

A Guide To
**HISTORIC PRESERVATION
IN THE TOWN OF HUNTINGTON**



THE HUNTINGTON HISTORIC PRESERVATION COMMISSION

A Guide To

HISTORIC PRESERVATION IN THE TOWN OF HUNTINGTON

TOWN OF HUNTINGTON
LONG ISLAND

Huntington Town Board

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INTRODUCTION

This handbook has been created to help property owners, real estate professionals, architects, and contractors better understand Huntington's historic preservation code.

The handbook deals with the processes and rules with respect to Huntington's preservation laws as outlined in the Huntington Town Code, which, as local preservation laws, are different in scope and impact from the rules governing properties listed on the National Register of Historic Places. With historic preservation, it is the local laws that have teeth. Listing on the National Register is more honorary than regulatory.

The Huntington Historic Preservation Commission would like to thank all those who contributed to the creation of this guide, especially Sarah Bean Apmann and Elissa Kyle.

Robert C. Hughes
Huntington, NY

Huntington has a rich history spanning more than three and a half centuries. Many structures from all periods of the Town's history survive as living reminders of our past. The importance of Historic Preservation in the Town of Huntington came into sharp focus in the 1960s after the damaging effects of Urban Renewal on the community of Huntington Station were realized. Since that time, the Town of Huntington has actively worked to preserve the many historic places within the community. In 1969 the Town Board established the Huntington Historic Preservation Commission to protect and perpetuate historic landmarks and districts within Huntington.

In 1979, Huntington received a grant from the State of New York to create an inventory of historic places in the Town. The inventory includes some 1200 places having particular architectural or historical value. These sites, along with others that were either missed during the original inventory or that have achieved greater recognition in the past 25 years, are the universe from which designated landmarks are drawn.

As of the end of 2014, the Town Board has designated 113 places as local historic landmarks and has created seven historic districts,¹ which contain over 400 additional properties.

Historic Districts are created where there are a significant number of historic buildings in a well-defined geographic area. For example, the Old Huntington Green Historic District was created because the neighborhood includes such important landmarks as the Village Green, the Old First Presbyterian Church, the Arsenal, the Lloyd Home, and many other historic buildings that distinguish this region of Huntington. Such sites are known as contributing structures. However, districts often also include later buildings that are non-contributing—that is they do not contribute to the historic character of the district. Nonetheless, they are subject to the same rules and procedures as historic structures within the district.

Historic districts enable the community to preserve the unique characteristics of special neighborhoods by requiring that new structures, or renovations to existing structures within a district, keep with the general architectural character of the neighborhood.

Landmarks, whether individually designated or part of a historic district, are protected from demolition and proposed structural changes must be approved by either the Town Board, which acts on a recommendation from the Historic Preservation Commission, or by the Historic Preservation Commission directly.

Local historic designation imposes certain restrictions on property owners as will be explained later in this handbook. Listing on the National Register of Historic Places, the New York State Register of Historic Places, or being within a National or New York State Historic District, does not in and of itself impose limitations on the property owner. Such a listing imposes limits on the government. For example, a proposal to widen a roadway in front a National Register property must consider alternatives that would lessen the adverse impact of

¹ There are 339 Huntington sites listed on the National Register of Historic Places. Many—though not all—of those places have also been designated Huntington Historic Landmarks.

such a project on the historic property. The sponsor of a government or government-funded project must mitigate adverse impacts on listed properties.

The property owner, on the other hand, is free to make structural changes to a building listed on the National Register, but not designated a local historic landmark. However, a proposal by an owner of a National or State Register property to demolish such a structure would trigger review by the Town's Historic Preservation Commission, which may then recommend that the property be designated a local historic landmark. Similar considerations would apply to an application to demolish a property listed on the Town's 1979 Inventory of Historic Structures.

Certain tax credits and other financial incentives apply to properties listed on the National Register. But currently these incentives are limited to income-producing properties.

