

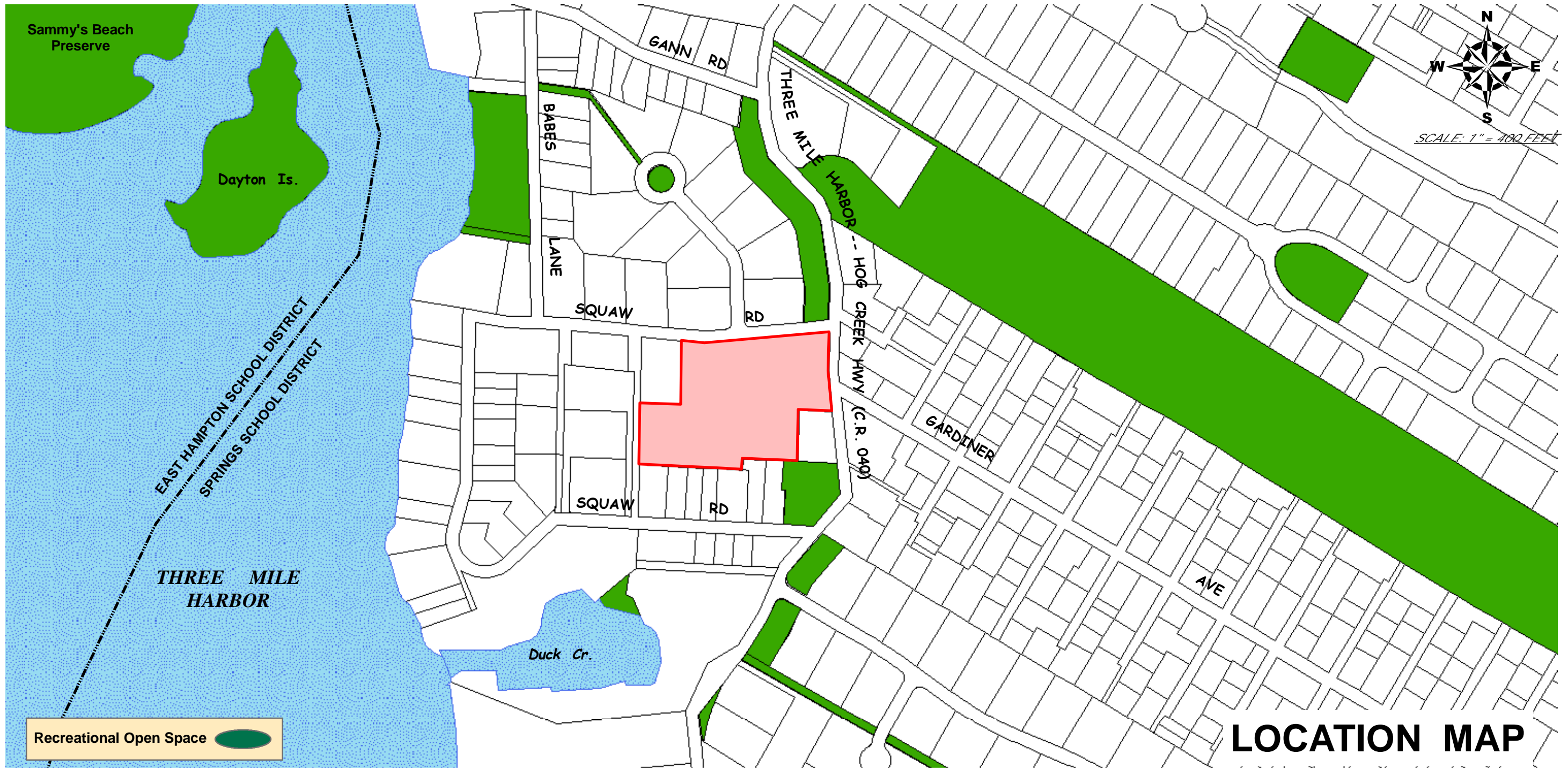
# **LANG-DUCK CREEK FARM EDWARDS FARM**

## **Baseline Documentation**



**Suffolk County Tax Map  
300-59-2-17.1  
367 Three Mile Harbor Hog Creek Highway  
Area 6.69 Acres  
Town of East Hampton  
New York**

