the arc of the window.

On the south elevation, the first floor of the wing contains three symmetrically placed 15-light doors in the center that are flanked by eight-over-eight wood double-hung windows on both sides. A 15' by 20' open porch, supported by 4 Doric columns and a simple railing, accentuates the elevation. The entry point from grade level is a wide wooden staircase at the center of the façade. The second floor has double French doors at the center, with an open deck that is graced by a Shingle style railing. The first floor of the gambrel section is lit by two six-over-two windows on the first floor and two shingled dormers with six-over-six windows on the second floor.

Farm House Interior

The farmhouse was originally divided into two sections: a residence in the east wing and a barn in the west/southern wing, which was converted to a residence in the mid-20th century. The east wing substantially retains its historic trim and detail, while the west wing reflects the period of its conversion. The first floor is divided into a parlor and dining room in the east wing and an entry and stair hall, parlor, library, dining room,

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kitchen, bathroom, pantry, and basement stair entryway in the west/southern wing. The east and west/south wings are connected by interior French doors. The rooms on the first floor except the bathroom and kitchens have oak parquet flooring in a herringbone pattern.

The parlor of the east wing features a brick and tile fireplace with a Greek Revival eared mantelpiece and historic trim. A delicate staircase with a curved newel and turned balusters leads to the second floor. An arched doorway leads from the parlor to the dining room. The dining room features historic trim and two symmetrically placed built-in recessed cabinets on the central interior wall of the room. In the west wing, the parlor has a mantelpiece built to match the one in the east wing and a recessed cabinet on each side of the fireplace like that in the original dining room. The remaining rooms retain mid-twentieth century trim and detail. Banks of double-hung wooden windows and French doors that fill the room with light and open onto a covered porch on the south facade. The bathroom retains tile and fixtures from the 1940s. The kitchen was redone during the 20th century with “Shingle style” elements and wooden oak flooring.

The second floor is divided into two bedrooms, a bathroom, and a linen closet in the east wing and four bedrooms, a bathroom, and two linen closets in the west wing; each wing has a separate staircase. Simple doors, trim, and flooring have been retained in the east wing. In the west wing, the bedrooms largely retain mid-century flooring, trim, and doors. The bathroom retains tile and fixtures from the 1940s. A staircase extends up to a full-height attic.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Social History

Architecture

Landscape Architecture

Period of Significance

1893-ca. 1950

Significant Dates

1893, 1895, 1907, 1947

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Lamb & Rich

J. Wilkinson Elliott

Period of Significance (justification)

The period of significance begins with the construction of the Benner mansion in 1893 and extends through the purchase of the property by the Ceparano family and their ca. 1950 modifications to the farmhouse.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Benner-Foos- Ceparano Estate, built 1893-95, is significant under Criterion A for its association with the development of summer estates along the North Shore of Long Island during the late nineteenth and into the twentieth centuries. During this period, successful businessmen and professionals of New York City began looking toward Long Island to establish summer homes and estates as an escape from the heat and bustle of the city. Clusters of these properties with their own busy social scenes developed along the shores on the west end of Long Island. Charles Benner, a New York City lawyer, looked further east to Port Jefferson Harbor, where he was able to buy more land and participate in a quieter social scene focused on yachting and fishing. Ferguson W. Foos, the estate's second owner, was a prominent banker who also used the property as a summer retreat. The estate remained in the Foos family until 1944, when it was purchased by the Ceparano family. The first to use the property as their year-round home, the Ceparano family cared for the estate's buildings and landscape and maintained its original acreage through much of the twentieth century at a time when similar estates across Long Island were under threat.

The estate is additionally significant under Criterion C for its exceptional Shingle style design, particularly of the mansion, and its surrounding designed landscape. Lamb & Rich's design for the mansion and farmhouse blends the Shingle and Colonial Revival styles in a way that balances informality and asymmetry with high-style, formal elements. The firm was known for the variety and vibrancy of their designs, and the Benner Mansion is particularly notable among them for its bowed plan; the façade curves inward while the rear elevation facing Long Island Sound bows outward. This is the firm's only design with this plan. Possibly inspired by a McKim, Mead, and White house with a similar plan on Long Island, Rich's design harmonizes with the landscape and adds novelty to the building. The farmhouse, situated downhill from the mansion, has a simpler design but features elements that complement those of the mansion, such as its combination of clapboard and shingle, use of Palladian windows, and its wide Dutch door. The landscape was designed by J. Wilkinson Elliott, a Pittsburgh landscape architect known for his reliance on hardy, native plantings and informal, natural design aesthetic. Elliott framed the mansion with rows of trees and vegetation that both serve as a screen and draw the eye down the broad lawn which slopes toward the water. He also established the property's meandering roads, ornamental plantings and specimen trees, and the location of its orchard and kitchen garden. This estate is the only Shingle style estate remaining of the four that historically existed on Dyer's Neck (contemporary village of Poquott) and retains excellent historic integrity. This nomination, which includes the mansion, farmhouse, and designed landscape, encompassing the two contemporary parcels that remain most intact to the historic period.

Early History of Poquott

During the 18th century, families from New England, principally Massachusetts and Connecticut, began settling on the north shore of Long Island. In 1655, a group traveled from Boston and, attracted by its natural protected harbors, established a new community in Setauket. Multiple hamlets developed in the region, due in part to its landscape divided into a series of necks and harbors; these communities primarily relied on agricultural, fishing, shipbuilding, and other maritime-related enterprises through the twentieth century.

Jacob Van Brunt, a prominent farmer and ardent patriot, settled on the peninsula located between Setauket and Port Jefferson Harbors during the 18th century. In the 1776 census, the Van Brunts were listed as the sole

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inhabitants of the peninsula; due to the family's long association with the land, it became known as Van Brunt's Neck. The neck was occupied by the British during the Revolutionary War. Van Brunt's wife, Phoebe, was the cousin of Abraham Woodhull, a member of George Washington's Setauket Spy Ring, which is widely credited with exposing Benedict Arnold, enabling the capture of British spy Major John Andre, and turning the tide of the Revolution.¹

The property changed hands several times during the 19th century, including to John T. Strong, a relation of Anna Strong, another reputed member of the spy ring.² The northern portion of Van Brunt's Neck, where the Benner Estate would later be built, was purchased in 1831 by Peter Skidmore and became known as Skidmore's Point. Nineteenth-century maps also refer to the land as Dyer's Neck and show that much of the land was still owned by the Van Brunt and Skidmore families well into the century.³

The Development of Country Estates on Long Island

During the latter half of the 19th century and parallel to the economic explosion of the Industrial Revolution, some of the most lavish and extravagant estates in the world were built. The beauty of Long Island combined with its proximity to New York City and its suitability for yachting and other leisure pursuits made it the perfect locale for the upper class. Between the end of the Civil War and the 1940s, almost one thousand estates were created, primarily along the north and south shores of Long Island. While some of the nation's wealthiest families, including the Vanderbilt, Astor, Tiffany, Frick, and Morgan families, established Long Island estates, most were commissioned by upper-middle class northeastern families seeking a summer retreat from urban industrial life that promised fresh ocean breezes, open space, and an element of grandeur. Depending on a family's means and inclinations, these summer places ranged from rambling Shingle style homes along the water to substantial estates with multiple building complexes.

In the late 1800s, the north shore of Long Island became a favorite place to build these often sumptuous estates. The coastline in the towns of North Hempstead, Oyster Bay, and Huntington was particularly attractive due to its proximity to New York City, and it was soon dotted with grand buildings. While this area, which became known as the 'Gold Coast,' was particularly fashionable, similar properties were not uncommon elsewhere on the north shore. A typical estate included a magnificent manor house as its centerpiece surrounded by landscaped grounds; some of America's most prominent architects and landscape designers were closely tied to the creation of these estates. In addition to a house and landscape, it was not uncommon to have outsized and detailed support buildings, such as barns, farmhouses, and winter cottages.⁴

¹ Woodhull traveled from Setauket to New York City to gather information about the British supply fleet. After traveling back, he wrote letters with the information and gave them to a courier who would pass them on in one of six secluded coves.

