

**VILLAGE OF ROCKVILLE CENTRE
PHASE 1: NORTH OF LAKEVIEW AVENUE**

HISTORIC AND CULTURAL RESOURCE SURVEY REPORT

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Survey Introduction

In 2018 the Village of Rockville Centre applied to the Preservation League of New York State to begin a reconnaissance level survey of the village’s historic structures, in response to growing concerns that new homeowners were demolishing historic structures, in order to maximize the development of property, replacing them with new modern structures, often two per lot, that bore little resemblance to surrounding homes in the village. In addition a developer proposed moving or demolishing a historic house in order to develop its land holdings. The Village established a task force on Historic Preservation to consider ways to preserve its historic structures and resources, a body that meets on a regular basis.

This survey is a first phase reconnaissance survey; its purpose is to identify those structures that reflect particular historical periods in the Village’s growth, significant architectural styles common in the 19th and 20th century, and housing styles that were innovative at their time of construction. Although many architectural historians consider Rockville Centre and Long Island to be model suburban communities, pioneered by Alfred Levitt, there are numerous structures within the Village that are pioneer examples of high-style homes, making it one of the best preserved villages on Long Island. In addition Rockville Centre had several waves of immigration, beginning in the 1700s that continues to play an important role in the community’s social historic and culture. Our purpose in this survey is to document and present these structures in context with changes that were taking place in the Village, so that future

preservationists and residents can understand the influences that affected the architectural landscape.

Long Island Traditions employs a variety of research methods including research in historical archives, taped oral interviews with residents and persons knowledgeable of the community's history, historic map analysis, building analysis and a review of relevant existing publications. As a reconnaissance survey the research conducted was by necessity limited. Collections consulted include manuscript census information, archival records through the Village of Rockville Centre, the Sanborn Map Collection, the Rockville Centre Library, and the NY Public Library. Folklorist and Long Island Traditions' director Nancy Solomon conducted approximately 10 interviews during 2018-19.

The survey covered the area North of Lakeview Avenue to the southern border of Hempstead, from Peninsula Boulevard on the west to the border of Baldwin on the east. A total of 824 houses were surveyed. The survey included a simple architectural description of each house, a current photograph, and in-depth historical research on 100 homes. The in-depth research was conducted on homes that were well preserved examples of various architectural styles, had notable historical value, or were unique examples of specific architectural styles. We also consulted various published works including Marilyn Devlin's A Brief History of Rockville Centre: The History and Heritage of a Village, historian Doris Kearns Goodwin's memoir Wait Until Next Year, and the classic History of Rockville Centre by Preston R. Bassett and Arthur L. Hodges. Newspapers consulted included the New York Times, the Brooklyn Daily Eagle, and the South Side Messenger. A 1923-24 telephone directory of Rockville Centre was also examined. The United Census of 1910, 1920, 1930 and 1940 provided detailed information about residents throughout the Village, and is available online through the Rockville Centre Library databases.

LI Traditions conducted intensive level research on a limited number of homes in the Village, based on their architectural integrity and historical importance. They are:

Historical Research on Selected Properties	27 Irving
Rockville Centre	207 Harvard
	241 Harvard
46 Banbury	36 Oakdale
12 Sutton	60 Vanderveer
93 Arrandale	25 Willetts
11 Arrandale	51 Demott
16 Woodgreen	881 North Village
17 Woodgreen	645 North Village
23 Leon	340 North Village
68 Andover	444 North Village
72 Berkshire	3 Judson
56 Berkshire	33 Broadway
49 Dorchester	101 Allen
44 Dorchester	65 Hempstead
34 Dorchester	146 Hempstead

174 Hempstead	25 Earle
254 Hempstead	33 Dartmouth
23 Vassar	338 North Forest
11 Sherwood	66 Pine
16 Sherwood	108 Linden
34 Richmond	65 Raymond
7 Nottingham	61 Shepherd
67 Nottingham	18 Buckingham
14 Heyward	84 Buckingham
3 Midfarm	8 Rugby
43 Lehigh	37 Rugby
142 Hamilton	62 Strathmore
208 Hamilton	25 Surrey
4 Amherst	138 Demott
35 Plymouth	340 Demott
54 Plymouth	100 Lakeview
44 Oxford	150 Princeton
31 Devon	276 Lakeview
28 Locust	170 Princeton
17 Cedar	342 Lakeview
319 Morris	394 Lakeview
459 Morris	337 Princeton

Rockville Centre is a small but complex village. While this report attempts to reveal its architectural and cultural diversity, it is not meant to be a comprehensive document. We hope that residents and historians will further explore this unique community, and preserve those structures and places that reflect the many generations of residents who have called Rockville Centre home. Among our recommendations is to continue the survey to include the area south of Lakeview Avenue. We owe many thanks to Mayor Francis Murray for his interest in preserving the historic resources of the Village. Thanks are also due to the valuable employees of the Village including Suzanne Sullivan and Patrick O'Brien. We also relied on the expertise of village historian Marilyn Devlin, Preservation Task Force members Jennifer Santos, Ellen Grossman and other members of the Task Force. Various residents were very helpful in sharing their knowledge of the Village's development and their homes. They include architect and historian Donald Berg, Mary and Richard Clark, Andy and Stephanie Ray, and Robert Thomson. Long Island Traditions program manager Ann Latner was instrumental in conducting historical research and processing the numerous survey forms. We hope all who read this report will find it helpful. A copy of the survey is on file with the Rockville Centre library, the New York Historic Preservation Office, and the Village of Rockville Centre.

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HISTORICAL OVERVIEW AND SUMMARY

Early History of Rockville Centre (1600 - 1850)

The history of Rockville Centre begins in the pre-colonial period when native peoples including the Rechquaakie tribe inhabited the coastal communities of Long Island, moving inland during the winter months to various south shore and north shore communities, including what eventually became Rockville Centre. They were attracted to various streams and lakes which made subsistence living possible, and the abundant wildfowl and indigenous plants that grew in abundance due to the sandy soil and level terrain. These same features attracted Colonial settlers from England and Holland, who displaced the indigenous tribes of Long Island.¹

Among the first English residents to settle in what became Rockville Centre, was Michael DeMott, who built a gristmill in 1710 on one of the lakes near what is now Hempstead Lake State Park. Other ponds in the area included Smith's Pond and South Pond, helping support the creation of other mills. The DeMotts owned the land that is now south of the Southern State Parkway to Lakeview Avenue. By 1731 there were four mills operating. In later years he was followed by others including Reverend Mordecai Rock Smith who owned land on one of the ponds near DeMott.²

The DeMotts became farmers, growing corn, potatoes and other crops, transporting their produce to Brooklyn via horse and buggy. Eventually the growth of the South Side Railroad enabled them to transport their harvests via railroad.³ By 1747 the DeMotts constructed a simple farmhouse on what is now 664 Hempstead Avenue, which has expanded over time. This is one of the earliest historic structures in the Village and in Nassau County.⁴ Another Demott family member, Anthony DeMott, constructed a home nearby at 680 Hempstead Avenue, which like 664 grew over time with the addition of a wing in 1749 and in 1957 was fully enlarged to its present configuration as a vernacular Colonial Revival style home. During the 1820s – 1860s, various sea captains also moved to Rockville Centre, due to its proximity to the coastal ports of

the south shore, including Samuel Phillips, whose home, since moved from its original location, is now the Village's museum.⁵

In the first half of the 19th century various businesses came to the village, including a general store, a blacksmith shop, wood and feed store, coal suppliers and a tavern. However the biggest change was around the corner, with the arrival of the South Side railroad.