**The Community Preservation Fund Law was enacted to help protect and preserve open and undeveloped lands in the Town of East Hampton and the Incorporated villages, including wetlands, woodlands, agricultural lands, shorelands and the other natural resources of the town; for the purposes of protecting historic places and properties within the town; and for the purpose of providing the town's visitors and residents with outdoor recreational opportunities.**



# LOCATION MAP

Suffolk County Real Property Tax Service  
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 Real Property Taxmap parcel linework used with permission of  
 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



Prepared by  
**THE TOWN OF EAST HAMPTON**  
 Suffolk County, New York

**CPF PROPERTY**  
**John Edwards**  
**House**

**TOWN OF EAST HAMPTON**  
**SCTM #300 - 059.000 - 0002 - 017.001**  
**Duck Creek Farm Property**  
**367 Three Mile Harbor - Hog Creek Hwy**  
**Springs School District**



**AMEND ZONING CODE TO DESIGNATE  
DUCK CREEK FARM HISTORIC LANDMARK**

INTRO. #13 OF 2009  
LOCAL LAW # 15 OF 2009

**WHEREAS**, the Town Board of the Town of East Hampton held a public hearing on May 14, 2009 pursuant to the provisions of Chapter 255 (Zoning) Article VII "Architectural and Design Review", Section 255-7-25 "Designation of historic landmarks and historic districts.", Paragraph "A", in order to consider an amendment to Chapter 255 ("Zoning") of the East Hampton Town Code at Article XII ("Use District (Zoning) Maps"), and Article XIII ("Table of Historic Landmarks and Historic Districts") of the Town Code, in order to designate certain land and structures as a historic landmark. said property being known and described as the the "**Duck Creek Farm Historic Landmark**", said premises owned by the Town of East Hampton, and being described on the Suffolk County Tax Map as SCTM parcel # **300-59-2-17.1.** ; and

**WHEREAS**, the Town Board, considering all of the information provided, as well as any and all comments presented at the time of hearing, believes that designation of Duck Creek Farm as a Town historic landmarks is appropriate; and

**WHEREAS**, the designation of this land and buildings as Town historic landmarks is a Type II action under Chapter 128 (Environmental Quality Review) of the Town Code and 6 New York Codes Rules and Regulations (NYCRR) 617.5 (State Environmental Quality Review Act) and no environmental analysis is required with regard to the same; now, therefore, be it

**RESOLVED**, that the Town Board of the Town of East Hampton, owner of the following described premises, hereby enacts Local Law Introductory 13 of 2009 amending Chapter 255 ("Zoning") of the East Hampton Town Code at Article XIII ("Table of Historic Landmarks and Historic Districts"), in order to designate certain land and the structures thereon as the "**Duck Creek Farm Historic Landmark**", said Local Law to read as follows:

BE IT ENACTED by the Town Board of the Town of East Hampton as follows:

SECTION I. - FINDINGS AND OBJECTIVES:

The Town Board has acted to preserve the unique historic and architectural qualities of the Town of East Hampton by adding provisions for historic preservation to the Town Zoning Code. The adoption of this historic preservation law, by Local Law No. 25-1999, as since amended, permits the Board to establish locally-designated historic landmarks.

The Town Board finds that, as detailed in the document dated April 22, 2009 and entitled "Duck Creek Farm Historic Landmark Designation Proposal," Duck Creek Farm has the characteristics specified in § 255-7-25 A of the Town Code. Duck Creek Farm, containing the Edwards House and Gardiner Barn, possesses special character, historic and aesthetic interest and value as part of the cultural, economic and social history of East Hampton and embodies the distinguishing characteristics of building types, periods and methods of construction. Duck Creek Farm therefore qualifies for designation as a historic landmark.

SECTION II. - TOWN CODE AMENDED:

Chapter 255 ("Zoning") of the East Hampton Town Code is hereby amended as follows:

A. Article XII ("Use District (Zoning) Map"). The Use District (Zoning) Map is amended to depict the boundaries of the **Duck Creek Farm Historic Landmark** in accordance with the table of properties set forth in Subsection B below.