² It is pertinent to note that today the United States uses the successful components of the spy ring during training for new spies at Quantico. Brian Kilmeade and Don Yaeger, *George Washington's Secret Six: the Spy Ring that Saved the American Revolution* (New York: Sentinel, 2013).

³ F.W. Beers, "Brookhaven," in *Atlas of Long Island, New York* (New York: Beers, Comstock & Cline, 1873).

⁴ Robert B. MacKay, Anthony K. Baker, and Carol A. Traynor, *Long Island Country Houses and Their Architects, 1860-1940* (New York: W.W. Norton and Company, 1997), 20-21.

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The Benner Family

Charles Benner was born in Astoria, NY, to Robert Benner and Mary Van Antwerp Benner on July 31, 1855. Robert and Mary came from well-established families; Mary's grandfather, Jacobus Van Antwerp, was among the first arrivals from Amsterdam to New Amsterdam. A prominent lawyer with an interest in horticulture, Robert Benner established Rosemont, an estate in Astoria. The Greek Revival house, surrounded by his father's gardens, helped form Charles's early impressions of a grand estate. He attended Phillips Academy, Yale University (B.A., 1876), and Columbia University Law School, where he attained a law degree in 1878.⁵

By the late 19th century, Charles Benner had built his career as a prominent attorney in New York City. He opened his own office in New York City in 1878, and in 1885 he became a partner in the firm of Johnes, Benner, & Wilcox. Charles Benner married Gertrude Whittemore in Astoria on October 28, 1885. They lived in Englewood, New Jersey, and had five children: Paula [b.1887], Edward Whittemore [b. 1887], Helen [b. 1889], Marion [b. 1891], Janet [b. 1898], and Charles VanAntwerp [b. 1892].⁶

After his father's death, Benner and his brother formed the law firm of Benner & Benner in New York. He was one of the original directors of the Queens County Bank as well as their first attorney and counsel, and was connected with many corporate enterprises. He dealt with many real estate holdings, including being a director of the East River Land Company and the Queensboro Street Railroad Company. His brother-in-law was U.S. Senator Winthrop Murray Crane of Massachusetts.

Well-established in his career, Charles Benner began seeking out land for a summer home by the late 1880s. In 1890, he purchased 11 acres of land on Dyer's Neck. Around the same time, his cousin, Henry C. Tinker, a prominent banker, bought a large parcel of land at the point.⁷ While it is unclear how the men discovered the area, the stunning deep water harbor offered by Port Jefferson and Setauket was surely attractive to the two avid yachtsmen. After purchasing four additional acres in 1892, Benner began seeking out designers for the estate buildings and grounds.

Lamb & Rich and the Shingle Style

In 1881 the architect, Charles Alonzo Rich (1855-1943) and Hugo Lamb (1849-1903) formed the firm of Lamb & Rich, an innovative and leading architectural firm based in New York City.⁸ The firm had its offices at 265 Broadway. Lamb's role in the firm is unclear; he was born in Scotland and it is unknown where he received his education. It appears that Charles Alonzo Rich completed the design work for the firm, and that Lamb handled the financial side of the business.⁹ Born in Beverly, Massachusetts, Charles Alonzo Rich graduated from

⁵ Kevin Walsh, "What Happened to Rosemont? – Astoria Village," The Brownstoner
<http://www.brownstoner.com/history/what-happened-to-rosemont-astoria-village/>

⁶ Marion married Henry Lee Ferguson (PhB 1904 Yale) on June 28, 1910; Helen died of diphtheria at age 16 in 1905.

⁷ While Tinker purchased the, perhaps choicer, land at the point, he may have been attracted to the area after Charles's purchase. Benner sold a half-interest in land to Charles in May 1894. The *Brooklyn Daily Eagle* first notes Tinker in the area as a yachtsman in 1894 and mentions his summer home in May 1895.

⁸ National Park Service, "Theodore Roosevelt and His Sagamore Hill Home: Sagamore Hill National Historic Site" (2007), available at <http://www.nps.gov/sahi/learn/management/upload/SAHI-Historic-Resource-Study-2007-Final.pdf>

⁹ MacKay, *Long Island Country Houses*, 242-243.

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Dartmouth College in 1875. He studied architecture in Europe during 1879-1880 and thereafter began to work with Hugh Lamb.¹⁰

Lamb & Rich were the architects for many buildings in the eastern portion of the United States and achieved early recognition as leading architects of country houses. Charles Pratt, Sr., founder of Standard Oil along with John D. Rockefeller Sr., commissioned the firm to design the model Astral Apartments and Pratt Institute. They also designed and later enlarged Pratt's residence in Park Slope, as well as homes in the Pratt compound in Glen Cove. The educational institutions Rich designed included: Barnard College, Harlem Free Library, and Dartmouth College. From 1882 through the 1890s, *The American Architect and Building News* featured many of Lamb & Rich's buildings, including Sagamore Hill and the Benner Estate. Charles Alonzo Rich was noted to be a friend of President Theodore Roosevelt. Mr. and Mrs. Rich visited the Roosevelts in the White House on many occasions.¹¹

Many of Lamb & Rich's buildings are located in historic districts, with many identified as a "notable example" of a specific architectural style.¹² Their comprehensive American Institute of Architects' publication lists almost 30 Lamb & Rich buildings in New York City alone. Nine of Lamb & Rich's buildings are listed on the National Register of Historic Places, including President Theodore Roosevelt's residence at Sagamore Hill in Oyster Bay Cove NY; Claremont Opera House, a pristine example of Renaissance Revival architecture; Main Building of Pratt Institute; Brooks Hall at Barnard College, Manhattan; Milbank, Brinckerhoff, and Fiske Halls, Barnard College, Manhattan; Copshaholm, a Queen Anne mansion built for Joseph Doty Oliver in South Bend, IN; The Berkeley School in New York City; and the Emma Flower Taylor Mansion, a Queen Anne residence located in Watertown, NY.

As was typical among many architects during the period, Lamb & Rich used and blended architectural styles freely based on the interests of their clients and their own creative inclinations. Vincent Scully credited Lamb & Rich as innovative and mature and noted the significant variation in architectural style among their projects, which ranged from Shingle style and Colonial Revival to Jacobean and Tudor Revival.¹³ Lamb & Rich's designs were unreservedly picturesque and bold, with a sense of vitality and excitement woven within the design. The Benner Mansion is particularly notable within the firm's oeuvre as their only design with a bowed plan.¹⁴

Developed by American architects in the late 19th century, the Shingle style's simpler and more rustic aesthetic offered a rejection of and an alternative to the ornament and excess of popular Victorian styles. Architects drew inspiration from the asymmetry and wide porches of the contemporary Queen Anne style and the simplicity, forms, and classical motifs of American Colonial architecture. These buildings were more horizontal and cultivated than their predecessors, giving an impression of calmness and domesticity. The overall effect that defines Shingle style is the use of natural materials, especially shingles, to create a unified appearance.

¹⁰ MacKay, *Long Island Country Houses*, 242-243.

¹¹ National Park Service, "Theodore Roosevelt."

¹² Norval White and Elliot Willensky, *AIA Guide to New York City* (New York: Crown Publishers, 2000).

¹³ Vincent Scully, *The Shingle Style and the Stick Style: Architectural Theory and Design from Richardson to the Origins of Wright* (New Haven: Yale University Press); National Park Service, "Theodore Roosevelt."

¹⁴ MacKay, *Long Island Country Houses*, 247.

