

**BUILDING-STRUCTURE INVENTORY FORM**

COMPILED BY: NEW YORK STATE PARKS & RECREATION  
 DIVISION OF HISTORIC PRESERVATION DATED: 10-1977

**IDENTIFICATION**

1. BUILDING NAME(S):  
 2. COUNTY: Suffolk TOWN/CITY: Southold VILLAGE: Greenport  
 3. STREET LOCATION: 102 Broad Street  
 4. OWNERSHIP: a. public  b. private   
 5. PRESENT OWNER: Mr. P. Watson ADDRESS: 102 Broad Street  
 6. USE: Original: Residence Present: Residence  
 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
 Interior accessible: Explain: w/owner's permission

**DESCRIPTION**

8. BUILDING MATERIAL: a. clapboard  b. stone  c. brick  d. board and batten   
 e. cobblestone  f. shingles  g. stucco  other: brick foundation  
 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints   
 b. wood frame with light members   
 c. masonry load bearing walls   
 d. metal (specify):  
 e. other: brick foundation  
 10. CONDITION: a. excellent  b. good  c. fair  d. deteriorated   
 11. INTEGRITY: a. original site  b. moved  c. if so, when?  
 c. list major alterations and dates (if known):  
 2-story vernacular house, raised & expanded in Queen Anne style prior to 1890. Bay windows added on east side; 1897-1909, present verandah was constructed, extending around the front. Porch approved 1975 after fire. 13. MAP: 1909 Suffolk Co. Atlas Roll 63R Frame 19



a. none known  b. zoning  c. roads   
 d. developers  e. deterioration   
 f. other:  
 16. LAND PROPERTY: a. barn  b. carriage house  c. garage  3 car, post 1909  
 d. privy  e. shed  f. greenhouse   
 g. shop  h. gardens   
 i. landscape features: large elm, front yard  
 j. other:  
 BUILDING (check more than one if necessary):  
 a. open land  b. woodland   
 c. scattered buildings  d. densely built-up  e. commercial   
 f. industrial  g. residential   
 h. other:

**17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:**  
 (Indicate if building or structure is in an historic district)

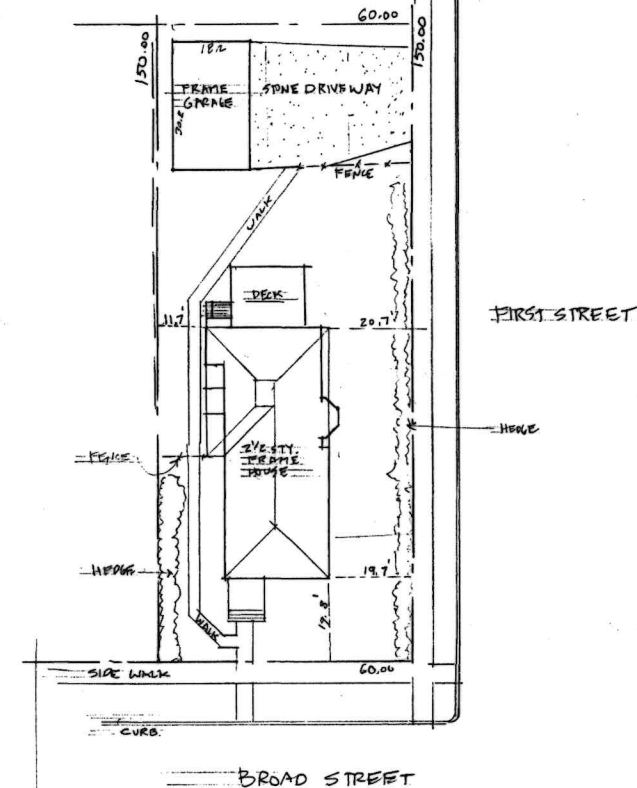
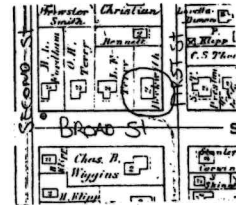
Situated on a long corner block, its exterior decor may be well appreciated. It is one of the largest frame mansions in Greenport.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
 The house, gutted by fire in the first half of 1974, has been restored. Little remains of the interior decor, although the exterior, fortunately is in good condition, except for the removal of the porch. House built in two sections.

