

United States Department of the Interior
National Park Service



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National Register of Historic Places Registration Form

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street & number Beach 24th Street, Beach 25th, & Beach 26th Street [] not for publication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) _____

Signature of the Keeper

date of action

Edson H. Beall 7-17-13

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

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Far Rockaway Beach Bungalow Historic District

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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.¹ 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 24th – 26th 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.² 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.

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

² Personal communication with Richard George, January 10, 2013.

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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 24th and 25th Streets, the dominant roof style is hip, while on Beach 26th 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 26th 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 24th and Beach 25th 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 26th Street with front rectangular porches. While the bungalows on Beach 24th and Beach 25th Streets have decorative hip and gable dormers, the bungalows on Beach 26th 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 26th 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 25th 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 24th Street; 156, 158, 170, 190 Beach 25th Street; and 160 Beach 26th 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 24th and Beach 25th Streets, with a small collection of extant and contiguous bungalows

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on Beach 26th 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 24th Street

149 Beach 24th Street – Vacant Lot

151 Beach 24th 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 24th 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 24th 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 24th 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 24th Street: Like the other bungalows on Beach 24th 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 24th 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

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

163 Beach 24th 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 24th 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 24th 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 24th Street is a restored bungalow that contains many of its original features, set in the rear courtyard behind Beach 24th 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 24th 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.

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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 24th Street is part of small group of bungalows that are elevated above Beach 24th 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 24th Street is a 1½ story stucco clad bungalow that sits in the courtyard behind the front Beach 24th bungalows. It is similar in design and style to 172 Beach 24th 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 20th century deck is on the rear. There is a hip roof with a boxed wood cornice.

173 Beach 24th 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 24th 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 24th Street is a stucco clad 1½ story bungalow located in the courtyard behind Beach 24th 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 24th 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 24th 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.

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176A Beach 24th 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 24th 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 24th 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 24th Street is located on the courtyard behind Beach 24th 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 24th 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 24th 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 24th street is a 1½ vinyl sided bungalow located in the courtyard behind Beach 24th 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 24th 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

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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 24th 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 24th 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 24th 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 24th 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 24th 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 24th 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 24th 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.

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Beach 25 Street

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

148 Beach 25th 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 25th 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 25th 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 25th 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 25th 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 25th 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 26th 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.

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162 Beach 25th 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 25th 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 25th 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 25th Street is a brick bungalow in a series of similar structures along Beach 25th 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 25th 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 25th 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 25th 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.

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169A Beach 25th 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 25th 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 25th 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 25th Street is a well preserved bungalow amidst less well cared for bungalows in this alley behind Beach 25th 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 25th 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 25th Street is one of several brick and vinyl clad bungalows along Beach 25th 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 25th 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 25th 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.

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175 Beach 25th 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 25th 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 25th 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 25th 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 25th 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 25th 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 25th 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 25th Street is a greatly altered bungalow in the rear alley behind Beach 25th 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 25th 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.

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181 Beach 25th 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 25th 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 25th 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 25th 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 25th 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 25th Street is a series of attached 2- story gable front townhouses constructed c. 2000. Not Contributing

184 Beach 25th 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 25th 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 25th 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.

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190 Beach 25th 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 25th 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 25th 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 25th 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 25th 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 25th 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 25th 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 25th 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 26th 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.

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159A Beach 26th 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 26th 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 26th Street is one of the best preserved bungalows in the alley behind Beach 26th 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 26th 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 26th 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 26th 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 26th 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 26th 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 26th Street that houses two stove flues.

163A Beach 26th 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.

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166 Beach 26th 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 26th 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 26th Street is a 1½ stucco bungalow with an intact stucco porch. Like other bungalows on 26th 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 26th 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 26th 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 26th 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 26th 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 26th Street is a stucco- clad 1½ story bungalow with no porch. Like its neighbors in the alley behind Beach 26th Street, it has a gable roof, concrete stoop, replacement 1/1 windows and a front center entrance.

176 Beach 26th Street is a vacant lot.

180 Beach 26th 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 26th 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.

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186 Beach 26th 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 26th 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.

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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 20th 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 26th 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.³ 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

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

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

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.”⁶ Developers like Corbin and land speculators offered the promise of “Ocean Front” living, with modern comforts such as “steam heat.”⁷

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.⁸ The peninsula attracted a variety of people during the early 20th 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.⁹

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.¹⁰ 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 14th Streets, boasted a casino, bathhouses and a hotel during the summer. Eventually some of the

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

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

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

⁷ Display ad, *New York Times*, Aug 25, 1910, 12.

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

⁹ Kasson, op cit.

¹⁰ Draft West Meadow Beach National Register nomination, 2004.

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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.¹¹ 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 \$1200.¹² 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.¹³

Developer J.J. Eagan and Henry Hohasuer were among these new speculators.¹⁴ Henry Hohausner, 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 24-26th 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 24-26th Streets.¹⁵ This group also hired Hohausner 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 24th and Beach 25th Street for the sum of \$135,000.¹⁶

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.¹⁷ There is also evidence that African Americans who lived in the Hammels neighborhood near Beach 68 –Beach 75th Street invited family members to vacation at their homes while the renters/owners worked.¹⁸

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

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

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

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

¹⁵ 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."

¹⁶ Pasion, 31-35.

¹⁷ *The Bungalows of Rockaway*;

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

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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 97th Street. July 4th 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.¹⁹ 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.²⁰ 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 25th 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.²¹ 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.

¹⁹ *The Bungalows of Rockaway.*

²⁰ Interview with John Santora Sr. by Nancy Solomon, May 2009.

²¹ Pasion, 39-40.

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Recent History

Destruction has continued in Far Rockaway. In 1996 sixty-two bungalows along Beach 24th 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.²² During 2004-2006 ten more bungalows were demolished but have not been replaced, leaving vacant parcels along the streets.²³ More recently, a hi-rise apartment building was constructed in 2010 at the south end of Beach 26th Street adjacent to the Boardwalk, just a few years after a row of bungalows on Beach 26th 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.²⁴ 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.²⁵ 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

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

²³ Pasion, 45-47.

²⁴ Ibid.

²⁵ 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.

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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.

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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.

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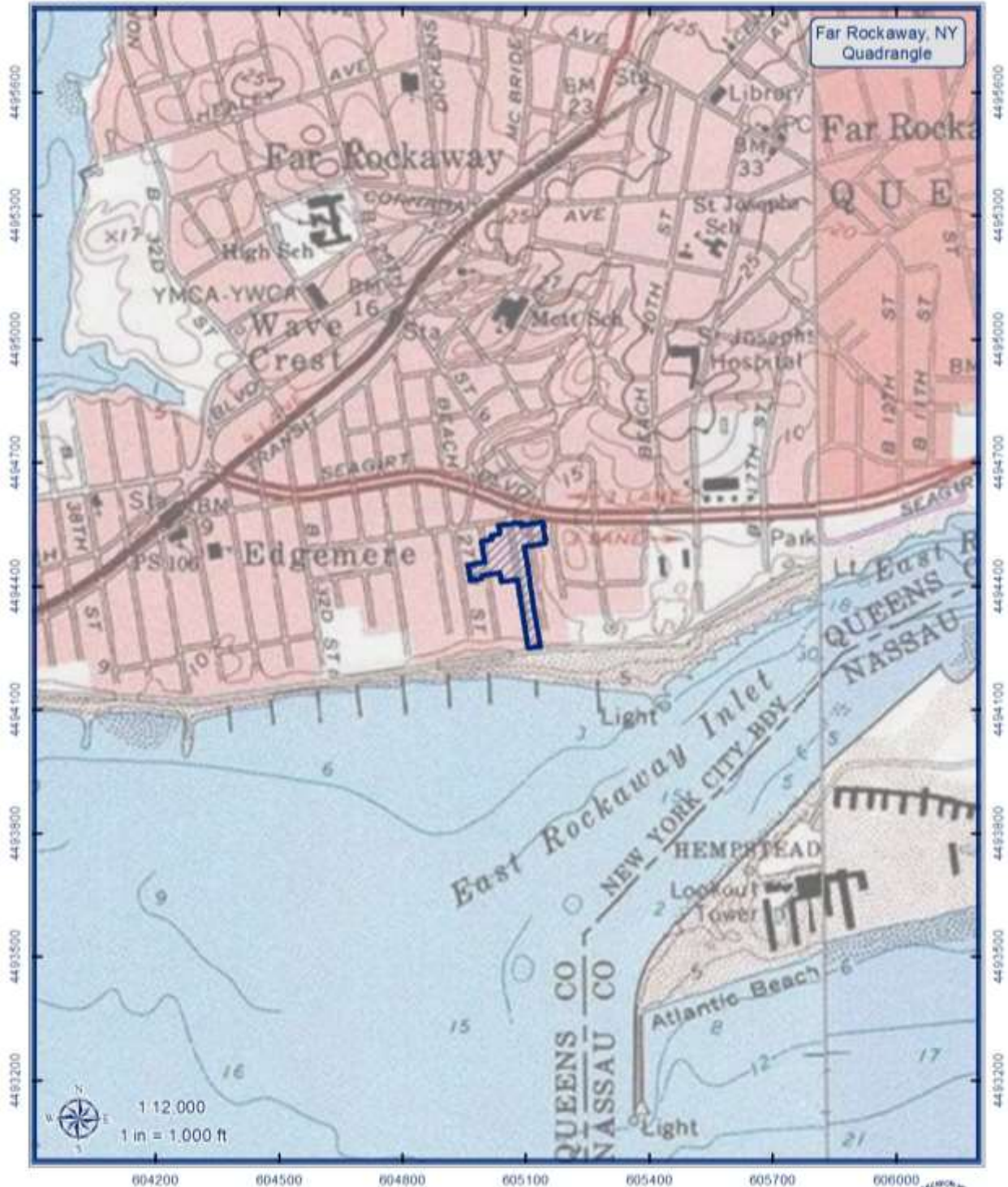
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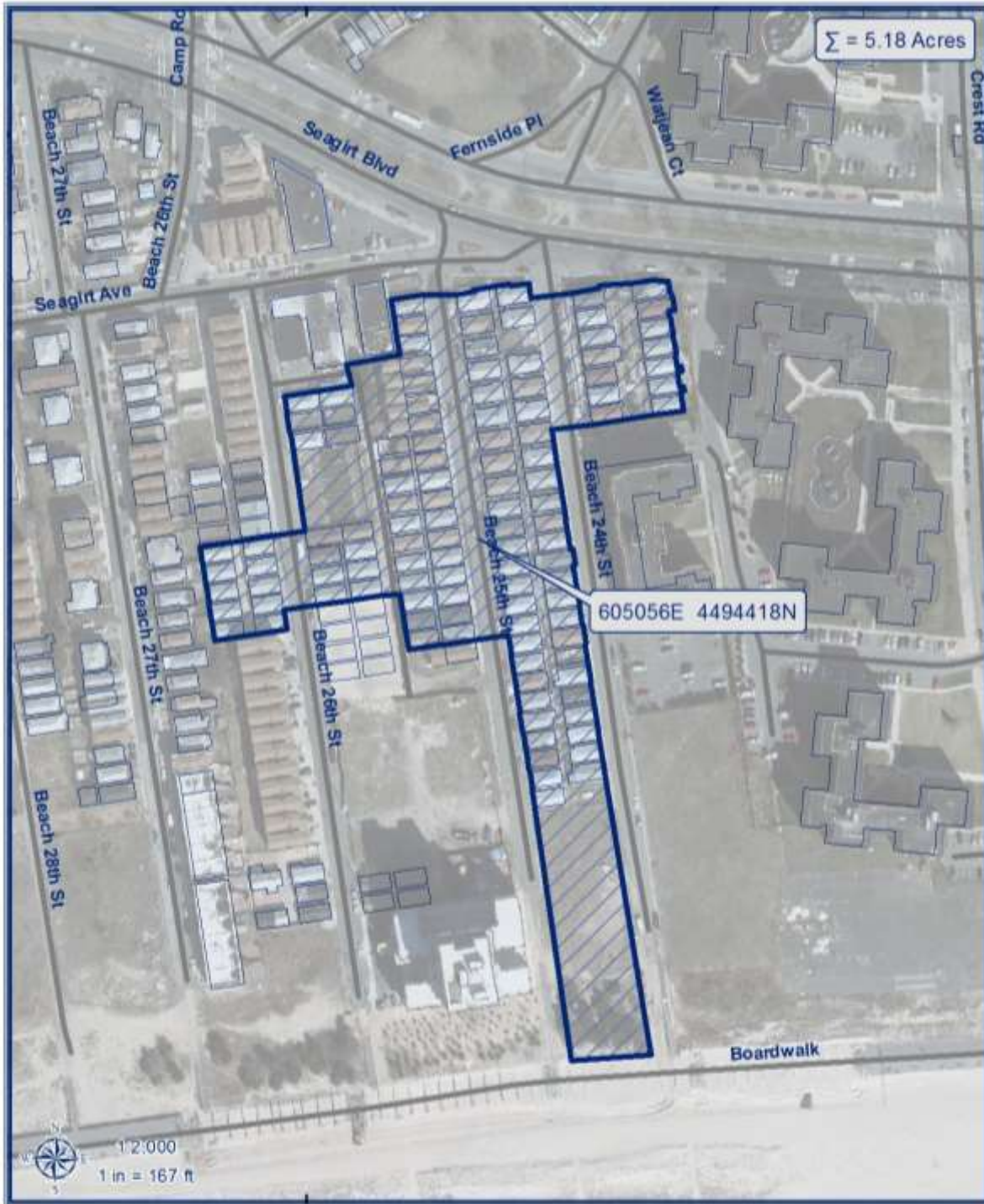
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Additional Information

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 24th Street.



Typical Bungalow Floor Plan



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Photos

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









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WAVECREST
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NO PARKING
ANYTIME
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