

VILLAGE OF BELLPORT HISTORIC PRESERVATION PROGRAM

HULSE--TUTHILL HISTORIC DISTRICT GUIDELINES

**Bellport Historic Preservation Commission
Incorporated Village of Bellport
29 Bellport Lane
Bellport, New York 11713
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Adopted 2007

HULSE – TUTHILL HISTORIC DISTRICT

1. HISTORY OF HULSE AND TUTHILL

The historic Hulse-Tuthill neighborhood is tucked between two of the main signature streets of Bellport, namely, Bellport Lane and Browns Lane. Hulse Street, known as Rider Avenue at the turn of the 20th century, was cut soon after Captain Bell established Front Street (Shore Road) and Bay Street (Pearl Street) to connect Bellport Lane to Browns Lane. It was also nicknamed Pigs Alley. Tuthill Street, which was known as Homan Street in the mid-19th century, is perpendicular to Hulse and intersects it about mid-way.

Five historic structures grace this neighborhood. Of these, three are homes that were built between 1830 and 1865, including the Tuthill homestead. Another was a barn that was once part of a Bellport Lane property, and the fifth was built circa 1888. Two houses were built in the mid-20th century, one in the late 20th century, and one in the early 21st century. What is especially interesting about this neighborhood is that at the east and west ends of Tuthill Street, both the Bellport Lane houses and the Browns Lane houses make strong architectural gestures to the street and serve to define it.

2. PRESERVATION GOALS FOR THE HULSE – TUTHILL HISTORIC DISTRICT

Maintaining and enhancing the elements that contribute to the over all setting.

Maintaining the open, semi-rural look of the streetscape of Tuthill and the uniformity of street front of Hulse.

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 particular residents whenever possible.

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

The following section is descriptive, not prescriptive. It is a summary of what is already there. 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.

3. DESCRIPTION: ARCHITECTURAL FEATURES DEFINING THE HULSE AND TUTHILL LOOK

It is the diversity of architectural styles in a country lane setting that contributes greatly to the charm and uniqueness of Hulse and Tuthill. Architecture ranges from vernacular cottage to Colonial revival to Queen Anne to shingle cottage, yet there are some basic commonalities in the ensemble. Neat white fencing or privet hedges greet the eye. The open space on the east side of the Tuthill and south side of Hulse adds to the country lane appearance. Setbacks are fairly uniform on the north side of Hulse forming a pleasing building line running the length of the street.

Curb: The two streets are devoid of curbing, with grass running directly to the road, emphasizing the country quality of the area.

Sidewalk: There are no sidewalks, in keeping with the rural lane atmosphere of the two streets.

Bordering elements on the lane: Many of the residences have white wooden picket fences common to Bellport and/or privet hedges. Picket fence style and hedge height vary.

Visibility: Nearly all houses are plainly visible as one strolls the lanes. Swimming pools are generally not visible from the street.

Landscaping: All houses have grass, trees, bushes, and foundation plantings, although species and designs vary widely.

Hardscaping: Driveways use a variety of materials, including brick, asphalt or oil plus stone. Brick is the predominant material for entrance walkways. Most houses are devoid of front yard hardscape items such as concrete urns, lampposts, and street mailboxes.

Orientation: All houses are oriented with their front doors towards the street.

Placement: Most houses are set back from the street with relative uniformity, many with side lawns that provide a sense of space.

House-lot relationship: Houses are all restrained in size relative to the space around them, which remains ample, reinforcing the open look that is the most characteristic aspect of the two streets and contributes vitally to the area's unique grace and charm. Several houses have north or south hedges, demarking the borders of the lot.

House height: All houses are 2 or 2 ½ stories high.

Entrances: Most entrances are through a veranda or small covered porch, with square piers or columns and gabled roofs. Most of the

entrances are centered on the front of the house. Front doors appear to be wood, in most cases painted in various colors of green, or black.

House porches: Many houses have side porches.

Additions: Many houses have been added onto. Several additions are to the side of their wide lots, but most extensive expansion has been to the rear, virtually invisible to pedestrians from the street.

Roofs: All houses have pitched roofs. Many of the houses sport gables facing the street. Roof dormers appear on many of the houses. Most houses use asphalt roofing material of various shades of gray, black, brown, and green.

Chimneys: Almost all the houses have one brick interior center chimney or one brick exterior side chimney.

Accessory buildings: Most of the houses have detached garages, and a few have other accessory buildings visible from the lane.

Gutters and Eaves: All houses have hung metal, vinyl or copper gutters.

Siding: Almost all houses have wood siding. Most of the houses have clapboard, board + batten and /or shiplap siding. The vast majority of house colors are white or off-white.

Windows: Most street-facing windows are double hung. A wide variation of multi-pane combinations exist but 2/2 panes are most common. Most of the houses have window shutters, of which some are old-style wood louvers and others are plastic. Shutters are painted in various shades of green, black, blue, and white.

4. 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.

Element	Recommended	Not Recommended
Entrance Path	Brick, bluestone, stepping stones, slate	Blacktop
Entrances	Small covered porch, preferably with columns Wrap-around veranda	Flush entrance without covered entry or porch
Driveways	Brick, oil-and-stone, Belgian block, subtle asphalt	Blacktop parking lot appearance
House Lot Relationship	Balance with neighbors. Open appearance, especially on sides	Crowding neighbors
House Orientation	Front door facing the street	Main entrance and façade facing away from street
House shape	Straightforward quadratic overall shape	Arbitrary “statements” e.g. round, dome-like, etc.
House Size	In scale with property and neighbors	Overbuilt “McMansion” look

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Element	Recommended	Not Recommended
House Covering	Clapboard, cedar shakes, shingles or modern materials resembling wood; Historically appropriate or conservative color	Poor quality man-made materials
Garages	Whether attached or detached, subsidiary to house, recessed or side-facing	Oversized building out of scale or out of proportion with house
House Additions	To the back or perhaps the side, consistent with architectural style	Additions higher or larger than existing house; Oversized dormers
Roofs	Pitched	Flat. Solar panels and skylights visible from street
Roof Materials	Dark colored dimensional shingle or cedar shakes	High impact colors
Chimneys	Functional brick	Wood framed chimney with metal flue
Eaves	Overhangs and details of construction and trim to match existing design	
Gutters	Discreet, blending to eaves, metal, wood or man-made	
Windows	Double hung, multi-paned, with mounting bars on the exterior and interior glass faces. Traditional frames with coordinating trim	Oversized windows, picture windows, oversized panes, trim less windows, tape "mullions"
Shutters	Functional shutters mounted on proper hardware, in conservative	Plastic undersized nailed-on shutters

BHPC-E-3

Element	Recommended	Not Recommended
	colors	
Entrance Doors	Panel door and/or louvered door, appropriate trim	Flimsy aluminum storm-and-screen doors
Mailboxes	Conventional shape and size	Decorative, exaggerated in design
Lawn	Maintained grass lawns	Gravel covered front yard
Plantings	Foundation plantings that do not overpower house or obscure windows	Dense plantings that conceal house
Hedges	Hedges pruned under 6 feet	Hedges that conceal house
Fences	Traditional white picket fences of wood construction or high-quality manmade materials	Visible plastic, chain-link or stockade fences
Sidewalk	None	
Exterior Lighting	Low-power, incandescent, non-glare, blending with environment	Glare onto neighbors. Obtrusive. "Airfield" lighting.