

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 5 1988
date entered

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Sea Cliff Summer Resort Thematic Group

and or common

2. Location

street & number See continuation sheets not for publication

city, town Sea Cliff vicinity of

state New York code 36 county Nassau code 59

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	NA in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	NA being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership - see continuation sheet

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Nassau County Courthouse

city, town Mineola state New York

6. Representation in Existing Surveys

title State-wide Historic Resources Inventory has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records Division for Historic Preservation

city, town Albany state New York

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>NA</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The incorporated village of Sea Cliff is a primarily residential, middle-income suburban community located approximately fifty miles east of New York City on Nassau County's north shore. It is situated on a plateau above the steep, wooded slopes of eastern Hempstead Harbor. A small central business district along Sea Cliff Avenue forms the nucleus of the village and is surrounded by densely developed residential areas on all sides. Sea Cliff's northern half is located on high ground above Hempstead Harbor and was the focus of the village's extensive late nineteenth century development as a resort. The southern portion of the village slopes down steeply to a level plain at sea level which has been developed with modern, mid-twentieth century residences. Unlike the majority of Nassau County communities, Sea Cliff still retains a strong small village appearance due to its dense period development, small lots, compact street plan, irregular terrain, uniform set backs, and lush vegetation.

II - Methodology

The Sea Cliff Summer Resort Thematic Group nomination is based on a comprehensive, reconnaissance level survey of the incorporated village of Sea Cliff. It was conducted by the Sea Cliff Landmarks Association, a private non-profit preservation organization. The first phase of the project included a windshield survey of all the village streets. A local map was prepared to identify all properties over fifty years old that generally retain their historic appearance. This initial identification was reviewed on location by the staff of the New York State Division for Historic Preservation and a list of those properties which appeared to have potential for National Register nomination was prepared. Additional research materials were compiled on these properties using the New York State building inventory forms and more extensive on-site inspections followed. As a result of this information and evaluation, Sea Cliff's late nineteenth century development as a thriving resort emerged as the community's most active period of growth and its most significant and distinguishable historic theme. It also became evident that many of Sea Cliff's older buildings had experienced varying degrees of alteration and many of its streets contained modern, mid-twentieth century infill housing on small sub-divided lots, thus precluding historic district nominations. Twenty-seven individual component properties* were identified as those resources which retain the highest degree of physical integrity and architectural distinction and which most clearly represent Sea Cliff's historic resort era.

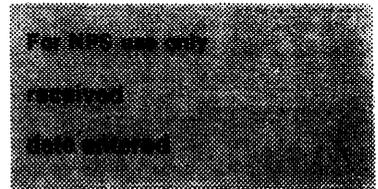
III - Definition of Theme

In 1871, the Sea Cliff Grove and Metropolitan Camp Ground Association purchased 240 acres in the northwest quadrant of the incorporated village. Shortly after, the association constructed an open air auditorium, paths and tent plots were laid out and a steamboat pier was built on Hempstead

*Total number of elements include thirty contributing buildings, three contributing objects, and eight non contributing buildings.

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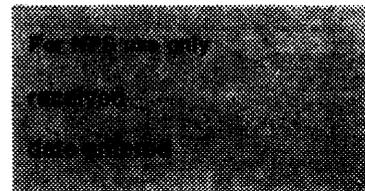
Harbor. The camp meeting reached the peak of its activity during the 1880's. Properties directly associated with this original camp meeting ground no longer exist, although some existing streets follow the camp foot paths. By the mid 1880's and 1890's, interest in the camp meetings declined and the association began selling tent lots for summer house and hotel construction. Sea Cliff's scenic waterfront setting and easy access by railroad and steamboat attracted increasing numbers of summer visitors. By the late 1890's, the village was firmly established as a popular vacation retreat within convenient commuting distance of New York City. The majority were constructed as part of the resort development.

