

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

OMB NO. 1024-0018, NPS FORM

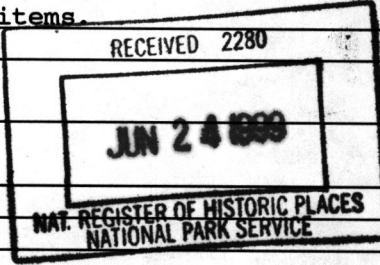
874

This form is for use in nominating or requesting determinations for individual properties or 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 information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, 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 Clifton

other names/site number _____



2. Location

street & number 355 Bryant Avenue [N/A] not for publication

city, town Roslyn Harbor [N/A] vicinity

state New York code NY county Nassau code 059 zip code 11576

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. ([] See continuation sheet for additional comments.)

J.W. Adams
Deputy Commissioner for Historic Preservation, OPRHP
Signature of certifying official

24 February '99
Date

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.)

N/A
Signature of commenting or other official

_____ Date

N/A
State or federal agency and bureau _____

4. National Park Service Certification

I hereby, certify that this property is: _____ Signature of keeper Date of Action
 entered in the National Register. Robert H. Beall 7/22/99
 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:)

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (check only one box)	Number of Resources within Property (do not include previously listed resources in the count)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	3	_____
<input type="checkbox"/> public-local	<input type="checkbox"/> district	_____	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		4	0 Total

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

Historic & Architectural Resources of Roslyn Harbor

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>DOMESTIC/single dwelling</u>	<u>DOMESTIC/single dwelling</u>
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>LATE VICTORIAN/ Victorian Eclectic</u>	foundation <u>brick</u>
_____	walls <u>clapboard</u>
_____	Roof <u>slate</u>
_____	Other _____

Narrative Description
(describe the historic and current condition of the property on one or more continuation sheets.)

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CONTINUATION SHEET

Clifton
Nassau County, New York

Section number 7 Page 1

Description

Clifton is a residential property located on the west side of Bryant Avenue and is oriented toward Hempstead Harbor. The principal resource of the property is the main house, a large frame Flemish Revival building constructed c. 1863 and enlarged and altered twice between 1876 and 1932. Beyond the house toward the water is a contributing carriage house and a contributing boathouse, and on the lawn to the north is a contributing rustic gazebo. The nominated property is approximately one acre in size and has open lawns and mature plantings. The boundary corresponds to that shown for lot 20-A-15 on the attached tax map.

The 2 1/2 story Flemish Revival residence has a squarish floor plan, but a complex roof plan. Its original dimensions were 44 feet by 38 feet, three bays wide and three bays deep. Each facade has numerous gables in the forms of cross gables, wall dormers and roof dormers, most of which are Flemish gables outlined with a bold molding. Windows and doors have hood molds or architrave surrounds in the form of round arches, flat Tudor arches or ogee arches. A veranda wraps around the south, west and north sides of the house. The house has a clapboard exterior (although it was originally finished in flush boarding and rendered to look like stone), and a slate roof.

The interior of the house as it was intended to have been finished is described in great detail in Woodward's Country Homes (1865), although the finished building does differ in a number of details from the original plans. The interior detailing is principally in the Gothic Revival style and is largely intact from its original construction and historic enlargements, although the interior has been recently restored and rehabilitated. The principal entrance to the building is from the north, through ogee-arched front double doors leading to the stairhall, oriented on a north-south axis. The hall was originally intended to have been laid in encaustic tiles, and the present owners have installed tiles where there were none. The principal staircase rises against the east wall, and the service stair to the basement is located directly to the south. The first floor rooms are arranged symmetrically from the front hall, with the parlor and library to the west, and the dining room and kitchen to the east. The parlor and library are separated by back-to-back fireplaces with white marble Rococo Revival mantelpieces; on either side of the fireplaces are passageways that connect these two rooms. Both rooms have windows and doors which open to the west veranda; the parlor has a bay window in the north wall. The library was extended to the south in the 20th century, and a conservatory was added west of the library.

The dining room is located at the northeast corner of the first floor. It has a fireplace on the west wall. The ornamental plaster ceiling was installed in the late 20th century. South of dining room is the pantry, kitchen and breakfast room, all remodeled in the late 20th century.

The second floor rooms are arranged to the east and west of the stairhall.

