

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.	<u>103-05-0018-001 III-16</u>
QUAD	_____
SERIES	_____
NEG. NO.	_____

YOUR NAME: Town of Islip DATE: August 8, 1975
 YOUR ADDRESS: Town Hall
655 Main Street TELEPHONE: (516) 581-2000
 ORGANIZATION (if any): Department of Planning, Housing, & Development

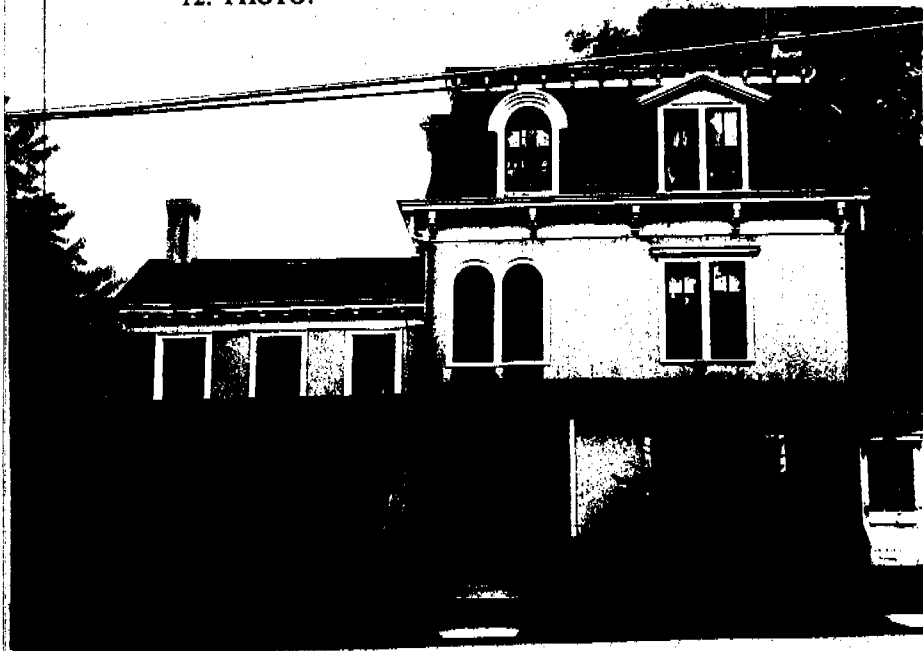
IDENTIFICATION

1. BUILDING NAME(S): ~~R.E. Steffani House in 1915~~
 2. COUNTY: Suffolk TOWN/CITY: Islip VILLAGE: Bay Shore
 3. STREET LOCATION: #26 Ocean Ave. (west side, bet. Gibson St. & Linden Pl.)
 4. OWNERSHIP: a. public b. private
 5. PRESENT OWNER: _____ ADDRESS: _____
 6. USE: Original: Residence Present: Residence
 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Interior accessible: Explain By appointment only

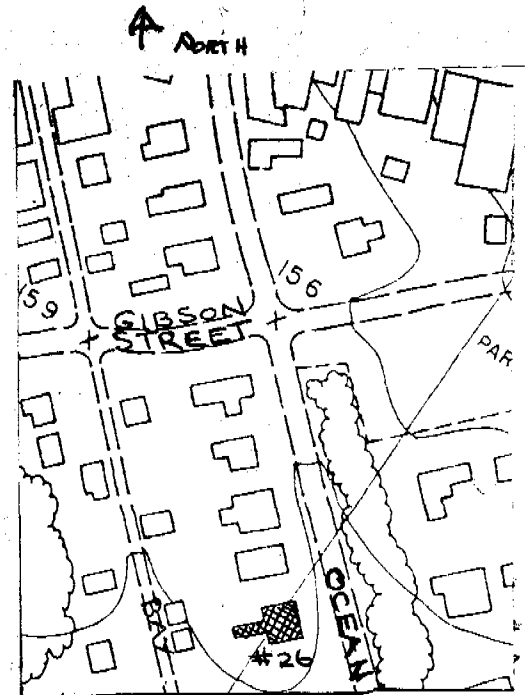
DESCRIPTION

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):
Porch has been altered.