The Sea Cliff Summer Resort Thematic Resources are defined as those intact and architecturally distinguished properties which best represent the village's late nineteenth-century picturesque resort development and illustrate its swift transition from a relatively isolated agrarian village to a thriving summer resort community. The majority of the nominated resources are single family residences which served as vacation homes for a large middle-income seasonal population, a small number of these were summer boarding houses. Three resources, the Sea Cliff Railroad Station, St. Luke's Episcopal Church, and the commercial building at 93 Central Avenue are included because they were constructed to serve the growing number of Sea Cliff's summer visitors during this time period. Other resources associated with the resort community (such as summer houses, public buildings, hotels, waterside piers, and bathing pavilions) are either no longer extant or have suffered major alterations that preclude National Register eligibility. The nominated resources are scattered in and around the village's densely built-up central business district and adjacent residential neighborhood. The majority of them are located within the boundaries of the original camp meeting ground, in the northwest quadrant of the village. This area formed the nucleus of the resort community. Except for the Sea Cliff Railroad Station and the residence at 315 Littleworth Avenue, all the nominated properties are situated on small village lots within walking distance of each other.

The Sea Cliff Railroad Station is the nomination's only individual component property located outside the incorporated village of Sea Cliff in the adjacent city of Glen Cove (which has its own railroad stations on Glen Street and Town Path). It is situated on Sea Cliff Avenue, just outside the village's eastern boundary. The Sea Cliff Railroad Station is included in this nomination due to the important role it played in Sea Cliff's rapid late nineteenth century development. Built in 1868, it became the primary access point for Sea Cliff's emerging resort community and acted as a catalyst for its rapid late nineteenth century growth.

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IV - Overview of Nominated Resources

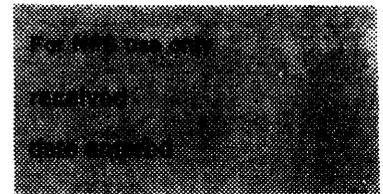
Sea Cliff's Summer Resort properties represent an architecturally distinguished collection of buildings which display popular late nineteenth century American architectural styles. Their picturesque design and detail is particularly noteworthy when compared to Long Island's historic vernacular building tradition, which is characterized by conservative, utilitarian building practices and which was pervasive in the region from its seventeenth-century settlement up into the last half of the nineteenth century. Most of the nominated properties share a uniformity of building materials including clapboard and/or shingle sheathing over wood balloon frame construction. They also exhibit an abundance of decorative details such as roofline bracketing, rich surface ornamentation, and intricate porch railings; all of the properties have open porches. In addition, these properties retain a high level of architectural integrity, which was a prerequisite for nomination.

V - Specific Resources

The nominated properties range in date from 1868 to 1895, when Sea Cliff was reaching the peak of its resort development. Except for the brick railroad station and the cement Crowall-Isaacs residence in Littleworth Lane, the buildings are wood frame with wood shingle or clapboard sheathing. All the properties exhibit designs and details influenced by architectural styles which were popular in America during the last quarter of the nineteenth century. Several properties are text book examples of their respective idioms, such as: the elaborate Stick style residence called the Woodshed at 115 Central Avenue, with its steep roofs, deep bracketed eaves, overall stickwork, and wraparound porch; the picturesque Gothic Revival cottage at 162 16th Avenue, with a board and batten exterior, decorated roof line, diamond-pane windows with hood mouldings, bay windows, and steep gable roof; the highly decorated Queen Anne style residence at 207 Carpenter Avenue, with an asymmetrical composition, rich surface detail, wraparound porch, corner tower, and two-story porte-cochère; the large Shingle style residence at 19 Locust Place, with its shingled exterior, broad gable roof, round tower, and restrained Colonial Revival style detail; and the impressive Second Empire style residence at 285 Glen Avenue, with a high mansard roof, corner tower, dormer windows, two-story bay windows, and two-story porch. Most of the thematic properties display local interpretations of popular late nineteenth century architectural styles and decoration. For example (and in addition to those noted above): the two residences at 375 Littleworth Lane and 362 Sea Cliff Avenue exhibit restrained Second Empire style designs including mansard roofs with dormers, bracketed rooflines, and bay windows; the three residences at 137 Prospect Avenue, 378 Glen Avenue, and 173 16th Avenue and the Sea Cliff Railroad Station on Sea Cliff Avenue exhibit the distinctive characteristics of the Gothic Revival style including steep gable and cross-gable roofs,