19. DATE OF INITIAL CONSTRUCTION: ca. 1850  
 ARCHITECT:  
 BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
 Despite recent misfortune, the exterior of this house is one of the most outstanding in the area. The palladian-windowed-dormers, two on each side and one on front and back, and the huge, spacious verandah are exceptionally fine.

21. SOURCES:  
 1858 - J. Wheeler, res.  
 1890, 1897, 1909 Sanborn maps



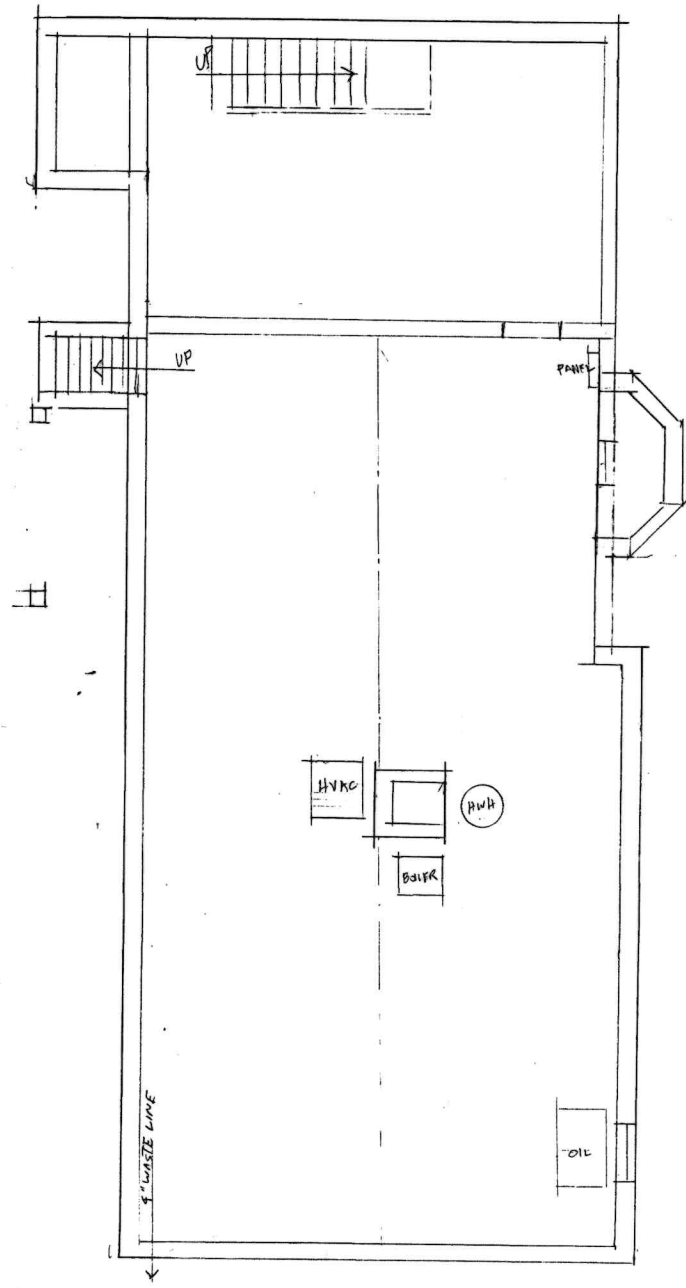
SITE PLAN  
 SCALE: 1" = 20'-0"  
 AREA = 9,000 SQ. FT. 0.21 ACRE  
 INFO. TAKEN FROM SURVEY BY  
 ROBERT FOX DATED: 7-16-2012