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The relative rusticity and informality of the Shingle style made it particularly appealing to wealthy families building seasonal homes as an escape from overcrowded, industrialized northeastern cities. Historians Bret Morgan and Leland Roth describe it as a style that “emerged, called into being by the leisured classes, who desired an architecture that spoke of easy and carefree pastimes, an architecture that was not pretentious and boastful, that connected with an ancestral past but was not held in check by it.”¹⁵ Architect-designed shingle-style buildings quickly sprang up in seasonal communities across the northeast and on Long Island between 1880 and 1900, when the height of the style’s popularity coincided with the dramatic increase in estate building.

Design & Construction of the Benner Estate

Charles Benner’s 15.6-acres on Dyer’s Neck offered a dynamic landscape to inspire the design for the estate. The land, which fronted on both the harbor and Van Brunt Manor Road, featured a hill rising 40 feet above Port Jefferson Harbor. In addition to using his estate for leisure, Benner planned to do some small-scale agriculture on site; to facilitate this, Rich designed a barn, residence for staff, and small outbuildings in addition to the Benner estate’s central mansion. Rich sited the mansion at the top of the hill and situated the farmhouse/barn downhill, 250 feet to the south.

Charles Rich designed the buildings for the Benner estate in the Shingle style with a strong Colonial Revival vocabulary. In the design of the mansion in particular, he used the two motifs to balance tradition and novelty that was simultaneously playful and grand. The Benner Mansion’s unusual bowed form results in a concave façade which faces onto the entry road and a convex rear elevation which effectively serves as an expansive secondary façade visible from the water. Rich may have been inspired by the bowed McKim, Mead & White Shingle style design for the John Cowden home in Far Rockaway. In addition to creating visual interest, the bowed plan also integrates the building with the sloping landscape.¹⁶

A large, central, shingle-covered gambrel roof on the rear elevation and dormers placed along the roofline reference basic Colonial Revival forms and the use of classic porticos supported by Doric columns and Palladian, Bulls-eye, and leaded-glass windows reflect higher style elements. The use of clapboard on the first floor and wood shingles on the second floor emphasizes the building’s sprawling horizontality but also references Colonial precedents; the house’s oversized Dutch doors offer the same nod to tradition tipped toward grandeur. On the façade, Rich plays with the eye to create symmetry; the central three bays are symmetrical, but the lengths of the wings are not. He celebrates the asymmetry by adding an arched window on the second floor with a wide arched surround of shingles, mimicking a reverse Palladian window. The mansion’s interior dihedral plan allows for a comfortable sprawling home with more intimate spaces. All the fireplaces, which are broad and built of brick, adhere to Rich’s preferences for scale. Some fireplaces feature tiled hearths and beautiful mantels.

This massive, two and one-half story mansion was constructed of brick, pine, oak and cedar, at least some of which was hand-cut on site. J.W. Brown was contracted to transport the lumber to the property, and Loper Brothers built the building.¹⁷ They also built a small number of service buildings designed by Rich slightly downhill from the mansion. This included a barn, outbuildings, windmill, and coachman’s cottage.

¹⁵ Bret Morgan and Leland M. Roth, *Shingle Styles: Innovation and Tradition in American Architecture 1874-1982* (Harry N. Abrams: New York, 1999), 13.

¹⁶ MacKay, *Long Island Country Houses*, 246-247.

¹⁷ *Port Jefferson Echo*, October 1, 1892.

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Unfortunately, these buildings were completely destroyed by fire on November 5, 1894, soon after they were built.¹⁸ Undeterred, Benner hired the Loper Brothers to rebuild a dual-purpose barn and farmhouse the following March.¹⁹ The eastern section of the building was finished as a residence, while the remainder served as a barn and carriage house. Based on the compatibility of the design of the existing farmhouse building with the mansion, it appears likely that they rebuilt the building based on Rich's original design.

Though much more modest than the mansion, the farmhouse/barn echoes its Shingle and Colonial Revival style aesthetic. The primary section of the L-shaped building has a gambrel roof; simple dormers light both this wing and the smaller, gabled wing to the south. Carriage entrances into the raised brick basement for livestock and automobiles are exposed via a gentle slope at the intersection of the eastern and southerly facades. The first floor is covered in clapboard siding, while the gables and dormers are covered in shingles with occasional bands of diamond-shaped shingles; a band of clapboard and a curved shingle pattern highlights the Palladian windows in the gambrel gable ends. A wide Dutch door identical to that of the main the house served as the primary historic entrance to the farmhouse parlor.

Charles Alonzo Rich maintained a long-term friendship with Charles Benner after completing the design for this property. Records and log books from *The Palestine*, Henry C. Tinker's 100-foot seafaring schooner moored in Port Jefferson harbor, indicate that the three men took several summer cruises together.²⁰ Their friendship continued almost 20 years after the completion of the house, as evidenced by a ca.1912 photo of Rich on *The Palestine*.

J. Wilkinson Elliott Landscape Architecture

The landscaping of the Benner Estate, which was designed by the renowned Pittsburgh landscape architect J. Wilkinson Elliott, is also notable. Given Rich's consideration of the landscape in his design, it is possible that the two men worked together to some degree. Elliott's design work was predominantly for private estates, ranging from Ohio and Illinois to New York to Canada, and included the home of James R. Mellon in Pittsburgh and the Frank Lloyd Wright-designed Darwin Martin house in Buffalo, NY. He also produced the plan for the grounds of Mrs. James R. Garfield, widow of the former president, in Mentor, OH. This property is now a National Historic Site maintained by the National Park Service (Chamberlin, 2015).

Mr. Elliott typically used native shrubs, bulbs and plants organized into a natural, picturesque layout. This design philosophy was distinct from the predominant home gardens of the time, which laid out beds in more formal patterns.²¹ He was known for beautifying grounds by utilizing hardy plantings that were within the reach of many and easier for gardeners to maintain. At the time of publication of his book, the *Brooklyn Eagle* noted that Elliott's *A Plea for Hardy Plants* "is admirable in every way, and should make a strong appeal to the possessor of a country home."²² Several properties featuring Elliott-designed landscapes are listed on the

¹⁸ "Lawyer Benner's Barn Destroyed," *New York Times*, November 6, 1894.

¹⁹ *Port Jefferson Echo*, March 30, 1895

²⁰ Port Jefferson Village Archives, Village History Collections, 2015 <http://wws.portjeff.com/village-history/water-scenes/> (accessed on December 13, 2015); Three Village Historical Society, James McNamara Collection, Setauket, NY.

²¹ J. Wilkinson Elliott, *A Plea for Hardy Plants (With Suggestions for Effective Arrangement)* (New York: Doubleday, Page & Company); J. Wilkinson Elliot, *Fall Planting* (Pittsburgh, P.A.: J Wilkinson Elliot, 1900); See Appendix for Wilkinson's landscape plan for the Benner Estate and a list of plantings on the estate.

²² *Brooklyn Eagle*, November 29, 1902, 8. In New Publications – refers to *A Plea for Hardy Plants*.

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National Register of Historic Places, including: Keewaydin, in Tuxedo Park, NY, McKim, Mead & White and Elliott; Eliestoun, part of Pricipa College in Elsay, IL; and several landscapes in the Schenley Farms Historic District in Pittsburgh, PA.

Elliott's original design for the grounds at the Benner estate was intended to complement the mansion and farm house, as well as to enhance the beauty of the Shingle style buildings and the estate as a whole. The landscape was planned to emphasize the topography and to support the beauty of the buildings. Rows of trees and vegetation run parallel to each other on either side of the mansion and on either side of the sweeping lawn that runs from the mansion down the hill to the harbor. These rows enhance the stunning view of Port Jefferson Harbor from the mansion, emphasize the grand presence of that building, and offer a screen dividing the estate's leisure and working landscapes. Elliott used specimen trees such as the blue atlas cedar tree (located in the northwest corner of the property as an anchor to the design) and eastern larch. These specimens grace both sides of the road that still runs from the mansion to the farm house.