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Clifton
Nassau County, New York

Section number 7 Page 2

The east half of the house is devoted to the master bedroom (southeast corner) and dressing room (northeast corner). Two bedrooms are arranged along the west side of the house, with the two bathrooms as the south end of the hall. The master bedroom has a fireplace, and the northwest bedroom has a bay window in the north wall.

The third floor rooms are arranged in a semicircle around the L-shaped central hall. The three bedrooms, storage room and bath are simply finished and were originally intended for resident servants.

The basement was originally an integral part of the household plan, and included the summer kitchen and laundry areas, with an entrance from the garden under the veranda (on the west side, the basement is at grade). The cellar walls are of brick, with the exterior foundation rubble to grade, and brick from grade to sill.

Major alterations have occurred to the house, although most have been done in keeping with the style and detail of the original construction. Between 1876 and 1917 the Emory family extended the house to the south, enlarging the master bedroom, and adding the two second floor bathrooms. They also enlarged the dining room, squaring off the original bay window in the north wall, clapboarded the entire exterior of the house, added the north porch and widened the existing west veranda. They also removed the gravel carriage drive which ran along the east front of the house, and extended the existing carriage house so that it could be used as a garage.

During the residence of the Demarest family from 1917 to 1932, the original east porch was removed, and the south porch was enclosed to create the breakfast room. They also extended the center hall with an addition, and extended the library to the south. The conservatory was added by enclosing the southwest corner of the porch and the area beneath the porch floor. The Demarests also hired Olmsted Associates to design the landscape; rebuilt the harbor bulkhead, and located the board and batten boathouse at the bulkhead. It is believed the mature plantings and open lawns survive from the Olmsted design.

The two story carriage house has clapboard siding and a gable slate roof, with a one-story modern garage addition on the north end. The board-and-batten boathouse once stood on pilings over the water, but a bulkhead was placed in front of the boathouse about 1922, and the land filled in around it. The boathouse has been moved to the southwest corner of the property but still contributes to the significance of the property.

8. Statement of Significance

Applicable National Register Criteria

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

- A** Property is 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 that embodies the distinctive characteristics of a type, period, or method of construction or 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 pre-history or history.

Criteria Considerations

(Mark "X" in all the 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): Primary location of additional data:

- | | |
|---|--|
| <input type="checkbox"/> preliminary determination of individual listing (36 CFR 67) has been requested | <input checked="" type="checkbox"/> State historic preservation office |
| <input type="checkbox"/> previously listed in the National Register | <input type="checkbox"/> Other State agency |
| <input type="checkbox"/> previously determined eligible by the National Register | <input type="checkbox"/> Federal agency |
| <input type="checkbox"/> designated a National Historic Landmark | <input type="checkbox"/> Local government |
| <input type="checkbox"/> recorded by Historic American Building Survey # | <input type="checkbox"/> University |
| <input type="checkbox"/> recorded by Historic American Engineering Record # | <input type="checkbox"/> Other |
- Name of repository:

Areas of Significance

Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

c. 1863 - c. 1932

Significant Dates

c. 1863; c. 1917-32

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Copley, Frederick S.

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CONTINUATION SHEET

Clifton
Nassau County, New York

Section number 8 Page 1

Statement of Significance

Clifton, a Flemish Revival residence built c. 1863, is an individual component of the Multiple Property Submission entitled the **Historic and Architectural Resources of Roslyn Harbor, Nassau County, New York**. The properties included in the submission were identified as a result of a comprehensive historic resources survey of the Village of Roslyn Harbor conducted in 1985 and subsequently reevaluated. Clifton is historically significant in the area architecture and community planning and development as an outstanding example of the property type **Roslyn Harbor Estates, 1830-1930**, as outlined in the Multiple Property Documentation Form. Additional contextual information about this property and additional information about its associated property type may be found in the MPD Form.

In 1865 a sketch and plans of Clifton were published in Woodward's Country Houses and in A. J. Downing's The Horticulturist. The architect was identified as Frederick S. Copley of Tompkinsville, Staten Island. Copley practiced architecture in Staten Island and in Manhattan from 1873 to 1899, but little is known of his work. The house was constructed shortly before the book's publication in 1865. In 1867 and 1868, Copley exhibited two oil paintings at the National Academy of Design in New York City. Each depicted a different view of his "Model Suburban Cottage in the Old English Style" on the shore of Roslyn Harbor.