ZONE: R-2  
 LOT COVERAGE - HOUSE, GARAGE DECK  
 STOOD = 2,595 SQ. FT. = 28.83%  
 PERMITTED = 35% = 3,150 OK

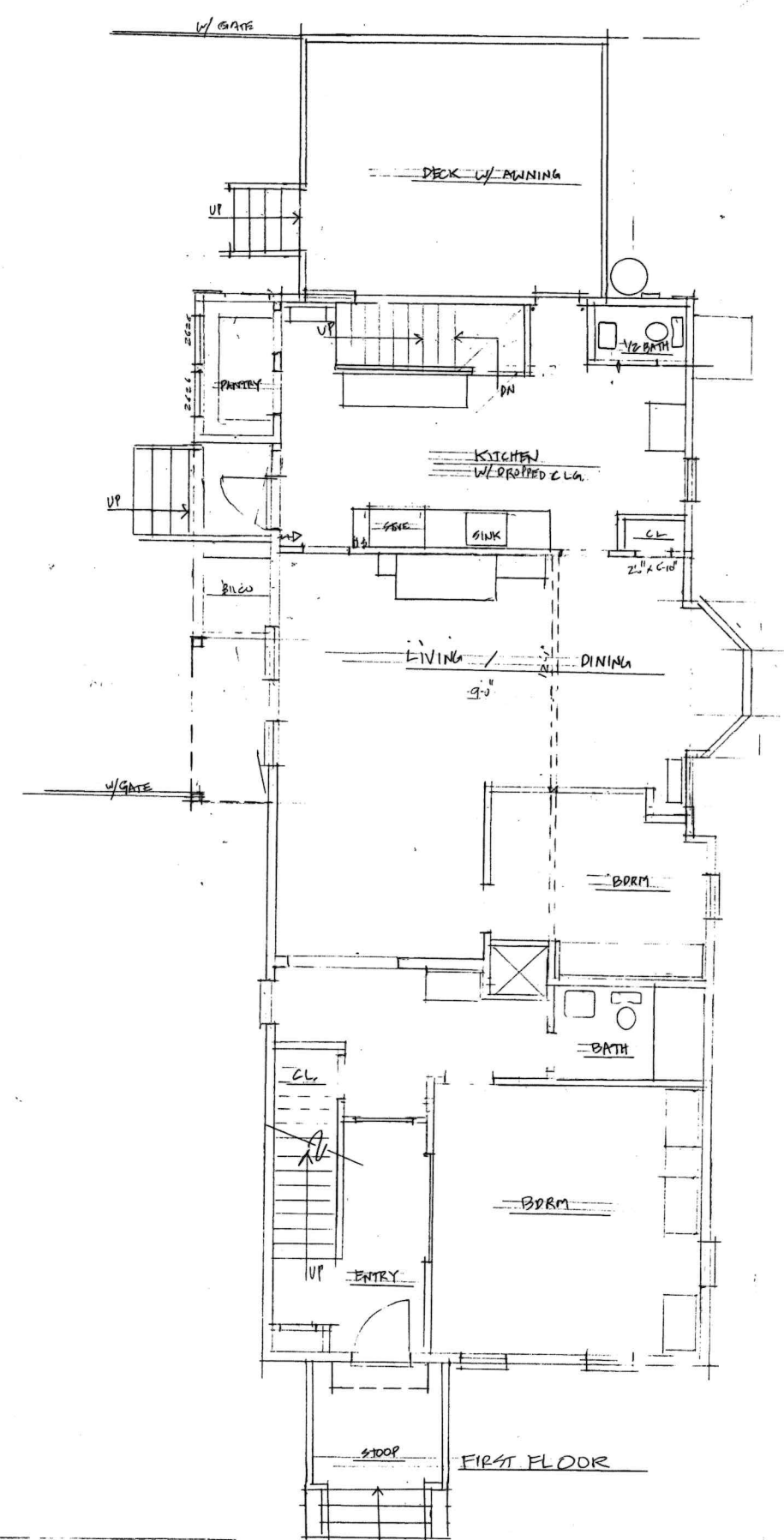


RECEIVED  
 FEB 06 2025  
 VILLAGE OF GREENPORT  
 BUILDING DEPARTMENT