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decorated rooflines, and wraparound porches; and the three residences at 103 Roslyn Avenue, 112 Sea Cliff Avenue, and 18 17th Avenue, and St. Luke's Episcopal Church at 253 Glen Avenue exhibit the distinctive characteristics of the Queen Anne style including asymmetrical compositions, a variety of exterior sheathings, various roof shapes, prominent towers, and wraparound porches. In addition, the remaining twelve residences (65 20th Avenue, 290 8th Avenue, 285 Sea Cliff Avenue, 176 Prospect Avenue, 240 Sea Cliff Avenue, 332 Franklin Avenue, 199 Prospect Avenue, 52 18th Avenue, and 9 Locust Place) exhibit a mixture of popular late nineteenth century Victorian era architectural features including a variety of roof shapes (cross gable and hip), bay windows, front porches, towers, and decorative brackets and railings. Except for Central Hall at 93 Central Avenue, all the nominated properties display varying amounts of applied decorative carved wood detail which is primarily concentrated at front porches and rooflines. Despite Central Hall's overall lack of decorative detail, it does have a prominent rectangular mass, a recessed L-shaped porch, and a low gable roof with distinctive wooden coved cornice (which is an uncommon architectural treatment on historic Long Island buildings).

When considered as a group, the twenty-seven nominated properties represent one of the best collections of late Victorian era architecture in Nassau County; moreover, some of the nominated properties are somewhat flamboyant examples of their respective architectural styles, which complement Sea Cliff's development as a seaside vacation retreat. For example, the Woodshed at 115 Central Avenue is a large residence on a prominent hillside site which displays an abundance of high quality Stick style detail. Fanciful wooden decoration has been applied to the walls and porches of the Queen Anne style residence at 207 Carpenters Avenue. An adjacent pair of identical cottages at 195 and 199 Prospect Avenue exhibit a rich display of intricate wood decoration on their walls, gable ends, and porches. The picturesque cottage at 162 16th Avenue has a decorative bargeboard which continues around the entire roofline. The Second Empire style residence at 285 Glen Avenue displays a handsome assortment of decorative exterior sheathings. The architectural variety which is evident among the nominated properties reflects Sea Cliff's prominence and prosperity as a fashionable summer resort during the late nineteenth century.

See the accompanying building inventory forms for additional information on each individual property.

8. Significance

Period	Areas of Significance—Check and justify below			
prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Recreation

Specific dates 1868-1895 **Builder/Architect** Various: See individual component forms

Statement of Significance (in one paragraph)

The Sea Cliff Summer Resort Thematic Resources includes twenty-seven individual component properties which are historically and architecturally significant for illustrating the village's rapid development as a popular summer resort during the late nineteenth century and are distinguished examples of seasonal homes for middle-income Americans. The nominated buildings were constructed to shelter and service Sea Cliff's growing number of summer visitors who were attracted to the village's scenic waterfront setting. Most of these properties were constructed as fashionable middle-income summer houses for Sea Cliff's large seasonal population. The village's railroad station, one church, and one commercial building are also included in the nomination as they were built to serve the expanding resort community. Together these properties reflect Sea Cliff's transition from a somewhat isolated agrarian community to a readily accessible vacation retreat at the end of the nineteenth century. This was the village's most active period of development and these surviving properties provide Sea Cliff with its present picturesque appearance. The twenty-seven nominated properties include a total of twenty-eight contributing buildings and two contributing structures, which range in date from 1868 to 1895.

Sea Cliff began attracting small numbers of summer visitors after the Sea Cliff Railroad Station was constructed in 1868, providing a direct transportation link with New York City. In 1871, the Metropolitan (Methodist) Camp Ground Association purchased 240 acres in northwest Sea Cliff and constructed a pier for steamboats, a waterfront boardwalk, an open air auditorium, and laid out numerous tent plots with connecting paths. This Methodist encampment attracted thousands of people each summer and gradually provided the catalyst for the village's extensive late nineteenth century summer resort development. By the mid 1880's, attendance at the camp meetings declined and the association began selling tent lots for summer home and hotel construction. Sea Cliff experienced a resort building boom during the 1880's and 1890's. Although no buildings or structures remain from the village's 1870's Methodist camp meeting ground, the nominated properties illustrate the rapid summer resort development which quickly followed this seasonal encampment. All the individual component properties are distinguished buildings which exhibit a variety of popular late nineteenth century architectural designs and details and retain a high level of integrity. Most of the picturesque American Victorian era idioms are represented including Gothic Revival, Stick style, Queen Anne, Shingle style, and Second Empire. Several of the nominated properties are excellent examples of their respective styles, such as the elaborate Stick style residence at 115 Central Avenue and the rambling Queen Anne style residence at 112 Sea Cliff Avenue. All the buildings display high quality decorative

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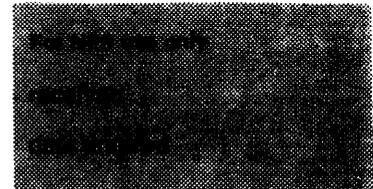
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detail and have large open porches. This handsome collection of seasonal Victorian era domestic architecture illustrates the tastes, lifestyles, and aspirations of the middle-income Americans who came to Sea Cliff for a vacation during the late nineteenth century and built picturesque summer houses. These distinguished buildings also reflect the village's transformation from a quiet rural settlement to a thriving seaside resort.