664 Hempstead Avenue
(the Demott House)

Economic Expansion (1860 – 1900)

In 1867 the South Side Railroad was built serving south shore communities like Rockville Centre. The railroad led to increased economic activity and residential development in the Village and neighboring municipalities. With the promise of a 45 minute commute to Manhattan, more people began moving to the Rockville Centre, eventually leading to its incorporation in 1893. In 1870 the Mill River was dammed to create a reservoir, which became a social gathering spot where boats docked. During the fall and winter waterfowlers were granted permission to hunt.⁶ During this phase most of the businesses and residences were located in the south side of town below Sunrise Highway and the railroad station. The Demott's adult children lived throughout the north part of the Village, along with the Pearsalls, the Beesons, the Hubbard families and several others.⁷ Well preserved examples of the late 19th century include 276 Lakeview, a tri-gable ell structure that was typical of vernacular farm houses constructed during

this period, many of which were designed using pattern book publications.⁸ Also during this time the DeMott family expanded their home, in a vernacular Italianate style that was popular during 1870 – 90. Yet the Village remained predominantly rural, with farms and vacant property owned by the Pearsall, Smith and Weeks families.

Beginning in the 1890s the Village expanded, as the NYC metropolitan region grew with the arrival of more immigrants, and improvements in local and regional transportation made living outside the city more attractive. In 1891 the first bank opened, a village school was created, and in 1893 the Village was incorporated. A small bus and trolley company provided service to local residents to nearby villages, and several religious structures provided worship spaces to people of differing backgrounds, including Catholics, Jews, and Presbyterians. There was also a growing presence of people of color in the village, working in trades, businesses and in domestic service.

Examples of the village's growth can be seen at several locations. 441 Hempstead Avenue, an ornate Colonial Revival house with a full height porch, is fronted by two story Corinthian columns. The house style was very popular nationally during this time and only a family with substantial income would erect such a house. The style caught on, in both its formal and vernacular forms in later years.



441 Hempstead Avenue

Another example can be seen at 625 Hempstead Avenue. In addition 220 Hempstead Avenue typifies the more common vernacular style homes built south of Demott Avenue, where

many of the homes were built first. This is a modest home with simple decorative Victorian Queen Anne features including a bay window, a wraparound columned front porch, and simple gable dormers with decorative trim. 89 Burtis Avenue is also a well preserved example of a vernacular style colonial revival home. The plan is called a “4-Square” because there are two bays on each side of the home with a simple front porch that was common of the style. The decorative elements of the porch include a dentil column and a turned spindle railing.



89 Burtis

In addition some homes were moved to the growing village, including 19 Walnut Avenue, a farmhouse that was originally constructed in 1840 in Hempstead, and moved to its present location c 1900.⁹ All the homes have large side and back yards, and detached garages for the new automobiles that began growing in popularity in the Village. The large plot sizes became integral to the Village’s growth and one of its distinguishing features.

New Development Begins 1900-1910

The 20th century began with a weak national economy, a tremendous rise in immigration from Eastern and Southern Europe, and land speculators eager to capitalize on their investments. A wave of nostalgia by established residents brought new trends in architecture, including the popularization of several styles such as Colonial Revival, the American Four-Square house, along with vernacular interpretations of Victorian style homes. These trends led to increased development in Rockville Centre and neighboring communities, as the South Side Railroad

provided a one stop ride to midtown Manhattan, and the Bee Line Bus Company provided local transportation in the area. Lazarus Leder, a Jewish immigrant, opened a tailor's shop on one side of Village Avenue, while his wife Rachel opened Leder's Bazaar on the other side. With other Jewish families they formed the Nassau Hebrew Congregation on Windsor Avenue.¹⁰

New residents constructed a variety of houses, all with substantial yards. Most of the homes constructed during this period were in the area of Lakeview Avenue north to Pine Street, with most of the homes of frame construction. The most common styles were vernacular with some elements of Victorian and 4-Square style homes. The garages were also frame structures, generally sited behind the back of the home. They include 20 Irving, a vernacular style home with gable pediments, a wraparound porch, and a detached garage. Nearby at 32 Irving is a more decorative vernacular Queen Anne home, with a 2nd story three sided bay window, a wraparound porch with a dentil cornice and turned spindle railing. In 1903 a new home rose at 304 Lakeview Avenue, similar in style to 20 Irving. Other homes built in 1903 include 197 Lakeview, 65 Walnut, 16 Roosevelt which has a similar style porch to nearby 32 Irving, and 358 North Village, another American 4-Square home with original wood shingles.



304 Lakeview

In 1905 new homes included 285 Lakeview, a 2½_story 3-bay home with a wraparound porch with chamfered posts and square railing, a gable pediment, bay window, and center brick chimney. In 1906 a vernacular Victorian home was built at 17 Cedar, in a restrained fashion that included scalloped shingles in the gable, and a simple wraparound porch with tapered columns. William J Millard lived there with his wife Maud and daughter Harriet. William was born in NY, the son of an English immigrant, and ran a hardware store while his wife raised their daughter. Other homes built in 1906 include 51 Broadway, and 279 Lakeview.



17 Cedar

As the village grew, newer neighborhoods were planned including Lakeview Manor which was located in between Lakeview Avenue and North Village Avenue, Morningside Park, east of North Village Avenue, Hillside Park at the intersection of Lakeview Avenue and Hempstead Avenue, and Cedar Terrace developed by Gifford Electra, located north of Lakeview Avenue between Hempstead and Harvard Avenue. The new stylistic features found prominence, including the introduction of new materials. One example is 6 Judson, in Lakeview Manor, a vernacular style farm house that has fallen into disrepair. The house is remarkable because it has a Spanish style clay tile roof that is more common on Mediterranean style homes. Henry

DeMott, an insurance agent supporting a wife and child, lived at 44 Irving Place in a vernacular American 4-square home that has been restored.



6 Judson

By 1908 a number of homes with gable front facades and full pediments were constructed. Examples include 262 Lakeview Avenue, 69 Cedar and most of the houses on Walnut, including 32, 40, 44, 49, 55 and 76. All are distinctive vernacular Victorian style homes with wraparound porches. These homes are located in what became known as Hillside Park.



32 Walnut

On Locust Avenue more homes were built including 34, 39 and 45, in the same gable front style with porches found on Walnut. The following year a more traditional pattern book home was built at 254 Hempstead Avenue, including a fairly common “tri-gable ell” plan that is found in other neighborhoods and communities. It is called by this name because there are two perpendicular wings joined together. The house had pine floors, along with two bathrooms, a luxury at the time in middle class homes. At 30 Broadway another vernacular Queen Anne style home was built for Charles Tallman, a salesman, who would live there for almost 30 years with his wife Sarah, and their three children, his father in law, and a boarder. Charles would eventually become a bank auditor and his wife Sarah would become a school teacher. In the ensuing years there would always be a boarder, perhaps to help pay the mortgage on the house.¹¹ The house was valued at \$12,000 in 1930, and would decline to \$7,000 in 1940 due to the Great Depression.



30 Broadway

By the end of the decade the Village began to take shape on both the north and south side of town, growing in the following years to accommodate new architectural styles and new residents of different backgrounds. Character defining features of the village included its grid pattern north of Lakeview, streets named after flowers, trees, and English villages, accompanied by shrubbery and trees. The village's flora and fauna would grow exponentially over time, eventually dominating the village's landscape.

