

United States Department of the Interior  
National Park Service

### National Register of Historic Places Registration Form



499

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

#### 1. Name of Property

historic name Far Rockaway Beach Bungalow Historic District

other names/site number \_\_\_\_\_

#### 2. Location

street & number Beach 24<sup>th</sup> Street, Beach 25<sup>th</sup>, & Beach 26<sup>th</sup> Street [ ] not for publication

city or town \_\_\_\_\_ [ ] vicinity

state New York code NY county Queens code 081 zip code 11368

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

Ruth A. Perpoint DBAPO  
Signature of certifying official/Title

5/10/13  
Date

New York State Office of Parks, Recreation & Historic Preservation  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] see continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register [ ] see continuation sheet
- determined eligible for the National Register [ ] see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain) \_\_\_\_\_

Edson H. Beall  
Signature of the Keeper  
date of action 7-17-13

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>100</u>	<u>3</u>	buildings
<u>1</u>	<u>1</u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<b><u>101</u></b>	<b><u>4</u></b>	<b>TOTAL</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(enter categories from instructions)

DOMESTIC/ Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/ Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

EARLY 20<sup>th</sup> CENTURY  
AMERICAN MOVEMENT/ Bungalow  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Locust Posts, Concrete  
walls Wood Shingle, Stucco, Synthetics  
\_\_\_\_\_  
roof Asphalt  
other Brick

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: \_\_\_\_\_

**Areas of Significance:**

(Enter categories from instructions)

Architecture

Social History

Community Planning & Development

**Period of Significance:**

1921 – c.1950

**Significant Dates:**

1921

**Significant Person:**

N/A

**Cultural Affiliation:**

N/A

**Architect/Builder:**

Henry Hohaus

Far Rockaway Beach Bungalow Historic District  
Name of Property

Queens County, New York  
County and State

**10. Geographical Data**

**Acreeage of Property** 5.8 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 18 605056 4494418  
Zone Easting Northing

3 18            
Zone Easting Northing

2 18          

4 18          

**Verbal Boundary Description**  
**Boundary Justification**

**11. Form Prepared By**

name/title Nancy Solomon (contact: Daniel McEneny- NYSHPO)

organization Long Island Traditions date 10/2/2012

street & number 382 Main Street telephone 516.767.8803

city or town Port Washington state NY zip code 11050

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with SHPO or FPO for any additional items)

**Property Owner** (Complete this item at the request of the SHPO or FPO)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 2050

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 1

Far Rockaway Beach Bungalow Historic District: Description

*Overview-*

Nestled along the blocks of Beach 24-26 Street between Seagirt Avenue and an ocean front boardwalk in Far Rockaway, Queens County are approximately one hundred contributing summer bungalows originally constructed in 1921 as affordable vacation housing for New York City residents.<sup>1</sup> In the early 1900s, developers from New York City came to the Rockaways and built several bungalow communities that were generally segregated by race and ethnicity. The Far Rockaway bungalow communities were primarily Jewish, while a handful of bungalows were built and rented to Irish and/or Italians. Although each was a separate community, the bungalows themselves were nearly identical in appearance. Each bungalow consisted of three bedrooms, a small kitchen, bathroom and porch, on a typically 25 x 50 foot lot that was sold to an individual family. Just steps from their homes lay the boardwalk and beach, where residents could swim in the Atlantic Ocean. These bungalows once stretched along the boardwalk from Beach 4th Street on the eastern end to Breezy Point on the western end of the Rockaway peninsula. Along each street were approximately forty bungalows; many streets had two rows of double lots where bungalows were built back to back. While scattered bungalows survive throughout the area, the nominated district is the era's last intact bungalow community along the Far Rockaway peninsula.

The bungalows are sited on small parcels that either face Beach 24<sup>th</sup> – 26<sup>th</sup> Streets or on interior parcels that face a narrow concrete common walkway, which runs north to south between each street. The walkway was originally a promenade that ran from the boardwalk north to past Seagirt Boulevard, allowing pedestrians to access the beach without crossing the road directly.<sup>2</sup> Six-foot common alleyways separate each bungalow from its neighbors. The lot for a single bungalow measures approximately 25 feet wide x 49 feet deep, while the lot size for double bungalows measures approximately 25 feet wide x 98 feet deep. The bungalows themselves typically measure approximately 17-20 feet wide x 30 feet deep, with small variations found throughout the district.

*Typical Beach Bungalow Features-*

The beach bungalows are all one and a half story, wood-frame dwellings with gable, hipped or clipped gable roofs. Typical character defining features are the buildings' small scale, integrated porches, façades defined by side-hall entrances and two double-hung windows, and dormers punctuating the roof line. Originally, all of the bungalows were constructed with either wood shingle or stucco cladding. The building plans incorporate small rear side entrances and stove flues or small brick chimneys. Common decorative exterior features include roof and dormer rafter tails, arched porch supports with diamond medallions, and garden planters. The houses stand on locust posts, a common material found in many bungalow communities, including the former bungalow communities at West Meadow Beach and Bayville, Long Island. Locust posts were cheap and readily available in Long Island during the 1920s and earlier. While some owners have replaced their post foundations, some bungalows retain the original materials.

<sup>1</sup> The district includes the contributing beach access land, three noncontributing bungalows that have been altered, and the site of abandoned building project.

<sup>2</sup> Personal communication with Richard George, January 10, 2013.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 2

There are three distinct roof types among the bungalows: hip, gable and clipped gable. Those with dormers typically match the overall roof style. Along Beach 24<sup>th</sup> and 25<sup>th</sup> Streets, the dominant roof style is hip, while on Beach 26<sup>th</sup> Street there are both gable and clipped gable bungalows. The clipped gable style integrates the porch into the structure, while the gable roof bungalows on Beach 26<sup>th</sup> Street and alleyways generally do not have a front porch, a curious omission in this community. (It is possible that the porches were enclosed during the 1960s and 1970s when New York City began using the bungalows for low-income public housing.) The dormers, a common design element in summer bungalows, are found on the bungalows along Beach 24<sup>th</sup> and Beach 25<sup>th</sup> Streets. They have either louvered vents or casement windows that have been replaced with newer panes or panels. Integral to the roof line, they provide additional light in the attics used for both sleeping and storage. However there are gable roof bungalows on the front side of Beach 26<sup>th</sup> Street with front rectangular porches. While the bungalows on Beach 24<sup>th</sup> and Beach 25<sup>th</sup> Streets have decorative hip and gable dormers, the bungalows on Beach 26<sup>th</sup> Street instead have a clipped gable roof, incorporating the dormer into the actual roof.

All porches are integrated into the bungalows themselves, with the exception of the cement walkway behind Beach 26<sup>th</sup> Street, where two or three of the porches have been enclosed. Porches have wainscot or stucco ceilings, wood or battered stucco columns, and wood or concrete stoops. A select few have awnings with original awning holders. Some include narrow "porch slots" that allow water to drain. A handful of bungalows have arched stucco porches with stucco columns and vergeboards. There is a small group of bungalows with brick porches, in stark contrast to the more popular all stucco and wood shingled bungalows. Examples of these can be seen along Beach 25<sup>th</sup> Street at #s 167, 169, 171, 173, 175, 179, 181 and 183. However, some of the original brick has been replaced with newer brick. Since there are no other bungalows with brick porches, the feature suggests that one builder was responsible for the construction of this group.

*Typical Interior Plans and Features-*

Bungalow interiors are almost all identical. Upon entering the front door there is a living room and a side hall, with three small bedrooms, on the opposite side. As one proceeds down the hallway there is a bathroom and rear kitchen. The two large windows on the façade and four to five windows on secondary elevations allow for cool ocean breezes. The rooms are small; living rooms measure approximately 9 x 12 feet, while bedrooms are typically 8 x 9 feet. There is typically one closet in each bedroom. The kitchens have high cabinets, with a stove, refrigerator and area for a small table. Typical finishes include wood floors throughout, simple door and window moldings, and plaster walls. Bathrooms include claw foot tubs and tiled "bow tie" floors. Interior doors are typically six-paneled oak doors. There are "pull down" attic crawl spaces for storage. In the rear corner is the boiler, accessible through an exterior door. Since the late 1980s a number of bungalows have been renovated, restoring many original design features. Exemplary renovated bungalows include 170A, 157, 172, 178 and 180 Beach 24<sup>th</sup> Street; 156, 158, 170, 190 Beach 25<sup>th</sup> Street; and 160 Beach 26<sup>th</sup> Street.

*Integrity-*

A handful of the bungalows have been resided with synthetic materials. Although some owners have replacement double-sash windows, the vast majority of bungalows retain their original wooden surrounds. The overall architectural integrity of the bungalows is good to excellent, although a small handful of the buildings have been abandoned, thus putting them at the greatest risk for deterioration. The best preserved streetscapes can be found on Beach 24<sup>th</sup> and Beach 25<sup>th</sup> Streets, with a small collection of extant and contiguous bungalows

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 3

on Beach 26<sup>th</sup> Street. Overall the district retains an outstanding consistency of lot size, setback, building siting, building footprint, building shape, and roof type, providing for an unbroken streetscape of small, similar cottages. Noncontributing status was established for those bungalows that have deteriorated beyond repair and those that have lost the key features of the bungalow type, principally due to overwhelming additions that have altered the buildings massing and disturb the streetscape.

Bungalow Inventory

Beach 24<sup>th</sup> Street

149 Beach 24<sup>th</sup> Street – Vacant Lot

151 Beach 24<sup>th</sup> Street is a 1½ story hip roof bungalow faces the street. It is clad in stucco, contains a square integrated porch slightly elevated above the ground, with a square end column. The front entrance is made of four wood panels with a fanlight and wood surround. There is also a rear side entrance. The windows are 1/1 single and paired with original wood surrounds. Decorative features include a stucco gabled dormer with exposed rafters, a stained glass window, and exposed scalloped rafters under the roof eaves. A small stove flue is in the rear.

153 Beach 24<sup>th</sup> Street is a 1½ story bungalow in fair condition. The structure has vinyl siding with a rectangular white brick porch. The vinyl sided gable dormer has replaced casement windows. The porch has a brick apron and pillars. The windows are boarded.

155 Beach 24<sup>th</sup> Street, a 1½ story hip roof bungalow, has a white brick façade, a gable dormer with original wood surrounds, casement window and exposed rafters. The windows are attached 1/1 replacements with both original and painted wood surrounds. Like other bungalows there is a front entrance with a brick stoop, 6 panel wood door and a rear side entrance. The hip roof is sheathed with asphalt. The porch has been enclosed. There is also a rear stove flue.

157 Beach 24<sup>th</sup> Street is a well preserved stucco bungalow with several distinguishing features on the classic 1½ story structure. They include a front door with an original screen door, original 6/2 windows with iron flower grates on both the façade and side elevations, wooden shutters, window wood surrounds, gable front dormer with louvered vent and exposed rafters, a hip roof with exposed roof rafters, and planters in front and along the side elevations. The porch has two square tapered columns, and, like the other bungalows, is integrated.

159 Beach 24<sup>th</sup> Street: Like the other bungalows on Beach 24<sup>th</sup> street, this 1½ story bungalow is clad in stucco, with a square columned stucco porch and a porch slot in the apron that is also found on other bungalows. Although the windows are boarded up, wood surrounds are visible, and the gable dormer has a louvered vent, while the side windows have wooden shutters. The doorways have both vinyl panel doors with screen doors. The hip roof is sheathed in rolled asphalt with exposed roof rafters.