Historic Development

Up until the mid nineteenth century, Sea Cliff was a somewhat isolated agrarian community (which was settled in 1668). The Long Island Railroad was extended from Mineola in central Nassau County to Sea Cliff and nearby Glen Cove in the late 1860's. The Sea Cliff Railroad Station was built in 1868 and, for several years, was only open in the spring, summer, and fall. Construction of the railroad and passenger station marked the beginning of Sea Cliff's thriving late nineteenth century growth and development. In 1871, the Metropolitan Camp Ground Association (of the Methodist Church) purchased 240 acres of farmland in the northwest quadrant of Sea Cliff. The association spent \$270,000 to develop a camp meeting ground; it built a waterfront boardwalk, a steamboat pier, a large open air auditorium called the Tabernacle, and numerous tent sites and pathways were laid out. During the 1870's, thousands of visitors came to Sea Cliff from New York City, Long Island and Connecticut for one or two weeks to participate in the daily religious meetings and other recreational activities. Visitors arrived by train or steamboat. As soon as the camp ground began its summer meetings, a village began to grow up around it to supply the association and campers with goods and services. In 1883, the leading residents of this expanding community made application and were approved for incorporation as a village by the New York State Legislature. A board of trustees was elected and a village president or mayor was appointed. By the mid 1880's, attendance at the camp meeting was decreasing and the association began leasing and selling building lots. In 1890, the Metropolitan Camp Ground Association discontinued its meetings in Sea Cliff and sold its remaining land for building lots. A German Methodist group purchased a portion of this land and operated a small camp meeting ground up until the 1920's. Buildings and/or structures associated with the original 1870's and later 1890's camp meeting ground, such as the tabernacle, boardwalk and steamboat pier, no longer exist.

Sea Cliff's rapid growth as a popular summer resort began in the mid 1880's when the Methodist Camp Ground Association began selling building lots. By the end of the nineteenth century, the village was firmly established as a prosperous middle-income vacation community and was reaching the peak of its resort development. In addition to the large number of private summer houses that were built, the village boasted many hotels and boarding houses (such as the 300-room Sea Cliff Hotel).

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During its resort heyday, the Long Island Railroad ran weekend excursions to Sea Cliff station and also operated a daily steamboat service between the village and New York City. Summer visitors were attracted to Sea Cliff's sandy beaches, and boating became popular on Hempstead Harbor and Long Island Sound. Private bathing pavilions lined the waterfront boardwalk and the steamboat pier was a beehive of activity.

By 1910, Sea Cliff's resort activity declined. One of the village's principal advantages as a vacation retreat had been that it was easily reached by railroad or steamboat. Increased use of automobiles in the early twentieth century and better roads made other areas on eastern Long Island, upstate New York State, and on the northeast seaboard accessible to middle-income families for summer vacations. As a result, summer visitation dwindled and many of Sea Cliff's large hotels, boarding houses, and other resort-related buildings were under-used and were eventually demolished. In addition, Sea Cliff's boardwalk, bathing pavilions, and steamboat piers were neglected, gradually deteriorated, and were finally removed. Although Sea Cliff's prosperity as a summer resort ended, due to its proximity to New York City, the village quickly emerged as a compact year-round suburban community. Many of its summer houses were winterized and became permanent homes. Some modern residential construction filled in the densely developed northern portion of Sea Cliff and by the mid twentieth century the southern half of the village contained modern single-family house developments.

