

Map of  
SARATON  
PROPERTY OF  
SADIE CRANE HULLAND  
GREAT RIVER, SUTOLK Co., N.Y.  
DECEMBER 1930

Area Road Included 21.41 Acres

GREAT RIVER  
CONNETQUOT RIVER

Island

2 1/2 Story Brick  
House

GREAT RIVER ROAD (CUTTING'S AVE)

C. B. HOBBS

Emmanuel E. P. Church

SEA SIDE HOME  
OF TRINITY CHURCH OF NEW YORK

Home  
Chicken Houses

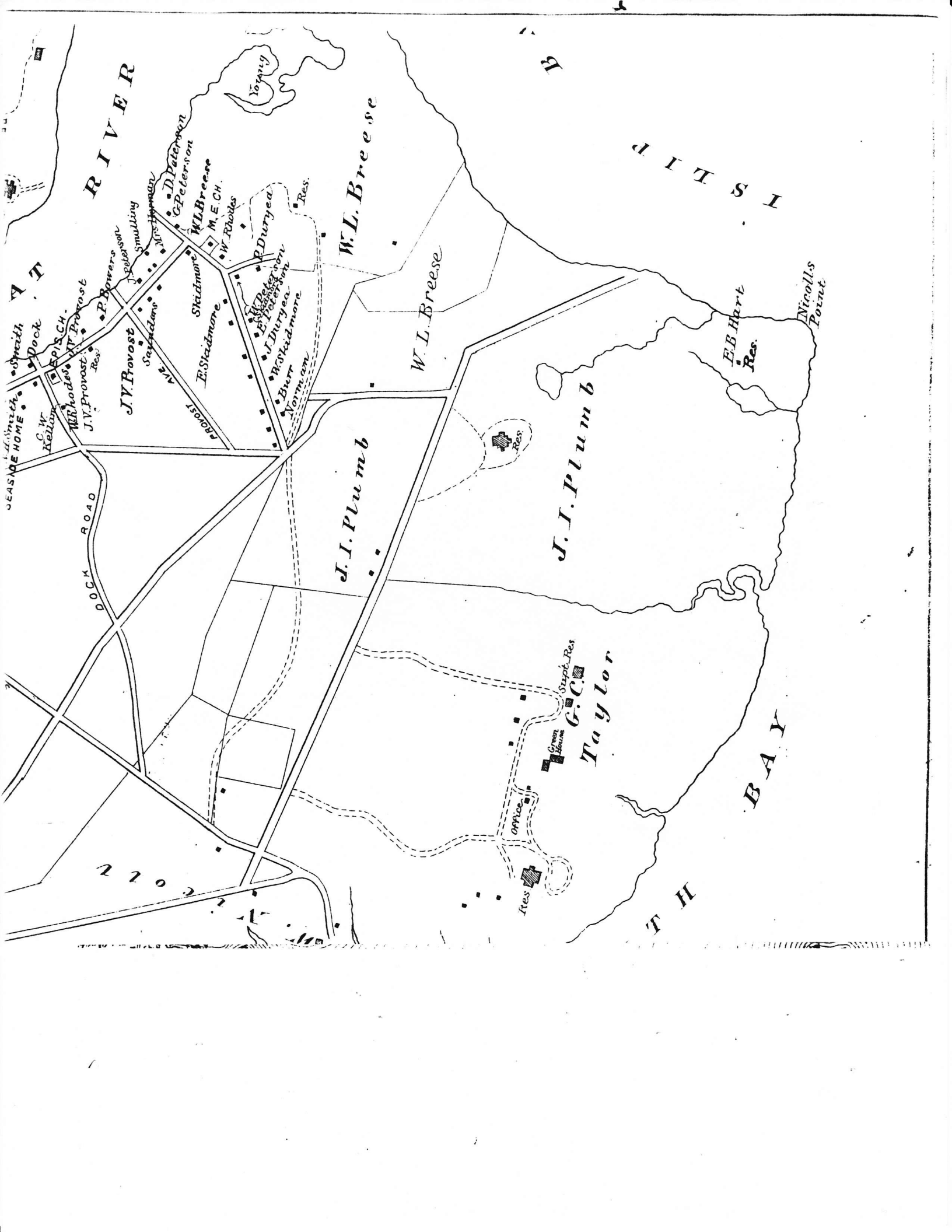
3 Story  
Brick  
Building  
Garage

CONNETQUOT AVE - SOUTH STREET

NOW OR FORMERLY  
ESTATE OF WILLIAM NIKOLL

C. B. HOBBS

COPYED BY  
R. C. GRIFFITHS, A. L. S.  
EAST ISLIP, N. Y.



AT RIVER

DITSI BAY

W. L. Breese

W. L. Breese

J. I. Plumb

J. I. Plumb

G. C. Taylor

T H BAY

SEASIDE HOME  
Smith  
Dock  
C. W. Bellamy  
W. Rhodes  
J. V. Provost  
J. V. Provost  
P. Powers  
Smullin  
D. Peterson  
C. Peterson  
W. L. Breese  
M. E. C. H.  
W. Rhodes  
E. Skidmore  
E. Skidmore  
J. Durieux  
W. Durieux  
W. Durieux  
Burr  
Norman  
Res.