161 Beach 24<sup>th</sup> Street: This well preserved stucco bungalow is 1½ stories with a stucco porch that included a ceramic tile stoop and decorative entrance piers. The replacement 1/1 windows have original wood surrounds and come in both standard and narrow sizes. The hip roof is clad in asphalt. Decorative features include a

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 4

gable front dormer with exposed rafters, and wood slat gate for the side entrance. A rear shed is attached with lattice sheathing.

163 Beach 24<sup>th</sup> Street – Vacant Lot

165 Beach 24: This 1½ story bungalow is unusual because it is clad with stucco and has decorative stucco quoins on its corners, along with a gable dormer with window and wood surrounds. The main windows are 1/1 replacements with both single and paired openings, also with wood surrounds. A modest stove flue projects in the rear. The stucco porch has square columns and is slightly elevated. The hip roof is clad in asphalt.

167 Beach 24: This 1½ story bungalow has vinyl siding, a vinyl covered gable dormer, and replacement 1/1 windows. It has no porch, unlike the other bungalows on the street. The hip roof has closed soffits.

168 Beach 24 Street is a 1½ story stucco bungalow with a center stucco entrance, stucco porch, 1/1 replacement windows. A hip roof dormer has a sliding casement window, wood cornice and exposed rafters. The bungalow has a hip roof with exposed roof rafters.

168A Beach 24: This 1½ story bungalow is located in a courtyard set behind the street facing bungalows on Beach 24<sup>th</sup> Street. The bungalow is sheathed in asbestos siding, with a square column porch and elevated front wooden deck. The original hip roof dormer contains a louvered vent. The house contains original awning holders on the porch. A small stove flue is found on the rear. There are single and paired 1/1 replacement windows.

169 Beach 24<sup>th</sup> Street is a 1½ story vinyl sided bungalow with a square vinyl sided porch. The gabled roof dormer has been boarded up with vinyl surrounds. The windows are 1/1 replacement also with vinyl surrounds. The square porch has a stucco column, fascia trim and a concrete stoop.

170 Beach 24: This 2 story bungalow has an integrated hip roof porch clad in asbestos siding. The porch has rectangular opening with tapered asbestos sided columns. Decorative features include a porch with original awning holders, a wainscot ceiling, and wood surrounds on windows. The hip roof dormer has wood surrounds with a two-pane casement window.

170A Beach 24<sup>th</sup> Street is a restored bungalow that contains many of its original features, set in the rear courtyard behind Beach 24<sup>th</sup> street. The stucco clad wood frame bungalow sits on locust posts, fronted by an arched porch. Like other bungalows, it has a hip dormer with a 4 pane casement window, with 1/1 double sash windows on the front and sides. The hip roof is sheathed in asphalt. The roof has a boxed wood cornice, as does the dormer. The entrance door is wood with a 12 pane glass panel. The interior contains original window and door moldings and floor plan, original wooden floors, a pull down attic stairway, an original claw foot bathtub, and louvered shutters.

171 Beach 24<sup>th</sup> Street is a stucco clad 1½ story bungalow with a rectangular porch and square columns. The modest structure has a porch with a drain slot, a wood ceiling, and a stoop. The gable dormer is boarded over.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 5

Other windows are 1/1 replacements with wood surrounds, decorative iron grates and both single and paired. There is a stove flue in the rear. A steel door is the main entrance. The hip roof has exposed roof rafters and asphalt sheathing.

172 Beach 24<sup>th</sup> Street is part of small group of bungalows that are elevated above Beach 24<sup>th</sup> street. The 2-story structure has several decorative features including an arched concrete porch with stone pink diamond appliques, wood window surrounds, a wainscot porch ceiling and front planters. The hip roof dormer has two original 6-pane casement windows with wood surrounds and cornice. The hip roof is clad in asphalt shingles and a boxed cornice.

172A Beach 24<sup>th</sup> Street is a 1½ story stucco clad bungalow that sits in the courtyard behind the front Beach 24<sup>th</sup> bungalows. It is similar in design and style to 172 Beach 24<sup>th</sup> Street. Decorative features include a shed dormer with boxed wood cornice, front garden planters and a pebbled walkway. The dormer has a replacement sliding casement window. Other windows are 1/1 paired and single with original wood surrounds. There is a front entrance with a 6 panel wood door. The porch has arched stucco columns and a wainscot ceiling. A late 20<sup>th</sup> century deck is on the rear. There is a hip roof with a boxed wood cornice.

173 Beach 24<sup>th</sup> Street is a 1½ story bungalow clad in stucco. The hip roof structure has some modest decorative features including exposed roof rafters and a louvered gable dormer with exposed rafters. The windows are paired and single replacement 1/1 with wood surrounds. The porch is a stucco clad enclosed porch.

174 Beach 24<sup>th</sup> Street is a 2-story vinyl sided bungalow with a hip roof dormer, central entrance flanked by two replacement windows that were altered in size and dimensions. It is one of the few bungalows without a porch. There is a rear stove flue, a vinyl 6-panel door, a hip roof with a wood cornice, and a front stoop.

174A Beach 24<sup>th</sup> Street is a stucco clad 1½ story bungalow located in the courtyard behind Beach 24<sup>th</sup> Street. Like its' neighbors it has a hip roof, arched stucco porch, a hip roof dormer with a louvered wooden vent and wooden window surrounds. The windows are replacement 1/1 single and paired with louvered wooden shutters. The center front entrance has a replacement single panel wood door. Heating is provided by a rear stove flue. The condition and architecture integrity are good.

175 Beach 24<sup>th</sup> Street is a 1½ story stucco bungalow with an integral rectangular porch with square porch columns. Decorative features include exposed roof rafters, wooden window surrounds, stucco porch, and a gable dormer with a 6-pane casement window and wood surround. The bungalow has a front and side entrance, with a vinyl 6-panel door. It was featured in a NY Times Magazine article in March 2012 (<http://www.nytimes.com/interactive/2012/03/18/magazine/far-rockaway.html>)

176 Beach 24<sup>th</sup> Street is a 2-story bungalow that has been extensively modernized but retains its original design and form. The vinyl clad bungalow has a hip roof dormer with vinyl siding, an open rectangular porch with vinyl columns and apron, a painted concrete floor and a vinyl ceiling. There are paired and single 1/1 windows with steel surrounds. Like other bungalows it has a center front entrance and a rear side entrance. There is a stove flue in the rear.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 6

176A Beach 24<sup>th</sup> Street is a well preserved 1½ story bungalow with stucco siding, a decorative arched stucco porch with awning and original awning holders, and a hip roof with an enclosed wood soffit. There is a decorative hip dormer with a casement window with wood surround, along with replacement 1/1 windows with wood surrounds, paired and single. Decorative iron grates cover the windows. The center front entrance has a replacement vinyl 6-panel door. Heat is provided by a rear stove flue. The bungalow has two decorative bushes in front of the structure. The condition and architectural integrity are very good.

177 Beach 24<sup>th</sup> Street is a stucco 1½ story bungalow with a brick front porch. The porch has a stucco apron, faux brick columns and planters along with apron. The windows are 1/1 replacement with wood surrounds, both single and paired, and a gable hip dormer with a boarded window and exposed rafters. The hip roof is sheathed in asphalt. There is a rear stove flue. A vinyl four panel door with fanlight is in the front entrance.

178 Beach 24<sup>th</sup> Street is a well preserved 2-story bungalow clad in stucco with an arched porch and columns. Like other 2-story bungalows, it has a stucco porch with a rectangular porch slot drain, a rear stove flue, paired and single 1/1 replacement windows. Decorative features include a wainscot porch ceiling, a hip dormer with louvered window, a solid wood hip roof cornice, and windows and doors with wood surrounds.

178 A Beach 24<sup>th</sup> Street is located on the courtyard behind Beach 24<sup>th</sup> street. This 1½ story vernacular style bungalow has a hipped roof, elevated concrete deck in front, with replacement 1/1 single and paired windows and one Chicago window on its south side. The hip roof has an enclosed soffit, sheathed in asphalt shingles. The house has stucco siding with a faux rusticated brick apron on its façade. There is a hip dormer with a louvered wooden vent. There is a rear stove flue. The architectural integrity and condition are good.

179 Beach 24<sup>th</sup> Street is a 1½ story stucco clad bungalow with a square column stucco porch. Decorative features include exposed roof rafters, wooden shutters, and a decorative entrance door hood on the side entrance. The windows are 1/1 replacement with wooden surrounds, both paired and single double sash. There is a rear stove flue. There is a porch drain slot. The gable dormer has exposed rafters, with a small 1/1 window. The hip roof is sheathed in asphalt.

180 Beach 24<sup>th</sup> Street is a handsome well preserved 2-story bungalow. Decorative features include an arched concrete porch with arched columns and diamond medallions, fabric awnings and original holders, a hip roof with a wood cornice, and a hipped dormer with paired 6-pane casement windows. The integrated porch has a porch drain slot, a brick stoop and iron balustrade. Windows are both single and paired, with 1/1 sash and wood surrounds.

180A Beach 24<sup>th</sup> street is a 1½ vinyl sided bungalow located in the courtyard behind Beach 24<sup>th</sup> street. The bungalow has a hip dormer with sliding casement window, a side screen door entrance, with replacement 1/1 single and paired sash windows. The roof and hip dormer have enclosed soffits.

181 Beach 24<sup>th</sup> Street is a well- preserved 2-story stucco clad bungalow with an arched stucco porch. The windows are 1/1 single and paired, along with a hip dormer with a new sliding casement windows and enclosed

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 7

soffit. There is a rear stove flue, and 4-panel wood door with a fanlight. According to NYC Building Department records alterations were made in 1939 and 1954.

183 Beach 24<sup>th</sup> Street is a well-preserved 2-story stucco clad bungalow. The elevated porch has square columns and openings, a wooden wainscot ceiling and a stucco stoop. Decorative features include windows and doors with original wood surrounds, and a hip dormer with 6-pane casement window and wooden cornice. The center entrance has a wooden 4-panel door with 2 dentils. The 1/1 windows are replacements, with both paired and single openings. There is a rear stove flue.

185 Beach 24<sup>th</sup> Street is a 2-story vinyl sided bungalow with a square porch that has a vinyl sided apron, columns and fascia trim. There is both a center front entrance and a side entrance with iron balustrades. The door is a vinyl 6-panel door. The windows are 1/1, both single and paired, with vinyl surrounds, and a hip dormer, also vinyl sided, with paired casement single pane windows and an iron grate. There is a rear stove flue.

187 Beach 24<sup>th</sup> Street is a stucco 1½ story bungalow with a stucco porch and hip roof dormer. The square columned porch has stucco siding and stucco columns. The center entrance is flanked by replacement 1/1 windows. An original shed awning overhangs the side rear entrance. The dormer has a wood cornice and 6-paned paired windows.

189 Beach 24<sup>th</sup> Street is a stucco clad 1½ story bungalow with a stucco square porch supported by square columns. The porch has a wainscot ceiling. The center entrance is flanked by replacement 1/1 windows with wood surrounds. The hip roof dormer has a paired side casement window.

