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

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.



COVENANT PROPERTIES GUIDE



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.

- Properties within the <u>Roslyn Village Historic District map</u> are subject to Historic District Board review and you must submit a <u>"HDB Review Application."</u>
- 2. 37 covenant properties registered with the <u>Roslyn Landmark Society</u> 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 <u>37 covenant properties</u>. You can also search <u>www.RoslynLandmarks.org/profiles</u> 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-mainstreet

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	

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

Contacts & Resources Links

Roslyn Landmark Society

- Website: <u>www.roslynlandmarks.org</u>
- 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: <u>www.roslynny.gov/historic-district-board</u>
- 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

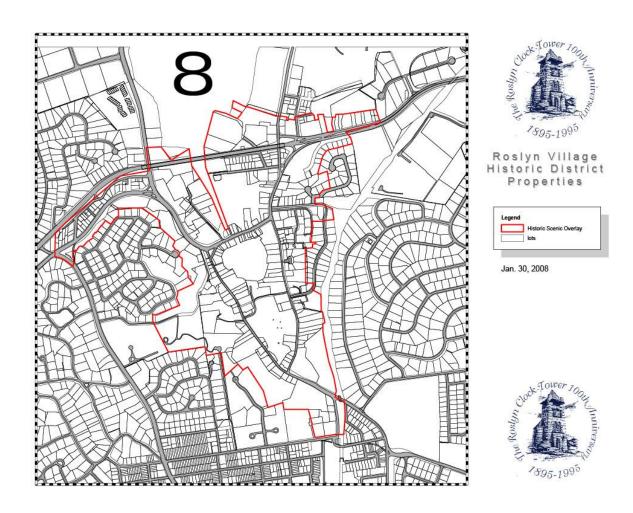
Division for Historic Preservation in New York

- Website: <u>https://parks.ny.gov/shpo/</u>
- 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 Landmark Society's 37 Covenant Properties List

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wér Cottage nry Western Eastman Law fice (Original Rostyn Savings nk)	55	Main Street	Roslyn	NY	11576	Tenant House/Office	Yes	1835	1985		
nry Western Eastman Law Roe (Original Roslyn Savings nk)	55		-22235320								
nk) –	50	Main Street	Rosiyn	NY	11576	Cottage/Residence	Yes	1865	1991		
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adiah Valentine House mes and William Smith	105	Main Street	Roslyn	NY	11576	Residence	Yes	1835	1998		
USE	106	Main Street	Roslyn	NY	11576	Residence	Yes	1836	1975		
sivn Academy at Locust Hill	100	Main Street	Rosivn	ATV.	11576	School/Residence	Yes	1847	1980		
alyn Academy al Locust mil	100	Main Sueer	Nubiyii	INT	113/0	School/Residence	169	1947	1300		
nrickson-Ely-Brower House	110	Main Street	Roslyn	NY	11576	Residence	Yes	1836	1987	Yes	
muel Dugan House	148	Main Street	Roslyn	NY	11576	Residence	Yes	1855	1985	-	
Illams-Wood-Wilson House	150	Main Street	Roslyn	NY	11576	Residence	Yes	1773	1998		
mes Sexton House	188	Main Street	Roslyn	NY	11576	Store/Residence	Yes	1849	1975		
arren S. Wilkey House	190	Main Street	Roslyn	NY	11576	Residence	Yes	1864	1980		
mes Smith-Daniel Hegeman											
use	198	Main Street	Roslyn	NY	11576	Residence	Yes	1845	1981		
cob Kirby Tenant House	219	Main Street	Roslyn	NY	11576	Tenant House/Residence	Yes	1790	1999		
int Jacob Mott Kirby			- 81 - E								
prehouse	225	Main Street	Roslyn	NY	11576	Storehouse/Residence	Yes	1840	<u>1991</u>		
itage	221 A	Main Street	Roslyn	NY	11576	Cottage/Residence	Yes	1850	1993		
allace Kirby Office	221 B	Main Street	Rosim	NY	11576	Office	Yes	1860	1985		
igar H. Strong Bungalow #1			Roslyn			Bungalow	Yes	1923	1997		
gar H. Strong Bungalow #2	71	Mott Avenue	Rosivn	NY	11576	Bungalow	Yes	1923	1995		
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llam J. Strong House	1100	Boulevard	Roslyn	NY	11576	Residence	Yes	1830 & 1907	1997		
ott-Gailagher House	1125		Roslyn	NY	11576	Residence	Yes	1860	<u>1989</u>		
ter L. Snedeker House	1149		Rosiyn	NY	11576	Residence	Yes	1893	1999		
tella M. Seaman House #1	1155		Rosivo	NV	11576	Resdence	Vos	1888	1992		
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Roslyn Landmark Society Covenant Status 2:42:33 PM 12/28/2023