



**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.	_____
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 18 17th Avenue
- 2. COUNTY: Nassau TOWN/CITY: Oyster Bay VILLAGE: Sea Cliff
- 3. STREET LOCATION: 18 17th Avenue
- 4. OWNERSHIP: a. public  b. private
- 5. PRESENT OWNER: E. C. Kneriem ADDRESS: 18 17th Ave., Sea Cliff
- 6. USE: Original: Private Residence Present: Private Residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
Interior accessible: Explain First Floor

**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): \_\_\_\_\_

Carriage house built in 1960's which replicates original structure.

12. PHOTO: SEE ATTACHED

13. MAP: SEE ATTACHED

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: \_\_\_\_\_  
j. other: b. = non-contributing d. = contributing
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)

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: Combs and Pearsall

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Attached Sheet

21. SOURCES:

See Item 9

22. THEME: NA

Residence at 18 17th Avenue

Sea Cliff Summer Resort Thematic Group  
Sea Cliff, Nassau County, New York

17. Interrelationship of Building and Surroundings:

The residence at 18 17th Avenue is located on a relatively large wooded lot along 17th Avenue in the heart of the village. The surrounding neighborhood is composed of late nineteenth century historic buildings with a few modern residences interspersed. Central Park, one of the village's small public parks, is located to the northeast of the residence. The nominated property, which measures less than one acre, contains two outbuildings: the original contributing privy and a modern non-contributing carriage house.

Contributing Buildings: 2; Non-contributing Buildings: 1.

18. Other Notable Features of Building and Site:

Built circa 1890, 18 17th Avenue is a two-story clapboard building with a cross-gable roof which is distinguished by a three-story square tower on the northwest corner of the facade. The tower has a pyramidal roof with overhanging eaves supported on scroll-sawn brackets and a fishscale-shingled third floor. The cross-gables of the roof are also shingled and bracketed. There are small multi-pane windows with louvered shutters in the gable ends. Paired interior chimneys dominate the roofline. The residence has single and double windows with two-over-two, double-hung sash with molded surrounds and louvered shutters. The sidehall entrance consists of double panelled doors with a molded surround. A bay window marks the east side of the facade. A shed roof entrance porch wraps around the west side of the facade and has turned posts with scroll-sawn corner braces, a decorative balustrade, and lattice base.

The interior of the building remains virtually intact with decorative moldings, panelling, surrounds and flooring. There have been no exterior alterations.

Located to the rear (north) of the residence is the original lattice-work privy with gable roof (c. 1890) and a one and one-half story clapboard carriage house with cross-gable roof. The carriage house was built in 1960 to replicate the original carriage house; the present structure features a shingled cupola, bracketed eaves, and two-over-two double-hung sash. Due to its recent age and reconstructed nature, the carriage house is considered a non-contributing building.

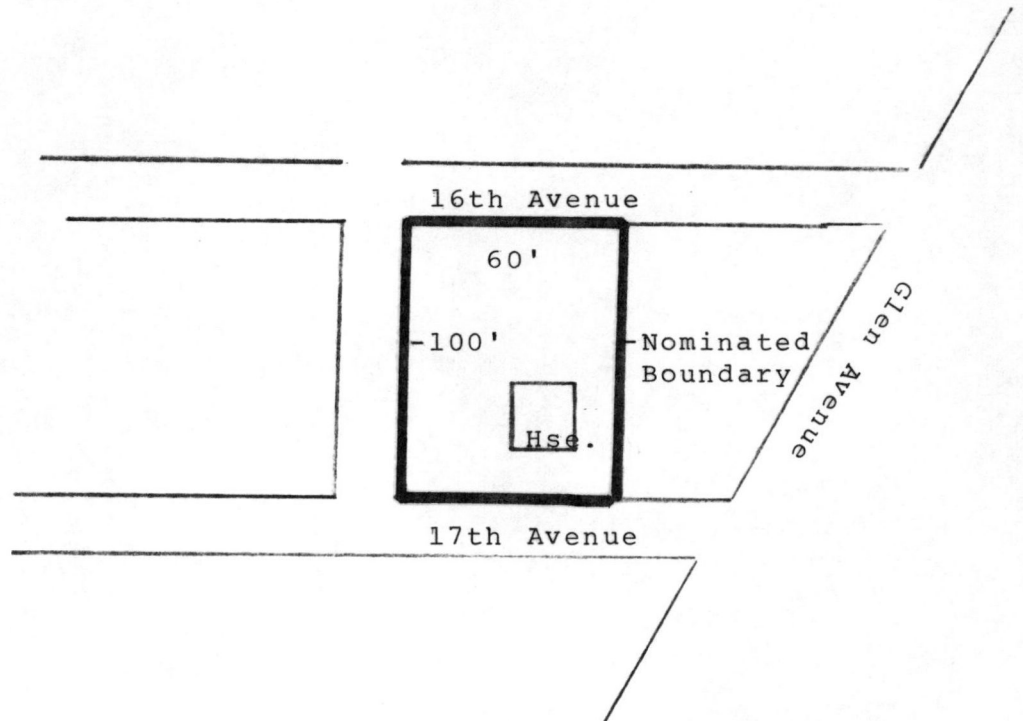
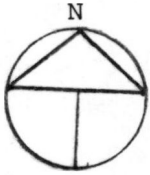
Residence at 18 17th Avenue