191 Beach 24<sup>th</sup> Street is a stucco clad 1½ story bungalow with a hip roof, stucco porch and decorative roof rafters. The hip roof dormer has 6-pane casement windows. The center entrance is flanked by replacement 1/1 windows with wood surrounds.

193 is a vacant lot.

195 Beach 24<sup>th</sup> Street is a 1½ story hip roof clapboard bungalow with a hip roof dormer. The original porch has been enclosed and its façade has a modern wooden porch railing and stoop. The side front door is a replacement with paired and single 1/1 replacement windows. The gable dormer has paired side casement windows with a wooden cornice.

197 Beach 24<sup>th</sup> Street is a 1½ story hip roof clapboard house with clapboard sheathed hip dormer. The porch has been enclosed and is fronted by a replacement porch with a wooden post balustrade. The porch posts have been replaced with simple wood posts.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 8

---

---

**Beach 25 Street**

130 Beach 25<sup>th</sup> Street is a sandy strip of beach access that connects the bungalows to the water. Contributing site.

148 Beach 25<sup>th</sup> Street is a modest 1½ story stucco bungalow with a square porch and columns. A stucco gable dormer has exposed roof rafters and wooden cornice. There are 1/1 replacement double sash windows, both single and paired. There is also a rear stove flue.

150 Beach 25<sup>th</sup> Street is a 1½ story bungalow that has undergone some significant changes. Its' original siding was replaced with board and batten type siding, on both the structure and its porch. The porch has column support poles with garden planters in front. The hip roof is sheathed in sheet metal, a unique feature on this street. There is no dormer. There are both single and paired 1/1 replacement windows.

152 Beach 25<sup>th</sup> Street is a well preserved stucco and wood shingle hip roof bungalow with several decorative features including a gable dormer with exposed rafters, a 4-pane casement window and wood window surrounds, and a porch with stucco columns, exposed rafters, wainscot ceiling and a wood shingle apron. There is a stove flue and an original wood panel door with 2/4 panels and wood surround. The 1/1 replacement windows also have wood surrounds.

154 Beach 25<sup>th</sup> Street is a good example of a bungalow that could be restored but currently is in precarious condition. The 1½ story bungalow has a asbestos clad hip roof with exposed rafters and an original louvered vent dormer with exposed rafters. The front porch is brick with a wainscot ceiling and a sagging roof. The windows are boarded over. There is a stove flue in the rear of the structure.

156 Beach 25<sup>th</sup> Street is a well preserved bungalow with a hip roof, integrated porch and several decorative features including a gable stucco dormer with an original louvered vent, porch awnings and holders, window grates, and exposed roof rafters. The 6/6 replacement windows have original wood surrounds, single and paired sash, and decorative iron grates. The porch has white brick columns and white brick stoop.

158 Beach 25<sup>th</sup> Street is an excellent example of the bungalows in this neighborhood. The 1½ story hip roof structure has a well preserved front porch, with several decorative elements that include exposed roof rafters, a stucco dormer with a louvered vent and exposed rafters, and replacement wood shutters with seahorse scrollwork. The stucco clad structure has a brick stoop porch entrance, a stove flue, and a vinyl door with 4 panels and a fanlight. The bungalow has newly renovated original wooden floors, a kitchen with c. 1950s appliances, interior wood surrounds on windows and doors, original wooden doors and moldings, and an original pull down attic staircase.

160 Beach 26<sup>th</sup> Street is a 1½ story stucco hip roof bungalow with a high degree of architectural integrity. The stucco porch has arched openings with stucco columns and a porch drain slot. The windows include a gable dormer with faux brick siding and a boarded vent. The roof has exposed rafters, while the windows, 1/1 replacements, have iron grates and original wood surrounds. There is a wooden door with 2/4 panels.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 9

162 Beach 25<sup>th</sup> Street is a 1½ story stucco clad bungalow with a hip roof. The stucco porch has square columns with a stucco apron, a porch drain slot and a rectangular configuration. Decorative elements include a gabled dormer with original wooden louvered vent, an original awning with one awning holder. The windows are 1/1 replacements with wood surrounds and iron grates. The front entrance is a wooden door with a wooden surround.

164 Beach 25<sup>th</sup> Street is a well preserved 1½ story hip roof bungalow. Clad in stucco, the bungalow has 6/6 replacement windows with wood surrounds, in both single and paired configurations. The stucco porch has a rectangular opening supported by square columns, original awning holders and awning, along with a wainscot ceiling. There is a small rear brick chimney. The hip roof with exposed rafters is sheathed in rolled asphalt, and the gable dormer also has exposed rafters.

166 Beach 25<sup>th</sup> Street is a 1½ story hip roof bungalow with a stucco porch, a gable dormer with exposed rafters and louvered vent, an intact stucco porch with square columns, and a stove flue. The porch has an awning with an original awning holder.

167 Beach 25<sup>th</sup> Street is a brick bungalow in a series of similar structures along Beach 25<sup>th</sup> Street. While the structure has some maintenance issues, the architectural integrity is very high. Like its' neighbors, the bungalow is 1½ stories with a brick porch and façade with a wood frame underneath. Decorative features include a gable dormer with an original louvered vent and exposed rafters; a brick porch with concrete floor and brick columns, scroll brackets and exposed rafters, and a porch drain slot. There is a rear stove flue. The windows are 1/1 replacements with wood surrounds and iron grates. The hip roof is sheathed in asphalt shingles.

167A Beach 25<sup>th</sup> Street is a semi abandoned 1½ story bungalow. The windows are boarded over. A gable dormer has wood surrounds with exposed rafters. The porch is stucco with square columns, a wainscot ceiling and exposed roof rafters, marred by graffiti. There is a stove flue.

168 Beach 25<sup>th</sup> Street is an exceptionally well preserved example of a traditional bungalow. The 1½ story stucco structure has a hip roof sheathed by rolled asphalt. Decorative features include a stucco gabled dormer with original louvered vent and exposed rafters, a stucco porch with porch slot, 1/1 windows with wooden surrounds, an awning with original awning holders, and exposed roof rafters. There is one front and a rear side entrance with storm and vinyl panel doors. The porch has stucco battered columns and a wainscot ceiling.

169 Beach 25<sup>th</sup> Street was recently remodeled in 2009, with interior walls removed and a new bathroom and kitchen installed. The bungalow is 1½ stories clad in stucco, with a brick porch. Decorative elements include a brick porch with scrolled brackets and wainscot ceiling; a gabled dormer with louvered vent and exposed rafters; and exposed roof rafters throughout. The front door is a vinyl 4 panel with a fanlight. The windows are 1/1 replacements with wood surrounds and iron grates.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 10

169A Beach 25<sup>th</sup> Street is a 1½ story hip roof bungalow in fair condition. The structure has a gable dormer with exposed roof rafters, 1/1 replacement windows with wood surrounds, and decorative iron grates. The porch has a wainscot ceiling, a porch slot, and a stone stoop with knee high stucco piers.

170 Beach 25<sup>th</sup> Street is a well preserved bungalow. The stucco structure is 1½ stories, with a stucco front porch and porch slot. The house contains a gabled dormer with louvered vent and exposed rafters. The hip roof also has exposed rafters and an original awning with holders. The 1/1 replacement windows have wood surrounds and iron grates.

171 Beach 25<sup>th</sup> Street is a 1½ story brick façade bungalow with several original well preserved features. The hip roof house, one of 4 on this block, has a brick porch with a brick apron, ceramic tiled floor. The stucco gable dormer has a louvered vent and exposed rafters. The bungalow's hip roof has exposed roof rafters throughout and scrolled brackets. The 1/1 replacement windows have wood surrounds. There is a rear stove flue.

171A Beach 25<sup>th</sup> Street is a well preserved bungalow amidst less well cared for bungalows in this alley behind Beach 25<sup>th</sup> Street. The 1½ story stucco clad bungalow has a well preserved stucco porch with a stucco apron and columns and a wainscot ceiling. Decorative features include exposed roof rafters. The 1/1 replacement windows have wood surrounds. The gable dormer has exposed rafters, a louvered vent and wood surround. The front door is a vinyl 4 panel with fanlight. There is a rear stove flue.

172 Beach 25<sup>th</sup> Street is a well preserved 1½ story bungalow with a high degree of architectural integrity. This stucco clad structure has exposed rafters, original awning and holder, and wooden window surrounds. The gable dormer has exposed rafters clad with asbestos and a boarded vent. The stucco porch has stucco columns. The windows are 1/1 replacements both single and paired. The hip roof has asbestos sheathing.

173 Beach 25<sup>th</sup> Street is one of several brick and vinyl clad bungalows along Beach 25<sup>th</sup> Street. The 1½ story structure has a brick front porch, a hip roof with exposed rafters, and an asphalt shingled gable dormer with a louvered vent and exposed rafters. Decorative elements include an original brick front porch with stucco arch, arched verge board, a wainscot ceiling and concrete floor. The 1/1 replacement windows have vinyl surrounds. There are two stove flues. The side front door is vinyl with 6 panels.

173A Beach 25<sup>th</sup> Street is an alley bungalow surrounded by somewhat neglected bungalows. The 1½ story structure has stucco siding, with a gable stucco dormer that has a boarded windows. The dormer has exposed rafters. The windows are 1/1 replacements with wood surrounds. The porch has tapered stucco columns with a stucco apron and floor.

174 Beach 25<sup>th</sup> Street is a well preserved 1½ story stucco bungalow with a stucco porch. Key elements include a wood shingled gable dormer with a louvered window and wood surround and exposed rafters. It has an awning with original holders. The hip roof has exposed rafters. The windows are 1/1 replacements with wood surrounds. The stucco porch has a stone railing. In addition there is a rear shed attached.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 11

175 Beach 25<sup>th</sup> Street is a brick and vinyl sided hip roof bungalow with a brick front porch. The structure has a vinyl clad gable dormer with an enclosed 1/1 casement window and aluminum soffit, along single and paired 1/1 replacement windows with vinyl surrounds. The porch has original brick apron with tapered pilasters and a wainscot ceiling. There are two stove flues protruding from the asphalt shingle roof.

175A Beach 25<sup>th</sup> Street is a non-functioning bungalow. The windows and doors are boarded up and there is no porch. The structure has a clipped gable roof with enclosed soffit.

176 Beach 25<sup>th</sup> Street is a stucco clad hip roof bungalow with a gable dormer. The porch has a wooden railing and balustrade, wainscot ceiling and a concrete floor. The dormer has a sliding casement window and fascia trim. Windows are both single and paired 6/6 replacements with iron grates. A stove flue protrudes from the asphalt shingle roof.

177 Beach 25<sup>th</sup> Street is a vinyl sided 1½ story bungalow that has lost many of its original features, including the original siding. This vinyl sided structure has a vinyl clad dormer with enclosed soffit and louvered vent, 1/1 replacement windows with vinyl surrounds, a vinyl door with 4 panels and fanlight, and a side door with iron grate. There is a stove flue protruding from the hip roof with enclosed soffits.

177A Beach 25<sup>th</sup> Street is a hip roof vinyl sided bungalow with a stucco front porch and vinyl gable dormer. The porch has an archway with vinyl ceiling and tapered vinyl columns. The dormer is solid with an enclosed soffit. The remaining windows are 1/1 replacements with vinyl surrounds. There is a rear stove flue.