New Styles and Trends (1910-20)

One of the main reasons that homes built in the early 20th century in the Colonial Revival style was the availability of brick. When Garden City was in the planning stages in 1869, Alexander Stewart bought a brickyard in Old Bethpage, transporting the bricks to the new village. The brickyard would later supply materials for the new brick homes constructed in Rockville Centre.¹² The style was attractive to aspiring home owners due to its conservative geometrical façade and floorplan, and its symbol of stability, at a time of great change in the nation due to the influx of immigrants. In 1912 the Village erected new schools in the style, along with a new library, as the Village continued to expand and develop. In addition the first signs of the automobile's popularity became evident, as advertisements in the local newspaper appeared and the telephone directory listed "auto mechanic" as one of the occupations.¹³ By the end of this decade the village population doubled.

One of the newer styles built in the village were Spanish Colonial Revival homes. An excellent example can be seen at 23 Vassar constructed in 1911, and 174 Hempstead Avenue. The family of Andrew McElroy lived there from c. 1930-40 with a servant Rose Cleary from North Carolina. Andrew was a publisher by occupation. The family was noted socially in announcements in the Observer-Post Inquirer.¹⁴ The home is a spacious one with a decorative stucco entrance porch, Chicago style windows, and a Spanish clay tile roof and eave and porch trim. Yet one block away at 29 Yale stands a well preserved vernacular Victorian home, similar to 370 North Village Avenue, in the Canterbury/Demott Estates neighborhood.



23 Vassar

In 1912 the builder of 421 Lakeview built a tri-gable ell home with a wraparound porch typical of vernacular Victorian homes, but introduced exterior roof brackets, a feature more common on bungalow homes, which had just begun showing up in metropolitan suburbs. In 1913 several more homes were built on Yale Place including 21 Yale. According to the current owner a sea captain built 27 Yale Place with a widow's walk so that his wife could see the ships arriving in the bay. 31 Yale Place was the third home built by the same person, also in a vernacular Victorian style. Like other homes in the style there are wraparound porches, no fireplaces, and decorative gable shingles. At the time of construction Hempstead Avenue to the west was mostly farmlands, and in the 18th century was a river. This neighborhood was originally owned by Electra Gifford who submitted subdivision plans in 1909.¹⁵



21 Yale

Other homes constructed in 1913 include 340 North Village Avenue, a vernacular Queen Anne/Colonial revival style home with a Palladian dormer window, and 319 Morris Avenue. Jesse L. Applegate and his wife Mabelle lived in 319 Morris in 1930, while in 1940 Mabelle was already a widow at the age of 55. Her son Raymond, a college graduate, was working as an insurance salesman, while his sister was an unemployed school teacher. The home's value plummeted from \$25,000 in 1930 to \$8,400 in 1940 due to the depression.¹⁶



319 Morris

Other homes constructed in 1913-15 include 147,151 and 422 Lakeview, 47 Pine, 268 Burtis, 28 and 36 Walnut, 3 Judson, 45, 54, 60 and 72 Broadway, 294 and 306 North Village Avenue, 14 Heyward which originally faced Hempstead Avenue, 27 Harvard, 5 Brouwer and 79 Lakeside.

In the later part of the 1910s the most common house styles were vernacular interpretations of Colonial Revival homes, including several Dutch versions with gambrel roofs and shed dormers, and integrated and front porches. Examples include 104 Broadway, 135 and 464 Lakeview, a rare example of a wood shingle home that has retained its original shingles, 277 Hempstead, and 207 Harvard in Canterbury/Demott estates where the Colby family lived, as did their children. Thomas Colby was a cemetery superintendent, who with his wife Anna had three children. They also had a live-in German immigrant servant, Marie Mehlhettor, in 1930, a luxury for most families at that time. She was eventually replaced with two African American servants, William Buschrod (18) from Virginia who had a 4th grade education, and Peter McIntosh (24) from South Carolina who had a 7th grade education. Their home was a spacious Colonial Revival house with a symmetrical three bay façade, gable dormers, and two screened wings. In addition the home has a matching garage with gable dormers similar to the main house.



207 Harvard

Another ornate home is 100 Lakeview Avenue, a well preserved highly visible example of a stucco Colonial Revival with a substantial integrated stucco porch, a decorative stucco chimney and a gable dormer. Other original distinguishing feature when first built included two full baths plus a toilet room with tiled floors and wainscot, a detached 2-car garage and a pigeon coop. The home was first owned by the Shelly's, an Irish immigrant family, led by Patrick Shelly, his wife Jane and their five children.

14 Heyward was originally located on Hempstead Avenue, built c. 1915 in the Nottingham district. This frame farm house was once owned by the Heyward family and originally faced Hempstead Avenue. According to the current owner the family moved the house to its current location in order to make way for newer houses and to help alleviate the constant flooding that occurred on the thoroughfare, a feature of its once Colonial era riverine environment. The house was originally a present from Perceval Heyward to his new wife Willy Brower, the daughter of the Brower family, a well-known settler of the village. The Heywards owned a farm in this neighborhood until the early 1900s. Perceval and Willy had a daughter named Virginia, for whom one of the streets is named. Sadly Virginia passed away at a young age. When the house was moved to its current location, c 1950s, a new cinder block foundation replaced the original stone one. Currently the home has drywall with plaster wall underneath, attributed to the new location when alternative materials were available. The home has typical features of this style including a column porch, shed dormer, wood shingles and 6/6 windows with fanlight shutters.¹⁷



14 Heyward

Increased Development (1920-30)

The future of Rockville Centre was most clearly expressed in the 1920s when the village population doubled, expanding from 8,200 to 13,700 during the decade. There were two new supermarkets in town, Big Ben and King Kullen, the expansion of Sunrise Highway, a new sewer district, and the creation of the Rockville Centre Country Club in 1923. These developments led to new interest in real estate expansion, including the Canterbury neighborhood north of DeMott Street. The plans for what became known as “DeMott Estates” were filed in 1917. In addition the “Nottingham” neighborhood plans were submitted by the Canterbury Realty Corporation in 1926, encompassing the area near the Rockville Centre County Club.¹⁸ This company went on to become a prolific developer in Rockville Centre during the 1930s.

HOME AREA EXPANDING AT ROCKVILLE CENTRE

***Numerous New Houses Being
Erected on Land Improved by
Canterbury Corporation.***

During the past year over 350 new dwellings, costing from \$8,000 to \$40,000 each, were completed in Rockville

NY Times, May 22 1927

DeMott Estates and Canterbury comprised dozens of homes built in the Tudor Revival style, the Colonial Revival style, and a few frame bungalow structures, in both highly embellished modest sized homes, and in simple vernacular style homes. The community goes from the western boundary of the village along North Village Avenue to Hempstead Avenue, from Lakeview Avenue to just north of DeMott Avenue. Examples include 2 Lexington Street, a vernacular Tudor Revival home constructed in 1924. According to US Census data, the owner in 1930 was Sally Roosevelt, age 35, who also had a servant. The home was valued at \$23,000. The home has retained many of its original features including a brick corbel chimney, peaked dormer windows, a slate roof, and a stucco façade.



2 Lexington

Another example is 444 North Village Avenue, built in 1927 in what became known as Lakeside Park. Distinctive features include paired and triple casement and wood surround, a center front brick corbel chimney, a slate walkway, and shed dormer. The owners in 1930 included Bernard H. Mcnelus, 42, who worked as an insurance broker. Living with them were his wife Marie age 39, and their maid Dora Robinson, age 42, an African American born in North Carolina. The home's value was \$50,000. By 1940 there were new owners: Minerva Salas (33), widowed, son Pedro (8) in 3rd grade, along with another family: Florence Wilson (50), also widowed, a lodger Charles Sherwood, and two African American servants: Hazel Bunn (33), cook/maid, earning \$540 per year, and her husband. Bert Bunn (32), a butler, also earning \$540 per year. The house was now valued at \$25,000. Other households also had servants living with them including 186 Lakeside, owned by a doctor making \$5,000 per year, 44 Irving, 51 Broadway, 208 Hamilton, 131 Harvard and several other families. Generally the owners of these homes continued to have servants, who crossed a variety of race and ethnic classes, ranging from African Americans born in the south, to immigrants from European countries.



444 North Village

During this period we also see the increasing prosperity enjoyed by many immigrants, who emigrated from southern and Eastern Europe, and the various Scandinavian countries. At the same time we also know that many of the men who worked in the building trades were no longer living in the village, but in neighboring villages such as East Rockaway, Oceanside and Lynbrook. They included contactors, engineers, carpenters, plumbers, masons, draughtsman, brick layers, stone cutters, blacksmiths, and plasterers. There were several companies that also catered to homeowners including RVC Sheet Metal Works, which advertised as builders of “cornices, skylights, blowpipes, smokestacks, tin tar and gravel roofing”, and G.D. Combes which provided “coal feed, lumber and building material.”¹⁹

In contrast to the new high style homes we can also see an example of a frame bungalow home built c 1923 at 26 Wachussetts, a rare style in the village. The home is located in the Canterbury/DeMott estates neighborhood. It features an integrated porch which is a distinctive feature of bungalows, a shed dormer, and a gable end brick chimney. The 1930 census indicates that the owner was Arthur V Van Delf (40), who worked as an auditor for a news company. Living with him was his wife Jessie M (40), housewife, his son Robert W (20), single, in school, and his son Arthur B (17), in school. The home was valued at \$15,000. At 26 Norcross stands a Colonial Revival home built c 1923 with several classic features such as an enclosed sun room, a symmetrical 3-bay façade, a full front porch with tapered columns, and fanlight gable end windows. In 1930 Walter Ebbels, age 43, owned the house valued at \$15,000. He was born in Canada and was a World War I veteran. He worked as an insurance broker. Living with him

were his wife and young son. By 1940 the house's value was \$8,000, a common decline in the village during the depression. These homes are typical of the styles of homes built in the 1920s, and all have detached garages.



26 Wachusetts

In another neighborhood near Capitolian Boulevard, on the eastern side of the village, there are modest vernacular interpretations of different house styles including Tudor Revival and Dutch Colonial Revival. One example is 83 Capitolian, a vernacular tri-gable ell Tudor Revival home built in 1926. This simple stucco clad home features a gable enclosed entrance with fascia trim, a gable end brick chimney, and a double gable façade. 33 Capitolian is a brick clad vernacular Colonial Revival home with a symmetrical 3-bay façade, a 1-story attached sun room, and replacement windows with shutters.



33 Capitolian

Yet other developers constructed unique but fashionable homes in the Spanish Mediterranean style, during this period. While earlier homes including 23 Vassar constructed in 1911, and 174 Hempstead Avenue were more elaborate, the later ones are notable for their stylistic restraint. One well preserved vernacular example is 61 Shepard Street, a stucco structure with an arched parapet façade, in a style that is more common in the southwestern communities of the country. Other examples include 79 Shepard, 101 Shepard, 49 Dorchester built in 1926, a symmetrical 3-bay façade home with original clay tile roofs on the porch and house. Other homes incorporated the clay tile feature including 495 North Village Avenue, and 208 Hamilton.



61 Sheppard

Lastly there are several examples of Dutch Colonial style homes in the village, including 338 North Forest. This home, built in 1926 is extremely well preserved, with its clipped gable asphalt and slate roof, and asbestos siding, is remarkable for its overhanging eaves, a rare feature in this style. In 1930 the owner was a custodian, the descendant of French immigrants. The next family to own the house was the Lellis family, who owned the house until 2002 when the last daughter passed away.



338 North Forest

While this decade demonstrated the increasing popularity of pattern book styles in Rockville Centre and other suburbs, the next decade would show a clear preference for Tudor, Colonial Revival and Cape homes, pioneered by the Levitt Brothers.

Depression Era (1930-40)

At the end of the 1920s the Levitt Brothers purchased substantial land tracts near the Rockville Centre Country Club, with plans to develop it by local builders and tradespeople. However due to the stock market crash in 1929, they eventually had to develop the projects themselves, and living in the community for a short period of time. William Levitt built and lived at 25 Earle Court, in 1930. The home served as a showcase for future homeowners in the Strathmore neighborhood, a name used throughout other Levitt developments on

Long Island. Among its many features are multi-gable wings with a two-story brick entrance tower, distressed brick, a slate roof, bay windows on multiple facades, half-timber and stucco clad façade, stained glass and casement windows with iron muntins. According to a housing assessment of 1938, there were 3 fireplaces, one original and two artificial ones, two bathrooms plus a shower, and a half bath, along with tile wainscoting in the bathroom and kitchen.



25 Earle

As the depression grew in scope, many of the businesses hired by Levitt to construct homes in the village went bankrupt. As a result the Levitt brothers had to build the homes themselves. The first homes built by the family are located in the Strathmore neighborhood, located in the northeast area of the village near Long Beach Road and DeMott Avenue. These homes were modest in size, with 3 bedrooms, two bathrooms, and many decorative features including a slate roof, half-timber façade, an attached garage, stained glass and casement windows, and a decorative brick chimney. One prime example of the Levitt developments is 8 Rugby Road, a street that is dominated by the Tudor Revival style. The bricks used in these homes might have come from a Bethpage brickyard used by the Stewart family that developed Garden City. Other examples include 62 Strathmore, constructed in 1932, 25 Surrey Lane, built in 1938, with such features as a decorative copper hood entrance, and 10 Marlborough Court, built in 1936. Like earlier homes in the village, each of these homes has a spacious front yard, corbelled brick chimneys, an elaborate stone entrance, and a slate roof. These homes have changed little on the exterior since their construction, creating a powerful impression to visitors. It is also important to note that the streets are named after English villages, a tribute to the Tudor style of the homes' origins.²⁰



62 Strathmore

In promoting Strathmore the Levitts used the following in newspaper advertisements in describing the development: “For the refined man with discriminating taste the residential park of Strathmore presents a picture of a delightful community just opposite the clubhouse of the Rockville Country Club...one may safely assume that his fellow residents are the type he would select....the careful planning of a community, the expenditure of great sums of money for trees, shrubs and flowers, the time and talents of experienced landscape artists, cannot be expended for those who do not appreciate their full worth.”²¹ Although it is difficult to say who the ad is targeted for, the Levitts were known for creating discriminatory housing practices, as they did many years later in Levittown. At the same time there was an increase in the Jewish population, leading to the formation of the first synagogue, Central Synagogue in 1935 by 35 families.²²

The Levitts were not the only builders in the village in the 1930s. Joining them were Blum and Winiger, the developers of Nottingham, near Hempstead Avenue and Nottingham. Adjacent to Nottingham is the Canterbury neighborhood developed by the Canterbury Corporation. These homes were priced at \$10,000 to \$40,000 and were built in the late 1920s and early 1930s.²³ Unlike the Levitt homes, the developers of Nottingham and Canterbury used both Tudor and Colonial Revival style elements. 27 Nottingham is a vernacular version of Colonial Revival, which has a stucco symmetrical 3-bay façade, with hip roof bay windows, paired casement windows and shutters. Its owner in 1930 was William F. Fling (44), who worked as the manager of an estate. Living with him was his wife Nell M (38), from Ohio and a

servant, Martha Parks (26) from the West Indies, who immigrated in 1908 and was a naturalized citizen. The home was valued at \$23,000, typical of the stylish homes during this period. At 30 Nottingham stands a spacious Tudor Revival home with an attached garage, an arched passageway, and a large brick corbelled chimney, one of the status symbols in this era. It was large enough to accommodate a family and a servant.²⁴



27 Nottingham

The Tudor Revival style's popularity in the village cannot be overstated. There are hundreds of well-preserved homes in this style throughout the village, but predominantly in the areas north of Lakeville and DeMott Avenue. Examples include 55 Heyward, built in 1936. The house is 2½ stories, with an asymmetrical 3-bay façade, a 1½ story wing, a hip roofed turret entrance, a slate walkway and roof, decorative weathervane, and a gable brick chimney. Another outstanding example is 12 Canterbury Road, also built in 1936. The home is 2½ stories, sports a dentil cornice, a decorative corbelled chimney, a weather vane, an attached garage with dormer windows, and a slate roof. It is clad with brick, an unusual feature in this style. 71 Plymouth was built the following year and is also remarkable for its historic features. Like 12 Canterbury, it has a decorative weather vane, a slate roof, and a corbelled brick and stone chimney. It also has decorative stained glass casement windows, hardwood floors and a classic half-timbered façade. The 1940 owners were Edmund and Olga Lennon who had four children aged 2-8, and an African American maid, Ina Bessant, age 22 who was born in Alabama. Edmund Lennon was 39, a college graduate born in Connecticut, who worked as a bond broker. The house was valued at \$22,000.



12 Canterbury

Other residents also built their homes. Phillip Spina was an immigrant from Italy who made his living in the real estate business. When the family had achieved a substantial degree of success, he built a handsome Tudor Revival home for his family at 68 Andover in what is the Vanderveer Park neighborhood. According to the current owners, Phillip's daughter, remembers the house under construction. "It had hand carved ivy on the beams outside, cast plaster ceilings – her father brought plasterers and brick people from Italy to do this. He wanted it done a certain way. The windows were all imported. The original drapes came from a fine fabric family- the Scalmandries. Basically they were very successful immigrants who built this world here. The entrance foyer has a curved staircase with a large stained glass window where a sewing room/bedroom once stood. The original owners had felt it was too dark so they added the stained glass window at the entrance to the bedroom to bring light in from the back of the house. It was unusual to have stained glass inside." The home was built in 1936, after two years of work. There were also two servants living with the family. The Spina family also had property in Forest Hills and Sea Cliff, which their daughter described as "a mini empire." They owned this house until the current owners, Andy and Stephanie Ray, purchased it in 2000.²⁵



68 Andover

Towards the end of the previous decade more vernacular Colonial Revival and Dutch Colonial Revival houses appeared. 31 Oxford is a good example of the vernacular version of the homes. Built in 1930, the home has a symmetrical 3-bay façade with a decorative entrance portico consisting of chamfered columns, a new gable end brick chimney, and an original 1-story sun room and wing on either side of the main structure. The house also has a dutch gambrel roof. 118 Hamilton, built in 1936, is a 2-bay symmetrical home with a slate roof, attached garage with wooden doors, a shed roof dormer, and a corbelled gable end brick chimney. Like most of the homes in this survey, the windows have wood surrounds, whether it be a double sash window or a bay window.



31 Oxford

The Levitts also started building Cape Cod style homes with decorative elements in the 1930s, a prelude to their 1940s era homes in Levittown. Unlike the simple clapboard structures that made the Levitt name a household word, the Rockville Centre Cape Cod homes had unusually decorative features. For instance 29 Strathmore, constructed in c. 1936 is a brick veneer house with handsome hip roof bay windows, a dentil cornice, a door surround with pilasters, a slate roof and a brick chimney. The home also has an attached garage. 35 Pine, built in c 1934, exhibits many of these same features. 351 Harvard built in 1936 has brick siding, a decorative slate walkway, and a brick corbelled chimney. These homes would continue into the 1940s and 1950s.



29 Strathmore

Religious Institutions

During the survey two religious structures were surveyed. They are:

First Church Of Christ Scientist at 285 Morris Avenue
 United Church of Rockville Centre 430 Morris Avenue

The First Church is a well preserved Tudor Revival church constructed in 1930. It is one of the few Christian Science churches on the south shore of Long Island. The church has a small congregation that stretches back several generations to its founding in the early 1900s. The congregation met at various locations until its first permanent home was built at this site. The land was purchased in 1928 for \$8,000. There are 10 Christian Science churches on Long Island. The structure consists of a sanctuary, library, Sunday School and other spaces. This slate roof building has a long attached wing. The door to the school has strap hinges, a rear corbel brick and stucco chimney. The main door has an elaborate limestone door surround and original lamps.²⁶

The United Church is also a Tudor Revival style structure. Like the First Church, it has a similar façade with a principal entrance and a long wing. It was originally home to the Congregational church which later merged with the United Church. When it was first built there was a large iron bell that rang regularly on the hour. According to a longtime resident, one of the first people who lived at 423 Morris, Mrs. Merkle, was elderly and lived on the first floor of the

home. Merkle was a descendant of a local meat market owner. She made a sizable donation to the church so that they would not ring the bell. The church has several stained glass windows, a gable brick and stone chimney, an arched louver vent, and a shed entrance hood with brackets.²⁷



430 Morris United Church of Rockville Centre

War and Expansion (1940-55)

One of the effects of the depression was the increase in multi-generational families and extended relatives living under one roof. The historian Doris Kearns Goodwin grew up in Rockville Centre at 125 Southard Street, in a neighborhood that is dominated by modest vernacular homes in various styles built in the late 1920s. In her memoir Wait Till Next Year she remembers that her neighbors had several generations living in their modest homes. Kearns, born in 1943, recalls there were 18,000 people living in the village, including 900 African Americans. By the end of the decade there were two movie theatres, The Strand and the Fantasy, and nearby there was a pharmacy, a butcher shop, a bakery, a soda shop and a delicatessen on Brower Avenue. The first television arrived in 1949 and her family purchased one in 1950. Kearns recalls that her friends amused themselves by jumping rope, rolling marbles, playing jacks, potsy, running through sprinklers, and playing monopoly or Chinese checkers, traditions that continue today. Many residents visited Jones Beach, a short drive away, often during the summer months.²⁸

The decade saw additional development in much the same way as the previous decade. While more Cape Cod style homes were built, so were Dutch Colonial Revival, Colonial

Revival, vernacular Tudor and other styles found in other neighborhoods. 45 Amherst, a Cape Cod style home, is one of five such homes built in this style during this decade. 101 Allen is also a good example of the house style. At 93 Arrandale in the Vanderveer Park neighborhood we find a well preserved Colonial Revival home, complete with slate roof bay windows, stone quoins, a dormer, corbel chimney, and a decorative portico entrance with tapered columns. 106 Berkshire is a combination of both Tudor and Colonial Revival styles, with a multi gable yet symmetrical façade and decorative brick surrounds around casement windows.



93 Arrandale

In the northern areas of the Vanderveer Park neighborhood there are more Cape Cod style homes, including 52 Wright, built in 1945, a taller structure than most with a large attached screened in sun room, dormers, and elaborate fascia trim, that is reminiscent of vernacular Colonial Revival homes. A decorative iron walkway lamp is also featured. At the same time the Colonial Revival style persisted, as seen at 85 Salem, a home that has recently been updated with a new porch that features classic elements such as dentils and fluted columns. 65 Atkinson is a modest size vernacular Colonial Revival home, a slate roof 3-bay home with an attached garage. Attached garages became more common in the post war period when most families could afford a car. The garage also has a dentil cornice, an embellishment signifying the stylistic ambitions of the builders. There are several other similar styled homes on Atkinson.

The 1950s witnessed the last major period of home building in the survey area. Most of the homes built during this period were Cape Cod or Vernacular Colonial Revival homes. On Stonewell and Midfarm Road in Nottingham there are some well-preserved examples of the style

including 8, 9, 14 and 15 Stonewell, and 10 and 11 Midfarm. Most of them have brick siding but two have replaced the original siding with newer materials such as asbestos shingle. They all have attached garages, and asphalt roofs, unlike their predecessors which originally had slate roofs. The newer roof materials were more affordable, although not as durable, as current owners testify to the importance of replacing the roof every 20-30 years.



11 Midfarm

Following this decade many of the homes built were split ranches, a common pattern on Long Island. While these homes are now over fifty years old, they were not included in this survey due to the limited amount of time to conduct the survey. However for those interested in determining whether their home might be considered eligible for designation, we suggest you consult a recent report by the Army Corps of Engineers evaluating different house types on Long Island.²⁹

Rockville Centre Design styles

There are many different kinds of buildings and design styles in the Village. These typically reflect the fashions of the times as well as the builder's architectural preferences. For instance the Levitts and the Canterbury Corporation was fond of English style buildings, as were many of their contemporaries and other builders. As a result we see English Tudor style homes, the names of such places as Strathmore and Canterbury. At the same time many 20th-century builders favored Colonial Revival buildings, which used architectural features from the late 18th and early 19th century, including multi-paned windows, small entry porches, and gambrel roofs. By the late 1930s and into the 1950s, new styles were adopted from art-deco motifs and Cape Cod style homes. As a result of these fashion trends we can see the Village's history through its built environment.

English Tudor Style

English Tudor buildings have exposed exterior timbers in between plaster or stucco sheathing. This style was extremely popular for homes in the early – mid 1900s. Examples of this style can be seen at 35 & 60 Plymouth, 68 Andover, 86 Forestdale, 25 Earle, 10 Oxford, 17 Woodgreen, 39 Canterbury, 36 Judson and 14 Neylon.

Colonial Revival

During the late 1800s and early – mid-1900s many designers harkened back to classic Federal and Greek Revival architecture, with such features as triangular gable pediments on the roof, small multi-paned double sash windows, simple gable or gambrel roofs, and corner pilasters with columns. Decorative touches also included square dentils along the roof lines, round porches and manicured gardens and lawns. Examples of the style include the 11 Canterbury, 16 Woodgreen, 21 Warwick, and 45 Banbury.

Victorian style

Victorian buildings are typically characterized by bay windows, small turrets or towers, decorative brackets and shingles on the surface or roof. This style was most popular in the late 1800s to early 1900s but later buildings had similar characteristics. Examples include 21 Yale, 36 Walnut, 129 Southard, 17 Cedar, and 24 Broadway.

Art Deco

Art Deco and Art Moderne style homes were most popular in the 1920s through 1940s. Their features include a smooth surface of varying colors with projecting windows surrounded by zigzags, glass blocks and occasionally stained glass. They can also have curved walls when situated on a corner. Examples include 30 Wright and 881 North Village.

Vernacular buildings

Architectural historians call buildings that are designed by ordinary people vernacular architecture. They usually are based on patterns that are traditional in particular regions or built by a group of people. While vernacular buildings are common in rural areas, they are also part of the village. Examples include bungalows such as the one at 16 Vanderveer, 39 Capitolian, 370 North Village

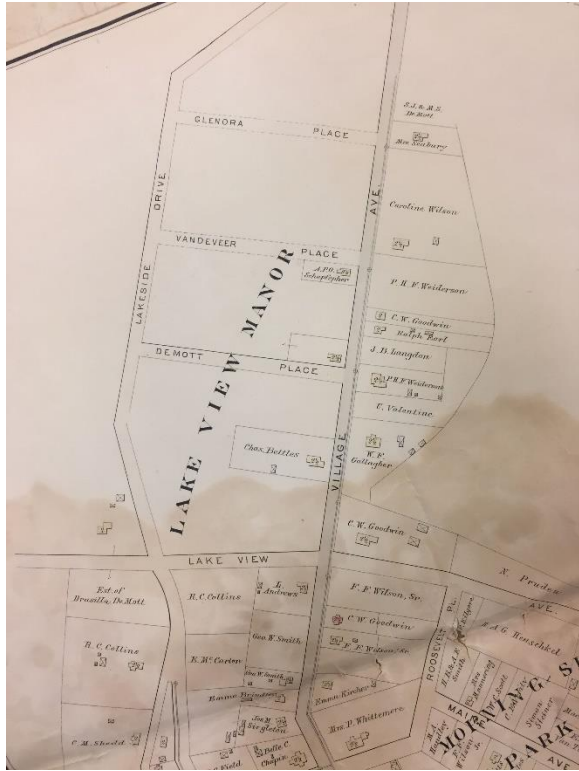
RECOMMENDATIONS

During the past 20 years there has been an increased awareness among preservation professionals including architectural historians, folklorists, cultural geographers and landscape architects that a building's historical and cultural significance can be determined not simply through observation of a structure's design but also through its connection to the social and cultural changes of a community's residents. Buildings not only represent the field of architectural design but also the experiences of different generations as they settle within a particular community. As a result there is a newfound appreciation of not only "high-style" architecture designed by professionally trained architects but also "vernacular" architecture whose designs reflect the beliefs of a group of builders and residents.

The Village of Rockville Centre possesses an extraordinary quantity of both types of homes, lending itself to a long term preservation plan. Typically most neighborhoods have approximately 50-60% homes within a given area that are eligible for listing on the National Register of Historic Places. Rockville Centre has neighborhoods that approach 80-90%. As a result of the preponderance of well-preserved historic structures, LI Traditions suggests the creation of multiple historic districts that reflect the different development efforts launched in the 19th and 20th centuries. This is suggested in order to reflect the Village's development and also to maximize the potential of persuading residents about the benefits of being listed on the State and National Register of historic places. Included in this report is a map of suggested districts. They are:

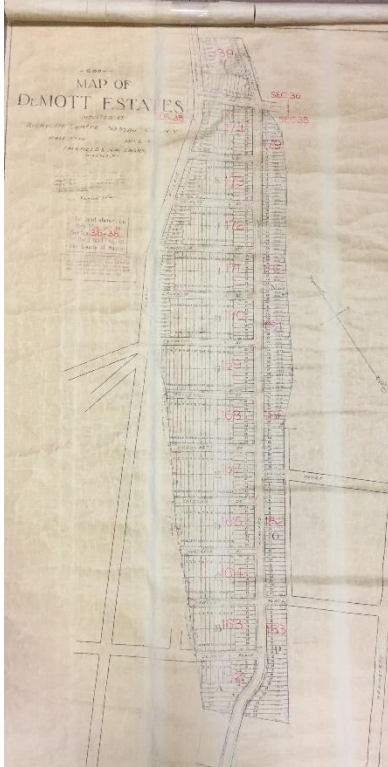
1. Lakeside Park

The boundaries of this proposed district are from Lakeside Avenue on the west to North Village Avenue on the east, from Lakeview Avenue on the south to Peninsula Blvd on the north. The area is significant because it has a high concentration of frame buildings reflecting Victorian and Spanish Colonial elements, and was one of the first areas developed in the 19th century.



