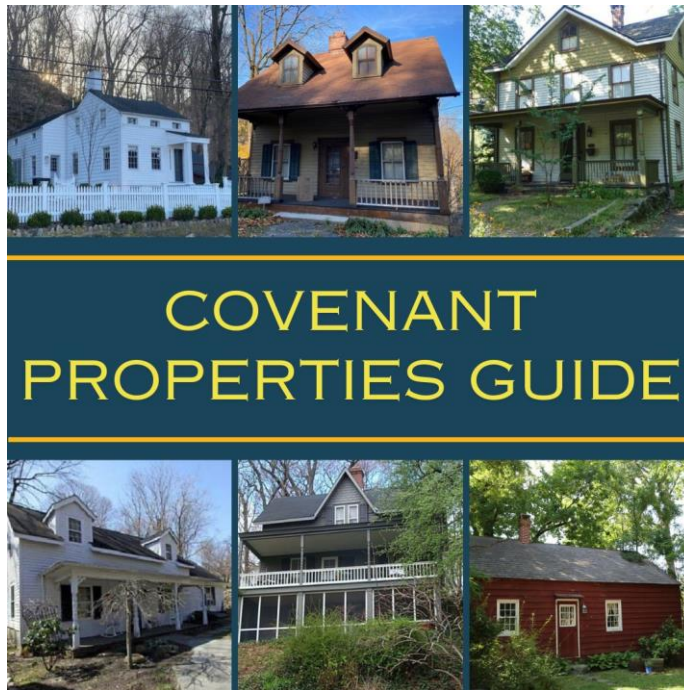


COVENANT PROPERTIES GUIDE

A Guide to Purchasing or Renovating a Historic Property

This guide is for purchasing, renovating, or repairing a historic property which is governed by a covenant held by the Roslyn Landmark Society. It outlines steps to take, resources to consult, and organizations to contact to ensure a successful and compliant project.



Prepared by
Roslyn Landmark Society
3.21.2024

A covenant is a clause of a property's deed whose purpose may be to maintain the property's architectural integrity. Purchasing, repairing, or renovating a property with a covenant requires a few extra steps when compared to traditional home projects. Restrictions are in place to maintain specific standards on exterior changes, materials, interior alterations, color schemes, window styles, and/or landscaping.

Here are a few tips to guide you through construction on a property with a restrictive covenant.

Where to check if a property has restrictions and who to contact?

Historic properties may have restrictions placed upon them by one or all of the organizations listed below. It is your responsibility to check each one and contact the appropriate parties, adhering to all standards and regulations.

1. Properties within the [Roslyn Village Historic District map](#) are subject to Historic District Board review and you must submit a [“HDB Review Application.”](#)
2. 37 covenant properties registered with the [Roslyn Landmark Society](#) are subject to review by the Roslyn Landmark Society. The Roslyn Landmark Society's Covenant Committee was born of the necessity to preserve the Village of Roslyn's historic structures. Beginning in the 1960's Roger and Peggy Gerry bought Roslyn's endangered buildings, restored them, and then sold them with covenant restrictions.
 - a. Requests for review and information can be emailed to info@roslynlandmarks.org.
 - b. Check the list of Roslyn Landmark Society's [37 covenant properties](#). You can also search www.RoslynLandmarks.org/profiles for a specific address.
 - c. Listed under “Roslyn Landmark Society Covenant” will either be “No” or “Yes.” If “Yes,” the word will hyperlink to a .pdf of the property's

covenant. This document will outline the specific rules and limitations governing repairs and renovations.

Example: www.roslynlandmarks.org/profiles/george-allen-tenant-house-36-main-street

George Allen Tenant House

36 Main Street, Roslyn

DATE BUILT 1835	ORIGINAL USE Tenant House	RESTORATION STATUS Completed RESTORATION DATE 1974
ROSLYN LANDMARK SOCIETY COVENANT Yes	VIEW HOUSE TOUR DETAILS 1982 Page 24-32	

3. The property may also be subject to review if it is listed on the [National Register of Historic Places](#). You can search the [NARA's holdings database](#) and then contact the Division for Historic Preservation in New York at (518) 237-8643.
 - a. A list of [Roslyn's National Register Listings](#) can be found here.

Contacts & Resources Links

Roslyn Landmark Society

- Website: www.roslynlandmarks.org
- Email: info@roslynlandmarks.org
- Phone: (516) 625-4363
- Address: 36 Main St, Roslyn, NY, 11576
- [Roslyn Landmark Society Profiles](#)
- [Roslyn Landmark Society's 37 Covenant Properties List](#)

Roslyn Historic District Board (HDB)

The HDB is not officially associated with the Roslyn Landmark Society, but intercommunication exists.