In 1862 William Cullen Bryant hired Frederick S. Copley to design a cottage on his property for Jerusha Dewey (see Cedarmere-Clayton Estates National Register Nomination), which may account for Copley's presence and continued work in Roslyn. According to a letter written by Elizabeth Andrews in 1913, Clifton was built by Mrs. Cairns "by the steamboat dock in 1862 and '63." Mrs. Ann Eliza Cairns, who lived at the house now known as Willowmere (individual component), hired Copley to build the house between Cedarmere and Willowmere. It was Mrs. Cairns' intention to make this the third parcel of her bequest to her three granddaughters, children of her daughter Jessie. The house, from the time of its construction in 1863 until Lt. William Helmsley Emory, married to one of the granddaughters, Blanche Willis, took possession in 1876, seems to have been a rental property. The 1873 Beers Comstock Atlas appears to identify the occupant of this house as Charles Post, a produce broker on Captain Smith's boat.

The Cairns' property was divided in 1882. One granddaughter inherited "Locust Knoll" (now "Mayknoll"); Annie Willis Ward inherited "Clifton," Mrs. Cairns' own home, and changed its name to "Willowmere;" and Blanche Willis Emory took ownership of this house with about an acre, and gave the property its name, "Clifton." It remained "Clifton" until 1917, when the Demarest family bought the property and rechristened it "Sycamore Lodge." The current (1996) owners have renamed it "Clifton."

Clifton, a Flemish Revival cottage with Gothic Revival detailing, designed by New York City architect/artist Frederick S. Copley, was built c. 1862-63 on

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CONTINUATION SHEET

Clifton
Nassau County, New York

Section number 8 Page 2

the shore just north of Cedarmere and south of Willowmere. Mrs. Cairns had the house designed by Copley, a protege of Bryant, as the third parcel of a bequest to her three granddaughters. A sketch and plans of the house were published in Woodward's Country Homes (1865). The architect is identified as Frederick S. Copley, Artist, Tompkinsville, Staten Island. The entire chapter was reprinted in the Roslyn Landmark Society Annual House Tour Guide for 1988, pages 673-676.

It appears that Clifton was rented out until 1876 to people associated with the commerce of the nearby steamboat docks. At that time Blanche Willis, granddaughter of Mrs. Cairns, and her husband Lt. William Helmsley Emory, took possession of the house. The renting of such a property would have been a good investment for the trustees of Mrs. Cairns estate (she had died in 1866) until her grandchildren had reached their maturity. Mrs. Emory gave her home the name Clifton, which had also been the original name of her grandmother's house (Willowmere).

William Emory served in the U. S. Navy for 41 years, advancing to the rank of Rear Admiral and Commander of the North Atlantic Fleet. He is well known for heroism during the 1884 rescue of the missing Arctic explorer, Adolphus Greely from entrapment in the ice pack. Emory was also appointed as Naval Attache to the Court of St. James. He died in 1917 and the house was sold to John M. Demarest, a successful real estate developer. Demarest renamed the house Sycamore Lodge.

During the autumn of 1920 U. S. Army General John J. Pershing stayed in the house as a guest of Demarest. In 1932 Demarest gave the house to his daughter, Mrs. Lucille Brion. The house changed hands in 1950, when it was purchased by the actor Glenn E. Riggs, and again in 1957 when Frank Fahenstock purchased it. The present owners purchased the house in 1986 and subsequently renamed it Clifton.

A conflicting story has Clifton being designed by Frederick S. Copley for William Cullen Bryant. The basis for this story are that Copley had designed Dewey Cottage, built on Bryant's estate in 1862, and Cedarmere borders Clifton to the south. Also, a 1873 Beers Atlas identifies the occupant of this house as George Cline, the superintendent of Bryant's estate from about 1855 into the 1870s. The validity of this story is somewhat in question given the records available detailing the rental of the house prior to 1876 and the succession of ownership of Clifton by members of the Cairn family. It is more probable that the house was not associated with Bryant's estate and that Cline rented the house from the Cairn family.

In his 15 year stewardship, Demarest made extensive alterations to the house and grounds. For the design of the landscape he retained the firm of Olmsted Associates. In 1932 Demarest gave the property to his daughter, Mrs. Lucille Brion, who owned it until 1950.

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CONTINUATION SHEET

Clifton
Nassau County, New York

Section number 8 Page 3

"Clifton" is significant as a rare example of Flemish Revival architecture on Long Island, and as a well-preserved example of the work of a New York architect, Frederick S. Copley, which was illustrated in national publications of the period. The property was developed, and continues to be maintained today, in the style of a mid-19th century suburban cottage, which takes full advantage of its harbor front location and sweeping landscape. The property is also associated with other Roslyn Harbor properties, particularly neighboring "Willowmere," (the former property of Mrs. Ann Eliza Cairns and the builder of "Clifton"), and "Cedarmere," the property of W. C. Bryant, who hired Frederick Copley to design the Jerusha Dewey House.

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CONTINUATION SHEET

Clifton
Nassau County, New York

Section number 9 Page 1

Major Bibliographical References

Roslyn Landmark Society. "Clifton." Roslyn Landmark Society Annual House
Tour Guide, 1987, pp. 546-557.

10. Geographical Data

Acreage of property approximately one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 8	6 1 4 0 8 2	4 5 1 8 5 8 0	2			
	Zone	Easting	Northing		Zone	Easting	Northing
3				4			
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

(Explain the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Contact: Peter D. Shaver, Program Analyst (see also continuation sheet)
 organization NYS Office of Parks, Rec. & Historic Preservation date Nov. 18, 1996
 street & number Peebles Island, PO Box 189 telephone 518-237-8643
 city or town Waterford state NY zip code 12188-0189

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.
 (See original USGS map submitted with MPS cover document.)
 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 the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____
 street & number _____
 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 the 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, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Clifton
Nassau County, New York

Section number 10 Page 1

Geographical Data

Verbal Boundary Description

The boundary for Clifton is shown as a heavy black line on the accompanying tax map.

Boundary Justification

The boundary incorporates the current legal lot lines of the property.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Clifton
Nassau County, New York

Section number 11 Page 1

Form Prepared By

Draft nomination prepared by:

Robert J. Hefner
18 Sag Harbor Road
East Hampton, NY 11937

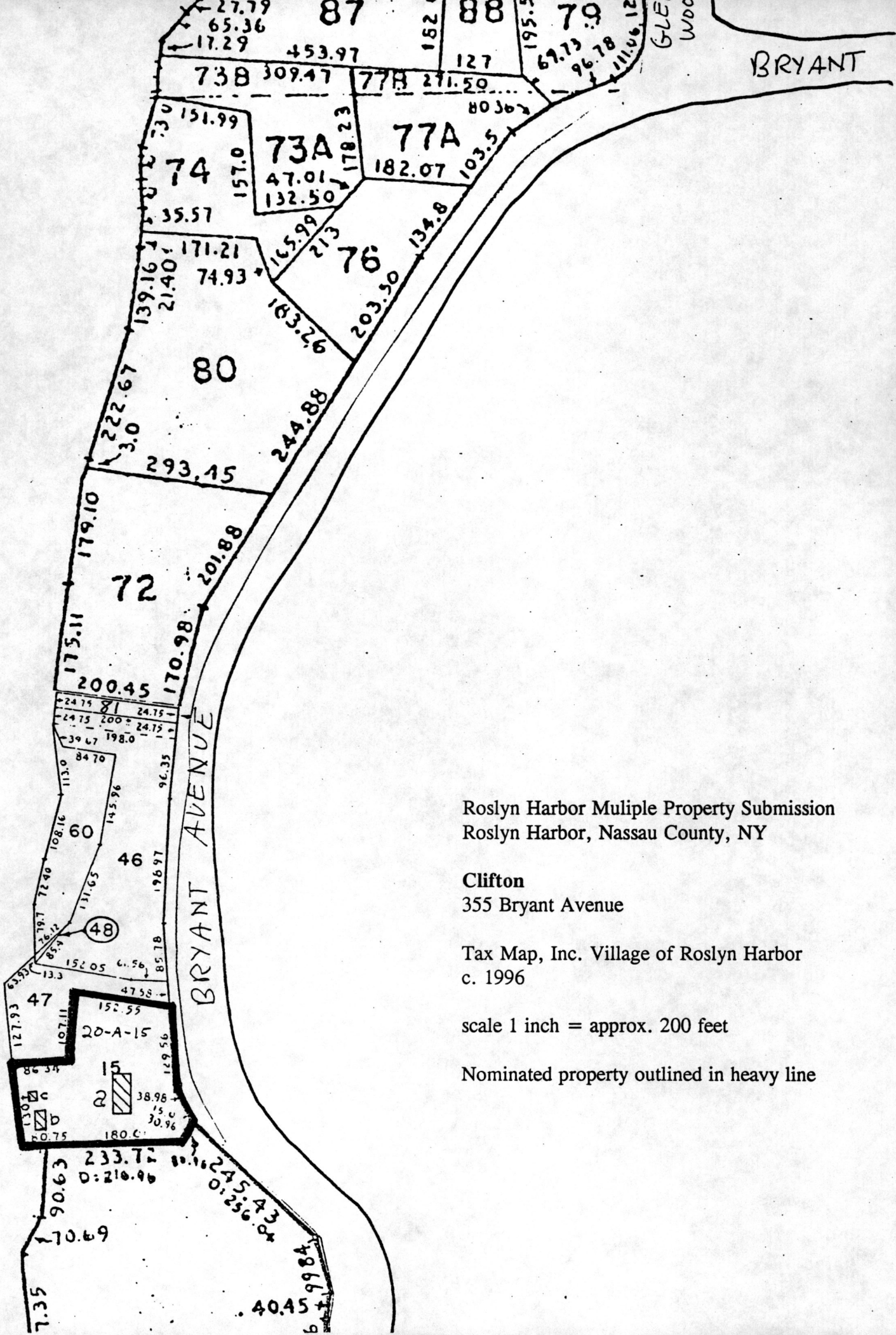
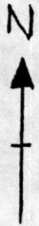
Nomination updated and expanded by:

Alison M. Cornish
40 Noyac Harbor Road
Sag Harbor, NY 11963

Nomination finalized by:

Peter D. Shaver

HEMPSTEAD HARBOR



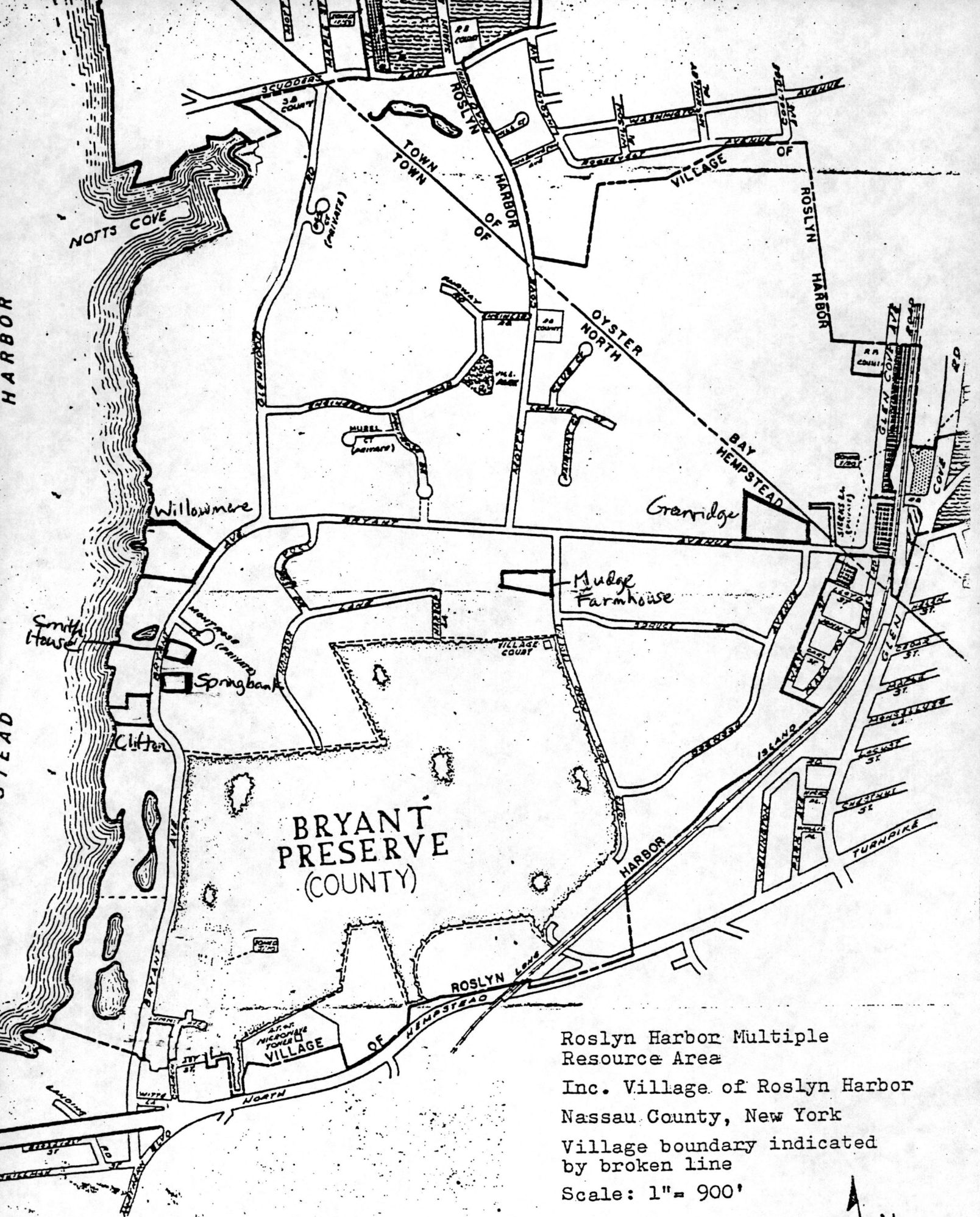
Roslyn Harbor Multiple Property Submission
Roslyn Harbor, Nassau County, NY