2. Canterbury/Demott estates

The proposed district boundaries are from N. Village Avenue on the west to Hempstead Avenue on the east, Lakeview Avenue on the south to Demott Avenue on the north. This is one of the first major developments in the Village developed c 1917-1925. The district has outstanding examples of Tudor Revival, Colonial Revival and vernacular style homes. Of historical significance is the creation of the Canterbury and DeMott estates corporations which developed the properties and advertised widely in New York City newspapers and other real estate publications. The large lot sizes were established by these developers, and would guide future development in the Village.



Canterbury/Demott Estates map c 1917

3. Vanderveer Park

Vanderveer Park is just north of the Canterbury/DeMott estates district, bounded by N. Village Avenue on the west to Hempstead Avenue on the east, north from DeMott to Atkinson. The house styles found here are similar to those in Canterbury/DeMott estates. It was also developed by the Canterbury Corporation.

4. Hillside Park

The boundary for the proposed Hillside Park district is Hempstead Avenue on the west to Burtis Avenue on the east, from Lakeview Avenue on the south to DeMott Avenue on the north. This district dates from the late 1800s to the early 1900s and contains predominantly frame homes built in the Victorian and Colonial Revival styles and vernacular versions of these styles. This district was developed by Gifford Electra, one of the few women active in the village's transition from a farming to a suburban community

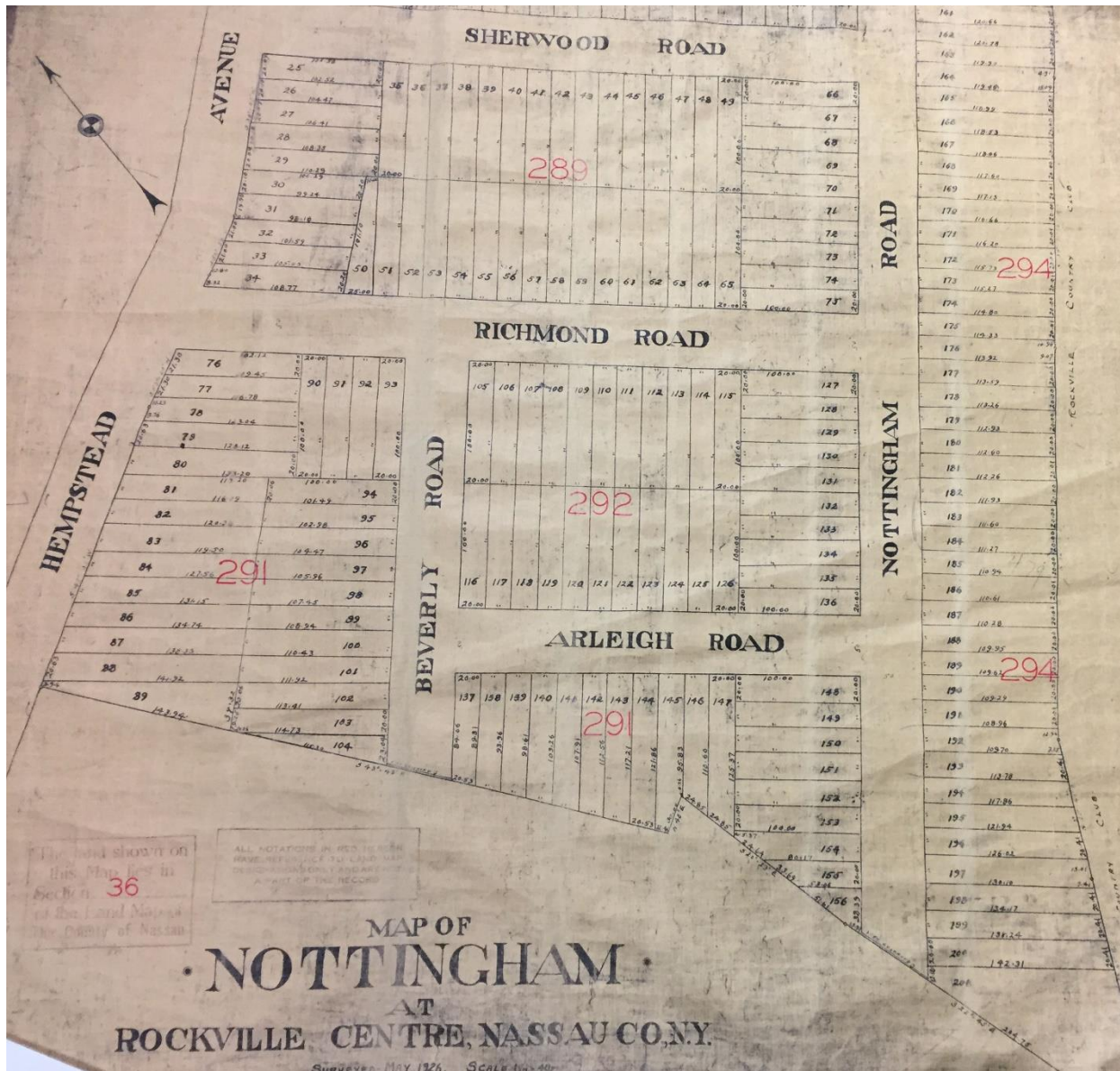


5. Strathmore

The boundaries for this proposed district are from N. Long Beach Avenue on the west to Surrey Lane on the east, from DeMott Avenue on the south to Strathmore on the north. This neighborhood was developed by the Levitt brothers and contains well preserved examples of Cape Cod, Tudor Revival and Colonial Revival homes, along with vernacular interpretations of these styles. The neighborhood was developed in 1926-1938.

6. Nottingham

The boundaries for this proposed district are Hempstead Avenue on the west and the Rockville Centre Golf Course on the east, from DeMott Avenue on the south to Dogwood Lane on the north. This area is best known for its origins as the Heyward farm which was divided in the 1920s. The architectural styles represented include vernacular, Tudor Revival, Colonial Revival and Cape Cod.



7. Capitolian

This proposed district is bounded by Burtis Avenue on the west to N. Long Beach Road on the east, from Lakeview Avenue on the south to DeMott Avenue on the north. Unlike the other districts suggested, this district was not planned by a developer, but rather by local builders. The styles reflected in this district are a combination of late 19th and early 20th century styles, primarily vernacular interpretations of popular architectural styles of the time including Victorian, Colonial Revival, Tudor Revival, bungalows and some Spanish Colonial styles.

These suggested districts and names are based on the development plans submitted at the time of construction. These place names are also used by some residents of these neighborhoods.

At the present time there is no legal mechanism to nominate or create historic districts in the Village. Therefore we suggest nominating them to the State and National Register of Historic Places, a process done with the assistance of the NY State Historic Preservation Office (<https://parks.ny.gov/shpo/national-register/>). The Village should also discuss the possibility of listing districts in the Town of Hempstead with the Town's landmarks commission. The Village may also wish to consider the establishment of a Historic Preservation Commission, so that it could apply for grants from the NY State Historic Preservation Office under the Certified Local Government Program (<https://parks.ny.gov/shpo/certified-local-governments/>).