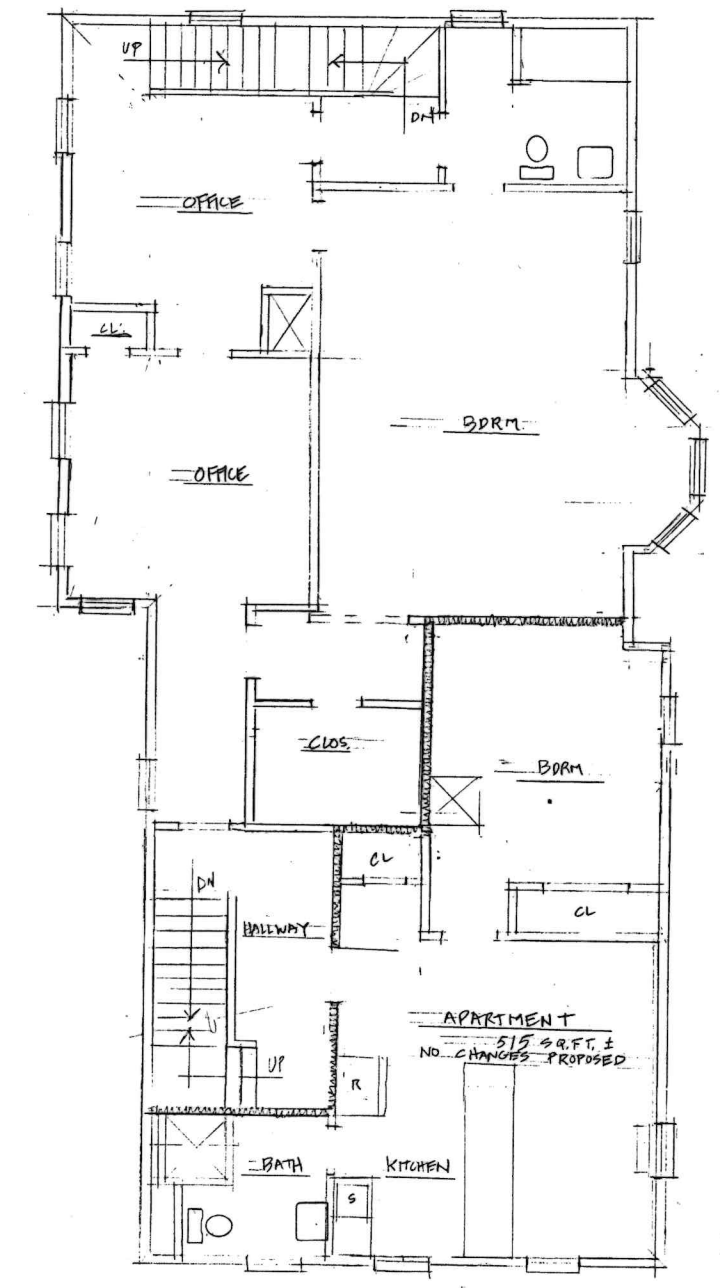
<p>PINOVER/ROE RESIDENCE          102 BROAD STREET GREENPORT, N.Y.</p>	<p>GENERAL NOTES          SCALE: AS NOTED</p>	<p>A1          10-1-24          DATE: 8-23-24          UPDATE REVIEW</p>
--	---	--