The plantings and landscape design featured a 9-foot wide roadway that meandered from the mansion to the farm house, and then continued several hundred feet in a meandering fashion down to the harbor. This roadway, which contained a gravel base, still exists. It is probable that this road was originally used to transport the Benner (and subsequently Foos) families to the deep water harbor via motor car.²³

Fortunately, Elliott's historic landscaping plans at the property were kept with the buildings. The design featured more than 300 specimens, ranging from clustered plantings to a kitchen garden. An early 20th century survey of the estate documented extant plantings, as well as the bird species found on the property. The plantings included weeping willow, ironwood, black conifer, red cedar, prickly ash, apple, lilac, princess tree, dogwood, mount laurel, northern white cedar, Virginia creeper, mulberry, basswood, hawthorn, balsam fir, black spruce, shagbark hickory, mock orange, blue atlas cedar, and roses.

Remnants of the specimen plantings around both the mansion and farmhouse are still evident and the paths are still visible. The original topography of the property is untouched, as are many of the plantings that were incorporated into the original design. Due to lack of maintenance, many elements of the designed landscapes are overgrown, though still extant. Many of Elliott's specimen plantings remain on the estate today. Some of the plantings include *Aesculus Flava* (Sweet Buckeye), which currently remains on the property just north of the farm house; *Cedrus Atlantica* (Blue Atlas Cedar), this particular specimen is 60 feet tall and 40 foot low branch spread, with a trunk circumference of 9 feet (measured 4 feet above the base), and sits in the northwest corner of the mansion property.²⁴ This particular specimen's girth exceeds the largest previously documented one on Long Island, which was measured at 8 feet 7 inches, and catalogued on the J.P. Morgan Estate in Glen Cove NY. *Epigaea Repens* (Trailing Arbutus), no longer found on the property; *Larix Laricina* (Eastern Larch, Tamarack), currently remains on the property just northeast of the farm house, framing the road between the mansion and

²³ Today it is used as a foot path by all homeowners who live on the original estate acreage, including residents of the subsequent subdivision on Osprey Lane. This unique landscape design feature allows the spectacular beauty of the harbor to be enjoyed by those who live on the original property.

²⁴ Adirondack Native Visitor Center, "Adirondack Wildflowers: Trailing Arbutus," available at <http://www.adirondackvic.org/>; J. Wilkinson Elliot, *Fall Planting* (Pittsburgh, P.A.: J Wilkinson Elliot, 1900); Historic photographs, courtesy Jane Corrarino and Michael Schaefer.

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farm house; and the *Liriodendron Chinense* (Chinese Tulip Tree), currently remains on the property in two locations just east of the farm house.²⁵

History and Use of the Estate

Charles and Gertrude Benner used the estate as a summer retreat and frequently spent the entire summer season at the property.²⁶ The *Port Jefferson Echo* reported that they named the estate “The Arbutus,” with the accompanying symbolism of this flower in the late 19th century meaning ‘only thee I love.’²⁷ According to the *Brooklyn Eagle*, the Benners, along with his cousin Henry C. Tinker and family, would spend their entire summers at their adjacent estates.²⁸ From there, they would go on yachting trips to various spots. The Tinkers’ 100-foot yacht, the *Palestine*, listed the Benners (and Charles Alonzo Rich of Lamb & Rich) among its guests and traveled to various locales such as across the Long Island Sound to Connecticut and yachting with the Vanderbilts in Oyster Bay, Long Island. Tinker regularly traveled on the yacht to the Caribbean for the entire winter.²⁹ While yachting appears to have been their primary way of participating in the summer social circuit, the Benners also spent leisurely days at their property with guests. They enjoyed swimming and picnicking at the beach and on their expansive lawn and entertaining at the mansion.

Elliott’s landscape plans show a small orchard and vegetable gardens around the farmhouse, and a windmill for pumping water; of these features, only the windmill foundations remain. While it isn’t clear how extensive the Benner estate farming operation was, or how long it was maintained, it certainly would have required year-round staff to maintain. The farmhouse housed at least one full-time caretaker and potentially seasonal staff who maintained the property and contents. The 1900 census records that a Mr. Johnson, a gardener, lived on Van Brunt Manor Road; it is likely that he served in this role. In addition, the upper floor of the mansion was organized into small rooms to house staff that were either hired locally or who came with the Benners from their home. The 1892 census shows that the Benners employed three live-in servants in Astoria. It has been documented that the property had a chauffeur who would have traveled with the family and several maids, one of whom was reported to have been injured in a car crash just outside the property.³⁰

Mr. Benner spent much of his later years at his home in Englewood, New Jersey, where he was involved in community activities (e.g., governor of the Boys’ Club of Englewood, served on the Bureau of Associated Relief Committee). He suffered a disabling stroke in January, 1916 at the age of 61, and died on June 19, 1918. He is buried in Brookside Cemetery in that town.³¹

The Foos Family

The Benner family maintained the estate until 1907, when it was sold to Ferguson W. Foos, a prominent New York City banker. The career of Ferguson W. Foos, whose primary residence at the time was 57 West 54th

²⁵ J. Wilkinson Elliot, *Fall Planting* (Pittsburgh, P.A.: J Wilkinson Elliot, 1900)

²⁶ *Port Jefferson Echo*, March 30, 1895.

²⁷ *Port Jefferson Echo*, July 6, 1901.

²⁸ *Brooklyn Daily Eagle*, June 24, 1899.

²⁹ Three Village Historical Society, James McNamara Collection, Setauket, NY.

³⁰ *The County Review*, July 13, 1923.

³¹ Bulletin of Yale University, *Obituary Record of Yale Graduates, 1917-1918* (New Haven, CT: Yale University, 1919), 639.

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Street in Manhattan, included cashier of Second National Bank of Springfield, Illinois. His grandfather, General Joseph Foos, served with distinction in the War of 1812, and the Foos family became prominent in the Midwest during the 19th century for their involvement in banking and industry.

William Foos, Ferguson Foos's father, was a member of the Ohio Legislature for 18 years and a prominent citizen of both Ohio and Springfield, Illinois.³² In the late 1850s, William started the Second National Bank of Springfield, Illinois, which was located in the center of town on Main Street. Grateful for his contributions to the community, Springfield gave a prime parcel of land on High Street for Foos's residence. It is conceivable that the Foos's had dealings with Abraham Lincoln, a fellow Republican and prominent lawyer in Springfield. In addition to the banking business, William Foos purchased four thousand acres of wilderness in Champaign County, Illinois, with a dream of developing it. Ferguson W. Foos ran the family's large farm on the land; the town that sprung up nearby was named 'Foosland' and was supported by the family.³³ Foos family members also helped fund and patent the Leffel Turbine Water Wheel. This wheel boosted the efficiency of flour production to almost double that of older water wheels.³⁴

Ferguson's brother, Lamar, managed the New York manufacturing branch of the wheel. Ferguson Foos moved to New York City by the late 1870s to work in the banking industry. Ferguson was active in several political and patriotic causes, including the Republican Party, and was an active member of the Union League Club of New York, which was begun during the Civil War to preserve the Union. In fact, in 1880, Foos was present at an invitation-only Union League Club reception for General Ulysses Grant, described by the New York Times as 'the Savior of the Republic' (1880).

Lamar Foos married Mary King Fellows on June 2, 1880. Fellows was the daughter of Charles H. Fellows, a prominent jewelry importer whose business was located in the then jewelry district of Maiden Lane in New York City. On December 14, 1887, at the age of 45, Ferguson married Lamar's bride's sister, Miss Rosalie Fellows, who was 31 years old. Amongst the wedding attendees were Russell Sage, US Naval Commodore David Butts Harmony (served with distinction in the Civil War), and US Navy Rear Admiral Bancroft Gherardi, commandant of the New York Navy Yard and namesake of the destroyer USS Gherardi.