- Website: www.roslynny.gov/historic-district-board
- Phone: (516) 621-1961 Ext. 106
- Fax: (516) 621-2171
- Address: 1200 Old Northern Blvd., Roslyn, NY 11576
- Public Meetings: Third Wednesday of each month
- [Roslyn Village Historic District map](#)
- [HDB Review Application](#)

Roslyn Building Department

- Website: www.roslynny.gov/building-department
- Hours of Operation: Monday - Friday, 9:00 AM to 4:00 PM
- Phone: (516) 621-1961 Ext. 106
- Fax: (516) 621-2171
- Address: 1200 Old Northern Blvd., Roslyn, NY 11576

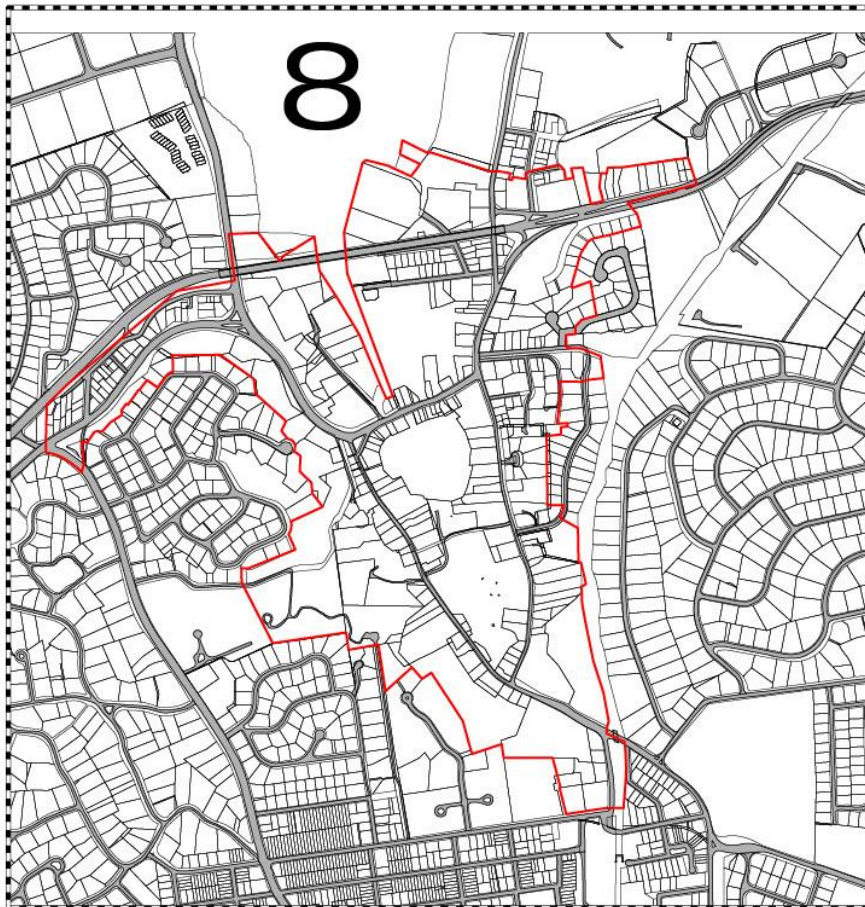
Division for Historic Preservation in New York

- Website: <https://parks.ny.gov/shpo/>
- Phone: (518) 237-8643

- Address: New York State Parks – Division for Historic Preservation, P.O. Box 189, Waterford New York 12188

Appendix

[Roslyn Village Historic District map](#)