CELLAR



FIRST FLOOR

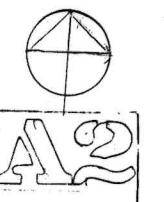


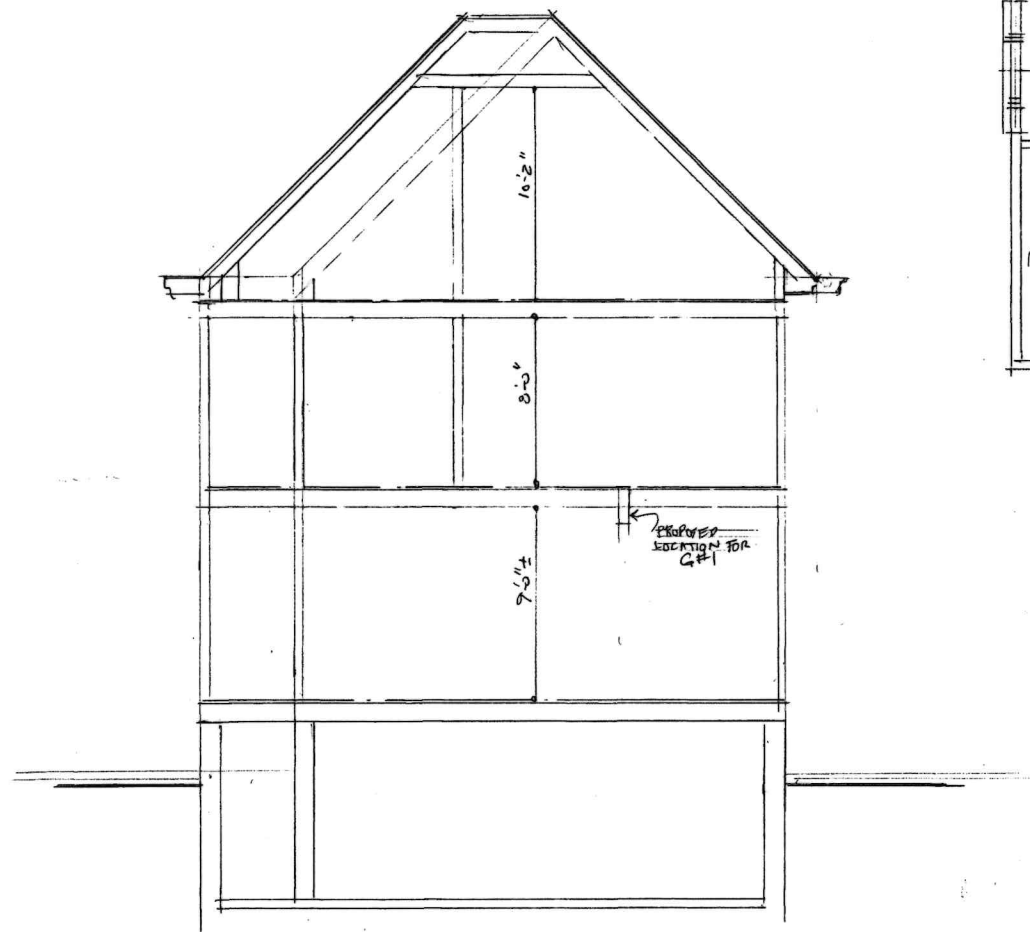
SECOND FLOOR

PINOVER / ROE RESIDENCE  
 102 BROAD STREET, GREENPORT, N.Y.