J. V. Provost

E. Skidmore

J. Durieux

E. B. Hart  
Res.

Nicolls  
Fount

Res

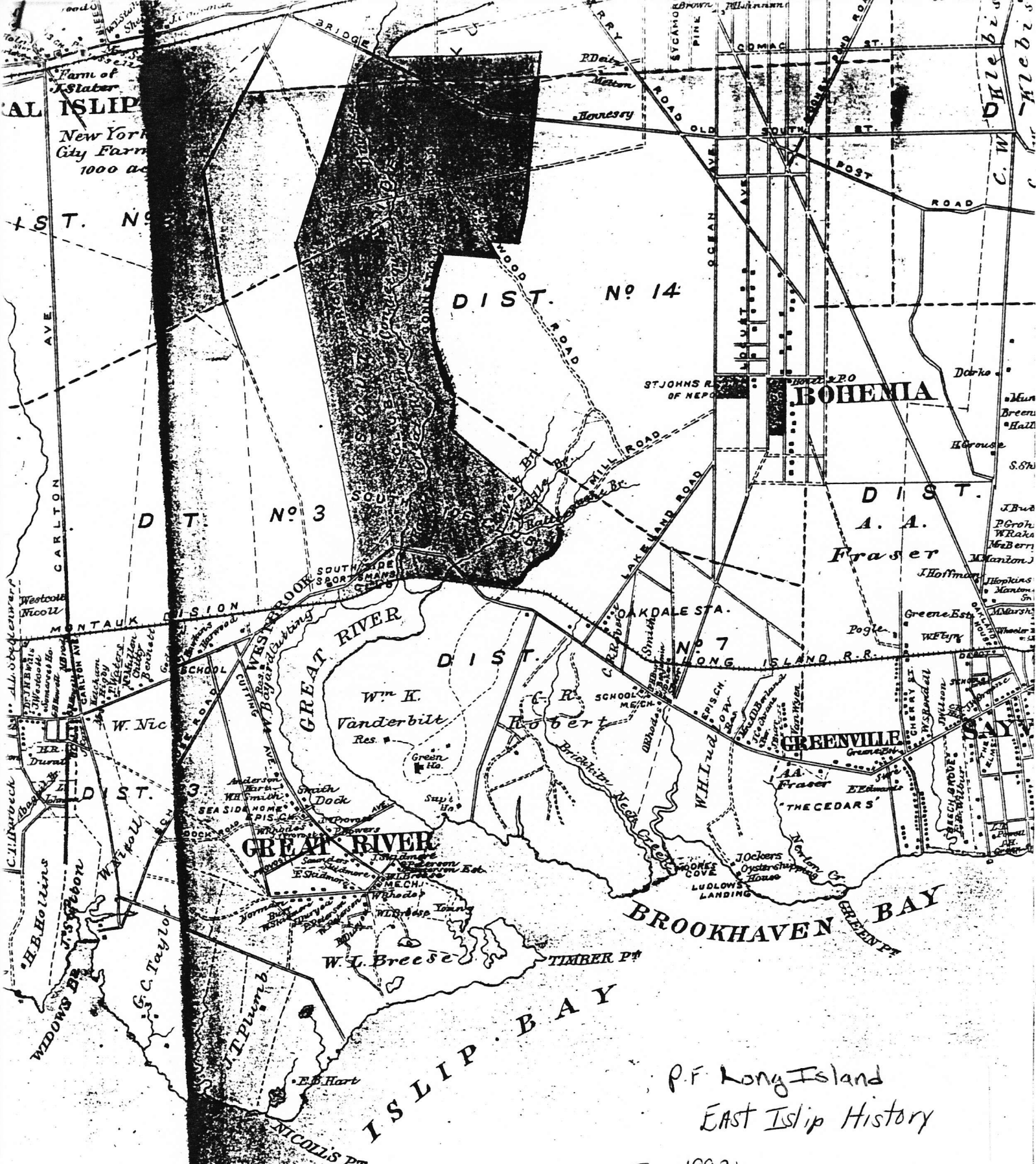
Office

Green  
Building

Sup't. Res

270





P.F. Long Island  
East Islip History

1992

00/00/00  
\* MISCELLANEOUS LABEL \*  
(1) ADULT PAPERBACK  
0626 90 260781 34 2 (IC=2)  
R062690260781342R

EAST ISLIP PUBLIC LIBRARY  
PAMPHLET FILE

B A

INSURANCE SURVEY  
"ESTANCIA"  
property of  
JOSEPH F. DEMPSEY

situate

Great River Road,  
Great River, Suffolk County, N. Y.

THORSEN & RITCHIE  
INCORPORATED

One Park Avenue, New York

January 15, 1942



DESCRIPTION

BLDG. #1 - MAIN DWELLING

CONSTRUCTION:

Height - one and three stories and basement.  
Foundations - brick.  
Walls - brick on first; frame, stuccoed, on second and third.  
Roof - wood shingle on wood rafters.  
Floors - basement, concrete; first, second and third, double 1" wood boards on wood joists; hardwood finish on first; tile in baths.  
Interior Finish - basement, wood lath and plaster ceiling, open walls; first, wood lath and plaster with part oak wainscoting, and archaic plaster in dining room; second and third, wood lath and plaster.  