The Historic Preservation Commission

Huntington preservation code is administered by the Historic Preservation Commission, which consists of seven members appointed by the Town Board for three-year terms. Each member is required to possess a working knowledge of Huntington's history. The Commission must include one historian, one architectural historian, one member of the New York State bar, and one real estate expert. The Preservation Commission is separate and distinct from the various historical societies located in Huntington, each of which is a not-for-profit educational organization with no jurisdiction over historic landmarks.

The Preservation Commission recommends sites for historic landmark designation and reviews all applications involving structural changes to a designated site or a site within a historic district and makes recommendations to the Town Board, which has the authority to approve such applications.

Designation of Historic Landmarks and Districts

Only the Town Board can designate a site as a historic landmark or can create a historic district. A property can be nominated for landmark designation by its owner or by the Preservation Commission. A historic district can be nominated by a petition signed by thirty percent (30%) of the property owners within the proposed district.

Prior to making a recommendation for landmark designation, the Preservation Commission invites the property owner to a meeting to discuss the issue. However, owner consent is not required for local landmark designation.

The Preservation Commission's recommendation that a site be designated a historic landmark is accompanied by a report setting forth the background of the property, its relation to the surrounding area and the reasons why designation is appropriate. Upon receipt of the report and recommendation, the Town Board schedules a public hearing at which anyone is permitted to present comments on the recommendation.

Following the hearing, the Town Board has ninety days to reach its decision. If it has not either extended the time for making a determination or voted on the designation after ninety days, the nomination expires.

Under the Town Code:

The Town Board may designate any parcel of land or structure a historic landmark if, in the determination of the Board, any one of the following factors is applicable and furthers the purpose of this chapter:

- (1) Possesses special character, or historic or aesthetic interest, or value as part of the broad cultural, political, economic or social history of the Town, region, state or nation; or*
- (2) Is identified with historic personages or is the site of a historic event in the Town, region, state or nation; or*
- (3) Embodies the distinguishing characteristics of a type, period, style or method of architecture or engineering; or*
- (4) Because of its unique location or singular physical characteristic, or landscape, topographical features, earthworks or streetscape represents an established and familiar visual or aesthetic feature of the neighborhood; or*
- (5) Is significant for containing elements of design, details, materials or craftsmanship which represents a significant innovation.*

The Town Board may designate any area containing open spaces and/or structures as a historic district if the area:

- (1) Contains one or more properties and/or structures which meet one or more of the criteria for designation as a landmark; and*
- (2) By reason of possessing such qualities, it constitutes a distinct section of the Town.*

Certificates of Approval

Before a building permit can be issued for any individually designated landmark or any structure within a historic district (whether contributing or non-contributing), the owner must secure a certificate of approval. Depending on the nature of the work to be done, the certificate of approval will be issued by either the Preservation Commission or the Town Board.

When the owner of a designated property applies for a building permit, the application is forwarded to the Preservation Commission for review. The Preservation Commission may suggest changes to the plans in order to ensure that the historic integrity of the site or district is preserved.

If the work falls into one of the categories below, the Preservation Commission issues the certificate of approval:

1. *Additions to a historic structure, as long as the structure as it existed on October 21, 2014 comprises at least 80% of the square footage of the completed structure, as determined by the Director of Engineering in his sole discretion. The burden of proof shall be on the applicant to prove that the standard has been met.*
2. *Partial demolition of a historic structure, as long as at least 75% of the square footage of the structure as it existed on October 21, 2014 remains intact, as determined by the Director of Engineering in his sole discretion. The burden of proof shall be on the applicant to prove that the standard had been met.*
3. *Additions to non-contributing structures.*
4. *Demolition of non-contributing structures.*
5. *The construction of new structures on non-contributing properties in a historic district.*
6. *Moving any structure to a new location on the same property or to another property.*
7. *Installation of a swimming pool, hot tub, solar panels, decks, sheds of 200 sq. ft. or less, and fences (where a building permit is required).*
8. *Construction of accessory structures up to 200 square feet in size.*

In all other cases, after its review, the Preservation Commission makes a recommendation to the Town Board to either issue or withhold a certificate of approval. Similar to the process for designations, the Town Board holds a public hearing to solicit comment and subsequently votes whether or not to issue the certificate of approval. Note, this review process can add three or more months to the building permit application process. Reviewing proposed plans with the commission prior to submitting to the building department allows the applicant to save time if any changes are recommended.