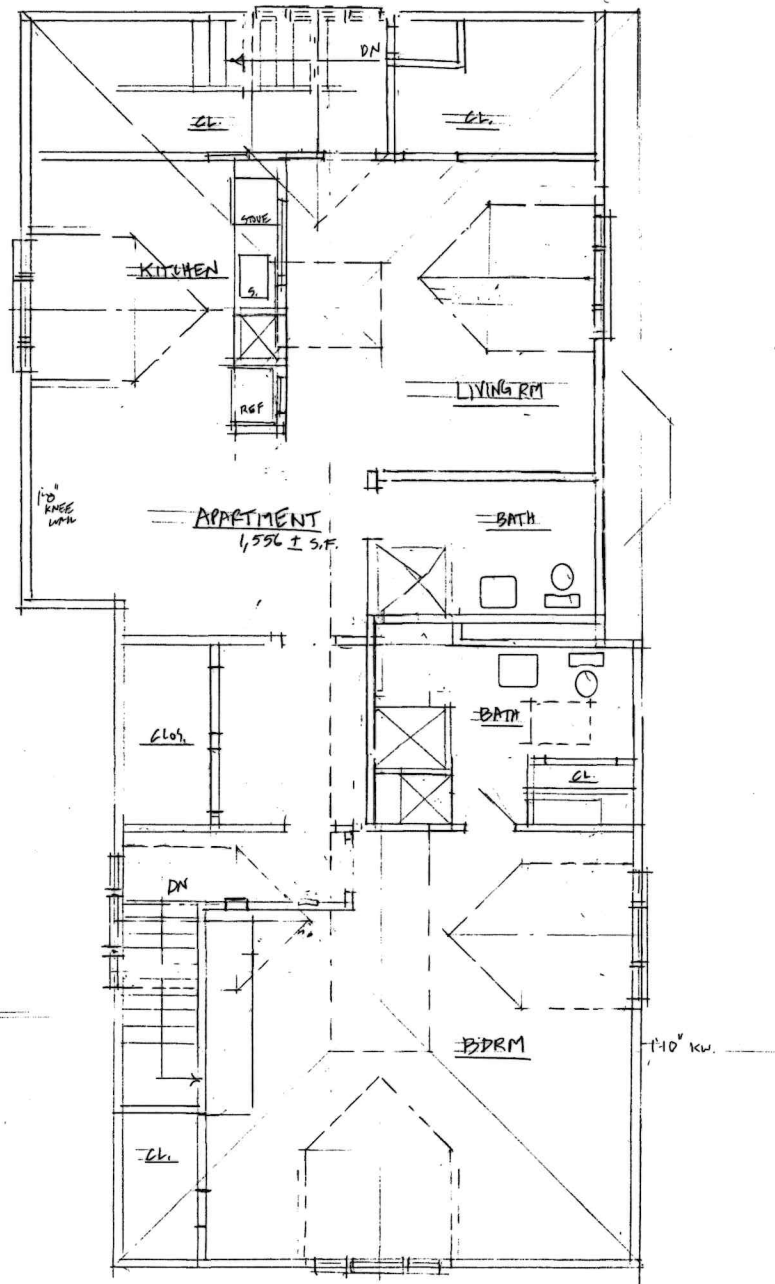
EXISTING	SQ. FT.	PROPOSED
1 <sup>ST</sup> FLOOR	1,466	04
2 <sup>ND</sup> FLOOR	1,556	04
3 <sup>RD</sup> FLOOR	1,556	0
TOTAL	4,578	TOTAL = 168
PECK	250	