B. Article XIII ("Table of Historic Landmarks and Historic Districts"). The Table of Historic Landmarks and Historic Districts is amended to set forth the following property:

PROPERTY NAME: Duck Creek Farm  
STREET LOCATION: 367 Three Mile Harbor Road  
East Hampton, NY  
TAX MAP NUMBER: 300-59-2-17.1  
DESIGNATED AREA: Entire parcel  
OWNER: Town of East Hampton  
159 Pantigo Road  
East Hampton, New York 11937

SECTION III. - SEVERABILITY:

Should any part or provision of this Local Law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole nor any part thereof other than the part so decided to be unconstitutional or invalid.

SECTION IV. - EFFECTIVE DATE:

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by law.

Dated: **June 5, 2009**

BY ORDER OF THE TOWN BOARD  
TOWN OF EAST HAMPTON

FRED L. OVERTON,  
TOWN CLERK

Adopted June 5, 2009

# **(1487) SCHEDULE PUBLIC HEARING - REAL PROPERTY ACQUISITION**

**Property of LANG, Helmut**

**367 Three Mile Harbor Hog Creek Highway/SCTM #300-59-2-17.1**

The following resolution was offered by COUNCILPERSON JOB POTTER, seconded by Councilwoman Mansir, and adopted:

*WHEREAS*, the Town of East Hampton is considering the purchase, for open space preservation historic preservation and rehabilitation purposes, of an approximately **6.69 acre** parcel of land located at **367 Three Mile Harbor Hog Creek Highway**, which land is identified on the Suffolk County Tax Map as **SCTM #300-59-2-17.1**; and

*WHEREAS*, the proposed purchase price is **\$2,500,000.00**, plus survey, title, prorated tax, and recording charges; and

*NOW, THEREFORE, BE IT RESOLVED*, that pursuant to § 247 of the General Municipal Law and § 64-e (8) of the Town Law of the State of New York, the Town Board will hold a public hearing to consider the acquisition of the above-described property, reputedly owned by **HELMUT LANG**, at a cost to the Town of East Hampton not to exceed **\$2,500,000.00** plus reasonable survey, title, prorated tax, and recording charges, for the purposes of open space preservation, historic preservation and rehabilitation, said public hearing to be held at the Town Hall Court Room, East Hampton Town Hall, 159 Pantigo Road, East Hampton, New York, on **Friday, December 3, 2004 at 10:30 a.m.** or as soon thereafter as this matter may be heard; and be it

*FURTHER RESOLVED*, that the Town Clerk is hereby directed to publish a Notice of Public Hearing in the **November 18<sup>th</sup>** edition of the East Hampton Star; and be it

*FURTHER RESOLVED*, that the Town Clerk is hereby directed to forward copies of this resolution to:

Assistant Town Attorney Tiffany S. Scarlato;

Planning Department; and

George F. Biondo, Esq., Biondo & Hammer, P.O. Box 5030, Montauk, New York 11954.

**Property of LANG**

**367 Three Mile Harbor Hog Creek Highway/SCTM #300-59-2-17.1**

The following resolution was offered by COUNCILPERSON JOB POTTER, seconded by Councilwoman Mansir, and adopted:

**WHEREAS**, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on **December 3, 2004** to consider the acquisition of a **6.9 acre** parcel of land located at 367 Three Mile Harbor Hog Creek Lane, which land is identified on the Suffolk County Tax Map as **SCTM #300-59-2-17.1**; and

**WHEREAS**, the proposed purchase price for fee simple acquisition of the subject property is **\$2,500,000.00**, plus survey, title, prorated tax, and recording charges; and

**WHEREAS**, the purpose of said acquisition is for the purposes of open space preservation, historic preservation and rehabilitation; and

**WHEREAS**, the acquisition of the subject property is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, the Town Board finds, pursuant to § 64-e (8) of the New York Town Law, that acquisition of the subject property by purchase is the best alternative, of all reasonable alternatives available to the Town, for protection of the community character of the Town of East Hampton, and that such acquisition would be in the best interests of the Town;

**NOW, THEREFORE, BE IT RESOLVED**, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owner of the subject property, reputedly **HELMUT LANG**, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed **\$2,500,000.00**, plus reasonable survey, title, prorated tax, and recording charges; and be it further

**RESOLVED**, that pursuant to contract the Supervisor is authorized and directed to execute any documents and the Town Budget Officer is directed to pay the purchase price and any and all reasonable survey, title, prorated tax, and recording charges, as may be necessary to effect the transfer of title; and be it further

**RESOLVED**, that pursuant to § 64-e of the New York Town Law, the acquisition of subject property also includes the acquisition of development rights and the right of the Town Board to transfer such rights at a future date; and be it further

**RESOLVED**, the monies to be expended for purchase of the foregoing property shall be drawn from the Town of East Hampton **Community Preservation Fund** Budget Account; and be it further

**RESOLVED**, that copies of this resolution shall be forwarded to:

Assistant Town Attorney Tiffany S. Scarlato;

Planning Department; and

George F. Biondo, Esq., Biondo & Hammer, P.O. Box 5030, Montauk, New York 11954.