178 Beach 25<sup>th</sup> Street is a well preserved bungalow with several original features. The 1½ story structure has a gable dormer with exposed roof rafters and louvered vent, a porch awning with original holders, and replacement 1/1 windows with original wood surrounds. The front porch has a new concrete stoop and lattice apron, a wooden door with a diamond glass pane, and a stove flue. The hip roof has exposed roof rafters.

179 Beach 25<sup>th</sup> Street is a c. 1914 vinyl clad hip roof bungalow with an original brick front porch. The roof has an enclosed soffit, as does the gable dormer which is vinyl sided. The dormer has a louvered vent, while the 1/1 replacement windows have wood surrounds. Other features include an original brick porch with deteriorating tapered columns, a brick apron and enclosed soffit. A stove flue protrudes from the asphalt shingle roof.

179A Beach 25<sup>th</sup> Street is a greatly altered bungalow in the rear alley behind Beach 25<sup>th</sup> Street. The 1½ hip roof structure has vinyl siding including a vinyl sided gable dormer with louvered vent and enclosed soffit; 1/1 replacement windows with vinyl surrounds, and no front porch. There is a concrete stoop. Not Contributing

180 Beach 25<sup>th</sup> Street is a 2-story vinyl sided bungalow built in c. 1921. The elevated porch has a concrete stoop, a ceramic floor tile and vinyl sided columns and apron. There is also an awning with original awning holders. The hip dormer is also vinyl sided with a sliding casement window and vinyl window surround, while the structure has 1/1 replacement windows also with vinyl surrounds. There is a small brick chimney in the rear. The hip roof has enclosed soffits.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 12

181 Beach 25<sup>th</sup> Street is a brick and vinyl sided bungalow. The hip roof 1½ story structure has a gable dormer clad in vinyl with 1/1 casement window replacement; the ground floor windows are 1/1 replacement with vinyl surrounds. The brick porch has rectangular columns and a concrete stoop. A stove flue is in the rear.

181A Beach 25<sup>th</sup> Street is a vinyl sided 1½ story hip roof bungalow. The porch is vinyl sided with tapered columns and a rectangular opening. The dormer is also vinyl sided with enclosed soffits and a small louvered vent. The window openings have been modified. All the windows and doors have been boarded over and have vinyl surrounds. There are two stove flues.

182 Beach 25<sup>th</sup> Street is a 1½ story vinyl sided bungalow with a hip dormer clad in vinyl with two vents, 6/6 replacement window with wood surrounds, and a vinyl sided porch with awning and original awning holders, a concrete stoop and iron balusters. A rear shed houses a stove flue.

183 Beach 25<sup>th</sup> Street is a vinyl sided gable roof bungalow with 1½ stories. The brick porch has a brick apron, hip roof, scrolled brackets with an enclosed soffit and a painted wainscot ceiling. The gable dormer has vinyl siding, and a casement window with vinyl surround. The structure's windows are 1/1 replacements with vinyl surrounds. A stove flue is in the rear of the structure.

183 A Beach 25<sup>th</sup> Street is a compromised bungalow, which does retain some of its original design elements and features. The vinyl sided 1½ story structure has an intact porch which is vinyl sided with an apron and tapered columns, a gabled vinyl sided dormer with replacement casement and vinyl surround, and boarded entrance. The windows are 1/1 replacements with vinyl surrounds.

185-191 Beach 25<sup>th</sup> Street is a series of attached 2- story gable front townhouses constructed c. 2000. Not Contributing

184 Beach 25<sup>th</sup> Street is a 1½ story vinyl sided bungalow. The vinyl sided front porch has a vinyl apron and concrete floor, with vinyl columns and rectangular openings. The windows include a vinyl sided hip dormer that has been boarded over, and replacement 6/6 windows single and paired with iron grates. The wood door has a diamond pane.

186 Beach 25<sup>th</sup> Street is a well preserved 1921 bungalow with stucco cladding, a stucco porch and a hip roof dormer. The dormer has an original 6 pane casement window, wood surround and wood cornice. The single and paired 1/1 replacement windows have wood surrounds and iron grates on sides. There is a small brick chimney. The porch has a concrete stoop and stucco apron, and front planters with decorative brick edges. There is an attached rear shed with a boiler inside.

188 Beach 25<sup>th</sup> Street is a well-preserved stucco clad bungalow. The 1½ story structure has a stucco porch with columns and apron, along with a wainscot ceiling. Windows include a hip roof dormer with original louvered vents and boxed cornice. Other windows include 1/1 replacement windows, single and paired with original wood surrounds. A small brick chimney is in the rear.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 13

190 Beach 25<sup>th</sup> Street is a restored bungalow constructed in 1921 along with other bungalows in this section. The 1½ story structure has an original awning and awning holder. The hip roof dormer has paired louvered vents and enclosed soffits; the single and paired 1/1 replacement windows have original wood surrounds. The stucco porch has a wainscot ceiling.

192 Beach 25<sup>th</sup> Street is a 1½ story stucco clad bungalow. The structure has an arched rectangular porch with arched columns, a deteriorating wainscot ceiling, a stone stoop with garden planters in front. Windows include replacement 1/1 single and paired that are boarded up, and skylights in the hip roof. The roof has a boxed wooden cornice. There is a hip roof dormer with boxed cornice and a replacement sliding casement window.

193 Beach 25<sup>th</sup> Street is a c. 1922 2-story bungalow similar to its neighbors but in less desirable condition. The stucco clad bungalow has a hip dormer with imitation stone siding and a louvered vent, and 1/1 replacement windows have wood surrounds. The elevated porch has a lattice balustrade, wood columns and a concrete foundation. There is a single panel metal door. The hip roof is sheathed in asphalt shingle.

194 Beach 25<sup>th</sup> Street is a vinyl sided 1½ story bungalow. Its features include a vinyl sided hip roof dormer with replacement sliding casement window; and 1/1 replacement windows with vinyl surrounds. The porch is also vinyl sided with vinyl columns and apron and rectangular openings. There is a small rear brick chimney.

195 Beach 25<sup>th</sup> Street is an enclosed bungalow with no porch. The 2-story structure has had numerous modifications including the elimination of the porch, new windows, such as two Chicago replacement windows with original wood surrounds; the original hip roof dormer with enclosed soffits and replacement casement window; and 1/1 replacement sash with wood surrounds on the side windows and iron grates. The sole entrance is on the side with a conventional storm door.

196 Beach 25<sup>th</sup> Street is a c. 1925 extensively altered bungalow. It is perhaps the most extensively altered bungalow in this neighborhood, due to new additions and entrance configuration. The vinyl sided structure has its entrance on Seagirt Blvd instead of Beach 25<sup>th</sup> street, and a porch overhang with no seating area. The windows are replacement 1/1 with vinyl shutters; a new 3-sided bay window with vinyl shutters. The hip roof has a vinyl sided dormer with louvered vent. Not Contributing

197 Beach 25<sup>th</sup> Street is a vinyl sided 2-story bungalow with a vinyl front porch and other altered features. However, it retains the core features of the bungalow including a front porch with an arched opening and a hip roof dormer with paired casement windows. There is a stove flue, replacement 1/1 windows, and a rear shed that is attached.

**Beach 26 Street**

159 Beach 26<sup>th</sup> Street is a 1½ story clipped gable bungalow with stucco cladding and a stucco porch. Decorative features include a clipped gable façade with louvered vent and exposed roof rafters. The porch has integrated arched stucco columns, a stucco apron, garden planters and a brick stoop. The windows are 1/1 replacements with wood surrounds. The front entrance has a single panel door.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 14

159A Beach 26<sup>th</sup> Street is a stucco 1½ story bungalow with a clipped gable roof and stucco porch that has undergone extensive renovation. The windows are 1/1 replacements with wood surrounds. The porch has an arched opening, stucco apron and wainscot ceiling. The interior has refinished wooden floors and newly painted walls. The center front entrance has a 2/4 panel door.

160 Beach 26<sup>th</sup> Street is a 1½ story clipped gable bungalow with exposed roof rafters, a louvered gable vent, louvered shutters and an arched stucco porch. The porch has stucco arched columns and a wainscot ceiling. There is a front side entrance and a rear side entrance.

160A Beach 26<sup>th</sup> Street is one of the best preserved bungalows in the alley behind Beach 26<sup>th</sup> Street. The 1½ story stucco bungalow has a clipped gable roof with a decorative louvered gable vent and a stucco porch with arched openings and stucco apron and columns. The front center entrance has a 2/4 vinyl panel door. Decorative features include exposed roof rafters and renovated wooden shutters.

161 Beach 26<sup>th</sup> Street is a 1½ story gable roof stucco clad bungalow with exposed roof rafters. The stucco porch has wood columns with a brick stoop and wainscot ceiling. Like other bungalows it has a front side entrance and side rear entrance. There is a stove flue, 1/1 windows with wood surrounds, and a gable vent with wood surround.

161A Beach 26<sup>th</sup> Street is a stucco bungalow, 1½ stories with a gable front façade and no porch. The roof has exposed rafters. The windows are 1/1 replacement. The front center entrance has a 2/4 vinyl panel door and a concrete stoop.

162 Beach 26<sup>th</sup> Street is an asphalt and vinyl sided 1½ story bungalow with a clipped gable roof, a wood porch with balustrade and rectangular wood columns. The windows are 1/1 replacement paired and single sash with wood surrounds. The door is a vinyl 4 panel with glass transom. The roof is asphalt shingle with aluminum soffit.

162A Beach 26<sup>th</sup> Street is an asphalt and vinyl sided 1½ story bungalow with a clipped gable roof, rectangular wood porch and wood porch posts. The windows are 1/1 replacement with a center entrance.

163 Beach 26<sup>th</sup> Street is a 1½ story stucco bungalow with an intact stucco porch. Decorative features include exposed roof rafters and tapered porch columns. The porch also has a wainscot ceiling. The front center entrance has a vinyl 2/4 panel door and a side rear entrance. The house has a rear shed addition shared with 165 Beach 26<sup>th</sup> Street that houses two stove flues.

163A Beach 26<sup>th</sup> Street is a stucco clad bungalow without a porch. The 1½ story structure has 1/1 replacement windows with wood surrounds, a concrete stoop, a vinyl 4 panel door with fanlight, and a gable asphalt shingle roof.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 7 Page 15

166 Beach 26<sup>th</sup> Street: This 1½ story clipped gable bungalow has no window or door openings and its porch is no longer evident. The condition and architectural integrity are poor. Not Contributing

166A Beach 26<sup>th</sup> Street is a well preserved wood shingle bungalow with a wood shingle porch and shingled columns. The front center entrance has a vinyl 2/4 paneled door, 1/1 replacement windows with wood surrounds, and a clipped gable roof with exposed rafters.

167 Beach 26<sup>th</sup> Street is a 1½ stucco bungalow with an intact stucco porch. Like other bungalows on 26<sup>th</sup> Street it does not have a dormer. The gable roof has exposed roof rafters, 1/1 replacement windows, a unique shed that houses two stove flues – one for this house and the other for 163 Beach 26<sup>th</sup> Street. The stucco porch has a wainscot ceiling and square column posts. The front center entrance is a vinyl door with 4 panel and fanlight. There is also a side rear entrance.

167A Beach 26<sup>th</sup> Street is a stucco- clad 1½ story bungalow with a gable roof and louvered vent in the gable façade. The windows are 1/1 replacement, and a front center entrance with a vinyl 2/4 panel door. The gable roof is asphalt shingle.