The Preservation Commission endeavors to work with applicants to modify plans so that a favorable recommendation can be made. The Preservation Commission will review preliminary plans prior to filing for a building permit in order to help applicants develop

appropriate plans. Property owners should contact the Town Historian, who acts as secretary to the Preservation Commission, to be included on the agenda.

When reviewing building permit applications, the Preservation Commission is guided by the Secretary of the Interiors standards and guidelines for the treatment of historic properties.² In general, the aim is to preserve the historic integrity and character of the building. As much historic material as possible should be retained and new material should be sympathetic to the historic character of the building. For more specific guidance, please see the Design Guidelines below.

A new building in a historic district should be built in a style similar to contributing structures within the district. Likewise, changes to non-contributing buildings in a historic district should tend to make the buildings more consistent with the prevailing historic style.

It is extremely rare to find a historic building that has not been changed since its original construction. As generations come and go and uses and styles change, buildings change as well. Recognizing that this sort of re-adaptation is inevitable, Huntington's preservation code permits construction of additions on designated buildings. Such additions, however, must respect the historic character of the building and not overwhelm or overshadow the historic building.

It is important to note the Commission only reviews exterior structural changes to a designated building. Huntington's preservation law does not extend to issues such as building color, which do not affect the historic integrity of the building and can be easily reversed in the future. Interior alteration building permits are not subject to review by the Preservation Commission. For example, if an owner of a designated house decides to renovate the kitchen by knocking down the wall separating it from the dining room, the Preservation Commission will not become involved in reviewing the building permit because the exterior appearance of the building is not being affected by the construction.

Design Guidelines

The purpose of these Design Guidelines is to provide homeowners of historic properties in the Town of Huntington with assistance toward appropriate and historically sensitive improvements, updates and additions to historic properties or within a historic district. While the HPC's reviewing authority only extends to designated properties or properties within historic districts, historic property owners of non-listed structures are encouraged to make use of these Guidelines as well.

These Guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>. Rehabilitation is defined as the process of returning a property to a state of utility, through repair

² These can be found on the Internet at <http://www2.cr.nps.gov/tps/secstan2.htm> or at <http://www2.cr.nps.gov/tps/standguide/index.htm>

or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values. Additionally, these guidelines follow the Town Code considerations in evaluating approval for a Certificate of Approval:

- (1) The impact of the proposed change on the special character or architectural, engineering, cultural, historic or aesthetic interest or value of the historic landmark and the impact, if any, to the surrounding historic district, if within a district;
- (2) Whether the proposed action is compatible with the special character or architectural, engineering, cultural, historic or aesthetic interest or value of the landmark and whether the proposed action is compatible with the surrounding historic district, if within a district;
- (3) The general design, character and appropriateness of the proposed action to the property itself, surrounding properties and the neighborhood;
- (4) The scale of the proposed construction or alteration in relation to the property itself, surrounding properties and neighborhood;
- (5) Whether the proposed construction or alteration is visually compatible with the textures, materials and colors of the façade and roof of the existing building or structure, and its proportion and configuration;
- (6) The legally-permitted use of the property and of the improvements, buildings and structures therein;
- (7) Any other factor which in the opinion of the Town Board is relevant and/or necessary.

Alterations to Landmark Structures or Contributing Structures within a District

Additions

New construction in the form of additions to an existing historic structure can significantly change the appearance and therefore affect the historic integrity of the historic structure and in some cases the streetscape. In general, the HPC recommends the following guidelines for additions to historic buildings:

- Contemporary design for alterations and additions should be compatible with the size, scale, color, material and character of the property and neighborhood.
- Contemporary design for alterations and additions should not replicate the historic properties in an attempt to appear from the historic period of the adjacent property or properties.
- Whenever possible new additions or alterations to structures should be done without destroying historic or architectural materials. Further, whenever possible, new additions or alterations to structures should be done in such a manner that if such additions were removed in the future, the essential form and integrity of the original structure would be unimpaired.