12. PHOTO:



13. MAP:



14. THREATS TO BUILDING: a. none known b. zoning c. roads
d. developers e. deterioration
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn b. carriage house c. garage
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features: _____
j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land b. woodland
c. scattered buildings
d. densely built-up e. commercial
f. industrial g. residential
h. other: _____

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

This house is in a residential district, extending from Main Street to the Great South Bay. There are many houses of architectural significance in this area, particularly those from the Victorian Era, in the Italianate and Queen Anne styles.

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

This two and one-half story mansard roofed house retains much of its original detail, despite some alterations. The variety of eaves brackets with terminal drops is particularly fine; different styles exist at the four levels where the eaves project. The windows are also original.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: unknown

ARCHITECT: unknown

BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Ocean Avenue was developed in 1865 by Treadwell Smith.

This house is one of the few mansard roofed houses in the area. It has particularly fine detail, i.e., a multitude of eaves brackets with terminal drops. The windows tend to contrast curved and rectilinear forms. There is one round-headed window in one dormer, and a ~~rectangular~~ twin window in the other dormer. The second floor has round headed twin windows next to rectangular twin windows. The front entrance has a recessed doorway; the door is double-leafed with glass in the upper portions. The door's architrave is molded and there is a large transom.

May be H. Oakley in 1873.

21. SOURCES: 1873 Beers Comstock, Atlas of Long Island, page 155. 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.



FILE - ~~WAST~~
HISTORIC

TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT

DIVISION OF ENGINEERING AND CONTRACTS

Interoffice Memorandum

"INTEROFFICE COMMUNICATION NOT SUBJECT TO FOIL DISCLOSURE"

March 23, 2007

To: **Daniel D. Dollmann, Senior Planner**

From: Orla Smyth-LoPiccolo, Architect, Community Development Project Supervisor 

Re: **Historic Review for Subdivision Application**
26 Ocean Avenue, Bay Shore
SCTM # 0500-419.00-03.00-054.000

As per your March 22, 2007 request the following are my recommendations for the proposed subdivision of 22 Ocean Avenue, Bay Shore:

1. # 22 Ocean Avenue should be designated a Planned Landmark Preservation (PLP) District as part of this subdivision approval.
2. Due to the close proximity of the existing house adjoining and to the South of this proposed subdivision, careful attention is needed to the side yard setbacks.
3. I recommend that the following stipulation be added to the subdivision requirements for the newly separated lot:
The new building(s) is be modern in design, compatible to its historic neighbors and subject to Planning Department approval. It is very important that we seek the construction of buildings in a design from this period of time and not a rehash of the past.

If you have any questions of comments pertaining to the above please do not hesitate to contact me at extn #5511.



**26 Ocean Ave, Bay
Shor (SCTM #419-3-
54)**

**Town of Islip
Geographic Information System**
Source Data Used by Permission
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DEPARTMENT OF PLANNING AND DEVELOPMENT
BUILDING DIVISION CERTIFICATE

TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK
Address of property to which this Certificate applies:

26 Ocean Avenue, Bay Shore, New York 11706



419.00-03.00-054.000
153' x 170'

This certifies that the above property contains the following improvements which conform substantially with the terms and requirements of the New York State Building Code and the Town of Islip Zoning Ordinance at the time of construction and that the premises may be occupied for the purpose as stated:

Inground Swimming Pool 16' x 32' EC #N-137283 C/Compliance 15 Feb 74 CB:eh

1-Family Dwelling Wood Frame Total Floor Area Approximately 4129 Sq. Ft. 3 1/2-Stories Brick and Concrete Basement - 1 photo sink 1st Floor - 1 water closet, 1 lavatory, 1 tub/shower, 1 sink, 1 washing machine outlet 2nd Floor - 1 water closet, 1 lavatory, 1 tub/shower 3rd Floor - 1 water closet, 1 lavatory, 1 tub/shower Built Circa 1890

Accessory Building Two Car Detached Garage Total Floor Area Approximately 615 Sq. Ft. 1 1/2-Stories Slab Built Circa 1900
C/Compliance 27 Oct 83 LRW:ae

Certificate Applies to Above Items Only
(Property Description is for Identification Purposes Only)

Residence A District (HISTORICAL DESIGNATION H)
Described Property

(Historical Designation H : structures whose architectural style is historically significant. This is taken into account when any additions, alterations or demolition for the structures are applied for.)