Ferguson and Rosalie Foos had two children, Clifford in 1892 and Gertrude Fellows Foos in 1894. After purchasing the former Benner Estate in 1907, the whole family spent summers on the property. Unfortunately, at the age of 14, Clifford met an untimely death by drowning while canoeing near the estate. Gertrude married Arthur B. Lawrence of nearby Smithtown, a Conoco oil executive, whose descendants still live in that community. In 1911, Ferguson Foos was told by his doctor that he had several months to live and thus began spending much more time at the estate. He loved the area and was an avid fisherman and boater. He died 16 years later, on April 16, 1927, in his mid-80s.³⁵ The property stayed in the Foos family until after Rosalie's death in 1940.

³² Oil portraits of William his wife Sarah were painted by the renowned American painter, Joseph Eaton, and are catalogued in the Frick Art Reference Library (2016).

³³ William Rockel, *Twentieth Century History of Springfield and Clark County, Ohio* (Chicago, IL: Biographical Publishing Company, 1908); The town still exists today.

³⁴ James Leffel & Company Records, Collection Guide, Wright State College, available at: <http://www.libraries.wright.edu/special/collectionguides/files/ms150.pdf>; United States Patent Office, Commissioner of Patents Annual Report for the Year 1870 (Washington, D.C.: Government Printing Office, 1870), 136.

³⁵ *Port Jefferson Echo*, April 21, 1927.

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Ceparano Family

By the early 1940s, many of Long Island's formerly grand estates were being sold. Younger generations of the families who had built and cared for them were either unable to manage increasing inflation, taxes and maintenance or were uninterested in the traditional model of returning to a grand home year after year. Gradually, the land was carved into smaller parcels for the development of neighborhoods, and in some cases the large, unwieldy houses were demolished.

Joseph and Rose Ceparano purchased the estate in 1944. Both were self-made immigrants from Italy. Rose had a strong business acumen and a passion for this property. She started a tailoring business and strove to build a better life for her family. In 1947, they renovated the barn portion of the barn/farmhouse to make the entire building usable as a residence. They retained the original shape of the building and fenestration and mimicked the trim and detail in the existing house in the former barn. Rose's daughter, Mary T. Sabatelli, raised her family in the mansion and was considered a kind benefactor to the community, including a community hospital and numerous other causes. At a time when similar estates were under threat, the Ceparano family maintained the property at its original size and cared for the buildings and grounds. That the mansion, farmhouse, and surrounding landscape remains largely intact is due to their stewardship. In 2016, the mansion remains in the possession of the Ceparano family.

In the late 20th century, Osprey Lane and five building lots were created from eight acres on the southern half of the estate. In this development, they retained the 9-foot wide road built by the Benners that ran from the mansion to the farm house and then meandered south, following the land's topography, down to the harbor. This currently serves as an easement for the all property owners of the subdivision to use and enjoy the beauty of the deep water harbor. The Ceparanos sold the farm house and one acre to Dr. Jane Corrarino and Michael Schaefer, the current owners, in 2002. Despite the loss of some of the estate's original acreage, the land around its two original buildings remains intact and continues to illustrate the connection between the two buildings and maintains the most significant portions of the estate's designed landscape.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 8.5 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>660413</u> Easting	<u>4535593</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

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

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

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the intact land that is associated with the Benner-Foos-Ceparano Mansion and Farmhouse. The two parcels are contiguous in nature. The remainder of the eastern portion of the original estate was subdivided in the latter part of the 20th Century, and developed into parcels that currently contain seven (7) other private residences, which are not part of this application.

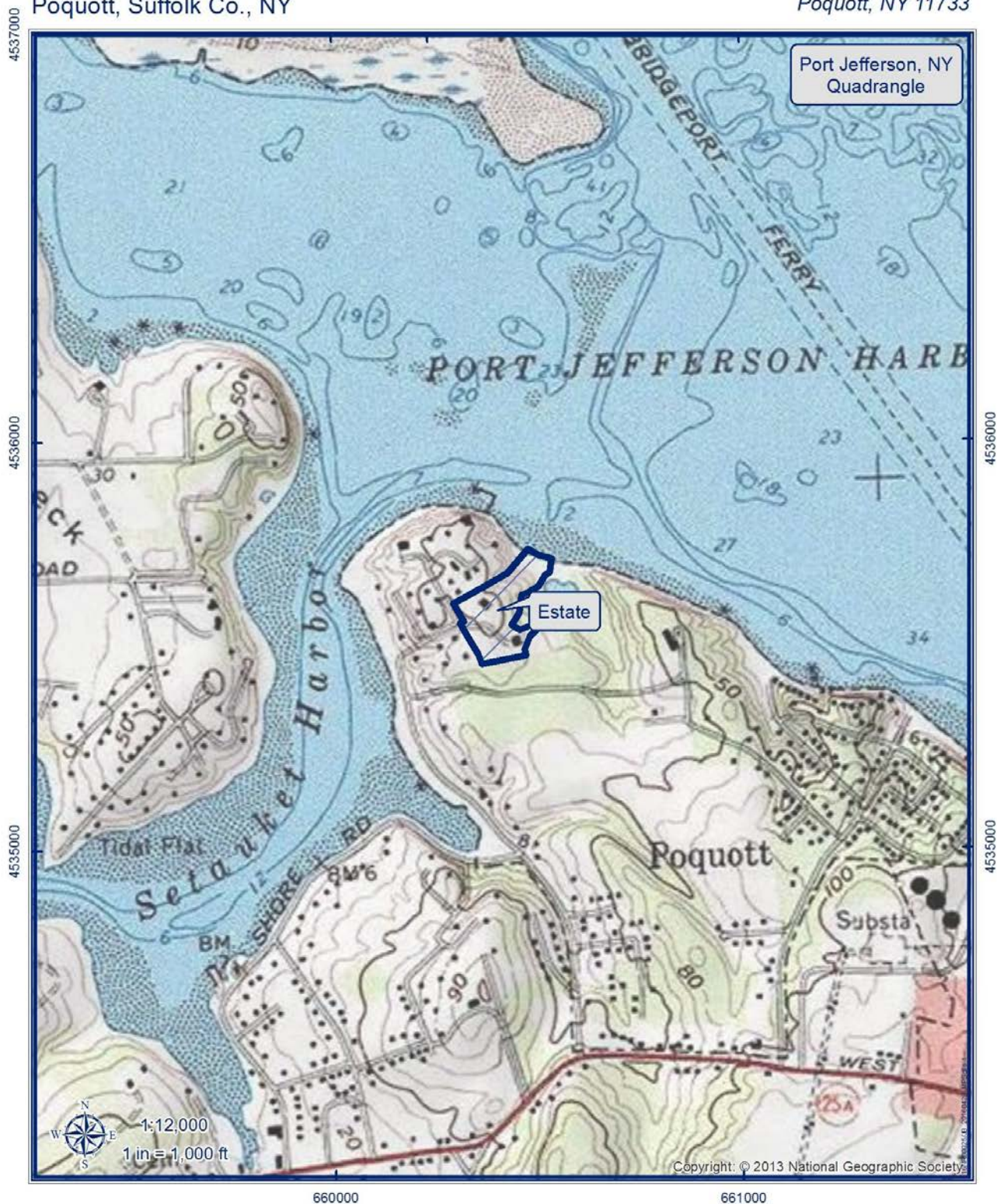
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Benner-Foos-Ceparano Estate
Poquott, Suffolk Co., NY

99 Van Brunt Manor & 6 Osprey Ln.
Poquott, NY 11733



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

0 325 650 1,300 Feet

Estate



Parks, Recreation
and Historic Preservation

Benner-Foos-Ceparano Estate

Name of Property

Suffolk County, NY
County and State

Benner-Foos-Ceparano Estate
Poquott, Suffolk Co., NY

99 Van Brunt Manor & 6 Osprey Ln.
Poquott, NY 11733



Parks, Recreation
and Historic Preservation

Benner-Foos-Ceparano Estate

Name of Property

Suffolk County, NY

County and State

11. Form Prepared By

name/title Dr. Jane Corrarino (edited by Jennifer Betsworth, NY SHPO)

organization _____

date April 2016

street & number 6 Osprey Lane

telephone 631-751-5751

city or town Poquott

state NY

zip code 11733

e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

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

Photographs:

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

Name of Property: Benner-Foos-Ceparano Estate

City or Vicinity: Poquott

County: Suffolk

State: NY

Photographer: Jennifer Betsworth

Date Photographed: January 26, 2016

Description of Photograph(s) and number:

NY_Suffolk Co_Benner Estate_0001

Mansion, façade (west elevation), facing northeast

NY_Suffolk Co_Benner Estate_0002

Mansion, façade detail, facing northeast

NY_Suffolk Co_Benner Estate_0003

Mansion, east elevation, facing northwest

NY_Suffolk Co_Benner Estate_0004

Mansion, south and east elevations, facing north

Benner-Foos-Ceparano Estate

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County and State

NY_Suffolk Co_Benner Estate_0005

Mansion lawn and harbor, facing east

NY_Suffolk Co_Benner Estate_0006

Mansion and landscape from farmhouse, facing northwest

NY_Suffolk Co_Benner Estate_0007

Mansion, first floor interior, entrance door and sidelights, facing southwest

NY_Suffolk Co_Benner Estate_0008

Mansion, first floor interior, staircase, facing north

NY_Suffolk Co_Benner Estate_0009

Mansion, first floor interior, central fireplace, facing south

NY_Suffolk Co_Benner Estate_0010

Mansion, first floor interior, dining room, facing north

NY_Suffolk Co_Benner Estate_0011

Mansion, first floor interior, parlor, facing east

NY_Suffolk Co_Benner Estate_0012

Mansion, second floor interior, landing and stair to attic, facing east

NY_Suffolk Co_Benner Estate_0013

Mansion, second floor interior, bedroom, facing south

NY_Suffolk Co_Benner Estate_0014

Mansion, attic, hallway and servants' bedrooms, facing northwest

NY_Suffolk Co_Benner Estate_0015

Farmhouse, façade (east elevation) and landscape, facing southwest

NY_Suffolk Co_Benner Estate_0016

Farmhouse, north and east elevations, facing south

NY_Suffolk Co_Benner Estate_0017

Farmhouse, south elevation, facing north

NY_Suffolk Co_Benner Estate_0018

Farmhouse, interior (original residence), entrance door, facing east

NY_Suffolk Co_Benner Estate_0019

Farmhouse, interior (original residence), parlor, facing southwest

NY_Suffolk Co_Benner Estate_0020

Farmhouse, interior (original residence), parlor, facing north

NY_Suffolk Co_Benner Estate_0021

Farmhouse, interior (original residence), dining room, facing east

NY_Suffolk Co_Benner Estate_0022

Farmhouse, interior (former barn section), parlor, facing north

Benner-Foos-Ceparano Estate
Name of Property

Suffolk County, NY
County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Multiple Owners
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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

Benner-Foos-Ceparano Estate
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Appendix

Brief Property History Timeline:

- 19th Century – property changed hands several times, including to John T. Strong, a member of the Strong family. Anna Strong is presumed to have been a member of George Washington’s Spy Ring during the American Revolution. All of the property in this area was part of Van Brunt’s Neck, which stretched from the water on the north to the present Route 25A. This northern section was purchased in 1831 by Peter Skidmore, and became known as Skidmore’s Neck or Skidmore’s Point.
- 1838 – Property is known as part of Dyers Neck, and listed on the United States Coast Guard Survey
- 1890 – Part of parcel (~11 acres) passed from John T. Strong to Charles Benner
- 1892 – Part of parcel (~4 acres) passed from Peter M & Frances E. Skidmore to Charles Benner. Mansion and outbuildings were built in 1893. The colloquial name for the area became ‘Tinker’s Point’
- 1905 – Part of parcel (~ 0.3 acres) passed from Henry C. & Louise L. Tinker to Charles Benner
- 1907 – Charles & Gertrude Benner passed parcel to Ferguson W. Foos. Ferguson W. Foos, whose primary residence was 57 West 54th Street in Manhattan, was a prominent New York City banker, who was ‘cashier’ of Second National Bank of Springfield OH. He was a grandson of General Joseph Foos who served with distinction in the War of 1812. The property stayed in the Foos family until 1944
- 1944 – Property passed to Joseph & Rose Ceparano. Property remains in Ceparano family ownership
- 1990 – The property was subdivided between the two Ceparano children, Mary (received main house and 7.24 acres and John (received outbuildings and 9 acres, Osprey Lane was built as the new access for the outbuildings)
- 1992 – John Ceparano’s property was further subdivided, with the original farmhouse/grange/barn being preserved on one parcel (0.9 acre) adjoining the mansion. Address of mansion is now 99 Van Brunt Manor Road, and the address of the original farmhouse/grange/barn is now 6 Osprey Lane.
- 2002 – John Ceparano’s estate passes farmhouse/grange to Michael H. Schaefer and Dr. Jane Corrarino
- 2016 – Mansion and 7.24 acres remain in the Ceparano family.

Benner-Foos-Ceparano Estate

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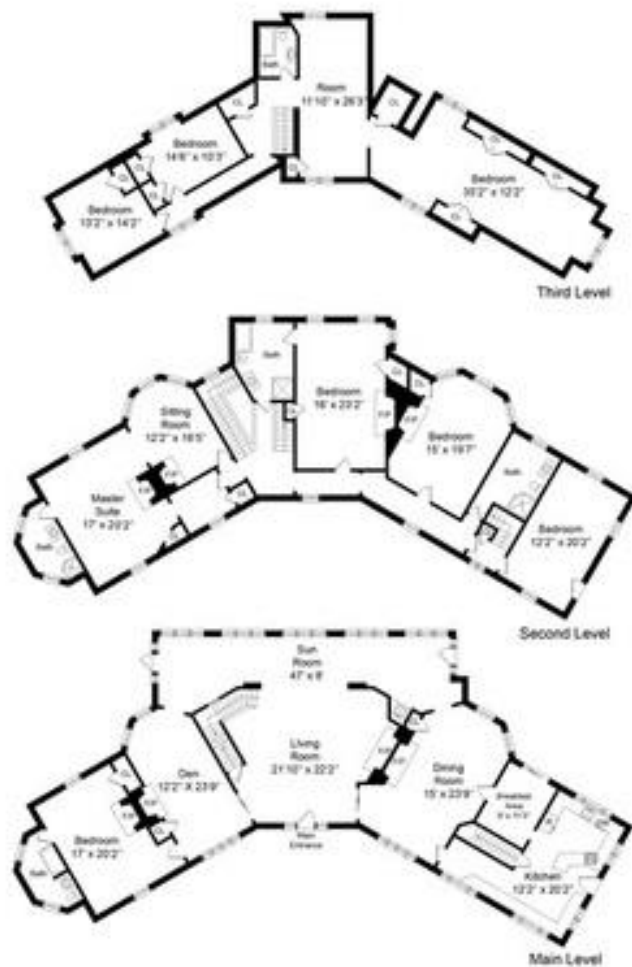
During the early 20th century, an environmental study was completed at the Benner Estate. In addition to identifying the natural and designed plantings on the property, the study documented a number of bird species that were observed at the property. These include:

Baltimore oriole
Black and white warbler
Black capped chickadee
Blue goose
Blue jay
Bob white
Cardinal
Cowbird
Crow
Glaucous gull
Common tern
Golden plover
Great black-backed gull
Great blue heron
Green heron
Hermit thrush
Herring gull
Iceland gull
Junco
Kittwake
Long beaked marsh wren
Myrtle warbler
Night heron
Palm warbler
Pheasant
Raven
Red shafted flicker
Red-bellied woodpecker
Robin
Sabines gull
Snowy egret
Tree swallow
Western tanager

Benner-Foos-Ceparano Estate

Name of Property

Suffolk County, NY
County and State



PREPARED BY EDWARD SOLUTIONS
TEL 201 881-3800 WWW.EDWARDSOLUTIONS.COM

THIS INFORMATION IS FOR ADVERTISING PURPOSE ONLY
THE INFORMATION IS CONSIDERED RELIABLE, BUT NOT GUARANTEED AS ACCURATE OR COMPLETE.
MSLJ

Benner-Foos-Ceparano Mansion Floor Plan

Benner-Foos-Ceparano Estate

Name of Property

Suffolk County, NY
County and State



“Charles Benner, Setauket, N.Y., Lamb & Rich, Architects.”
American Architect and Building News, 1893

Benner-Foos-Ceparano Estate

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Benner Estate, ca. 1900. Courtesy of the Three Villages Historical Society

Benner-Foos-Ceparano Estate

Name of Property

Suffolk County, NY

County and State



Benner Farmhouse / Barn ca. 1900. Courtesy of the Three Villages Historical Society.