Ideally additions to historic structures are not visible from street view, allowing the historic form to appear unaltered. However, this is sometimes not practical given lot size, building code and requirements of the owner for the property. In such a case, side additions are preferred to front additions. Both types of additions should be subordinate to the original structure in size, scale and placement and clearly read as an addition. In the rare case of roof additions commonly seen in commercial structures, it is recommended that the addition be significantly stepped back from the roof line in order that the visual impact from street view is minimized.



Addition does not obscure the original silhouette of the historic house



Rear addition is not visible from the front of the historic house.



Addition to the side of the house is set back from the main block of the historic house.



Addition in front of the historic house completely obliterates the historic house. Never a good approach.

When designing additions to historic structures, the rhythm of existing windows, or fenestration, should be considered. A pattern in the addition which differs significantly from the original structure does not lend to a complimentary design.

Another consideration is the roof line and orientation of the addition in relation to the existing structure.

Windows

Original windows in historic structures are usually complimentary to the style and design of the structure. They may lack the energy efficiency desired by the modern property owner. One solution is to install storm windows over the existing windows and there are many variations in cost and design. Weather stripping can also be added.

A wealth of information comparing the cost of replacement windows to restoration of historic windows, and how to properly restore and maintain historic windows can be found on the internet by searching historic preservation and windows. For example, visit

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

<http://www.preservationnation.org/information-center/sustainable-communities/buildings/weatherization/windows/?referrer=http://us.yhs4.search.yahoo.com/#.VvRhiNlrLyE>

Some manufacturers of new historic-type windows offer a product which has storm windows on the interior for a more historic appearance. New windows in either existing historic structures or in additions to historic structures should be chosen with the historic precedent in mind.

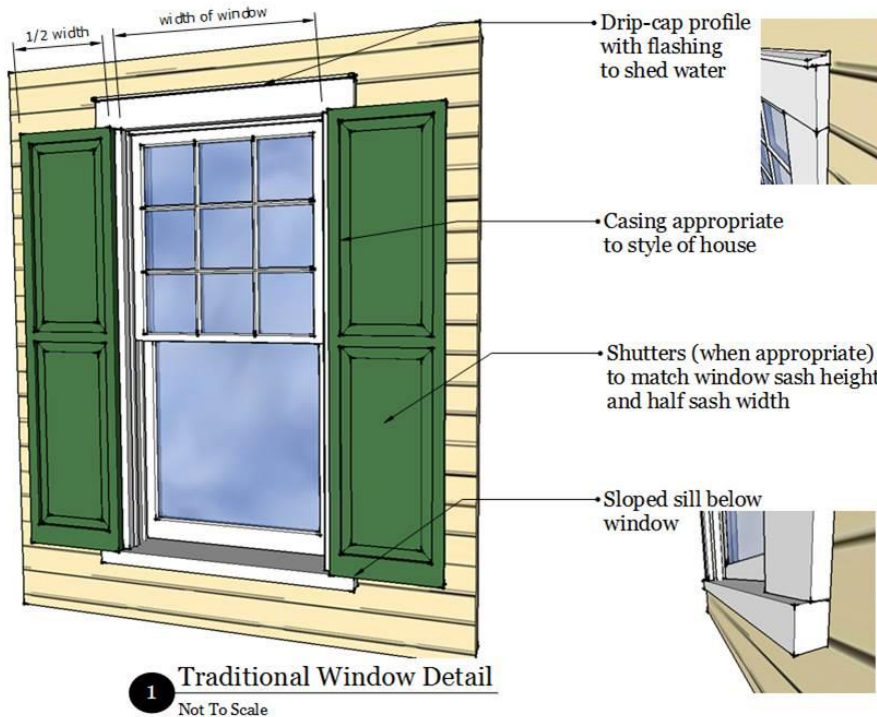
Doors

Like windows, historic doors should be retained when possible. If adding new doors to a historic structure, they should be sympathetic to the original door(s).

Trim Details

Details such as window and door surrounds, sills, drip caps, brackets, porch columns & posts, etc. can be especially important to illustrating the structure's historic style. Where possible, original details should be retained. If they are deteriorated beyond salvage, replacements can be used, preferably ones which replicate the original details.

Proper window trim is important to preserving the historic look of a building. Windows should not be framed like a picture. The separate elements should be clearly articulated.



Exterior Materials

Original exterior materials are typically part and parcel of the style of the structure. Therefore preservation of these materials is preferred. If, however they are too deteriorated the optimal solution is to replace them in kind. Exterior materials for additions should be sympathetic to the original materials but do not need to replicate those seen on the original structure. It is not recommended to imitate the exterior details on additions. However, a simplified version of the details including roof form, porches, porticoes, cornices, window & door surrounds, quoins and arches.

Additions to non-Contributing Structures in Historic Districts

Although additions to non-contributing structures are subject to review by the HPC, they are typically not subject to the same scrutiny as those for contributing structures. It is recommended that they be designed so as to not upstage or block surrounding historic properties.

New Structures in Historic Districts

New structures in historic districts can significantly change the appearance of the district and therefore affect the historic integrity of the streetscape and area. The design of a new structure in a historic area is most successful when the design does not upstage the historic buildings. In general it is recommended that new construction in a historic district should strive to be harmonious with surrounding historic fabric by being compatible in size, scale, color, material and character. However it is further recommended that new construction within a District should not replicate the historic properties in an attempt to appear from the historic period of the adjacent property or properties.

Scaling and massing are the first considerations to the successful design of a structure within a historic district. The overall height and size should be compatible with surrounding historic fabric. Similarly, setback of the new structure should conform to surrounding buildings in as much as permitted with current zoning regulations. Shape (including roof type), fenestration and exterior materials should be in keeping with surrounding patterns and types.



Example of new construction in a historic district



Example of infill design that would be inappropriate in a historic district

Secondary Structures

Outbuildings include but may not be limited to garages, barns and sheds. Any outbuilding which is historic to the property should be retained when possible. As well, all original exterior materials should be maintained when possible. Secondary structures can be considered historic even if it doesn't date to the construction of the main building.

New construction of secondary structures on a historic property should follow the same guidelines seen in the previous section, New Structures in Historic Districts. That is their placement, scale and massing, shape, size and materials should defer to the historic structures.



New garage is consistent in style and massing with what would have been built contemporaneously with the historic house.

Landscape Design

Historic landscape features should be retained as much as is possible. They can include but are not limited to fences, trees, hitching posts, sidewalks and walkways. New landscape features to historic property should highlight historic buildings without visually blocking or upstaging them. When possible, historic property owners are encouraged to implement landscape design which is historically accurate. Historic property owners may consult with the HHPC for guidance. Dramatic changes to grade are typically not encouraged except in cases where drainage is damaging structures and/or properties.

Demolition of Historic Landmarks

In order to secure approval to demolish a landmark property, the owner must establish economic hardship. Under well-established case law, economic hardship is established when the owner can demonstrate that the owner cannot earn a reasonable return on their investment.

Economic hardship is not established just because the owner could make more money by tearing down a landmark building and constructing a new building.

An application to demolish an allegedly decayed, unsafe, or irreparable structure should be accompanied by a condition report, including photographs, prepared by a qualified structural engineer. The application should also be accompanied by a description of the intended replacement structure, if any. A site visit by the Commission will also need to be arranged.

The Town Code imposes a duty to maintain a historic structure to avoid so called demolition by neglect. Town Code § 198-40.6. The owner of a landmark building shall not “permit the same to fall into a serious state of disrepair so as to result in the deterioration of any exterior or scenic feature.” In other words, an owner of a historic property has an affirmative duty to maintain the structure and not let it deteriorate to a state where demolition may otherwise be warranted.