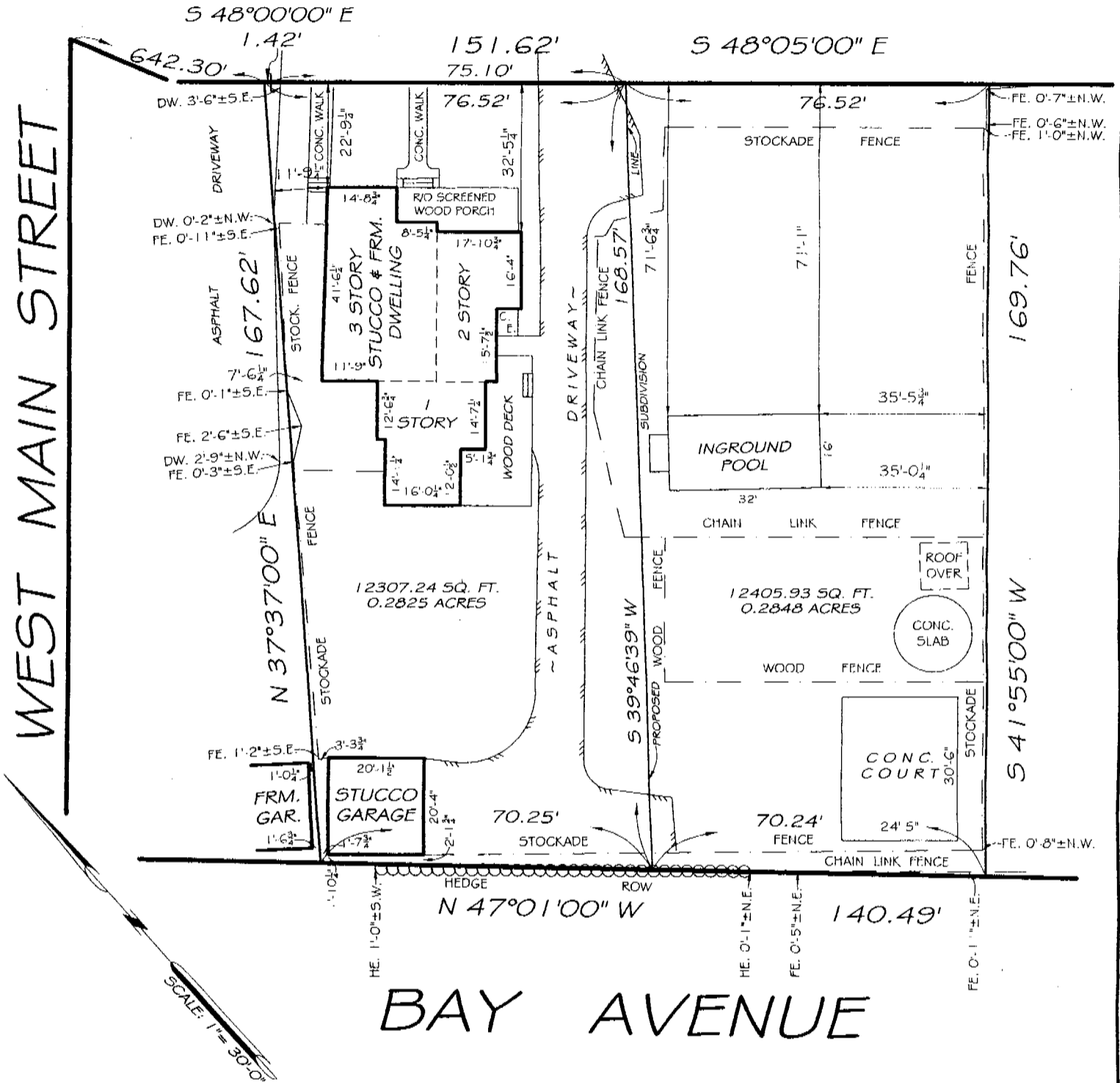
The above improvements or any part thereof shall not be used for any purpose other than for which they are certified. This certificate will be null and void if the improvements are altered in any manner or additions are made thereto without authorization from the Town of Islip Division of Building.

Date: MAR 20 2007

Signature **UNOFFICIAL COPY**
Official copy must have original signature and raised Town of Islip Seal

THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE LOCATION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT

OCEAN AVENUE



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF