

**VILLAGE OF BELLPORT HISTORIC PRESERVATION PROGRAM**

**ACADEMY LANE HISTORIC DISTRICT GUIDELINES**

**Bellport Historic Preservation Commission  
Incorporated Village of Bellport  
29 Bellport Lane  
Bellport, New York 11713  
(631) 286-0327**

**Adopted February 24, 2007**

## ACADEMY LANE HISTORIC DISTRICT

### 1 HISTORY OF ACADEMY LANE

Academy Lane is one of the narrowest streets in Bellport and that, of course, is part of its charm. It also reflects three phases of development that, although of different time periods and style, blend together in a celebration of streetscape respectful of narrow scale, and in the process create a precious asset: a special Bellport neighborhood.

Captain Bell laid out Academy Avenue by 1833 (Academy Lane at this time in history was known as Academy Avenue), the time when the Bellport Classical Institute, commonly known as the Academy, was built. Academy Avenue was the western boundary of the large properties on Bellport Lane.

Most of the property to the west of the avenue belonged to Charles Osborn with the exception of three subdivisions, The Bellport Classical Institute, the Academy and land dedicated to a “burying ground”, Bellport’s first cemetery. The old burying ground dates from the beginning of Bellport and was in use until 1876. All the lots on Bellport Lane extended to Academy Avenue. At this time Charles Osborn was the largest property owner on the west side of Academy Avenue and the street was renamed Osborn Avenue.

### 2 THE ACADEMY LANE HISTORIC DISTRICT

The development of Academy Lane was influenced by three elements: the old golf course, the subdivision of Bellport Lane properties, and, by its namesake, the Bellport Classical Institute. At the end of the 19th century, eleven houses stood on Academy Lane as well as several barns and stables, the Academy, a jail, a cemetery, a blacksmith’s shop, and a golf/yacht club house on a nine hole golf course. In the early 20th century development pressure began to stir. A few Bellport Lane properties were subdivided, with the rear part of some lots becoming new lots on Academy Lane. The golf course closed in 1916 and it was soon subdivided together with the rest of the property on the west side of the Lane. Except for four homes, Nos. 40, 27, 23, and 20, most of the subdivisions were not built upon until after WWII, the same period when almost all the rest of the lots on Bellport Lane were subdivided. This was the era of ranches and capes and these define almost half the buildings on Academy Lane.

Today, there are twenty-seven homes in the Academy Lane Historic District. Twelve are 19th century structures, four date from the first quarter of the 20th century, and eleven homes were built after WWII. Of the 19<sup>th</sup> century homes, five were built as dwellings and are in their original locations: Nos. 10, 14, 18, 16, and 37. No. 21 was built as a carpentry shop. No.11 was a blacksmith shop. The best known house, the Academy, was converted into a home in 1919 (No.24) and the golf club house (No.12) became one about the same time. No.20 was moved to its present site from a nearby location after 1903. Two 19th century barns became Nos. 25 and 29.

Academy Lane is a street that is rich in history and architectural interest. This is another one of Bellport's jewels not only because of the way the street looks, but also because of the spacing and scale of its buildings. Academy Lane, like Bellport Lane, Browns Lane, and Bell Street, defines Bellport in its own unique way and thus significantly contributes to a sense of place, rooted in history of this remarkable village and makes it the immensely attractive place it is today.

### **3 PRESERVATION GOALS FOR THE ACADEMY LANE HISTORIC DISTRICT**

Maintaining and enhancing the elements that contribute to the overall setting.

Maintaining the open, existing look and scale of the streetscape.

Maintaining the architectural integrity of the present buildings, especially of the front facades and other components visible from the street, while accommodating special needs of residents whenever possible.

Accommodating additions and other changes in appropriate ways to allow the historic properties to be adapted to changing needs and lifestyle, while preserving the scale and proportion that make the lane uniquely pleasing to the eye.

The following section is descriptive, not prescriptive. It is a summary of what is already existing. The Guidelines which follow the description are intended for use by residents or potential buyers who wish to create additions or updates to their homes. The hope is to replace subjectivity with the precept of Bellport preservation:

*To use what is here now as a basis for what is inevitably to come.*

### **4 DESCRIPTION: ARCHITECTURAL FEATURES DEFINING ACADEMY LANE**

It is the diversity of architectural styles and the scale of the homes that contributes greatly to the charm and uniqueness of Academy Lane. Architecture ranges from Dutch and Georgian colonial, shingle style to post-WWII single story ranches and capes. Most homes have privet hedges or open lawns at the street. Setbacks are fairly uniform for each time period, typically with the older homes being located closer to the street than the post- WWII homes. The eleven post-war homes appear to be unremarkable individually. However, these homes become remarkable as a group because their setting and "cottage"

scale complement the intimacy of the neighborhood and contribute mightily to its sense of place. In addition, these homes are now valued as expressions of their time.

**Curb:** The northern end of the street between Osborn and South Country Road has curbing at both sides of the street. The remainder of the lane is devoid of curbing, with grass running directly to the road, emphasizing the country quality of the lane.