Floor Openings - one wood stair, basement to first, wood door at first; one wood stair, first to second, wood door at first; one wood stair, first to third, open.  
Lighting - electricity.  
Heating - fireplaces throughout; hot air, coal fired, furnace.  
Chimneys - brick.  
Cooking - coal range.  
Area - ground floor approximately 5,150 sq. ft.

OCCUPANCY:

Basement - Heating Apparatus, Cellar Purposes.  
1st Floor - Living Room, Reception Hall, Dining Room, Den, Pantry (safe), Kitchen, Laundry.  
2nd Floor - Six Bedrooms, Four Baths, Five Halls' Bedrooms and one Bath.  
3rd Floor - Four Bedrooms, Play Room, Bath, Attic Space.

PUBLIC PROTECTION:

Yes.

REMARKS:

Age - About forty years.  
Condition - Good.

BLDG. #2 - FARM COTTAGECONSTRUCTION:

Height - one and two stories and part basement.

Foundations - brick.

Walls - frame, wood shingle.

Roof - wood shingle on wood rafters.

Floors - basement, concrete; first, single 1" wood boards on wood sleepers in concrete, part single 1" wood boards on wood joists; second, part double and part single 1" wood boards.

Interior Finish - basement, open; first, part rock lath and plaster, part wood lath and plaster with tongued and grooved board ceiling; second, part open and part wood lath and plaster.