168A Beach 26<sup>th</sup> Street is a well preserved stucco bungalow with an arched stucco porch with a wainscot ceiling, exposed roof rafters, replacement 1/1 windows with wood surrounds and a stove flue. The house has retained a high degree of architectural integrity.

169 Beach 26<sup>th</sup> Street is a 1½ story gable bungalow with stucco siding, a stucco porch with stucco columns, a wainscot ceiling and front planters. The asphalt shingle roof has two stove flues and a gable front vent. The windows are 1/1 replacement with vinyl surrounds. The center front door has a vinyl 4 panel and fanlight configuration.

169A Beach 26<sup>th</sup> Street is a stucco- clad 1½ story bungalow with no porch. Like its neighbors in the alley behind Beach 26<sup>th</sup> Street, it has a gable roof, concrete stoop, replacement 1/1 windows and a front center entrance.

176 Beach 26<sup>th</sup> Street is a vacant lot.

180 Beach 26<sup>th</sup> Street is a stucco 1½ story bungalow with a hip roof and enclosed soffit. Its gable dormer is boarded over. The windows are 1/1 replacement with wood surrounds. There is a recessed front side entrance and a side rear entrance. The stucco porch has a rectangular opening, a stucco apron and wainscot ceiling. The front door is a vinyl 2/4 panel with wood surround. The gable roof is asphalt shingled.

180A Beach 26<sup>th</sup> Street is a stucco 1½ story bungalow with a hipped roof and integrated porch. The center front entrance is flanked by replacement 1/1 windows, with 1/1 windows on the side elevations. A gable roof dormer has a replacement window. Iron grates cover the windows on the façade.

182 is a vacant lot.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Far Rockaway Beach Bungalow Historic District**

**Name of Property**

**Queens County, New York**

**County and State**

**Section 7 Page 16**

186 Beach 26<sup>th</sup> Street was constructed in 1923 according to NYC Building Department Records. The 1½ story bungalow has a hip roof, faux brick and stucco siding, and brick porch. Porch features include brick and cinder block apron, iron grate, a wainscot ceiling and brick columns. The windows are 1/1 replacement with wood and faux brick surrounds. The front side entrance has a 2/4 panel vinyl door with a storm door.

186A Beach 26<sup>th</sup> Street is a stucco clad 1½ story bungalow with a hip roof, exposed roof rafters and brick porch. Decorative features include a gable roof dormer with exposed rafters, a side front entrance with 1/1 replacement windows.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 8 Page 1

**Far Rockaway Beach Bungalow Historic District: Significance**

Summary

The Far Rockaway Beach Bungalow Historic District is eligible under Criterion C in the area of architecture as a rare and intact enclave of the small seasonal beach bungalows that once dominated the oceanfront of Far Rockaway, Queens. Using simple local materials such as locust trees, brick and cedar shingles, the bungalows represent an adaption of the popular domestic bungalow form of the era into a smaller scale vacation property for seasonal residents. Constructed in 1921 following popular pattern book designs available during the early 20<sup>th</sup> century, the bungalows of Far Rockaway are modest with uniform facades, compact interiors, integrated porches and exposed rafters. The fact that the tiny cottages were closely sited on small lots within uniform rectangular blocks reflects the economic status of their owners as well as the expectations of an urban population escaping densely developed neighborhoods for a nearby ocean-side vacation.

The district is additionally eligible under Criterion A in the areas of community planning and development, and social history. New York City has long been home to summer bungalow communities, in Coney Island, Brighton Beach, Sheepshead Bay and Far Rockaway. These communities were similar in attracting low to moderate income New Yorkers, while catering to different ethnic groups, a marketing strategy pursued by the developers of the various bungalow communities of Far Rockaway, where several large bungalow communities were sited. Jewish, Irish and Italian immigrants came from the lower east side, Harlem, Corona, Crown Heights and other neighborhoods to Far Rockaway beginning in the 1920s. These small-scale seaside communities were significant in extending the tradition of a summer getaway, formerly reserved for the upper classes, to the middle and lower classes. The fact that they were relatively near the urban areas that these groups called home was a significant factor in enhancing the feasibility of the vacation. Despite the different cultural groups served, the bungalows themselves were all virtually identical.

In addition to the nominated district, architect Henry Hohausser and builder Isaac Zaret are estimated to have built over one thousand bungalows for Jewish immigrants during 1921 to 1925. While a small handful of individual bungalows from former communities survive in isolation throughout Far Rockaway, the collection of nearly one hundred bungalows along Beach 24, Beach 25 and Beach 26<sup>th</sup> Streets represents the largest concentration and last remaining community from the era. The period of significance extends from 1921, when the bungalows within the district began construction, to c.1950, when the era of beach bungalow vacationing began to dwindle.

Bungalows

In the first decade of the twentieth century, contemporary sources describe the bungalow as a structure that was simple, had only the amount of rooms absolutely necessary, and featured a variety of standard characteristics, including multi-paned double-hung sash windows, simple horizontal lines, exposed roof rafters, a large projecting roof, one or two porches, and interior woodwork and wainscot.<sup>3</sup> Open interiors with exposed rafters and clapboards or novelty siding were other common design elements. The materials used in building both residential and summer bungalows were in theory supposed to retain natural qualities in their color and texture. The materials used in bungalows were expected to have a relationship to the surrounding landscape that

<sup>3</sup>"What is a Bungalow?" *Arts and Decoration* 1, no. 12 (October 1911): 487.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 8 Page 2

provided the setting for the home.<sup>4</sup> Exterior materials like clapboard or shingles were considered better suited for waterfront locations than other types.<sup>5</sup>

The Far Rockaway bungalows are diminutive vernacular interpretations of these concepts, incorporating hip roofs with dormers, exposed roof rafters, integrated porches and small floor plans with one or two bedrooms. The popularity of wooden floors, simple interior wood embellishments, and stucco porches followed the belief that the bungalows should embody natural materials, a key feature in bungalow designs. However due to the close proximity to the ocean and the sandy soil, few bushes, shrubs or trees were planted. Instead, developers created small planters in front of the bungalows, along with rear courtyards, where such natural plantings could survive despite the strong breezes.

Far Rockaway as a Summer Retreat

During the late 1800s, wealthy New Yorkers began building elaborate homes and hotels in communities outside of Manhattan, particularly on Long Island, as weekend and summer retreats to escape the city heat and overcrowding. Typically, vacation properties and summer resort communities for the wealthy were constructed in areas adjacent to rail lines constructed by wealthy industrialists like Austin Corbin, “who created the New York & Manhattan Beach railway in 1876-77 so that NY nabobs could travel in an hour from midtown Manhattan directly to his stylish new hotels.”<sup>6</sup> Developers like Corbin and land speculators offered the promise of “Ocean Front” living, with modern comforts such as “steam heat.”<sup>7</sup>

For working professionals, areas like Coney Island, Long Beach, Sheepshead Bay, Howard Beach, and eventually the Far Rockaway peninsula, became desirable and affordable areas to construct affordable beachside homes. By 1906 the Rockaways boasted hotels, Playland Amusement Park, an RKO movie theatre, a dance pavilion and other family oriented attractions for the well to do.<sup>8</sup> The peninsula attracted a variety of people during the early 20<sup>th</sup> century, including lawyers, accountants, real estate developers, theatre actors and successful musicians. Among them were Chico Marx of the famed Marx Brothers and the industrialist Russell Sage. At the same time, the new amusement park and dance pavilions attracted working-class immigrant families. While many came for the pristine beaches, others came for social reasons. As historian John Kasson has written, many immigrants longed to “feel American” and also to socialize with other immigrants outside of the confining New York City tenements.<sup>9</sup>

With the completion of modern electric train lines and the parkways, more immigrant families began coming to the Rockaways. Beginning in the early 1900s families could rent a tent site for a week to a month, a common practice in other beach communities.<sup>10</sup> According to the late Lee Lebow, a former bungalow resident, her mother began camping in the Rockaways as early as 1902. By 1908 a large park, Ostend Beach, located at Beach 13 and 14<sup>th</sup> Streets, boasted a casino, bathhouses and a hotel during the summer. Eventually some of the

<sup>4</sup>Clay Lancaster, *The American Bungalow 1880-1930* (New York: Abbeville Press, 1985), 13

<sup>5</sup>Herbert Gottfried and Jan Jennings, *American Vernacular Design: 1870-1940* (New York: Van Nostrand Reinhold Co., 1985), 216.

<sup>6</sup> John F. Kasson, *Amusing the Million: Coney Island at the Turn of the Century* (NY: Hill & Wang, 1978), 31.

<sup>7</sup> Display ad, *New York Times*, Aug 25, 1910, 12.

<sup>8</sup> “History of the Rockaways,” *Rockaway Review* (1948), reprinted online at <http://www.farrockaway.com/farrockawayhistory.pdf>.

<sup>9</sup> Kasson, op cit.

<sup>10</sup> Draft West Meadow Beach National Register nomination, 2004.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 8 Page 3

families that owned large estates began selling off their properties to area developers for the purpose of building bungalows for working class families of various backgrounds.

Far Rockaway Beach Bungalow Development

With the completion of additional train lines to Far Rockaway and nearby Long Beach, local newspapers speculated that there would be an increased demand for summer bungalows and other seasonal structures.<sup>11</sup> By 1918 more than 1,000 bungalows had been built, with eager renters at hand. Developers often doubled or tripled their rents from year to year, charging \$200 - \$250/season, in order to cover their construction costs, typically \$1200.<sup>12</sup> They were aided in part by the flu epidemic, which plagued the east coast during 1916-1921. Health professionals suggested that living near the ocean might help flu sufferers, a popular suggestion that led to the creation of hundreds of bungalow communities during the late 1910s near urban cities. At the same time some companies, such as Bloomingdales, provided paid vacations for their employees by renting bungalows in the Rockaways.<sup>13</sup>

Developer J.J. Eagan and Henry Hohasuer were among these new speculators.<sup>14</sup> Henry Hohausier, then a 26-year old architect, was hired by several Russian and German Jewish property owners who had acquired property from the old Dickerson Estate along Beach 24-26<sup>th</sup> streets to build bungalows. Other owners included Henry Flecker, a real estate agent, Bernard Frischman, an Austrian restaurant owner, and Sarah Rosenfeld, who purchased property on Beach 24-26<sup>th</sup> Streets.<sup>15</sup> This group also hired Hohausier to design a bungalow community, while Isaac Zaret of Massachusetts built the modest structures. The deeds note the creation of cement walkways to accommodate the rear bungalows and provide them with clear access to the beach. It is estimated that Zaret built over 1,000 bungalows in Far Rockaway. By 1925 some bungalows had changed hands; Samuel Zaret, Isaac's son, sold twenty-four bungalows on Beach 24<sup>th</sup> and Beach 25<sup>th</sup> Street for the sum of \$135,000.<sup>16</sup>

Many families shared a bungalow, using a "time-share" system where each family had the bungalow for a particular week. Other owners rented their properties. For those bungalows that were rented, the task of preparing the bungalows for occupancy often fell to African Americans.<sup>17</sup> There is also evidence that African Americans who lived in the Hammels neighborhood near Beach 68 - Beach 75<sup>th</sup> Street invited family members to vacation at their homes while the renters/owners worked.<sup>18</sup>

<sup>11</sup> "Growing Demand for Ocean Front Land," *New York Times*, July 7, 1912.