Roslyn Village Historic District Properties

Legend

-  Historic Scenic Overlay
-  lots

Jan. 30, 2008



Roslyn Landmark Society's 37 Covenant Properties List

Roslyn Landmark Society Covenant Status 2:42:33 PM 12/28/2023

Ref	Property	#	Address	Village	State	Zip Code	Original/Current Use	Roslyn Historic District	Built Year/Profile Link	Roslyn Landmark Society Covenant Year/Link	National Register of Historic Places	Town of North Hempstead Landmark
1	A. Nostrand House	80	East Broadway	Roslyn	NY	11576	Residence	Yes	1835	1977		
2	Teamster's House	91	East Broadway	Roslyn	NY	11576	Meeting House/Residence	Yes	1860	1980		
3	Valentine-Losee House	117	East Broadway	Roslyn	NY	11576	Residence	Yes	1750	1998		
4	Kirby-Sammis House	244	East Broadway	Roslyn	NY	11576	Residence	Yes	1860	1991		
5	Thomas P. Howard House	30	Glen Avenue	Roslyn	NY	11576	Residence	Yes	1889	1987		
6	John F. Remsen House	58	Glen Avenue	Roslyn	NY	11576	Residence	Yes	1885	1995		
7	Eastman-Hicks-Marion Stable	17	Hicks Street	Roslyn	NY	11576	Barn/Residence	Yes	1870	1985		
8	Bedell House	9	Layton Street	Roslyn	NY	11576	Residence	Yes	1890	2002		
9	George Allen Residence	20	Main Street	Roslyn	NY	11576	Residence/Store	Yes	1830	1986		
10	George Allen Tenant House	36	Main Street	Roslyn	NY	11576	Tenant House/Office	Yes	1835	1986		
11	Henry Western Eastman Dower Cottage	55	Main Street	Roslyn	NY	11576	Cottage/Residence	Yes	1865	1991		
12	Henry Western Eastman Law Office (Original Roslyn Savings Bank)	65	Main Street	Roslyn	NY	11576	Office/Residence	Yes	1850	1994		
13	Henry Clay Thorne House	88	Main Street	Roslyn	NY	11576	Residence	Yes	1845	2008		
14	Obadiah Valentine House	105	Main Street	Roslyn	NY	11576	Residence	Yes	1835	1998		
15	James and William Smith House	106	Main Street	Roslyn	NY	11576	Residence	Yes	1836	1975		
16	Roslyn Academy at Locust Hill	108	Main Street	Roslyn	NY	11576	School/Residence	Yes	1847	1980		
17	Henrickson-Ely-Brower House	110	Main Street	Roslyn	NY	11576	Residence	Yes	1836	1987	Yes	
18	Samuel Dugan House	148	Main Street	Roslyn	NY	11576	Residence	Yes	1855	1986		
19	Williams-Wood-Wilson House	150	Main Street	Roslyn	NY	11576	Residence	Yes	1773	1998		
20	James Sexton House	188	Main Street	Roslyn	NY	11576	Store/Residence	Yes	1849	1975		
21	Warren S. Wilkey House	190	Main Street	Roslyn	NY	11576	Residence	Yes	1864	1980		
22	James Smith-Daniel Hegeman House	198	Main Street	Roslyn	NY	11576	Residence	Yes	1845	1981		
23	Jacob Kirby Tenant House	219	Main Street	Roslyn	NY	11576	Tenant House/Residence	Yes	1790	1999		
26	Capt. Jacob Mott Kirby Storehouse	225	Main Street	Roslyn	NY	11576	Storehouse/Residence	Yes	1840	1991		
24	Captain Jacob M. Kirby Cottage	221 A	Main Street	Roslyn	NY	11576	Cottage/Residence	Yes	1850	1993		
25	Wallace Kirby Office	221 B	Main Street	Roslyn	NY	11576	Office	Yes	1860	1986		
27	Edgar H. Strong Bungalow #1	69	Mott Avenue	Roslyn	NY	11576	Bungalow	Yes	1923	1997		
28	Edgar H. Strong Bungalow #2	71	Mott Avenue	Roslyn	NY	11576	Bungalow	Yes	1923	1995		
29	Henry Western Eastman Tenant Cottage	130	Mott Avenue	Roslyn	NY	11576	Tenant House/Residence	Yes	1860	2013	Yes	
30	East Toll Gate House	20	Northern Boulevard	Greenvale	NY	11576	Toll Gate/Residence	No	1860	1990		Yes
31	William J. Strong House	1100	Boulevard	Roslyn	NY	11576	Residence	Yes	1830 & 1907	1997		
32	Mott-Gallagher House	1125	Boulevard	Roslyn	NY	11576	Residence	Yes	1860	1989		
33	Peter L. Snedeker House	1149	Boulevard	Roslyn	NY	11576	Residence	Yes	1893	1999		
34	Estelia M. Seaman House #1	1155	Boulevard	Roslyn	NY	11576	Residence	Yes	1888	1992		
35	John Warmuth Saloon - Roslyn House	69	Roslyn Road	Roslyn Heights	NY	11575	Saloon/Office	No	1870	1984	Yes	Yes
36	Frederick M. Eastman Carriage House	7	West Shore Road	Flower Hill	NY	11576	Carriage House	No	1875	1985		
37	George Washington Denton House	57	West Shore Road	Flower Hill	NY	11576	Residence	No	1875	1996	Yes	