Floor Openings - two stairs, first to second, open; one wood stair, basement to first, wood door at first.

Lighting - electricity.

Heating - low pressure steam, coal fired, boiler.

Chimneys - brick.

Cooking - gas range.

Area - ground floor approximately 3,550 sq. ft.

OCCUPANCY:

1st Floor - Tower Room, Book Stall, Living Room, Dining-Living Room, Kitchen, Pantry, Two Sun Porches, Two Lavatories, Two-car Garage and Stable.

2nd Floor - Eight Bedrooms, Two Baths, Storage Loft, Tower Room.

PUBLIC PROTECTION:

None.

REMARKS:

Age - Built about 50 years ago; renovated in the Summer of 1941.

Condition - Very good.

BLDG. #3 - BOAT HOUSECONSTRUCTION:

Height - two stories and no basement.

Foundations - brick.

Walls - brick on first, frame, stuccoed on second.

Floors - single 1" wood boards on wood joists.

Roof - wood shingle on wood rafters.

Interior Finish - tongued and grooved boards.

Floor Openings - one wood stair, first to second, open.

Lighting - electricity.

Heating - fireplace.

Chimney - brick.

Area - ground floor approximately 1,200 sq. ft.

OCCUPANCY:

1st Floor - Boat Dock, Two Dressing Rooms, Shower Room.

2nd Floor - Recreation Room.

PUBLIC PROTECTION:

Yes.

REMARKS:

Age - About forty years.

Condition - Good.



BLDG. #4 - BARN & TOOL HOUSECONSTRUCTION:

Height - one and two stories.  
Walls - frame, clapboard finish.  
Roof - wood shingle on wood rafters.  
Floors - first, part concrete and part wood plank;  
second, single 1" wood boards on wood joists.  
Interior Finish - part tongued and grooved boards,  
part open and part plasterboard on first; second,  
open.  
Floor openings - one wood stair, first to second,  
Lighting - electricity.  
Area - ground floor approximately 2,000 sq. ft.

OCCUPANCY:

1st Floor - Horse stalls, garage, tool shed,  
wagon shed.

2nd Floor - Loft.

PUBLIC PROTECTION:

None.

REMARKS:

Age - About 40 years.

Condition - Fair to good.

BLDG. #5 - CHICKEN HOUSE NO. 1

Height - one story. Foundations - wood post.  
Walls - frame, clapboard finish. Roof - wood  
 shingle on wood rafters. Floors - single 1"  
 wood boards on wood joists. Interior Finish -  
 open. Area - ground floor area approximately  
 500.

Occupancy - Old chicken house.

Public Protection - None

Age - About 40 years.

Condition - Fair to good.

BLDG. #6 - CHICKEN HOUSE NO. 2

Height - one story. Foundations - cement block  
 piers. Walls - frame, vertical siding. Roof -  
 composition on wood boards on wood rafters.  
Floors - single 1" wood boards on wood joists.  
Interior Finish - open. Area - ground floor  
 approximately 90 sq. ft.

Occupancy - Chicken coop.

Public Protection - No.

Age - About 1 year.

Condition - Good.

BLDG. #7 - OLD PUMP HOUSE

Height - one story. Foundations - wood posts.  
Walls - frame, vertical siding. Roof - wood  
 shingle on wood rafters. Floors - single 1" wood  
 boards on wood joists. Interior Finish - open.  
Area - ground floor approximately 120 sq. ft.

Occupancy - Miscellaneous storage

Public Protection - No.

Age - About 40 years.

Condition - Fair.

BLDG. #8 - DUCK HOUSE

Height - one story. Foundations - brick.  
Walls - frame, wood shingle. Roof - wood shingle  
 on wood rafters. Floors - single 1" wood boards  
 on wood joists. Interior Finish - open. Area -  
 ground floor approximately 375 sq. ft.

Occupancy - Duck House.  
Public Protection - No.  
Age - About 40 years.  
Condition - Fair.