<sup>12</sup> "Demand At Rockaway: Early Season Raises Rentals and Stimulates Buying," *New York Times*, May 26, 1918

<sup>13</sup> Cindy S. Aron, *Working at Play: A History of Vacations in the United States* (New York: Oxford University Press, 1999), 4.

<sup>14</sup> Jennifer Callahan and Elizabeth Logan Harris, *The Bungalows of Rockaway*, film documentary, 2010.

<sup>15</sup> Caroline Pasion "Preserving The Beachside Bungalows in Far Rockaway" M.A. Thesis, Columbia University Graduate School of Architecture, Planning and Preservation, February 2008. The author states "Information was collected from conveyances and deeds of various years at the NYC Department of Finance. All deeds included language regarding the easements that allowed access to the beach."

<sup>16</sup> Pasion, 31-35.

<sup>17</sup> *The Bungalows of Rockaway*;

<sup>18</sup> Mark Naison, "The Land that God and the City had Forgotten" <http://ginavergel.com/tag/rockaways/>

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 8 Page 4

According to Lee Lebow, there were pushcart vendors, garment workers, longshoreman and other working class families who owned and rented the bungalows. Owners placed rental advertisements in the *New York Times* and the *Brooklyn Eagle*, along with ethnic newspapers such as the *Jewish Daily Forward* and the *Irish Echo* newspapers in New York City.

While on vacation, families relied on their porches for social activities and functional use. There were courtyard parties, stickball games, mahjong games and other recreational activities common in Jewish neighborhoods. When weather permitted, families used the porches for cooking and eating, and occasionally sleeping. Families patronized nearby concessions, including the Chinese restaurants, where take-out food was a novelty. According to local legend, the "Tucky Cup," a fried potato in the shape of a cup with Chinese food inside, was invented in Rockaway Beach. However, the main attraction was the beach and, in 1925, the newly constructed boardwalk.

Outside the immediate bungalow community, there were other recreational opportunities. Beachgoers and bungalow residents alike went to nearby Playland, built in 1901, located at Beach 97<sup>th</sup> Street. July 4<sup>th</sup> parades were an annual event, along with basketball games and roller skating on the boardwalk. In addition there were two segregated movie theatres that showed various feature films.<sup>19</sup> Dozens of vendors lined the beach, selling everything from ice cream to knishes, the traditional baked or fried potato cake, and of course hotdogs, kosher and non-kosher. Nearby Jewish and Italian residents delivered ice to the bungalows before propane refrigerators appeared in the 1940s.<sup>20</sup> The traditions continued for many generations until the late 1950s, when several changes occurred that transformed the bungalow communities.

#### Decline of Beach Bungalow Communities

There are several factors that contributed to the decline and demolition of the majority of the Far Rockaway Beach communities. After the onset of World War II, fewer people were traveling to the Rockaways. In 1950, the 1898 Long Island Railroad trestle bridge was destroyed by fire. As a result many families, who now owned automobiles, began travelling to other beaches and renting on Long Island. Although the city extended the subway to Beach 25<sup>th</sup> and other Far Rockaway streets, the impact led not to more vacationing commuters, but to the creation of an ideal location for public housing, targeted by Robert Moses and city planners. As a result of the new influx of lower income residents, many of the remaining bungalow owners began either selling or renting their summer bungalows. In addition some owners rented the bungalows to the city, who subsidized the absentee owners during the off-season, despite the fact that the bungalows were not winterized.<sup>21</sup> Simultaneously, the extension of Seagirt Boulevard, the northern boundary of the bungalow neighborhoods, necessitated the tearing down of bungalows. During this era of mass destruction, the city allowed owners to properly insulate their homes, which previously had been zoned as a summer community prior to the 1961 Zoning Resolution, which played a significant factor in the retention of the historic district.

<sup>19</sup> *The Bungalows of Rockaway.*

<sup>20</sup> Interview with John Santora Sr. by Nancy Solomon, May 2009.

<sup>21</sup> Pasion, 39-40.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 8 Page 5

Recent History

Destruction has continued in Far Rockaway. In 1996 sixty-two bungalows along Beach 24<sup>th</sup> Street were demolished and replaced with an expansion of Wavecrest Gardens, a middle income apartment complex dominated by African Americans and recent immigrants from different countries.<sup>22</sup> During 2004-2006 ten more bungalows were demolished but have not been replaced, leaving vacant parcels along the streets.<sup>23</sup> More recently, a hi-rise apartment building was constructed in 2010 at the south end of Beach 26<sup>th</sup> Street adjacent to the Boardwalk, just a few years after a row of bungalows on Beach 26<sup>th</sup> Street was demolished and replaced by a series of twelve three-story town houses. In response to the new developments and the decline of the bungalows, the Beachside Bungalow Preservation Association of Far Rockaway, Inc., (BBPA) was formed in 1988. Donations from local foundations, including the Astor Foundation and the JM Kaplan Fund, have been secured to develop a shrub and tree planting program.<sup>24</sup> The bungalows have been featured in film documentaries, the *New York Times*, *American Bungalow Magazine* and other publications. In addition, local and state preservation organizations have organized awareness campaigns.<sup>25</sup> Today there is a new appreciation of the bungalows, a reminder of the traditional summer landscape and built environment that once dominated the Rockaway peninsula. While two-thirds of the residents live year round, the other residents are seasonal homeowners, arriving around Memorial Day and departing on Labor Day, just as generations of bungalow dwellers did before them.

*Post-Sandy update for Far Rockaway Bungalows*

*On October 29, 2012 Hurricane Sandy struck the Rockaway peninsula, destroying the community of Breezy Point, and severely damaging thousands of homes and businesses. However the bungalows of Far Rockaway on Beach 24-26 streets withstood any significant damage, with only minor flooding in approximately 12 bungalows. According to the Richard George, founder of the Beachside Bungalow Preservation Organization and a full time resident, most of the homes had little or no damage. One week after the storm Nancy Solomon surveyed the homes and reports that approximately 7 homes were affected, but the damage was not significant. The most damage done includes the following:*

- *Dislodging of bricks on the porch of 177A Beach 25 Street*
- *Warping of vinyl porch at 184 Beach 25*
- *Gutter dislodged at 194 Beach 25*

*While the residents were without power, heat or hot water for several weeks, most stayed in their homes. Clean up efforts began immediately after the storm, and was nearly complete one week later. Surprisingly the boardwalk adjacent to the bungalows was not affected; a few short blocks west the same boardwalk was*

<sup>22</sup> Interview of Richard and Carmela George by Nancy Solomon, April 10, 2012 collection of Long Island Traditions.

<sup>23</sup> Pasion, 45-47.

<sup>24</sup> Ibid.

<sup>25</sup> Charles Wilson, "Urban Beach Paradise: Rediscovering the Rockaway bungalow on the working class Riviera," *New York Times Magazine*, March 16, 2012; *The Bungalows of Rockaway*; Historic Districts Council "Six to Celebrate" campaign 2011-12; City Lore Place Matters Census.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Far Rockaway Beach Bungalow Historic District

**Name of Property**

Queens County, New York

**County and State**

Section 8 Page 6

---

---

*completely destroyed. Residents credit their proximity to the Rockaway Inlet, pushing sand towards the west, as saving this historic neighborhood. Earlier storms and hurricanes including the 2010 Hurricane Irene and Hurricane Gloria in 1985 also missed the bungalows of Beach 24-26 Streets.*

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

**Name of Property**

Queens County, New York

**County and State**

Section 9 Page 1

---

---

**Bibliography:**

Callahan, Jennifer. *The Bungalows of Rockaway*. Independent film documentary, 2010.

King Anthony. *The Bungalow: The Production of a Global Culture*. London: Routledge & Kegan Paul, 1984.

Lancaster, Clay. *The American Bungalow 1880 - 1930*. New York: Abbeville Press, 1985.

New York City Building Department Records

*New York Times*. Online archive

Pasion, Caroline. "Preserving the Beachside Bungalow in Far Rockaway," M.A. Thesis, Columbia University Graduate School of Architecture, Planning and Preservation, February 2008.

Saylor, Henry. *Bungalows*. New York: Winston & Co., 1911.

Solomon, Nancy Interview with Richard, Carmela and Alfred George, April 10, 2012. Long Island Traditions collection.

\_\_\_\_\_. Draft National Register Nomination for West Meadow Beach, February 2003.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Far Rockaway Beach Bungalow Historic District

**Name of Property**

Queens County, New York

**County and State**

Section 10 Page 1

**Verbal Boundary Description**

The boundary is indicated by a heavy line on the attached map with scale

**Boundary Justification**

The nomination boundary was drawn to include the largest intact concentration of beach bungalows representing an early twentieth century community on Far Rockaway Beach. Attention was paid to size, form, streetscape, setback, site layout, and landscaping. An original connection to the ocean was also included as travel between cottage and ocean was an essential part of the vacation. Though isolated or paired bungalows survive outside the district, they do not convey the social and communal aspects that were important components of the bungalow experience.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

