

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. 103-050044 *001*
QUAD _____
SERIES _____
NEG. NO. _____

Quad III
No. 21

YOUR NAME: Town of Islip DATE: August 14, 1975
Town Hall

YOUR ADDRESS: 655 Main Street TELEPHONE: (516) 581-2000

ORGANIZATION (if any): Department of Planning, Housing, & Development

IDENTIFICATION

- 1. BUILDING NAME(S): ("The Open Gate") ~~C. Gulden House~~ *1915*
- 2. COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: Bay Shore
- 3. STREET LOCATION: #36 S. Clinton Ave. ~~(west side, bet. Linden Pl. & Gibson~~
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: _____ ADDRESS: _____
- 6. USE: Original: Residence Present: Residence - multiple
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain By appointment only

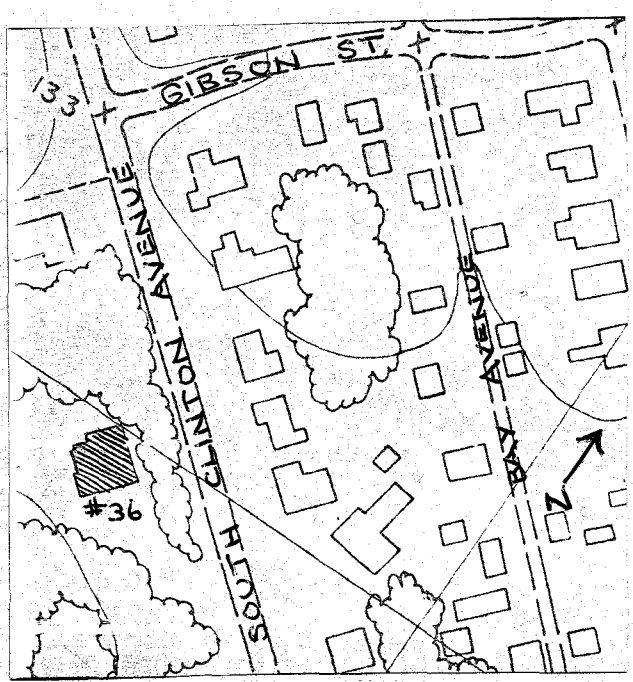
DESCRIPTION

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

Added fire escape.
Some new shingles.

12. PHOTO:

13. MAP:



Bay Shore Roll #Q4; Neg. #2
HP-1 South & East (front) Sides.

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

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn b. carriage house c. garage
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features: _____
j. other: polygonal outbuilding

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

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

The house is in a residential area which runs south from Main Street to the Great South Bay. There are numerous houses of architectural significance in the area, particularly those from the Victorian Era.

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

This Queen Anne Style house has three polygonal towers, an extensive porch, and a projecting front bay. There are also hipped roof dormers and a back porch. The towers are capped by pointed roofs, the northern tower being the most pointed.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: unknown

ARCHITECT: unknown

BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This Queen Anne style house has the typical mixture of surface materials. The first floor is primarily clapboard; the second and third floors have a combination of clipped and rectangular shingles. There is a Palladian window with diamond paned sashes in the projecting front bay. Above the porch entrance there is a small gallery with original newel posts. The porch has classical columns with a simple wooden balustrade. The highest polygonal tower has its original finial. The structure has molded cornices. The chimneys are corbelled and panelled.

21. SOURCES:

Atlas of the Ocean Shore of Suffolk County, L.I. (Westerly Section). Volume I. Amityville to Eastport Inclusive. Brooklyn & Manhattan: E. Belcher Hyde, 1915.. Plate 21.

22. THEME:

Research by the Society for the Preservation of Long Island Antiquities.
(Judith Saltzman)



DEPARTMENT OF PLANNING, HOUSING AND DEVELOPMENT

Peter F. Cohalan - Supervisor

August 19, 1976

Mr. Ron Thomas
"The Open Gate"
36 Clinton Avenue
Bay Shore, New York 11706

Dear Mr. Thomas:

The parcel which Open Gate purchased for the purpose of expanding the existing adult home is zoned Residence CAA. However, an adult home is not permitted in a CAA zone. Parking for an adult home on a parcel zoned CAA is also not permitted. The only district in which an adult home is permitted is Business.

Open Gate should be clearly aware of what is permitted before #48 South Clinton Avenue is razed. The building is an attractive asset to the hamlet of Bay Shore, is included in our historic inventory, and its preservation would be considered by this office as an admirable public purpose. We recognize the economic hardship involved in restoring old structures and we hope you explore other uses which may make it feasible to preserve the building which may require a change in zoning. Naturally, if the building is removed, there would be no legitimate purpose to recommend alternate uses for the site.

CAA zoning will permit only three two-family structures or a maximum total of 6 dwelling units.

Please consider these facts and let us know of your decision.

Very truly yours,

Michael A. LoGrande
Commissioner of Planning

by: Rim Giedraitis
Senior Planner

RG:bp

file

M E M O

To: Tyler Lory, Deputy Director Building Dept.
From: Planning Department
Date: August 11, 1976
Re: DEMOLITION PERMIT ON 419-2-12

THE OPEN GATE

ATTENTION - PERMIT COUNTER

Our records indicate that this property is presently zoned Residence CA which at this time does not permit adult homes. Once the old structure, containing 11 rooms, is demolished; a permit to reconstruct them cannot be issued.

The present use appears to be a legal non-conforming use and may continue to operate. Kindly check your records to see what the permitted uses in CA were in February 2, 1971 when the addition of 18 rooms were constructed.

Michael A. LoGrande
Commissioner

by: Rim Giedraitis
Senior Planner

P.S. T.C. c/z #800 granted to James Northrup



DEPARTMENT OF PLANNING, HOUSING AND DEVELOPMENT

Peter F. Cohalan - Supervisor

August 11, 1976

Mr. Ron Thomas
"The Open Gate"
36 Clinton Avenue
Bay Shore, NY 11706

Dear Mr. Thomas:

The demolition of the old portion of your adult home was brought to our attention. Naturally, we were somewhat disturbed to see such a magnificent structure disappear from Bay Shore. However, we must reluctantly approve your request to raze the building.

Please be advised that your property is zoned Residential CA which does not permit adult homes. The present use is apparently non-conforming. After the demolition you will not be able to obtain a building permit to reconstruct the rooms that will be removed. If you wish to convert the remaining building to apartments, which are permitted, you may create only six units (one unit for every 7,260 square feet of land area).

If you have any questions regarding your property, please call this office.

Yours very truly,

Michael A. LoGrande
Commissioner

by: Rim Giedraitis
Senior Planner

RG/jb