BLDG. #9 - GOAT HOUSE

Height - one story. Foundations - brick.  
Walls - frame, wood shingle. Roof - wood shingle  
 on wood rafters. Floors - single 1" wood boards  
 on wood joists. Interior Finish - open. Area -  
 ground floor approximately 375 sq. ft.

Occupancy - Goat House and Pigeon Cote.  
Public Protection - No.  
Age - About 40 years.  
Condition - Fair.

BLDG. #10 - ICE HOUSE

Height - one story. Foundations - brick.  
Walls - brick. Roof - wood shingle on wood  
 rafters. Floors - earth. Interior Finish -  
 open. Area - ground floor approximately 72  
 sq. ft.

Occupancy - Unused ice house.  
Public Protection - Yes.  
Age - About 40 years.  
Condition - Good.

SOUND VALUE

Sound Value is replacement cost less depreciation and should be the basis of the amount of insurance to be carried in order to properly protect your interests. The estimate as given herein is the personal opinion of the Engineer who made the inspection, checked by building cost charts and tables which are believed to be fairly reliable.

The estimates of sound value exclude the cost of excavations; also foundations below the level of the lowest floor and architects' fees.

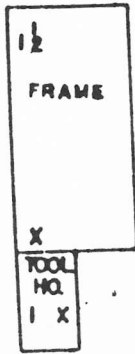
The estimates for determining the amounts of insurance to be carried are approximate and as of this date and cannot be considered as binding on either you or any insurance company as to the actual value of the property.

<u>Item</u>	<u>Estimated Sound Value</u>	<u>Present Insurance</u>
1 -- Dwelling	\$65,000.	\$70,000.
2 -- Farm Cottage	17,000.	15,000.
3 -- Boat House	5,500.	4,000.
4 -- Barn & Tool Hse.	2,200.	2,500.
5 -- Chicken Hse. #1	500.	500.
6 -- " " #2	125.	nil
7 -- Old Pump House	75.	nil
8 -- Duck House	200.	nil
9 -- Goat House	200.	nil
10 -- Ice House	190.	nil

RATES PER \$100. - Fire and Lightning

<u>Item</u>	<u>One Year</u>	<u>Three Years</u>	<u>Five Years</u>
1 -- Dwelling	.18	.45	.72
2 -- Farm Cottage	.40	1.00	1.60
3 -- Boat House	.18	.45	.72
4 -- Barn & Tool House	.50	1.25	2.00
5 -- Chicken House #1	.50	1.25	2.00
6 -- " " #2	.50	1.25	2.00
7 -- Old Pump House	.50	1.25	2.00
8 -- Duck House	.50	1.25	2.00
9 -- Goat House	.50	1.25	2.00
10-- Ice House	.18	.45	.72

NO. 4  
BARN



NO. 5  
CHICKEN HO. 1



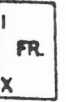
NO. 7  
OLD PUMP HO.



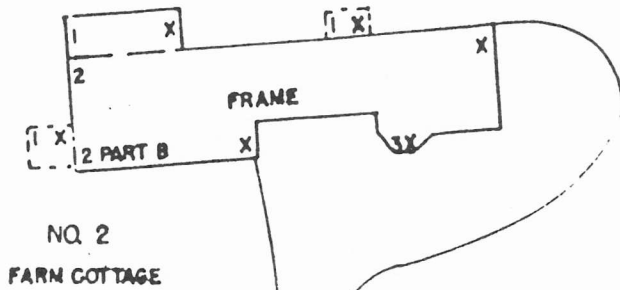
NO. 6  
CHICKEN HO. 2



NO. 8  
DUCK HO.



NO. 9  
GOAT H.



"ESTANCIA"  
 PROPERTY OF  
 JOSEPH F. DEMPSEY  
 GREAT RIVER, NEW YORK

GREAT RIVER ROAD

• DH

NO. 2  
FARM COTTAGE

**"ESTANCIA"**  
PROPERTY OF  
**JOSEPH F. DEMPSEY**  
GREAT RIVER, NEW YORK

GREAT RIVER ROAD

• D.H.

NO. 10  
ICE HO.

NO. 1  
MAIN DWELLING

BRICK 1ST  
FRAME 2 ND

NO. 3  
BOAT HO.

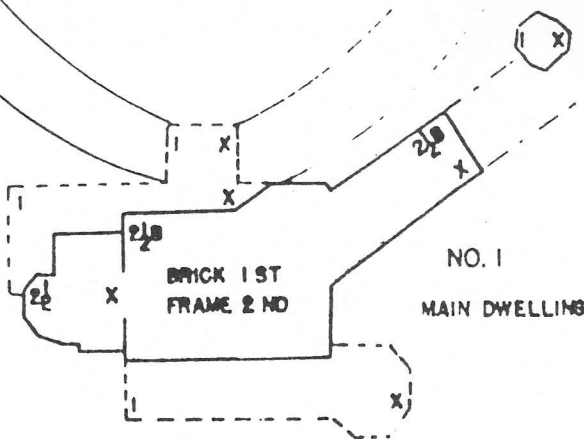
SUBMITTED BY  
**THORSEN & RITCHIE**  
NEW YORK CITY, N.Y.

SCALE  
0' 10' 20' 30'

DISTANCES BETWEEN  
BLDG'S NOT TO SCALE

F.R.S.

J.A.K.



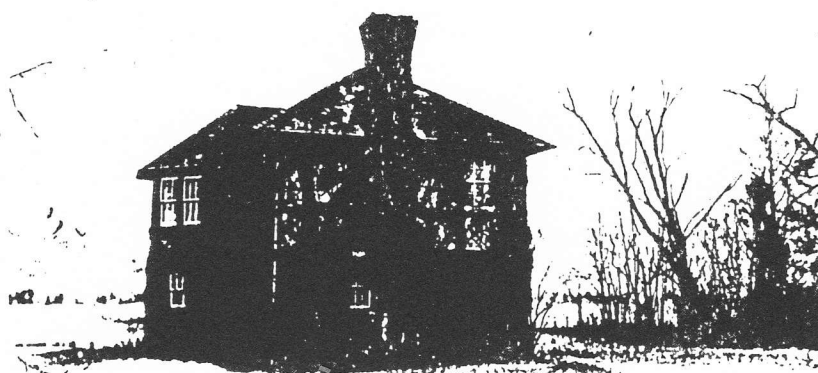




BLDG. #1 - MAIN DWELLING



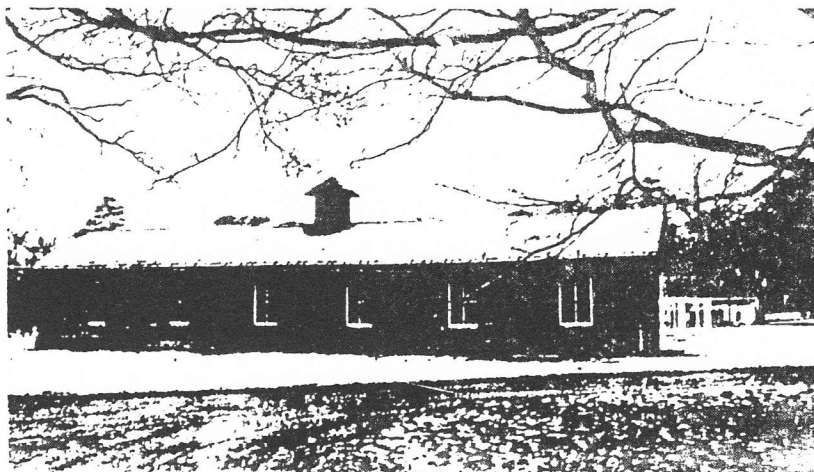
BLDG. #2 - FARM COTTAGE



BLDG. #3 - BOAT HOUSE



BLDG. #4 - BARN & TOOL HOUSE



BLDG. #5 - CHICKEN HOUSE NO. 1