Clifton
355 Bryant Avenue

Tax Map, Inc. Village of Roslyn Harbor
c. 1996

scale 1 inch = approx. 200 feet

Nominated property outlined in heavy line



Roslyn Harbor Multiple Resource Area
 Inc. Village of Roslyn Harbor
 Nassau County, New York
 Village boundary indicated by broken line
 Scale: 1" = 900'



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Clifton
NAME:

MULTIPLE Roslyn Harbor, New York MPS
NAME:

STATE & COUNTY: NEW YORK, Nassau

DATE RECEIVED: 6/24/99 DATE OF PENDING LIST: 7/06/99
DATE OF 16TH DAY: 7/22/99 DATE OF 45TH DAY: 8/08/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000874

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 7.22.99 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



"Clifton", Roslyn Harbor, Nassau County, NY
House from southeast
Alison Cornish, photographer
May, 1996
Neg: Roslyn Landmark Soc.
Photo # 1 of 10



"Clifton", Roslyn Harbor, Nassau County, NY

House from south

Alison Cornick, photographer

May, 1996

Neg: Roslyn Landmarks Society

Photo # 2 of 10



"Clifton", Roslyn Harbor, Nassau County, NY

House from west

Alison Cornish, photographer

May, 1996

Neg: Roslyn Landmark Society

Photo # 3 of 10



"Clifton", Roslyn Harbor, Nassau County, NY

House from north

Alison Arnich, photographer

May, 1996

Neg: Roslyn Landmark Society

Photo # 4 of 10



"Clifton", Roslyn Harbor, Nassau County, NY
carriage house with garage, from west

Alison Grisch, photographer

May, 1996

Neq: Roslyn Landmark Society

Photo # 5 of 10



"Clifton", Roslyn Harbor, Nassau County, NY
Boathouse, from north
Alison Grish, photographer
May, 1996
Neg: Roslyn Landmark Society
photo # 6 of 10



"Clifton", Roslyn Harbor, Nassau Co., NY
interior

front hall, looking north

Alison Cornish, photographer

May, 1996

reg: Roslyn Landmark Society

photo # 7 of 10



"Clifton", Roslyn Harbor, Nassau County, N.Y.
interior

front hall, looking south

Alison Cornish, photographer

May, 1996

Neg: Roslyn Landmark Society

photo # 8 of 10



"Clifton", Roslyn Harbor, Nassau Co., NY
interior
parlor

Alison Cornish, photographer

May, 1996

Neg: Roslyn Landmark Society

photo # 9 of 10



"Clifton", Roslyn Harbor, Nassau Co., NY
interior

dining room

Alison Cornish, photographer

May, 1996

Neg: Roslyn Landmark Society

photo # 10 of 10

118 096 038 MNMN 24



220 000

4520000m. N.

HICKSVILLE

210 000

47'30"

4515000m. N.

200 000

**ROSLYN HARBOR
MULTIPLE PROPERTY
SUBMISSION**

ROSLYN HARBOR,
NASSAU COUNTY, NY
Sea Cliff quad.
- Zone 18

Easting Northing

1. Clifton
614082/4518580
2. Springbank
614210/4518650
3. Smith House
614210/4518690
4. Willowmere
614130/4518910
5. Mudge Farm house
614967/4518933
6. Greenridge
615526/4519091

scale 1:24,000