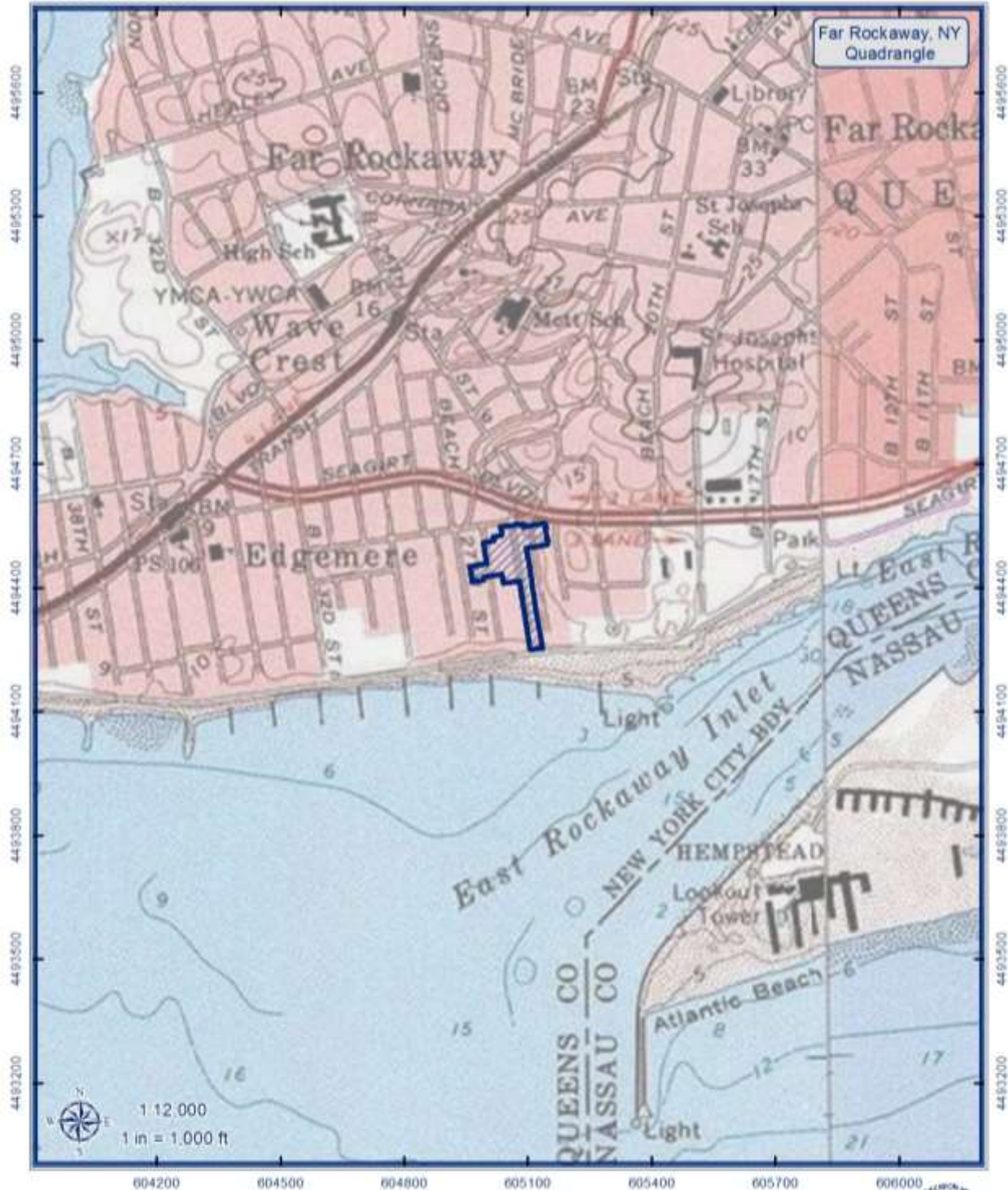
Queens County, New York

County and State

Section 10 Page 2

Far Rockaway Beach Bungalow  
Historic District

Queens, Far Rockaway,  
Queens County, New York



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

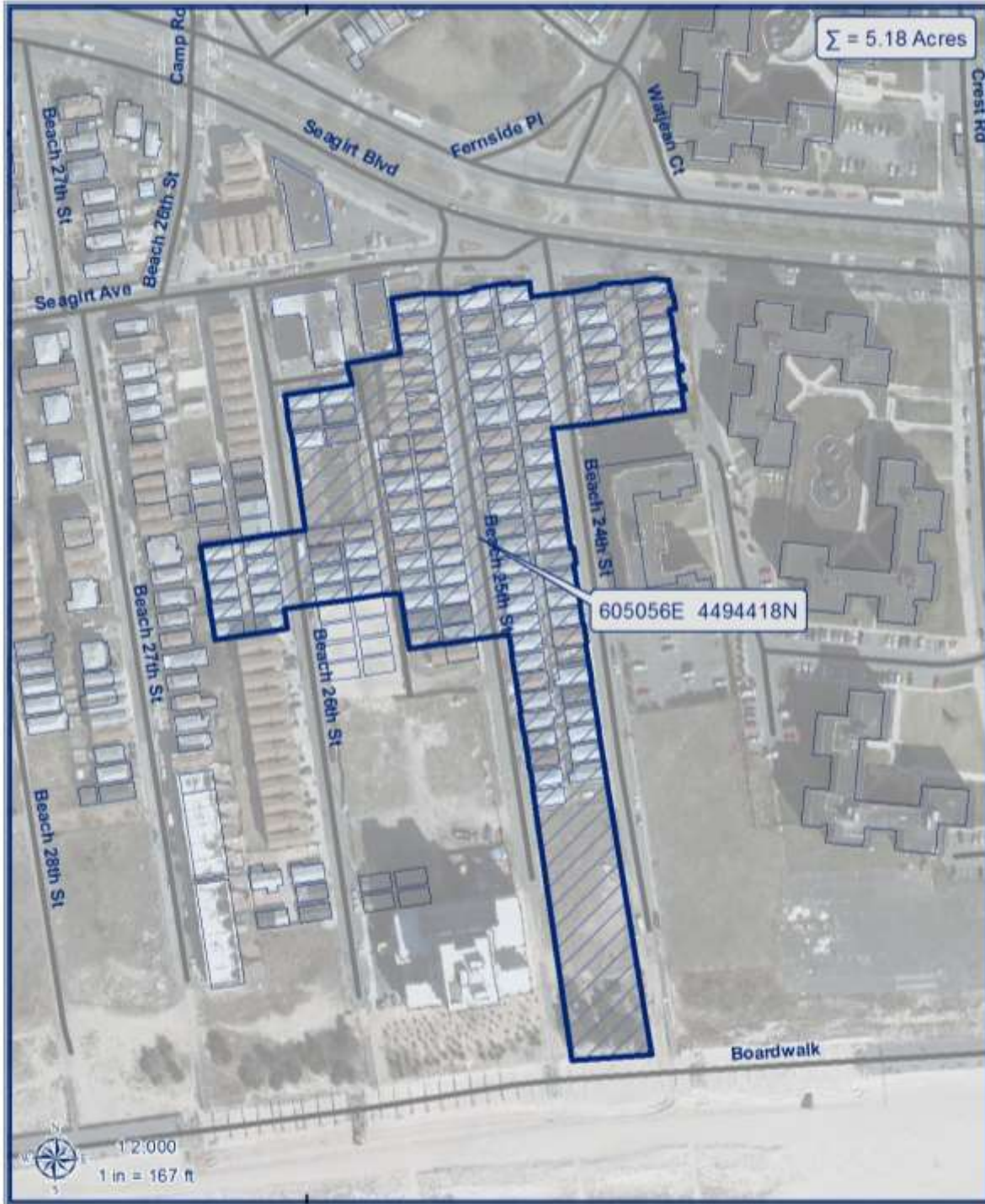
Queens County, New York

County and State

Section 10 Page 3

Far Rockaway Beach Bungalow  
Historic District

Queens, Far Rockaway,  
Queens County, New York



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 10 Page 4



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Far Rockaway Beach Bungalow Historic District

Name of Property

Queens County, New York

County and State

Section 11 Page 1

Additional Information

Caroline Passion, MA Columbia University, wrote her M.A. thesis on the Far Rockaway bungalows in 2008, categorizing their shape, design and floor plans. This drawing below came from her thesis. This is an example of the arched porches found among several bungalows on Beach 24<sup>th</sup> Street.



Typical Bungalow Floor Plan





**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Far Rockaway Beach Bungalow Historic District

**Name of Property**

Queens County, New York

**County and State**

Section 11 Page 2

Photos

1. Beach 25<sup>th</sup>, looking northeast
2. Beach 25<sup>th</sup>, looking southeast
3. Beach 26<sup>th</sup>, looking northeast
4. Beach 24<sup>th</sup>, looking southeast
5. Beach 24thA, looking northeast
6. Beach access at 24<sup>th</sup>, looking north
7. 181 Beach 24<sup>th</sup>
8. 168 Beach 25<sup>th</sup>
9. 179A Beach 26<sup>th</sup>
10. Typical interior, living room
11. Typical interior, hall
12. Typical interior, bathroom door











WAVECREST  
474-7800

170A





NO PARKING  
ANYTIME





168









National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Far Rockaway Beach Bungalow Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Queens

DATE RECEIVED: 5/31/13      DATE OF PENDING LIST: 6/18/13  
DATE OF 16TH DAY: 7/03/13      DATE OF 45TH DAY: 7/17/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000499

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    7-17-13 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

HELEN M. MARSHALL  
PRESIDENT



CITY OF NEW YORK  
OFFICE OF THE  
PRESIDENT OF THE BOROUGH OF QUEENS  
120-55 QUEENS BOULEVARD  
KEW GARDENS, NEW YORK 11424-1015

(718) 286-3000  
web site: [www.queensbp.org](http://www.queensbp.org)  
e-mail: [info@queensbp.org](mailto:info@queensbp.org)

November 28, 2012

Ruth L. Pierpont, Director  
NYS Office of Parks, Recreation and Historic Preservation  
PO Box 189, Peebles Island  
Waterford, NY 12188-0189

Re: Far Rockaway Beach Bungalow Historic District  
Beach 24<sup>th</sup>, Beach 25<sup>th</sup>, & Beach 26<sup>th</sup> Streets

Dear Ms. Pierpont:

I strongly urge the State Review board to consider the nomination of the Far Rockaway Beach Bungalow Historic District to the National and State Registers of Historic Places.

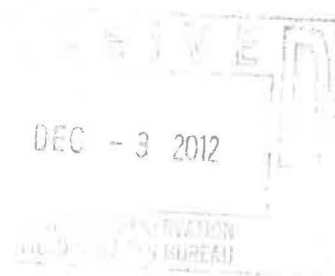
Built in the 1900's, these unique, serviceable structures served as summer retreats for thousands of working class families escaping the city's heat. Originally covering most of the Rockaways, their numbers have been greatly reduced through neglect and through replacement by larger apartment units.

These few remaining charming and sturdy structures are a testament to a past lifestyle that incorporated fresh air and outdoor activity for healthy living --- something that is once again becoming important today.

The bungalows have survived Hurricane Sandy so it is only fitting we assist them by granting National and State Registers of Historic Places designation so they can be enjoyed by future generations.

Sincerely yours,

Helen M. Marshall  
Queens Borough President





**LAURELTON OFFICE**  
234-26 MERRICK BLVD.  
LAURELTON, NEW YORK 11413

TEL: (718) 527-4356

FAX: (718) 527-4402

**ROCKAWAY OFFICE**  
1526 CENTRAL AVENUE  
FAR ROCKAWAY, NEW YORK 11691

TEL: (718) 471-7014

FAX: (718) 471-7391

**CITY HALL OFFICE**

250 BROADWAY

NEW YORK, NY 10007

TEL: (212) 788-7216

FAX: (212) 227-1210

jsanders@council.nyc.gov



THE COUNCIL OF  
THE CITY OF NEW YORK  
**JAMES SANDERS JR.**  
COUNCIL MEMBER, 31<sup>ST</sup> DISTRICT, QUEENS

CHAIR  
CIVIL SERVICE AND LABOR

---

COMMITTEES

LAND USE  
ECONOMIC DEVELOPMENT  
COMMUNITY DEVELOPMENT  
VETERANS  
JUVENILE JUSTICE

December 10, 2012

Daniel McEneny  
Historic Preservation Program Analyst  
Office of Parks, Recreation, & Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

I am writing to lend my vocal support to the "Far Rockaway Historic Bungalow District" nomination under consideration by the New York State Historic Preservation Office. As the council member representing Far Rockaway and a lifelong member of this community, the nomination of the bungalows is a personal matter for me.

The bungalows are an important part of our region's history, reflecting the culture and traditions of generations of bungalow owners in Far Rockaway. This is the largest intact bungalow community remaining in Far Rockaway, and therefore important to preserve. It is also remarkable that the bungalows on Beach 24-Beach 26th Streets survived after Hurricane Sandy, a testament to their durability and endurance.

Thank you again for considering the bungalows for listing on the State and National Register of Historic Places.

Sincerely,

A handwritten signature in cursive script that reads "J. Sanders Jr.".