Benner-Foos-Ceparano Estate

Name of Property

Suffolk County, NY
County and State



Charles Alonzo Rich (third from left) aboard the Schooner Yacht Palestine with Charles Benner and Henry C. Tinker, ca. 1912

Courtesy of the Three Villages Historical Society













































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Benner--Foos--Ceparano Estate
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Suffolk

DATE RECEIVED: 7/08/16 DATE OF PENDING LIST: 7/26/16
DATE OF 16TH DAY: 8/10/16 DATE OF 45TH DAY: 8/23/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000557

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8-22-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



STEVEN ENGLEBRIGHT
4th Assembly District
Suffolk County

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIRMAN
Committee on Environmental Conservation

COMMITTEES
Education
Energy
Higher Education
Rules

COMMISSIONS
Science and Technology
Water Resource Needs of Long Island

MEMBER
Bi-State L.I. Sound Marine Resource Committee
N.Y.S. Biodiversity Research Institute

June 15, 2016

NYS Board for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189

Dear Members of the NYS Board for Historic Preservation,

I write in strong support of the nomination of the 'Benner-Foos-Ceparano Estate' for listing on the New York State and National Register of Historic Places.

This estate is significant for preservation for numerous reasons. Regionally, the Benner-Foos-Ceparano Estate is one of the few remaining examples of Long Island Country Estates ('Gold Coast' Estates), and is the easternmost existing estate.

The Benner-Foos-Ceparano Estate is architecturally significant having been designed by the renowned firm of Lamb & Rich, which also designed many properties that are listed on the National Register, including President Theodore Roosevelt's home at Sagamore Hill in Oyster Bay Cove.

The estate has had a notable social history as its owners included Charles A. Benner who was a prominent NYC attorney and Ferguson Foos who was the first Cashier of the Second National Bank of Springfield, Illinois from 1859-1880. Being in Springfield during this time period indicates that Mr. Foos most likely knew Abraham Lincoln. The Foos family also held the patent for a water wheel that doubled the efficiency of flour production during the Industrial Age. Additionally, Mr. Foos was present at an invitation-only reception for General Ulysses Grant that heralded him as the 'Savior of the Republic.'

The landscape of the Benner-Foos-Ceparano Estate was designed by the prominent landscape architect, J. Wilkinson Elliot, whose designs are listed on the National Register of Historic Places, including Grover Cleveland's home in Ohio. Many of the plantings still exist on the property today.

I am pleased to lend my support to this worthy nomination and ask for your kind consideration of this request.

Sincerely,

Steve Englebright

COUNTY OF SUFFOLK

KARA HAHN
MAJORITY LEADER
LEGISLATOR, FIFTH DISTRICT
MAJORITY LEADER
COMMITTEE CHAIR
ENVIRONMENT, PLANNING
& AGRICULTURE



COUNTY LEGISLATURE

VICE-CHAIR
PARKS & RECREATION
MEMBER
ECONOMIC DEVELOPMENT
EDUCATION & INFORMATION
TECHNOLOGY
GOVERNMENT OPERATIONS,
PERSONNEL & HOUSING
PUBLIC SAFETY

June 14, 2016

Ms. Ruth L. Pierpont
Deputy Commissioner for Historic Preservation
NYS Office of Parks, Recreation, and Historic Preservation
PO Box 189
Waterford, NY 12188

Dear Ms. Pierpont,

I am writing in support of the application to add the Benner-Foos-Ceparano Estate to the New York State & National Register of Historical Places.

There are multitudes of historical reasons as to why the Benner-Foos-Ceparano estate should receive this important distinction:

- 1) Its architecture & esthetic is one of the few Long Island estates that are consistent with the design standards of the Gold Coast era of Long Island History.
- 2) The architecture was planned by a legendary firm (Lamb & Rich) which is credited with the design of President Theodore Roosevelt's estate at Sagamore Hill in the historic Oyster Bay Cove.
- 3) The building's exterior reflects classical features of the late nineteenth century shingle style of architecture on Long Island, and is one of the most significant surviving works of Lamb & Rich.
- 4) Many of the original plantings designed by pioneering landscaping architect J. Wilkinson Eliot are still on display today.
- 5) The owners of the estate are national, regional, and local historic figures:
 - a. Charles A. Benner: prominent NYC attorney, who served as one of the original directors of the Queens County Bank.

- b. Ferguson Foos: the first cashier of the Second National Bank of Springfield, Illinois. His family held the patent for a newly designed water wheel that doubled the efficiency of flour production during the Industrial Age which was presented to then General Ulysses Grant.
- 6) This home reflects the Poquott and Setauket community's emergence as a prominent place to visit to learn about the history of Long Island during various important historical eras.

As the Suffolk County Legislator whose district includes this estate, it would be a wonderful addition to the many places of historical significance within my district that are already on the New York State and National Register of Historic Places. Selecting the Benner-Foos-Ceparano Estate would complement the area which has received national acclamation for its many places of historic importance.

Sincerely,



Kara Hahn
Fifth District



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

June 20, 2016

Ms. Ruth I. Pierpont
Deputy Commissioner of Historic Preservation
New York State Office of Parks Recreation & Historic Preservation
PO Box 189
Waterford, NY

RE: Benner Foos-Ceparano Estate, Town of Brookhaven, Village of Poquott

Dear Ms. Pierpont:

It is my pleasure to support the application of the above properties to the New York State Register of Historic Places, and hopefully on to the National Register of Historic Places. This 1893 Charles Alonzo Rich designed home has sat elegantly overlooking Port Jefferson Harbor, fortunately appreciated and preserved by several generations. The additional property on Osprey Lane, part of the original estate, is deserving of the nomination also. How fortunate to have both original properties on the nomination.

I urge the committee to recognize this gem of a nomination. It is the only known Rich designed home in the Three Villages, still existent.

Sincerely,

Barbara M. Russell

Rosemarie Sabatelli

26 LITTLE HARBOR RD MOUNT SINAI, NY 11766

rororee@aol.com

TEL 631 3312591

June 20, 2016

Ms. Ruth L. Pierpont

Deputy Commissioner of Historic Preservation

New York State Office of Parks Recreation & Historic Preservation

PO Box 189 Waterford, NY

Dear Ms. Pierpont,

My name is Rosemarie Sabatelli, and I am one of the owners of the home at 99 Van Brunt Manor Rd, Setauket, NY. I am the third generation to have lived in this extraordinary house, since my grandmother, Rose Ceparano purchased the property (encompassing 99 Van Brunt Manor Rd & 6 Osprey Ln.) in the 1940's.

This majestic residence was her dream home and I know that it would have pleased her to have this level of historical protection; so that it could be appreciated and enjoyed by future generations for its unique features and spectacular location.