It is critical that local residents of the proposed districts support the nomination. Therefore we encourage the Village to conduct a series of public programs so that local residents learn about their neighborhoods and its historic sites. Suggested actions include:

1. Presentations in local schools and the library by the consultants, and members of the Historical Society and the Task Force on Historic Preservation about the local history and architecture of the various neighborhoods
2. Walking tours of the suggested districts
3. Informal gatherings at notable historic sites identified in the survey
4. The publication of a self-guided tour in print format to be distributed at local businesses and at Village Hall. This could be funded by the NY State Council on the Arts Architecture and Design program (<https://www.arts.ny.gov/programs/architecture-design>) or by the CLG program.
5. The creation of a downloadable cell phone tour with TravelStory in conjunction with LI Traditions (<https://www.travelstorys.com/>)
6. Create a web site within the Village web site or separately about the survey and the survey forms. A web site to look at is the Village of Great Neck Plaza's historic preservation site (<http://www.greatneckplaza.net/historic/index.php>)
7. Host discussions with local realtors about the history of these neighborhoods.
8. Publish a guide for owners of historic homes on where to find materials for replacing features of their house, such as windows, doors, slate roofs, and other unique features. It would also be worth exploring whether residents could receive a discount if they work with the Village Building Department in securing such materials.
9. Coordinate meetings with the Village building department on the status of these initiatives and resources.
10. Host a presentation by Preservation Long Island on the benefits and effects of being listed on the Register of Historic Places
11. Develop a signage program for homeowners who wish to have their house declared historic by the Rockville Centre Historical Society
12. Produce a calendar featuring Rockville Centre homes

We strongly encourage that the educational programs take place before any discussion of district nominations takes place, so that there is better understanding of what creating a historic district involves. For instance there are no restrictions on homeowners in historic districts regarding

changes to their structures, but if a majority of owners change the exteriors of their homes the district may no longer be eligible for listing. Benefits include heightened appreciation among residents of their homes, and to potential buyers. Recent studies by the National Park Service demonstrate the economic benefits of historic district designation (<https://www.nps.gov/subjects/historicpreservation/economic-impacts.htm>).

How To Research Your Home's History

In conducting this survey we tried to ascertain the dates of construction of a selected number of homes using the following methods:

1. Look up the house in the Nassau County Land Records Viewer at <https://lr.v.nassaucountyny.gov/> Within this database is a historic property card that provides information on the home's features including foundation, tiling, chimneys and fireplaces, and materials used. The county also provides a date of construction which is usually accurate but not always.
2. Visit the Nassau County Clerk's office, map division. There is an online map tool that includes historic information. Visit <https://lr.v.nassaucountyny.gov/map/>
3. Look up who lived there in the US Census. After you have found the names of previous owners using step 1, go to the Rockville Centre Library web site and click on research. You will find a link to the Ancestry.com web site which hosts the census. This can be done online at home. <http://www.archives.nysed.gov/research/how-to-video-ancestry> You cannot look up an address but you can look up a name. Once you find that name from step 1 you will see who else lived on the street, since Census takers generally went street by street.
4. Visit the Rockville Centre Historical Society, which has several historic maps and photographs. Information on events and hours can be found at <http://www.rvcny.us/PhillipsHouse.html> In addition Marilyn Devlin has compiled a web site about historic homes in the Village. You can access it at <https://historichomesrvcny.wordpress.com/>
5. Start an oral history project of your neighborhood. We found several homeowners who were very knowledgeable about their house and those in their neighborhood. For guidance on how to conduct interviews visit the American Folklife Center at <https://www.loc.gov/folklife/familyfolklife/oralhistory.html> In addition LI Traditions has guidelines for historic surveys available online at <http://www.longislandtraditions.org/southshore/communities/survey/survey.html>

6. Consult historic newspapers. The New York Times has fully digitized all of its issues and can be searched online. Go to the Rockville Centre library web site and link to Proquest Historical Newspapers: The New York Times. You will need a library card to access the database. Use this link:

<https://rvclibrary.org/research/databases>

The Brooklyn Daily Eagle is also available online at <https://bklyn.newspapers.com/#> The paper covered Rockville Centre news until it ceased publication in 1963.

Resources for Homeowners

Owners of historic properties often need assistance in securing materials, identifying window types, doors, and other architectural features. This is a brief list of organizations that can help you with your house.

National Trust for Historic Preservation

www.nthp.org

National Park Service Technical Services

<http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm>

<http://www.cr.nps.gov/hps/tps/technotes/tncome.htm>

National Register of Historic Places

<http://www.cr.nps.gov/nr/>

New York Landmarks Conservancy

<http://www.nylandmarks.org/>

New York State Historic Preservation Office

<http://nysparks.state.ny.us/field/techpres/>

Preservation League of New York

<http://www.preservenys.org/publications.htm>

Preservation Long Island

<https://preservationlongisland.org/>

Although we cannot recommend specific companies that manufacture appropriate windows, doors and other materials, there are a number of online discussion groups where owners share their experiences. These include:

Old House Journal

<http://www.oldhousejournal.com/talk/index.shtml>

Preservation Directory

<http://www.preservationdirectory.com/>

Restoration Trades

<http://www.restorationtrades.com/>

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- ² Marilyn Nunes Devlin, A Brief History of Rockville Centre (Charleston, SC: History Press, 2011) p. 11-18; Preston R. Bassett and Arthur L. Hodges, History of Rockville Centre (Uniondale: Salisbury Printers, 1969).
- ³ Interview with Steven and Gloria Bryan by the author. November 29, 2018.
- ⁴ Jean K. Finfer “The House That Anthony Built” collection of Rockville Centre Historical Society Interview with Steven and Gloria Bryan.
- ⁵ Devlin, p. 20-21. <https://historichomesrvcny.wordpress.com/page/5/>
- ⁶ “The storage” <https://historichomesrvcny.wordpress.com/2015/02/>
- ⁷ Sanborn Map, 1914.
- ⁸ Donald J. Berg, American Country Building Design (New York: Sterling Publishing Co. 1997)
- ⁹ <https://historichomesrvcny.wordpress.com/page/5/>
- ¹⁰ Devlin, A Brief History of Rockville Centre, p. 55
- ¹¹ United States Census, 1910 and 1930.
- ¹² <http://arrts-arrchives.com/about.html>
- ¹³ Devlin, op cit. Bassett & Hodges, op cit.
- ¹⁴ 1930 and 1940 Census. January 7, 1931 Observer-Post Inquirer.
- ¹⁵ Interview with Richard Clark by author, October 23, 2018; Cedar Terrace map, Nassau County.
- ¹⁶ Interview with Clark, op cit. United States Census 1930 and 1940.
- ¹⁷ Interview with Robert Thomson by author, May 10, 2019.
- ¹⁸ Nassau County Map Division. Preston R. Bassett and Arthur L. Hodges, History of Rockville Centre.
- ¹⁹ Telephone directory Rockville Centre 1923-24. Rockville Centre Public Library.
- ²⁰ <https://www.newsday.com/classifieds/real-estate/rich-cribs-william-levitt-levittown-creator-built-rockville-centre-home-first-1.6094653>
- ²¹ “This is not for the masses” New York Times, October 2, 1932. Pg RE 16
- ²² “Developers Defy Depression Years” New York Times, October 28, 1934, p. rei.; Devlin, op cit.
- ²³ “Home Area Expanding in Rockville Centre” New York Times, May 22, 1927 pg E19.
- ²⁴ 1930 United States Census.
- ²⁵ Interview with Stephanie and Andy Ray by author, May 1, 2019.
- ²⁶ “Christian Science, An Oft Forgotten Faith in Rockville Centre, has long local history” LI Herald January 18, 2018. <http://liherald.com/rockvillecentre/stories/christian-science-an-oft-forgotten-faith-in-rockville-centre-has-long-local-history,99307>
- ²⁷ Interview with Patrick Redmond by author, May 23, 2019.
- ²⁸ Doris Kearns Goodwin, Wait Till Next Year (New York: Simon and Schuster, 2009).
- ²⁹ Fire Island to Montauk Point Reformulation Plan, (Washington, DC: Army Corps of Engineers, 2016) pgs 120