PLANS  
 EXISTING CONDITIONS  
 SCALE 1/4" = 1'-0"  
 10-1-24  
 8-23-24  
 DATE: 7-31-24  
 UPDATE  
 REVIEW  
 PREL



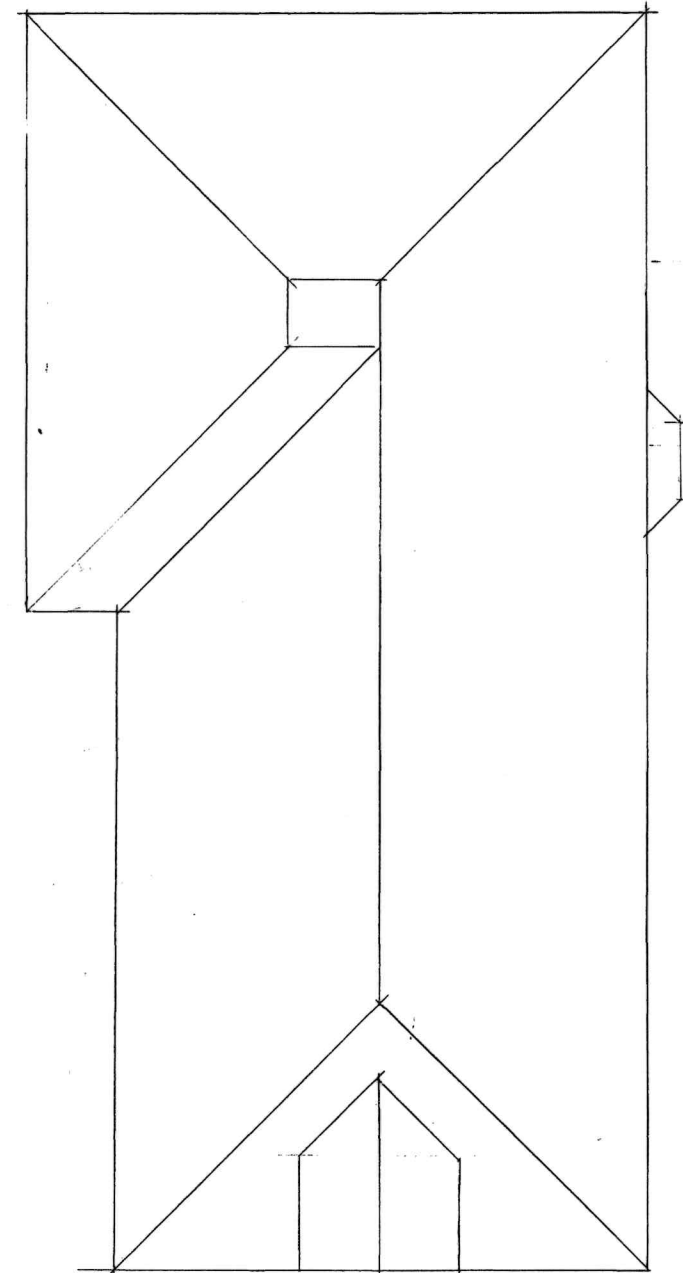


SECTION



ATTIC / 3<sup>RD</sup> FLOOR

NO CHANGES PROPOSED



ROOF PLAN

<p>PINOVER/ROE RESIDENCE 102 BROAD STREET GREENPORT, N.Y. SUPER+SUPER 516-971-1063</p>		<p>PLANS EXISTING CONDITIONS SCALE: 1/4" = 1'-0" 10-1-24 8-23-26 DATE: 7-31-24</p>	<p>NAME REVISION PAGE <b>A3</b></p>
--	--	--	---



SOUTH (FRONT ON BROAD STREET)



EAST (FRONT ON FIRST STREET)

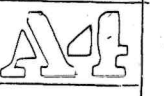
PINOVER / ROE RESIDENCE  
 102 BROAD STREET, GREENPORT, N.Y.

ROOF - ASPHALT SHINGLE - NO PROPOSED CHANGES (GREEN)  
 SIDING - WOOD CLAPBOARD - PAINTED WHITE - NO PROPOSED CHANGES  
 WINDOWS - WOOD - SINGLE PANE - WHITE  
 ATTIC WINDOWS - VINYL - WHITE  
 FOUNDATION WALL - BRICK VENEER - PAINTED BLACK (MATCH EXISTING)

ELEVATIONS  
 EXISTING CONDITIONS  
 SCALE: 1/4" = 1'-0"

10-1-24  
 8-27-24  
 DATE: 7-31-24

UPDATE  
 REVIEW  
 PK EL









NORTH

WEST



SOUTH (FRONT ON BROAD STREET)



NO CHANGES

EAST (FRONT ON FIRST STREET)

PINOVER / ROE RESIDENCE  
 102 BROAD STREET, GREENPORT, NY

ROOF: ASPHALT SHINGLE NO PROPOSED CHANGES (GREEN)  
 SIDING: WOOD CLAPBOARD PAINTED WHITE NO EXPOSED CHANGES  
 WINDOWS: WOOD SINGLE PANE WHITE  
 ATTIC WINDOWS: VINYL WHITE  
 FOUNDATION WALL: BRICK VENEER PAINTED BLACK (MATCH EXISTING)

ELEVATIONS  
 SCALE: 1/4" = 1'-0"  
 10-1-24  
 8-23-24  
 DATE: 7-31-24

AVB

DATE  
 REVIEW  
 PEBL