Thank you for your consideration

Sincerely yours,

Rosemarie Sabatelli

6 Osprey Lane
Poquott, NY 11733

June 16, 2016

Ms. Rose L. Pierpont
Deputy Commissioner for Historic Preservation
New York State Office of Parks, Recreation, and Historic Presentation
PO Box 189
Waterford, NY 12188

Dear Ms. Pierpont,

As one of the owners of the 'Benner-Foos-Ceparano Estate', which is being proposed to be added to the State and National Register of Historic Places. I am writing in support of this application.

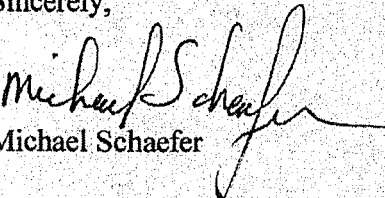
This property is significant to our State and Nation for several reasons. This estate is one of the few remaining estates representative of 'Long Island Country Estates' that were built during the 'Gold Coast Era.' This property is a treasure. It has remained intact over the course of the last 125 years. Most of the shingle style details and features remain.

The buildings on the estate were designed by Lamb & Rich, renowned architects at the turn of the Century. Together, these buildings represent the full scope of life on a country estate, and include the mansion, farm house, and barn areas. The landscape design for the property was done by J. Wilkinson Elliot, a noted landscape architect during the latter half of the 19th Century. Many of the plantings are extant, and include specimen plantings that are stunning. The social significance of the estate includes ownership by both a prominent NYC attorney and a family who held the patent for a turbine water wheel that doubled the efficiency of flour production during the Industrial Age.

It is my hope that this application will be favorably acted upon.

Thank you for your consideration in this matter.

Sincerely,


Michael Schaefer

6 Osprey Lane
Poquott, NY 11733

June 16, 2016

Ms. Rose L. Pierpont
Deputy Commissioner for Historic Preservation
New York State Office of Parks, Recreation, and Historic Presentation
PO Box 189
Waterford, NY 12188

Dear Ms. Pierpont,

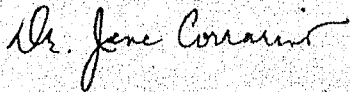
I am writing in support of the application for the 'Benner-Foos-Ceparano Estate' to be added to the State and National Register of Historic Places.

I am one of the owners of this proposed application. During the 15 years I have lived here, I have considered myself to be a fortunate steward of a unique place in our State and Nation. The property has architectural significance, having been designed by the renowned firm of Lamb & Rich. The design is unique in that the main mansion is butterfly-shaped, and contains many features that were favorites of Lamb & Rich. In addition, the property has social significance in terms of our Nation's history. Notably, one of the owners who owned the estate for more than three decades (Foos Family) held a patent for a turbine water wheel that doubled the production of flour during the Industrial Age. In addition, Foos was the first Cashier of the Springfield National Bank (Illinois) beginning in 1959, and most likely knew Abraham Lincoln. The gardens of the property are a treasure. We live amongst specimen plantings including larch trees, one of the largest atlas cedar trees in New York State, etc. They were designed by J. Wilkinson Elliot, a notable landscape architect.

This estate is a gem, and deserves the honor and recognition in order to preserve its beauty.

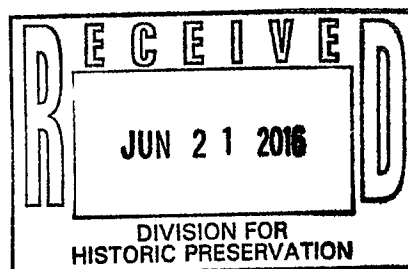
Thank you for your consideration in this matter.

Sincerely,



Dr. Jane Corrarino

NY State Parks, Recreation
And Historic Preservation
Ruth L. Pierpont
Deputy Commissioner for
Historic Preservation
Peebles Island PO Box 189
Waterford, NY 12188-0189
(518)268-2189



Felicia A. Sabatelli-Barden
117 Tuthill St.
Port Jefferson, N.Y. 11777

Re: Benner-Foos-Ceparano Estate
99 Van Brunt Manor Rd. & 6 Osprey Lane
Poquott, NY 11733
Suffolk County

Thank you for your interest in our property.

Currently there are three owners of the 99 Van Brunt Manor Rd, E. Setauket NY 11733 property.

Please note that I/we have no interest in #6 Osprey Lane. There is no connection to these properties except for previous ownership.

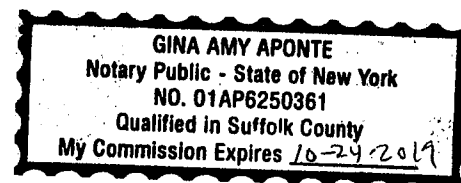
With all due respect, I am not interested and object to this listing for Parks and Recreation and Historic Preservation as a one third owner at this time since we currently have it listed for sale in the real estate market, and also on the advice of my attorney.

Thank you for your time.

Sincerely,

Felicia A. Sabatelli-Barden

Felicia A. Sabatelli-Barden



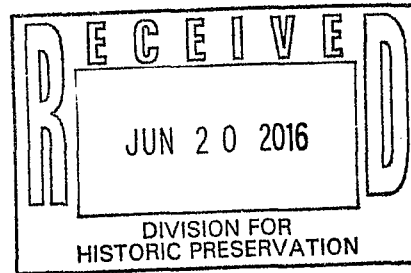
State of New York
County of SUFFOLK

[Signature]
Notary

On this 20th Day of June 2016, Before me came Felicia A Sabatelli-Barden
And presented a New York state Drivers License Number 235191193 & p
Issue Date 10/08/2009 Expiration Date 10/03/2017

06/16/16

To: NY State Parks, Recreation
and Historic Preservation
Ruth L. Pierpont
Deputy Commissioner for
Historic Preservation
Peebles Island PO Box 189
Waterford, NY 12188-0189
(518)268-2189



Re: Benner-Foos-Ceparano Estate
99 Van Brunt Manor Rd. & 6 Osprey Lane
Poquott, NY 11733
Suffolk County

Thank you for your interest in our property. I received a letter dated May 23, 2016 with the option to respond by June 21, 2016. I hope this letter arrives on time as I thought we would be given 90 days to respond.

There are three owners of the 99 Van Brunt Manor Rd, E. Setauket NY 11733 property. Felicia Sabatelli Bardon and myself, Christina M Sabatelli oppose the Historic Preservation designation. We thank you for your interest.

We have no interest in #6 Osprey Lane. There is no connection to these properties except for previous ownership.

I object to this listing for Parks and Recreation and Historic Preservation as a one third owner by the advice of my attorney.

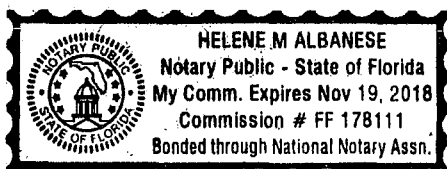
Respectfully,

A large, flowing handwritten signature in cursive script, appearing to read "Christina M. Sabatelli".

Christina M Sabatelli
145 Englewood Heights Rd
Englewood, FL 34223
941-323-3304

State of Florida
County of Sarasota

on June 17, 2016 Christina M. Sabatelli, presented
FL. DL # S134-113-57-847-0 issue date 9/30/2010, Exp. 9/27/2018



A handwritten signature in cursive script, appearing to read "Helene M. Albanese".



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

RECEIVED 2280

JUL - 8 2016

Nat. Register of Historic Places
National Park Service

5 July 2016

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Abernathy:

I am pleased to submit the following nine nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Alton B. Parker Estate, Ulster County
Hepburn Library of Lisbon, St. Lawrence County
Benner-Foos-Ceparano Estate, Suffolk County
Fort Independence Historic District, Bronx County
Old Lowville Cemetery, Lewis County
Haxtun-Tower House, Dutchess County
Orator F. Woodward Cottage, Wyoming County
Webster Grange No. 436, Monroe County
Austin R. Conant House, Monroe County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office