Economic Aspects of Historic Zoning

A concern for many property owners is how historic zoning will affect their property values and what the extra costs will be in complying with these special regulations.

It is well documented that property values either stabilize or increase when a historic district is established in a neighborhood.³ In fact, one of the primary reasons so many towns and villages across Long Island and the United States have established historic zoning has been the economic benefits derived from it. According to several accounts, historic districts have also tended to increase the property values of the areas surrounding them. No evidence has been found to suggest property values will decline due to historic zoning

Another concern expressed in some parts of the country is that historic district zoning will cause assessed valuations and real estate taxes to increase. Where this has happened, the area had been substantially deteriorated and the property values were depressed before historic designation. Most of the neighborhoods that experienced an increase in their valuations and real estate taxes did so because they received large commitments of public and private monies and extensive restoration of virtually abandoned central business districts (e.g., the South Street Sea Port area in New York City). None of Huntington’s historic districts have experienced an increase in assessed valuations and real estate taxes due to their historic designation. In any event, a property owner can request that the assessor take landmark designation into account when determining the assessment for the property. Such determinations are made on a case by case basis.

Conclusion

The objectives of preservation are not to inhibit growth and the creation of new architecture, but rather to maintain the historic and aesthetic integrity of a community. The

³ For a list of books discussing the economic impacts of historic preservation, see <http://www.preservationbooks.org/>. Additional information available at <http://www.preservenys.org/profitting.pdf>

importance of finding new ways to express the feelings and attitudes of a present generation, and the need for people to utilize current resources to serve their needs is well recognized. However, preservationists believe such progress should not, in the process, destroy important remnants of the past. Once these remnants have been destroyed they are lost forever to our generation and to future generations.

It should be remembered that when purchasing a building, you do not just buy a piece of property, but a piece of a community. Historic landmarks protect your investment by ensuring that the community you invested in will retain the character that attracted you in the first place. Historic preservation creates stability.

APPENDIX A

HUNTINGTON HISTORIC LANDMARKS

Historic Districts

Old Town Hall Historic District: *Properties near the intersection of Main Street & Nassau Road*

Landmark Status: National and State

Description: A grouping of civic and residential structures which date between the late nineteenth century to the early twentieth century. Styles seen in this District include Queen Anne, Tudor Revival and Neoclassical Revival.

Old Huntington Green Historic District: *Properties along Park Avenue, Woodhull Road, East Main Street, Main Street and Sabbath Day Path*

Landmark Status: National and State

Description: Historic Town greens and residential structures that date from the Town's settlement in 1653 to the early twentieth century. A variety of styles are seen in this district including Early Colonial, Italianate, Queen Anne, Colonial Revival, Spanish Colonial Revival, Arts and Crafts, and Shingle Style.

Sweet Hollow Historic District: *Properties along Old Country Road and Sweet Hollow Road*

Landmark Status: Local

Description: Residential, wood frame structures built between the mid nineteenth to early 20th centuries. The predominant style is Folk National.

Old Huntington Village—Carver Street Historic District: *Properties on both sides of East Carver Street between #13 and Myrtle Avenue*

Landmark Status: Local

Description: Residential, wood frame structures built between the late nineteenth and early twentieth centuries. Common styles include Queen Anne and French Second Empire.

Whitman Historic District: *Properties near the intersection of West Hills Road & Chichester Road*

Landmark Status: Local

Description: Late seventeenth and early eighteenth century vernacular residences.

Mill Lane Historic District: *Properties on Mill Lane and Prime Avenue between Wall Street and New York Avenue*

Landmark Status: Local

Description: Modest residential structures from the mid-nineteenth century. Prevailing style is Folk National with some Greek Revival or Italianate ornament.

East Shore Road Historic District: *Properties along East Shore Road*

Landmark Status: National, State and Local

Description: Modest residential structures dating from mid-eighteenth century to the early twentieth century with the majority built between 1860 and 1900. The predominant style is folk national with late 19th century details such as Queen Anne.