Thematic Qualities

Most of the thematic resources (twenty-four properties) are residential and were built as summer houses for middle-income families during the peak of Sea Cliff's resort development. These substantial residences display designs and details which were popular among America's growing middle-class during the last quarter of the nineteenth century. Decorative open porches, prominent towers and bay windows are common characteristics for all the nominated buildings. Although the village still contains a large collection of late nineteenth century resort-related houses and buildings, most of them lack integrity due to alterations and modern construction; thus, the nomination consists of single-family residential properties. These buildings are located on small less than one acre lots and are situated close to the street; most do not have driveways or outbuildings. The nineteenth-century resort community was located on high ground in the northwest quadrant of the village. Its streets and buildings formed a compact, densely built-up resort community which grew over a forty-year time period. The nominated summer houses are indicative of the high quality design and attention to detail that was applied to middle-income seasonal architecture during the late nineteenth century. These picturesque residences reflect their individual owners' tastes and lifestyles in a seaside resort community.

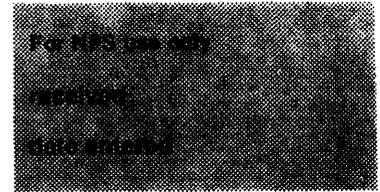
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The nomination also contains the Sea Cliff Railroad Station, St. Luke's Episcopal Church, and Central Hall, a commercial building and meeting hall at 93 Central Avenue; each of these properties reflects an important aspect in Sea Cliff's resort development. The 1868 railroad station provided the primary transportation link to the summer resort and its picturesque exterior provided a distinctive introduction to the village. St. Luke's Episcopal Church was constructed in 1894 to serve Sea Cliff's expanding summer population. Its handsome eclectic Queen Anne design complements the village's picturesque Victorian era seasonal architecture and recalls an important episode in its non-residential resort development. Central Hall at 93 Central Avenue was also built in 1894 and contained a general store on the first floor and a second floor meeting hall. Despite its overall lack of decorative detail, this largely intact building played an important role as a commercial building in the resort community and also functioned as a community center.

Nomination Resources

The nominated properties range in date from 1868 to 1895 and exhibit a variety of late nineteenth century architectural styles including Gothic Revival, Second Empire, Stick style, Shingle style and Queen Anne. The Sea Cliff Railroad Station is the earliest building in the thematic group. Built in 1868, its compact symmetrical composition is enhanced by highly decorated, flanking porch wings. This picturesque building played a pivotal role in Sea Cliff's summer resort development; its construction initiated the village's rapid late nineteenth century growth. Four residences in the thematic group were built in the 1870's. Two of these are locally distinguished examples of Second Empire style domestic architecture. No. 375 Littleworth Avenue (c.1871) is one of the earliest summer houses in the village; noteworthy features include its concrete exterior walls, prominent center tower with round windows, and mansard roof with dormer windows. This was the only summer house located in the undeveloped southern portion of Sea Cliff, away from the densely built up central business district. No. 362 Sea Cliff Avenue (c. 1875) was a small boarding house during the peak of the village's resort development and has a high mansard roof with dormer windows and a long wraparound porch with delicate wood detail. No. 137 Prospect Avenue and 162 16th Avenue are both distinguished mid 1870's summer houses which display Gothic Revival style features including steep gable roofs, wraparound porches, bay windows, decorative exterior sheathings, and decorated rooflines. No. 162 16th Avenue is a particularly good example of a picturesque board and batten cottage in the village.

The 1880's and 1890's were Sea Cliff's most extensive periods of summer resort development. Twelve of the nominated properties were constructed during the 1880's and display the distinctive features of popular

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late Victorian era architectural styles including Gothic Revival, Second Empire, Italianate and Queen Anne. These 1880's properties range in style from the plain c. 1885 Queen Anne style building at 290 8th Avenue (which was a small boarding house which first served the camp meeting participants and then the summer visitors that followed) to the exuberant, highly decorated Queen Anne style residence at 207 Carpenter Avenue, also built c. 1885. Other distinguished examples from this period include the picturesque cottage at 173 16th Avenue (c.1880) with its decorated gable roofs, wraparound porch, and bay windows; the simplified Italianate style residence at 285 Sea Cliff Avenue (c.1884) with its symmetrical facades and low cross-gable roof; the large Queen Anne style residence at 103 Roslyn Avenue (1884) which displays an abundance of decorative wood detail; the impressive Second Empire style house at 285 Glen Avenue (c.1885) with its steep mansard roof, dormer windows, prominent tower, bay windows, and two-story open porch; the picturesque cottage at 378 Glen Avenue (1886), which has a two-story open porch wrapping around all four sides and a sweeping gable roof with dormers; and the large, rambling Queen Anne style residence at 112 Sea Cliff Avenue (1887) with its asymmetrical composition, wraparound porch, corner tower, and stained-glass windows.