**Sidewalk:** The Lane has no sidewalks.

**Bordering elements on the lane:** Majority of the older residences have hedging (mostly privet), or border plantings, and one has picket fencing. The majority of the post-WWII homes have no hedging with either scattered plantings or lawns extending to the lane. At the South corner of Osborn and South Country Road the house has a stockade fence on the lane. Some of the older homes have wood posts denoting the driveway and/or front entry walkway. There are also a few that have “Bellport” style gates along the lane.

**Visibility:** Nearly all houses are plainly visible as one strolls the lane, with the exception of a few having privet hedges higher than five feet thus obstructing the homes visibility. The majority of the houses have screening at their side yards preventing the rear yards from being visible. There are also a number of homes no. 12, 20 and 16 which are flag lots and not visible from the street.

**Landscaping:** All houses have grass, trees, bushes and foundation plantings, although species and designs vary widely. Planting beds have a natural quality to them usually without the use of prominent edging material. The majority of the post-WWII homes have large open front lawns with minimum plantings allowing for large grass areas between the homes and the street.

**Hardscaping:** Majority of driveways are gravel, and a few have asphalt. Two houses also have brick driveways. Driveway bordering material is brick, cobblestone or metal edging. The majority of the older homes have no bordering material emphasizing the country quality of the lane. Bordering material is always subdued and blending in with landscaping. Brick and slate are the predominant materials for entrance walkways. Most houses are devoid of front yard hardscape items such as concrete urns, lampposts and street mailboxes.

**Entrance path:** A few of the houses have a “Bellport” style gate and brick path. Others vary, some with wood posts defining the path, some with an opening within the privet hedges at the street, others have no path to the lane, usually the post-WWII homes.

**Orientation:** Nearly all houses are oriented with their front doors towards the lane.

**House-lot relationship:** Majority of the post-WWII houses are restrained in size relative to the space around them and set back far from the street, reinforcing the open semi-rural look. The older homes tend to be located closer to the street. The majority of houses have narrow side yards with hedges or plantings demarcating the borders of the lot, the remainder have open style fencing.

**House height:** Majority of older homes are 2 or 2 1/2 stories high, while post-WWII homes are typically 1 and 1 ½ story.

**Entrances:** All houses have paneled wood traditional doors. Some have profiled surrounds. Most have either small roofed porches or a veranda. The post WWII homes tend to have a front porch that is created by recessing the front entry back from the front facade creating an entry that is set back under the houses roof. Front doors are paneled wood, predominantly painted white.

**House porches:** Majority of houses do not have a front porch.

**Additions:** The comparatively narrow lots have prevented lateral expansion. Most expansions are virtually invisible to pedestrians on the lane.

**Garages:** Garage placement varies with some homes having attached garages while others have detached garages usually located towards the rear of the yard.

**Roofs:** All houses have pitched roofs of various styles. Only four homes have roof dormers. Most houses use architectural/dimensional asphalt roofing material of various shades of gray, brown and green.

**Eaves:** Not all of the 19<sup>th</sup> century houses have molded eaves. Overhangs vary in projection from inches to a couple of feet. The 20<sup>th</sup> century houses have eaves and that are uniform in projection with a simple edge detail.

**Chimneys:** Almost all the houses have one brick interior chimney or exterior side chimney. Some have been painted.

**Accessory buildings:** Some of the houses have detached garages, and very few have detached guest cottages or other accessory buildings visible from the lane.

**Gutters and Eaves:** Most houses have hung metal or copper gutters. In general, gutters are discrete and blend into eaves due to placement, size and color.

**Siding:** All but three houses have some type of wood siding. The vast majority of houses have shingle style siding and the remaining have clapboard, board + batten and/or shiplap siding. House colors vary with no clear predominant color. The majority colors are white/off-white, warm neutrals and grays and natural weathered shingle. One house has brick siding, one has asbestos shingles and another has man-made clapboards simulating wood.

**Windows in Historic Homes:** Lane-facing windows are double hung. A variation of multi-pane combinations exist but 2/2 and 6/6 panes are most common. About half of the houses have window shutters, of which all are old-style wood louvers rather than plastic. Shutters are painted in various shades of green, black, and white. There are no oversized or picture windows.

## **5 GENERAL ELEMENTS OF DESIGN GUIDELINES**

**The Bellport Historic Preservation Commission has three categories of project classifications for the construction and maintenance of residences in historic districts. These are: construction and maintenance that is exempted from Commission review; construction and maintenance projects that are reviewed on an expedited basis; and projects that require a Commission Hearing. Please refer to the classification guidelines available at the Bellport Village Office prior to commencing any construction or maintenance project.**

The following guidelines are provided as suggested and recommended elements of general design for assisting applicants.

BHPC-E-5

<b>Element</b>	<b>Recommended</b>	<b>Not Recommended</b>
Entrance Path	<p>“Bellport” picket gate with wrought iron hardware.</p> <p>Wood posts denoting entry path at street.</p> <p>Brick, bluestone or slate.</p>	Blacktop, Concrete
Entrances	Small covered porch, preferably with columns or profiled surrounds.	Flush entrance without any articulation.
Driveways	Gravel	Blacktop parking lot appearance.
House Lot Relationship	Balance with neighbors.	Crowding neighbors.
House Orientation	Main entrance and facade facing the lane.	Main entrance and facade facing away from street.
House shape	Straightforward quadratic overall shape.	Arbitrary “statements” e.g. round, non-square or rectangular volumes dome-like, etc.
House Size	In scale with property and neighbors.	Overbuilt “McMansion” look. Out of scale with neighbors
House Covering	Cedar shakes, shingles, clapboard, with appropriate exposure, historically appropriate.	Vinyl or similar man-made materials modern materials that look artificial.
House Paint Color	<p>House and trim to be Conservative color.</p> <p>Neutral tones</p>	<p>Non-neutral house color.</p> <p>Use of overly contrasting trim color.</p>

BHPC-E-5

<b>Element</b>	<b>Recommended</b>	<b>Not Recommended</b>
Garages	Attached or detached, subsidiary to house. If detached, located in rear or side yard. 2-car garage to have 2 separate doors.	Oversized building out of scale or out of proportion with house. Single garage door for 2-car garages.
House Additions	To the rear yard consistent with existing house architectural style.	Additions larger than existing house, oversized dormers, additions within existing front and side yard.
Roofs	Pitched to match existing roof , gable, shed, gambrel or variation of the above.	Flat, solar panels and skylights visible from street. Mansard roofs Sloped roof more than 45 degrees in pitch.
Roof materials	Dark colored dimensional asphalt shingle or cedar shakes.	Non-dimensional shingles. high impact colors, metal roofing.
Chimneys	Functional brick	Wood framed chimney with metal flue.
Eaves	Overhangs and details of construction and trim to match existing design.	
Gutters	Discreet, blending into eaves.	
Windows in Historic Homes	Double hung, multi-paned, with muntin bars on the exterior and interior glass faces. Traditional frames with coordinating trim.	Oversized windows, picture windows, oversized panes, trimless windows, tape “mullions” ½ round or oval round. Windows without divided lights.

BHPC-E-5

<b>Element</b>	<b>Recommended</b>	<b>Not Recommended</b>
Shutters	Functional wood shutters mounted on proper hardware, in conservative colors.	Plastic or undersized nailed-on shutters.
Entrance Doors	Paneled wood traditional doors with appropriate trim.	Aluminum storm-and-screen doors, steel or fiberglass doors.
Mailboxes	Conventional shape and size.	Overly decorative, exaggerated in design. Mailbox mounted on PVC post.
Lawn	Maintained grass lawns.	Gravel covered front yard.
Plantings	Foundation plantings.	Dense or overgrown plantings that conceal or obscure house.
Hedges	Hedges pruned to a max height of 5 feet from average grade at street.	Hedges that conceal house.
Fences	Traditional white picket fences of wood construction or high-quality manmade materials. Traditional white picket, 48” maximum ht., green or white baseboard.	Plastic (PVC), chain-link or stockade fences, stone or brick walls.
Sidewalk / Curbs	Lawn to street, appropriate plantings in keeping with streetscape.	No sidewalks or curbs.
Exterior Lighting	Low-power, incandescent, non-glare, blending with environment.  Incandescent light fixtures appropriate to the residential character of the street.	Glare onto neighbors. Obtrusive. “Airfield” lighting. Evenly spaced lighting (runway lighting) denoting the driveway.

**6 NON-HISTORIC PROPERTIES**

The structures on Academy Lane were built over a period from 1833 to 2005. They display a great diversity of styles, and construction techniques. They provide a fine record of domestic architecture over a period of nearly two centuries.

As historical artifacts, the older buildings are irreplaceable. As exemplars of the technology of the past they are nearly irreplaceable. They are very rare. The goal of the BHPC is to preserve and protect them. Since they contribute to the historical aspects of the Lane, they can be designated as Historic Buildings.

The newer buildings are not historical artifacts. Their construction technology is easily reproduced, and they are not rare. Since they do not contribute to the historical aspects of the lane, they can be designated as Non-Historic Buildings. The BHPC does not seek to preserve and protect them by treating them to the same vigorous reviews that must be applied the contributing structures. However, the BHPC will review any proposals for these non-contributing buildings with an eye to the overall impact of such proposals on the historic district.

The general procedures for non-historic structures are given in Section 10 of BHPC Document A, Rev.1, which also establishes the distinction between Historic and non-Historic. Following these procedures and using roughly estimated construction dates the street numbers of the Historic and Non-Historic houses on Academy Lane are given in the table below.

<u>Historic</u>		<u>Non-Historic</u>	
<u>Number</u>	<u>Date</u>	<u>Number</u>	<u>Date</u>
10	1880	3	1975
11	1900	6	1955
12	1899	9	2005
13	1900	15	1955
14	1858	19	1955
16	1850	22	1955
18	1875	28	1955
20	1850	30	1955
21	1850	31	1955
23	1900	32	1955
24	1833	33	1955
25	1910		
27	1910		
29	1900		
37	1895		
40	1921		

