



**BUILDING-STRUCTURE INVENTORY FORM**

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 059-76-0018  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: See above DATE: 3/87

YOUR ADDRESS: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

ORGANIZATION (if any): \_\_\_\_\_

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**IDENTIFICATION**

- 1. BUILDING NAME(S): Residence at 199 Prospect Avenue
- 2. COUNTY: Nassau TOWN/CITY: Oyster Bay VILLAGE: Sea Cliff
- 3. STREET LOCATION: 199 Prospect Avenue
- 4. OWNERSHIP: a. public  b. private
- 5. PRESENT OWNER: Thomas Ryan ADDRESS: 199 Prospect Avenue
- 6. USE: Original: Private Residence Present: Private Residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
Interior accessible: Explain \_\_\_\_\_

**DESCRIPTION**

- 8. BUILDING MATERIAL: a. clapboard  b. stone  c. brick  d. board and batten   
e. cobblestone  f. shingles  g. stucco  other: \_\_\_\_\_
- 9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints   
b. wood frame with light members   
c. masonry load bearing walls   
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
- 10. CONDITION: a. excellent  b. good  c. fair  d. deteriorated
- 11. INTEGRITY: a. original site  b. moved  if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

12. PHOTO:

13. MAP:



14. THREATS TO BUILDING: a. none known  b. zoning  c. roads   
d. developers  e. deterioration   
f. other: \_\_\_\_\_

15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn  b. carriage house  c. garage   
d. privy  e. shed  f. greenhouse   
g. shop  h. gardens   
i. landscape features: \_\_\_\_\_ NONE  
j. other: \_\_\_\_\_

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land  b. woodland   
c. scattered buildings   
d. densely built-up  e. commercial   
f. industrial  g. residential   
h. other: \_\_\_\_\_

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)  
 No  Yes  
See Attached Sheet

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
See Attached Sheet

**SIGNIFICANCE**  
19. DATE OF INITIAL CONSTRUCTION: 1890  
ARCHITECT: Unknown  
BUILDER: Unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
See Attached Sheet

21. SOURCES:  
See Item 9

22. THEME: NA

Residence at 199 Prospect Avenue  
Sea Cliff Summer Resort Thematic Group  
Sea Cliff, Nassau County, New York

17. Interrelationship of Building and Surroundings:

The residence at 199 Prospect Avenue is located on a small, narrow village lot along Prospect Avenue in the heart of the village. The dwelling is surrounded by altered historic and modern residences. It is located next to an identical residence at 195 Prospect Avenue, which is an individual thematic property. The nominated property occupies a plot that is less than one acre and contains no outbuildings.

Contributing Buildings: 1.

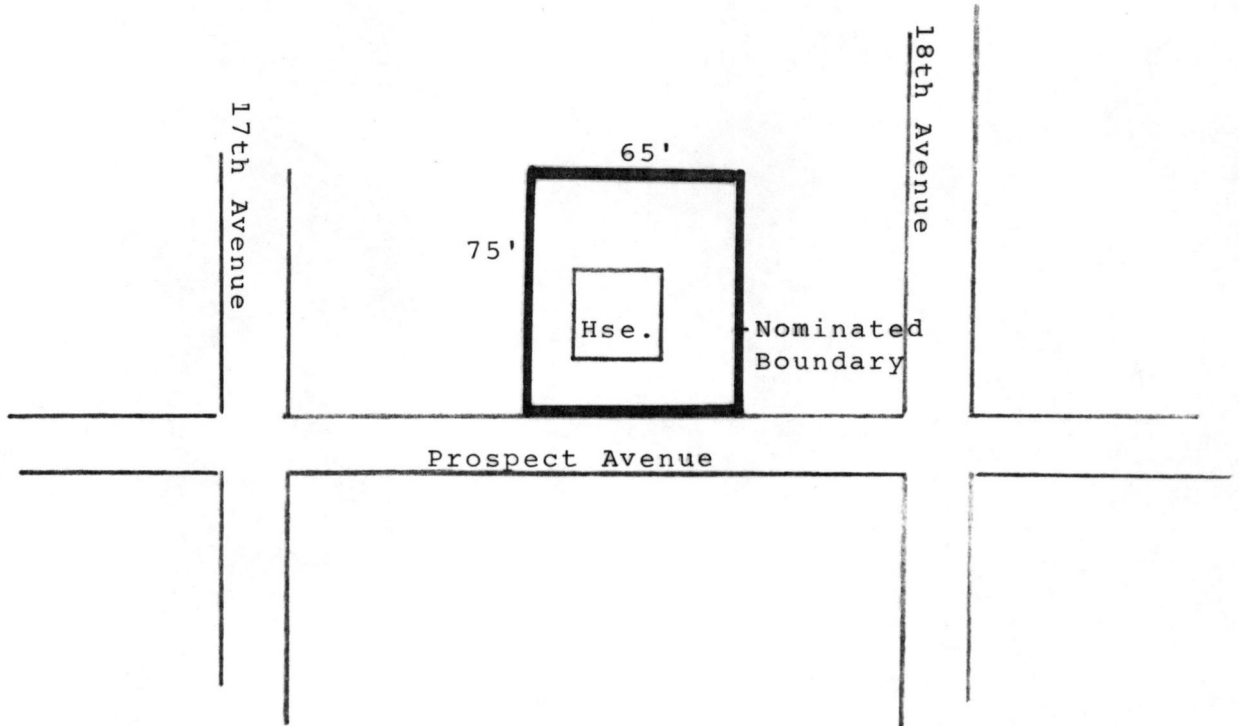
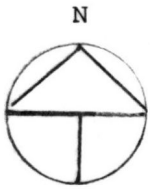
18. Other Notable Features of Building and Site:

Built in 1890, 199 Prospect Avenue is a two-story building with a decorative slate jerkin head roof. The facade has a central projecting, three-bay, second floor, shed-roof "dormer" which covers the shed-roof entrance porch. Spool-turned posts, which are found on many examples of Sea Cliff's resort architecture, support the porch, which has a pedimented entrance with bargeboard, fan brackets with sunburst motifs, lattice frieze and balustrade. Diamond-molded bargeboard lines the clipped gable ends. A dormer and two tapered chimneys punctuate the roof. The building has clapboard sheathing with a lattice stringcourse, board and batten sheathing on the second floor, and decorative fishscale on the dormers and gable ends. The fenestration consists of one-over-one sash with stained-glass borders. The exterior of the house remains virtually unaltered. The building's interior also remains relatively intact and retains numerous period finishes and trim.

20. Historical and Architectural Importance:

The residence at 199 Prospect Avenue (1890) is architecturally significant as a distinctive example of Sea Cliff's summer resort architecture. Associated with the rapid late nineteenth century development of the community as a picturesque seaside resort, 199 Prospect Avenue was constructed as a private summer house during the peak of the resort development. By the 1890s, the village was a firmly established vacation retreat which was experiencing an influx of summer visitors and its related residential and commercial development. Number 199 Prospect Avenue is a particularly well-known local landmark due to its intact historic appearance and because 199 and 195 Prospect Avenue are identical residences. It displays a picturesque mixture of late nineteenth century Victorian era ornamentation including a compact mass, which has been embellished with a rich array of surface detail, a jerkin-head roof with fishscale slate shingles, large and small dormers, a pair of brick chimneys, various single and double windows with stained-glass borders, decorative bargeboards, exposed rafter ends, a variety of exterior sheathing, and an intricately detailed front porch. The fanciful ornamentation applied to the relatively small residence at 199 Prospect Avenue is indicative of Sea Cliff's late nineteenth century summer resort architecture and illustrates the tastes and lifestyles of its seasonal population during its rapid development.

199 Prospect Avenue  
Sea Cliff Summer Resort Thematic Group  
Sea Cliff, Nassau County  
Property Map



1/5/88

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

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**

**Determined eligible**  
for Keeper Patrick Andrus 2/18/88

Attest Beth L. Swartz 2/18/88

14. House at 173 Sixteenth Avenue  
**Substantive Review**

for Keeper Patrick Andrus 2/18/88

Attest Beth L. Swartz 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 \_\_\_\_\_

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

House at 199 Prospect Avenue (Sea Cliff  
Summer Resort TR)  
Nassau County  
NEW YORK

Working No. JAN - 5 1988  
Fed. Reg. Date: 2-7-89  
Date Due: 2/5/88 - 2/19/88  
Action:  ACCEPT 2/18/88  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

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

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below \_\_\_\_\_

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_  
Statement of Significance (*in one paragraph*) \_\_\_\_\_

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

House at 100 Prospect Avenue (See CHL)  
 Summer Resort TR  
 Nassau County  
 NEW YORK

**9. Major Bibliographical References**

**10. Geographical Data**

Acreeage of nominated property \_\_\_\_\_  
 Quadrangle name \_\_\_\_\_  
 UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