There are ten nominated properties which date from the 1890's including eight residences, one church, and one commercial building. These distinguished properties also exhibit architectural styles which were fashionable during the late nineteenth century such as the Stick style, Gothic Revival, Queen Anne and Shingle style. One of the most decorated buildings in the thematic group is the residence at 115 Central Avenue (1890). It is an outstanding example of residential Stick style architecture; distinctive characteristics include its decorative stickwork walls, steep roofs, overhanging eaves, prominent brackets, and ornate front porch. Other noteworthy examples from this time period include the residences at 195 and 199 Prospect Avenue (1890), identical picturesque cottages which both retain the same high level of integrity and display the same abundance of decorative wood detail. Their exterior wall surfaces, front porches, and rooflines display a variety of intricate ornamentation. The handsome Shingle style residence at 19 Locust Place (1893) has a shingled exterior, asymmetrical composition, prominent gable roofs, round corner tower with conical roof, wraparound porch, and restrained Colonial Revival style detail. The building at 58 18th Avenue (1893) is a small intact residence with an ornate main facade which is covered with a variety of decorative sheathings and has a full width, two-story, decorated porch. St. Luke's Episcopal Church at 253 Glen Avenue (1894) is a particularly picturesque building in the village. Its varied roof shapes, decorative wall and roof surfaces, and handsome stained-glass windows enhance the church's period resort flavor. Central Hall at 93 Central Avenue (1894) is the most intact historic commercial building in the village and reflects an important episode in the overall development of this seaside resort community during the late nineteenth century.

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Finally, the building at 65 20th Avenue (late 1890's) was built as a carriage barn in 1893 and was converted into a summer house in the late 1890's. It is indicative of Sea Cliff's extensive resort building boom and displays high quality decorative wood detail, particularly on its wraparound porch and roofline.

The twenty-seven nominated properties are the most important reminders of Sea Cliff's late nineteenth century resort development. Like other vacation communities established in the northeastern United States during the last half of the nineteenth century, Sea Cliff's historic resort building stock displays a wide range of popular Victorian era architectural styles and details. Due to their high level of integrity, these distinguished properties are conspicuous landmarks in the village and have become well recognized reminders of the village's rapid development as a vacation retreat. Most of these properties were constructed as middle-income summer houses and reflect the American middle class's desire to establish permanent seasonal accommodations in a resort community. Except for the identical cottages at 195 and 199 Prospect Avenue, all the nominated properties exhibit a variety of designs which combine numerous fashionable late nineteenth century architectural features such as varied roof shapes, towers, bay windows, decorative wood detail, and porches. Most of these features are found in a different combination on each building. Nevertheless, the thematic resources form a unified architectural ensemble due to the following common characteristics: wood frame construction and wood sheathing (except for the Sea Cliff Railroad Station and 375 Littleworth Avenue), open porches, intricate wooden ornamentation (primarily at porches and rooflines), uniform setbacks and lot size (except for 375 Littleworth Avenue), and well-maintained landscaped settings.

The Sea Cliff Summer Resort Thematic group contains a significant collection of Victorian era domestic architecture which illustrates Sea Cliff's swift development as a popular seaside resort during the last quarter of the nineteenth century. Built between 1868 and 1895, the nominated properties retain a high level of integrity and display distinguished architectural designs and details which are based on fashionable late nineteenth century styles such as the Gothic Revival, Second Empire, Stick style, Shingle style, and Queen Anne idioms. As a group, they represent the village's prosperity during the height of its resort development and are handsome examples of late Victorian period middle-income seasonal architecture.

See the accompanying building inventory forms for additional information on each individual thematic component property.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property See continuation sheets

Quadrangle name Sea Cliff

Quadrangle scale 1:24,000

UTM References See continuation sheet

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

See continuation sheets

List all states and counties for properties overlapping state or county boundaries

NA

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

name/title Austin N. O'Brien

organization Division for Historic Preservation

date October 8, 1986

street & number Building # 1, Empire State Plaza

telephone (518) 474-0479

city or town Albany

state New York

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy Commissioner for Historic Preservation

date 12/22/87

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Village of Sea Cliff. Sea Cliff Diamond Jubilee. Rockville Centre, New
York: Kennedy Associates, 1958.