West Neck Road Historic District: *Properties along West Neck Road*

Landmark Status: National and State

Description: Residential structures, the majority of which date between 1860-1900 with asymmetrical massing and late Victorian detailing. A few date as early as the mid-eighteenth century and are vernacular with Federal details. An additional few date to the mid-nineteenth century with style influences from that period including Gothic Revival.

Cold Spring Harbor Historic District: *Properties along Harbor Road, Shore Road, Main Street and Goose Hill Road and encompasses the following four districts.*

Landmark Status: Local

Description: Residential (some converted to commercial use), wood frame structures mostly built in the early 19th century. Most are built in the Folk National style with later applied Queen Anne ornament. Italianate is another style seen in this district.

Goose Hill Road Historic District: *Properties along Goosehill Road*

Landmark Status: National, State and Local (see Cold Spring Harbor Historic District)

Description: Wood frame, vernacular residences mostly dating between the end of the eighteenth to early nineteenth centuries with Greek Revival and Federal details. Some of the structures were built in the Gothic Revival style. Some residences received late nineteenth century alterations which were done in the Italianate style.

Harbor Road Historic District: *Properties along Harbor Road*

Landmark Status: National, State and Local (see Cold Spring Harbor Historic District)

Description: Mostly large, wood frame residences from the early and mid nineteenth century built in the Federal and Greek Revival styles. Some include late nineteenth century alterations from styles during that period including Queen Anne and Italianate.

Main Street Historic District: *Properties along Main Street*

Landmark Status: National, State and Local (see Cold Spring Harbor Historic District)

Description: Primarily residential structures with some commercial structures dating between the early nineteenth century to the early twentieth century with the majority constructed between 1855 and 1890. Styles include Federal, Greek Revival, Gothic Revival, Queen Anne and Shingle.

Shore Road Historic District: *Properties along Shore Road*

Landmark Status: National, State and Local (see Cold Spring Harbor Historic District)

Description: Mostly large, wood frame residences from the early and mid-nineteenth century in the Federal and Greek Revival styles. Some include late nineteenth century alterations from styles during that period including Queen Anne and Italianate.

Historic Roadways

Applies to the road bed only—not the adjoining properties

- Route 25A
- West Neck Road
- Long Island Motor Parkway (Vanderbilt Parkway)
- Sammis Street
- Whitman Heritage Corridor
 - ❑ *Hartman Hill Road*
 - ❑ *Mt. Misery Road*
 - ❑ *Highhold Drive*
 - ❑ *Chichester Road*
 - ❑ *West Hills Road*
 - ❑ *Downs Road*
 - ❑ *Sweet Hollow Road*

Individually Designated Landmarks

No.	Street	Name
10	Auserehl Court	Stafford House
71	Arbutus Road	Bartow House
124	Bay Road	Mother Chick's Inn
386	Bread & Cheese Hollow Road	Ketcham-Peters House
44	Breeze Hill Road	Breeze Hill Stock Farm Barn
429	Bridge Road	Ketcham House
238	Broadway, Greenlawn	
	Browns Road	George McKessen Brown Estate
304	Burr Road	Carl S. Burr Mansion
247	Candlewood Path	John Coltrane House
271	Cedar Road	Johnson-Sprague Farm
115	Centershore Road	
17	Cherry Lane	Cobb House
85	Chichester Road	Whitman Rome House
107	Chichester Road	Peace & Plenty Inn
475	Commack Road	Marion Carl Farm
30	Cousins Lane	Booker T. Washington House
138	Cove Road	Jarvis-Fleet House
61	Creek Road	Peter Crippen House
303	Cuba Hill Road	Conklin-Renz House
380	Deer Park Avenue	The Carl House
24	East Carver Street	Funnell House
483	Elwood Road	Old Tavern
462	Elwood Road	Old Post Office
573	Elwood Road	Old Methodist Church
18	Fairview Street	
38	Fairview Street	Hoover House
1	Fort Salonga Road	Suydam House
22	Fort Salonga Road	Velsor-Van Alst House
24	Fort Salonga Road	Velzer House
1063	Fort Salonga Road	Osterby House
5	Godfrey Lane	Smith Whitson Farm
42	Godfrey Lane	Michael Remp House
35	Greenlawn Road	
627	Half Hollow Road	Five Gates
222	Harbor Road	
	High Hold Drive	Solomon Smith House
2	High Street	Conklin House
116	High Street	Lefferts House
14	Highland Court	
6306	Jericho Turnpike	The Hubbs House
8	Lawrence Hill Road	
26	Little Neck Road	Harned-Woodbury House
180	Little Neck Road	Vanderbilt Planetarium and Museum
185	Little Neck Road	Vanderbilt Superintendent's Cottage
71	Locust Lane	Harry E. Donnell House
125	Main Street	Old First Church
158	Main Street	Conklin-Wood-Fullerton House
209	Main Street	Old Trade School
228	Main Street	Soldiers & Sailors Memorial Building
313	Main Street	Old Long Islander Building