Sea Cliff Summer Resort Thematic Group  
Sea Cliff, Nassau County, New York

20. Historical and Architectural Importance:

The residence at 18 17th Avenue is architecturally significant as a distinguished example of Sea Cliff's picturesque late nineteenth century resort era architecture. Associated with the seaside resort's extensive development as a popular vacation retreat and built in 1890, 18 17th Avenue retains a high level of integrity and displays high quality Queen Anne style detailing. Distinctive characteristics include an asymmetrical plan, a prominent corner tower with pyramidal roof, well-defined gable ends, decorative exterior sheathings, a handsome bay window, wraparound porch, bracketing, and fine wooden ornament. Number 18 17th Avenue was designed by Richard S. Pearsall, a New York City based architect who had several commissions in Sea Cliff at the turn-of-the-century. The residence's picturesque appearance is indicative of the popular Victorian era idioms which were chosen for many of the village's summer residences and related buildings. By the 1890s, Sea Cliff was firmly established as a fashionable vacation community which was attracting large numbers of upper middle income New York City residents. As a result, the village's nineteenth-century seasonal architecture evolved from the small, yet picturesque, cottages of the 1870s and 1880s to the large distinguished 1890s summer houses which illustrate Sea Cliff's prosperity and their owners' social aspirations and architectural tastes. Due to its fashionable intact design and scenic setting, 18 17th Avenue is a particularly good example of Sea Cliff's late Victorian era seasonal architecture as built for its prosperous upper-middle-income summer residents and represents the height of the village's thriving late nineteenth century development.

18 17th 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
Cover	f Keeper <u>Patrick Andrews 2/18/88</u>
1. Central Hall	Keeper <u>Patrick Andrews 2/18/88</u>
	Attest _____
2. Crowell House	f Keeper <u>Delores Byers 2/18/88</u>
	Attest _____
3. House at 9 Locust Place	f Keeper <u>Delores Byers 2/18/88</u>
	Attest _____
4. House at 18 Seventeenth Avenue	f Keeper <u>Delores Byers 2/18/88</u>
	Attest _____
5. House at 19 Locust Place	f Keeper <u>Delores Byers 2/18/88</u>
	Attest _____
SLK 6. House at 52 Eighteenth Avenue	f Keeper <u>Patrick Andrews 2/18/88</u>
	Attest <u>Betty L. George 2-18-88</u>
7. House at 58 Eighteenth Avenue	f Keeper <u>Delores Byers 2/18/88</u>
	Attest _____
8. House at 65 Twentieth Avenue	f Keeper <u>Delores Byers 2/18/88</u>
	Attest _____
9. House at 103 Roslyn Avenue	f Keeper <u>Delores Byers 2/18/88</u>
	Attest _____
10. House at 112 Sea Cliff Avenue	f Keeper <u>Delores Byers 2/18/88</u>
	Attest _____

88000011

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

House at 18 Seventeenth Avenue (Sea Cliff  
Summer Resort TR)  
Nassau County  
NEW YORK

Working No. JAN - 5 1988  
Fed. Reg. Date: 1-1-89  
Date Due: 2/5/88 - 2/9/88  
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

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage 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: \_\_\_\_\_



Sea Cliff Summer Resort Thematic  
Group, Sea Cliff, Nassau Co., NY  
Neg: Div. for Historic Pres.  
View: 18 17th Avenue  
Southwest Side  
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Sea Cliff Summer Resort Thematic  
Group, Sea Cliff, Nassau Co., NY  
Neg: Div. for Historic Pres.  
View: 18 17th Avenue  
Barn  
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