1/5/88

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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Multiple Resource Area
Thematic Group

Name Sea Cliff Summer Resort TR
State Nassau County, New York

Nomination/Type of Review

Date/Signature

Cover

~~Substantive Review~~

f Keeper Patrick Andrews 2/18/88

1. Central Hall

~~Entered in the National Register~~

Keeper Patrick Andrews 2/18/88

Attest _____

2. Crowell House

**Entered in the
National Register**

f Keeper Delores Byers 2/18/88

Attest _____

3. House at 9 Locust Place

**Entered in the
National Register**

f Keeper Delores Byers 2/18/88

Attest _____

4. House at 18 Seventeenth Avenue

**Entered in the
National Register**

f Keeper Delores Byers 2/18/88

Attest _____

5. House at 19 Locust Place

**Entered in the
National Register**

f Keeper Delores Byers 2/18/88

Attest _____

SK

6. House at 52 Eighteenth Avenue

~~Substantive Review~~

f Keeper Patrick Andrews 2/18/88

Attest Sev St. George 2-18-88

7. House at 58 Eighteenth Avenue

**Entered in the
National Register**

f Keeper Delores Byers 2/18/88

Attest _____

8. House at 65 Twentieth Avenue

**Entered in the
National Register**

f Keeper Delores Byers 2/18/88

Attest _____

9. House at 103 Roslyn Avenue

**Entered in the
National Register**

f Keeper Delores Byers 2/18/88

Attest _____

10. House at 112 Sea Cliff Avenue

**Entered in the
National Register**

f Keeper Delores Byers 2/18/88

Attest _____

1/5/88

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Multiple Resource Area
Thematic Group

Name Sea Cliff Summer Resort TR
State Nassau County, NEW YORK

Nomination/Type of Review

Date/Signature

- 11. House at 115 Central Avenue
Entered in the National Register
for Keeper Melvyn Byrum 2/18/88
Attest _____
- 12. House at 137 Prospect Avenue
Entered in the National Register
for Keeper Melvyn Byrum 2/18/88
Attest _____
- 13. House at 162 Sixteenth Avenue
DOE/OWNER OBJECTION
Substantive Review
for Keeper Patrick Andrus 2/18/88
Attest Beth K. Sworge 2/18/88
- 14. House at 173 Sixteenth Avenue
Substantive Review
for Keeper Patrick Andrus 2/18/88
Attest Beth K. Sworge 2/18/88
- 15. House at 176 Prospect Avenue
Entered in the National Register
for Keeper Melvyn Byrum 2/18/88
Attest _____
- 16. House at 195 Prospect Avenue
Entered in the National Register
for Keeper Melvyn Byrum 2/18/88
Attest _____
- 17. House at 199 Prospect Avenue
Entered in the National Register
for Keeper Melvyn Byrum 2/18/88
Attest _____
- 18. House at 207 Carpenter Avenue
Entered in the National Register
for Keeper Melvyn Byrum 2/18/88
Attest _____
- 19. House at 240 Sea Cliff Avenue
Entered in the National Register
for Keeper Melvyn Byrum 2/18/88
Attest _____
- 20. House at 285 Glen Avenue
Entered in the National Register
for Keeper Melvyn Byrum 2/18/88
Attest _____

See

1/5/88

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Multiple Resource Area
Thematic Group

Name Sea Cliff Summer Resort TR
State Nassau County, NEW YORK

Nomination/Type of Review

Date/Signature

21. House at 285 Sea Cliff Avenue
**Entered in the
National Register**

Keeper *Melona Byers* 2/18/88

Attest _____

22. House at 290 Eighth Avenue
**Entered in the
National Register**

Keeper *Melona Byers* 2/18/88

Attest _____

23. House at 332 Franklin Avenue
**Entered in the
National Register**

Keeper *Melona Byers* 2/18/88

Attest _____

24. House at 362 Sea Cliff Avenue
**Entered in the
National Register**

Keeper *Melona Byers* 2/18/88

Attest _____

25. House at 378 Glen Avenue
**Entered in the
National Register**

Keeper *Melona Byers* 2/18/88

Attest _____

26. St. Lukes Protestant
Episcopal Church
**Entered in the
National Register**

Keeper *Melona Byers* 2/18/88

Attest _____

27. Sea Cliff Railroad Station
**Entered in the
National Register**

Keeper *Melona Byers* 2/18/88

Attest _____

28.

Keeper _____

Attest _____

29.

Keeper _____

Attest _____

30.

Keeper _____

Attest _____