Councilman James Sanders, Jr.  
31<sup>st</sup> District- Queens, NY

JS: ml



**Landmarks Preservation  
Commission**

Robert B. Tierney  
Chair

October 24, 2012

Kate Daly  
Executive Director  
kdaly@lpc.nyc.gov

Ms. Ruth Pierpont, Deputy Commissioner  
New York State Office of Parks, Recreation  
and Historic Preservation  
P.O. Box 189  
Peebles Island  
Waterford, NY 12188-0189

1 Centre Street  
9<sup>th</sup> Floor North  
New York, NY 10007

212 669 7926 tel  
212 669 7797 fax

Re: Far Rockaway Beach Bungalow Historic District, Queens County, NY

Dear Ms. Pierpont:

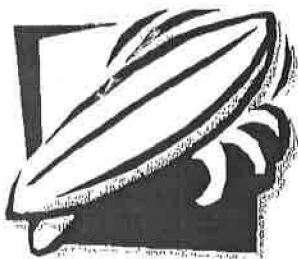
I write on behalf of Chair Robert B. Tierney in response to your request for comment on the eligibility of the Far Rockaway Beach Bungalow Historic District in Queens County for the State and National Registers of Historic Places.

The New York Landmarks Preservation Commission's Director of Research Mary Beth Betts has reviewed the materials submitted by the Historic Preservation Field Services Bureau and has determined that the Far Rockaway Beach Bungalow Historic District appears to meet the criteria for inclusion on the State and National Registers of Historic Places. Thank you.

Sincerely,

  
Kate Daly

cc: Robert B. Tierney, Chair  
Mary Beth Betts



COMMUNITY  
BOARD #14

December 11, 2012

Daniel McEneny  
Historic Preservation Program Analyst  
Office of Parks, Recreation and Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, New York 12188-0189

COMMUNITY BOARD #14  
City of New York  
Borough of Queens

DOLORES ORR  
Chairperson

JONATHAN GASKA  
District Manager

Dear Mr. McEneny:

Community Board #14 is pleased to support the "Far Rockaway Historic Bungalow District" nomination under consideration by the New York State Historic Preservation Office. We understand the nomination will be considered at the December 13, 2012 meeting of the New York State Architectural Review Board.

The bungalows are an important part of our region's history, reflecting the history and traditions of generations of bungalow owners in Far Rockaway. We understand that this is the largest intact bungalow community remaining in Far Rockaway, and therefore important to preserve. It is also remarkable that the bungalows on Beach 26<sup>th</sup> Streets survived after Hurricane Sandy, a testament to their durability and endurance.

Thank you again for considering the bungalows for listing on the State and National Register of Historic Places.

Sincerely,

  
Jonathan Gaska  
District Manager

1931 Mott Avenue, Room 311  
Far Rockaway, NY 11691  
Tel.: (718) 471-7300  
Fax: (718) 868-2657  
cbrock14@nyc.rr.com



JG/dls



## Queens Preservation Council

204-05 43<sup>rd</sup> Avenue, Bayside, NY 11361

[queenspreservationcouncil@gmail.com](mailto:queenspreservationcouncil@gmail.com)

718-591-0361

November 30, 2012

Division for Historic Preservation  
NYS Office of Parks, Recreation and Historic Preservation  
Peebles Island, PO box 189  
Waterford, NY 12188-0189

RE: Far Rockaway Beach Bungalow Historic District

Dear State Review Board:

Please be informed that at its November 26<sup>th</sup> meeting the Queens Preservation Council took a unanimous vote in support of the nomination of the Far Rockaway Beach Bungalow Historic District to the State and National Register of Historic Places.

These simple and uniquely American bungalows built in the first three decades of the 20<sup>th</sup> Century, survive as a small remnant of the blocks and blocks of bungalows that once characterized middle class summer leisure on the Rockaway peninsula. These shore getaways for working families evolved from simple tents that were first erected on the beach and rented for a small fee.

The surviving bungalows, many lovingly cared for, are one to one-and-a-half stories and feature overhanging eaves, generous porches, double hung windows, a built-in cabinet or sideboard and a small kitchen. Some of the bungalows are in a Spanish Revival style of stucco with wood trim and green tile roofs; others are brick in an English Tudor reference; while the majority are a vernacular Craftsman style.

Sincerely,



Mitchell Grubler  
Chairman





HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

December 10, 2012

Daniel McEneny  
Division for Historic Preservation  
New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island, P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

The Historic Districts Council, the citywide advocate for New York City's historic neighborhoods, strongly supports the addition of the Far Rockaway Beach Bungalow Historic District in Queens, New York, to the National and State Registers of Historic Places. This collection of extant beach bungalows is unarguably a historic resource of the highest significance and its listing will serve to bring much deserved attention to the site.

The bungalows along Beach 24th, 25th and 26th Streets were once part of a community called Wavecrest, which was built for Russian and German Jewish immigrants in 1921-25. They are part of a broader movement that began at the end of the 19th century, when vacationing at the shore became very popular in America. At that time, those who could not afford hotels would camp on the beach, which inspired developers to construct modest bungalow communities clustered near the shoreline. The porches, courtyards and streets dividing the bungalows functioned as social spaces where families would meet for games and parties. The main attraction for the bungalows, of course, was the sandy beach just steps away and the boardwalk, which was a hub of activity and entertainment.

Rockaway, Queens, was once home to over 7,000 bungalows in dozens of communities. Sadly, fewer than 400 are extant today, the rest having been demolished to make way for new development beginning in the mid-20th century. The existing bungalows from the Wavecrest development—93 in total—form Rockaway's largest cluster. They are vernacular in design and were constructed of local materials. Their architectural details are simple: hip roofs, central dormers, exposed roof rafters, porches, stove flues or small brick chimneys, and casement and double sash windows. The interiors feature small floor plans with 3 bedrooms, a small kitchen and a bathroom, and their details include wood floors, clapboard and plaster walls, and claw-foot tubs.

While this group of bungalows offers a glimpse of New York City's past, it also tells a rich story about the human need for recreation and provides physical evidence of the national trend toward beachfront folly during the late 19th and early 20th centuries. For this reason, the bungalows are of national importance and deserve recognition. A listing on the National and State Registers of Historic Places would serve to educate the public about the bungalows and the thriving beachfront community they fostered. In order to encourage responsible stewardship and preservation of the bungalows, this type of outreach is essential. This nomination is also extremely timely. With the destruction of so much of the Rockaway peninsula during hurricane Sandy in late October 2012, a celebration of the area's heritage would be an inspiring and uplifting occasion, and something in which area residents could take pride. We respectfully urge you to include the Far Rockaway Beach Bungalow Historic District on the National and State Registers of Historic Places.

Sincerely,



Simeon Bankoff  
Executive Director

November 24, 2012

Division for Historic Preservation  
NYS Office of Parks, Recreation and Historic Preservation  
Peebles Island, PO Box 189  
Waterford, N Y 12188-0189

I am writing in support of the National and State designation of the Far Rockaway Beach Bungalow Historic District to be considered at the next meeting of the State Review Board on 12/13/12.

These bungalows are a small remnant of the bungalows that once occupied a large portion of the Rockaway peninsula. Generations of working class families summered there from the 1910's to the 1950's enjoying a simple way of life that is all but extinct today. An article that can help orient you to this environment can be found at <http://www.dnainfo.com/new-york/20120130/rockaways/far-rockaway-bungalows-offer-welcome-escape-for-beach-starved-city-dwellers> (There is link to a video from this article.) In 2010, a film, *The bungalows of Rockaway*, was made by documentarian Jennifer Callahan. Another reference, from the New York Times, can be found at <http://www.nytimes.com/interactive/2012/03/18/magazine/far-rockaway.html>

Bungalows in the three block area in Far Rockaway have been lovingly restored and winterized and a close knit community has developed. Residents have welcomed visitors. The Queens Historical Society organized an excursion to the site. If you have never been privileged to visit the site in person, let *Place Matters*, associated with the (NYC) Municipal Art Society take you there!  
<http://www.placematters.net/node/1169>

Yours sincerely,



Dr. Jack Eichenbaum, Queens Borough Historian

cc. Queens Preservation Council, Beachside Bungalow Preservation Association of Far Rockaway



## McEneny, Daniel (PEB)

---

**From:** barnon7@aol.com  
**Sent:** Tuesday, December 11, 2012 8:49 PM  
**To:** McEneny, Daniel (PEB)  
**Subject:** the Far Rockaway Historic District nomination

Dear Mr. McEneny:

I am writing to you in support of the nomination for a Far Rockaway Historic Bungalow District. I do so as a bungalow owner (my husband and I own 170 Beach 25th Street), a Board Member of the BBPA, and, as a person who spent every summer of my childhood and adolescence in the bungalow community, at a time when it was considered the "working class Riviera". Those summers and that community were so memorable that, just last year, I was able to fulfill my dream of returning to the Rockaways. I can't tell you how many New Yorkers, when my husband and I tell them about our bungalow, recount their own stories of growing up in Rockaway bungalows, and we have yet to hear one negative memory. The Rockaways, and the bungalow colonies there, occupied a very special place in the histories of so many poor and middle class New York families. The three blocks of bungalows from Beach 24th-Beach 26th Street is the largest bungalow community remaining in Far Rockaway...a remnant of a bygone New York that meant so much to so many...and I think it is important to preserve them for future generations to be able to know this history firsthand. We are thankful that they survived Hurricane Sandy, and that our community was able to pull together to help one another during this crisis.

I understand that you were contacted by a Bob Fell noting that the bungalows were devastated by Sandy. I do not know a Bob Fell, to my knowledge he does not own a bungalow in this district, and he, by no means, represents the residents of Beach 24th-26th Street. The bungalows, as I noted, survived the storm with relatively minor damage.

Thank you for considering the bungalows for listing on the State and National Register of Historic Places.

Sincerely,

Dr. Barbara Cohn Schlachet

**McEneny, Daniel (PEB)**

---

**From:** Bob Diamond <bobfarock@mac.com>  
**Sent:** Tuesday, December 11, 2012 9:55 PM  
**To:** McEneny, Daniel (PEB)  
**Subject:** Far Rockaway Historic Bungalow District

Daniel McEneny  
Historic Preservation Program Analyst  
Office of Parks, Recreation, & Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

As an owner of a bungalow on Beach 25th Street, it is truly my pleasure to support the "Far Rockaway Historic Bungalow District" nomination under consideration by the New York State Historic Preservation Office. I understand the nomination will be considered at the December 13, 2012 meeting of the New York State Architectural Review Board. The bungalows are an important part of our region's history, reflecting the history and traditions of generations of bungalow owners in Far Rockaway. I understand that this is the largest intact bungalow community remaining in Far Rockaway, and therefore important to preserve. It is also remarkable that the bungalows on Beach 24-Beach 26th Streets survived after Hurricane Sandy, a testament to their durability and endurance.

Thank you again for considering the bungalows for listing on the State and National Register of Historic Places.

It has also come to my attention that someone by the name of Robert Fell has stated that he represents all the bungalow owners, owns a bungalow and states that the bungalows in this district were devastated by Hurricane Sandy. I have no idea who this Mr. Fell is, nor does he represent me or any other bungalow owners that I know on Beach 24th, 25th or 26th Street. It is also untrue that





## New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
P.O. Box 189, Waterford, New York 12188-0189  
518-237-8643



**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

23 May 2013

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose two National Register nominations to be considered for listing by the Keeper of the National Register. Both nominations are submitted on discs:

Dale Cemetery, Westchester County  
Far Rockaway Beach Bungalow Historic District, Queens County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office