**DUCK CREEK FARM  
HISTORIC LANDMARK**

**DESIGNATION PROPOSAL**

April 22, 2009

Town of East Hampton  
159 Pantigo Road  
East Hampton, New York 11937

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PROPERTY NAME: Duck Creek Farm  
STREET LOCATION: 367 Three Mile Harbor Road  
TAX MAP NUMBER: 300-59-2-17.1  
DESIGNATED AREA: Entire parcel  
OWNER: Town of East Hampton  
159 Pantigo Road  
East Hampton, New York 11937

The Duck Creek Farm parcel contains the c. 1795 Edwards House and the c. 1890 Gardiner Barn.

Duck Creek Farm was operated by John Edwards, his sons and his grandsons from 1795 to 1902. The Edwards farmhouse that survives today was probably built by John Edwards in 1795 but may have been built by his son, Joseph Edwards, in 1815. The farm contained 130 acres comprising nearly the entire east shore of Three Mile Harbor. The Edwards farmers raised livestock utilizing the natural resources of fresh water at Duck Creek; salt hay meadows at Duck Creek, Black Marsh, Long Beach and Sammy's Beach; open land along the shore for pasturage; and upland fields for crops. Today the farmhouse remains surrounded by significant open space on a 6.7 acre remnant of the original farm.

Duck Creek Farm is historically significant for its associations with East Hampton's agrarian economy during the nineteenth century. Duck Creek Farm is particularly significant for illustrating two themes of East Hampton's agrarian history: the establishment of large outlying farms by descendents of the proprietors, breaking the pattern of concentrated settlement established by their forefathers; and the importance of salt hay meadows to East Hampton's livestock farmers.



The Edwards House is architecturally significant as an intact example of a two-story “half-house”, one of East Hampton’s principal vernacular house types of the late 18<sup>th</sup> century and early 19<sup>th</sup> century. The intact timber frame represents East Hampton’s long craft tradition of building with heavy timbers connected with interlocking joints. The Edwards House retains many historic exterior features including the nineteenth-century windows, the boxed cornice with Federal period moldings, and the early lean-to summer kitchen addition. The interior also retains many historic features including wainscoting, pine paneling, Federal period moldings around the doors and windows and a corner cupboard.

The artist John Little purchased Duck Creek Farm in 1948. That same year he moved a barn from the farm of David Johnson Gardiner on James Lane, East Hampton, to Duck Creek Farm for use as a studio. The c. 1890 Gardiner Barn is architecturally significant as a late representative of the three-bay “English” barn that persisted as the principal type of barn built in East Hampton from the 17<sup>th</sup> century through the 19<sup>th</sup> century. The sawn pine frame, the overhanging eaves and original sliding barn doors are among the characteristics that are typical of this later period.

Duck Creek Farm, as the home and studio of John Little, is also historically significant for illustrating the colony of East Hampton artists of the 1950s and 1960s who made important contributions to the artistic movement of abstract expressionism. The Gardiner Barn, which was John Little’s studio, is the building at Duck Creek Farm that most vividly recalls this era.

The history and buildings of this property are documented in the *Duck Creek Farm Historic Structure Report* prepared in 2006 by Robert Hefner for the Town of East Hampton.

As documented in this designation proposal, Duck Creek Farm meets the criteria for designation as a historic landmark as set forth in **§ 255 -7-25 Designation of historic landmarks and historic districts** of the East Hampton Town Code. Duck Creek Farm, containing the Edwards House and Gardiner Barn, possesses special character, historic and aesthetic interest and value as part of the cultural, economic and social history of East Hampton and embodies the distinguishing characteristics of building types, periods and methods of construction.