HISTORIC PRESERVATION IN THE TOWN OF HUNTINGTON

481	Main Street	Henry Funnell House
36	Maple Hill Road	
17	Manneto Hill Road	Glasier House
49	Melville Road	Ezra Carl Homestead
43	Mill Lane	Henry Williams House
76	Mill Lane	Charles M. Weeks House
26	Mt. Misery Road	Coyler House
2	Murray Court	Schaub House
6	Nassau Road	Universalist Church
	New York Avenue	Ketewomoke Yacht Club
32	North Woodhull Road	Adams House
	Northern State Parkway	Service Station
223	Oakwood Road	Brush-Bruno House
529	Old Bridge Road	Kenned-Radoczy House
130	Old Country Road	Dr. Conklin House
127	Old Country Road	L'Hommedieu House
152	Old Country Road	Old Manse
194	Park Avenue	George Scudder House
269	Park Avenue	
420	Park Avenue	
424	Park Avenue	Fleet-Jarvis House
425	Park Avenue	The Arsenal
434	Park Avenue	Kissam House
495	Park Avenue	
518	Park Avenue	
900	Park Avenue	Smith-Gardiner Farmstead
195	Pidgeon Hill Road	Phillip Valentine House
90	Preston Street	William Wooden Wood House
35	Prime Avenue	Prime House
41	Prime Avenue	Prime-Octagon House
64	Prospect Road	Longo House
12	Prospect Street	St John's Episcopal Church
31	Prospect Street	Charles R. Street House
140	Round Swamp Road	Wallace K. Harrison House
39	Sammis Street	Augustine L. Scudder House
5	Seaman Neck Road	Old Half Hollow Schoolhouse
105	Southdown Road	Powell House
79	Sweet Hollow Road	West Hills School House
486	Townline Road	Commack Chapel
246	Walt Whitman Road	Walt Whitman Birth Place
33	West 11th Street	Walker House
135	West Gate Drive	Otto H. Kahn Estate
365	West Hills Road	Joseph Whitman House
389	West Hills Road	Valentine House
47	West Neck Road	Elm Cottage
231	West Neck Road	Henry Townsend House
27	West Neck Road	Brush House
86	West Neck Road	Conklin-Swanson House
159	West Rogues Path	Buffett House
169	West Rogues Path	Old Buffett House
210	West Rogues Path	Dowden Tannery
73	West Shore Road	Jupiter Hammon House
117	West Shore Road	Daniel Smith House
559	Woodbury Road	Hewlett House
565	Woodbury Road	
		Huntington Lighthouse

APPENDIX B

ADDITIONAL INFORMATION AND RESOURCES

The laws governing historic designation in Huntington are set forth in Article VI of the Town's Zoning Code § 198-40 et seq. and can be found on the Internet at www.huntingtonny.gov

The Huntington Historic Preservation Commission meets on the fourth Monday of every month, except in December; at 7 p.m. in Town Hall. To be included on the agenda, call the Town Historian at (631) 351-3244. All meetings are open to the public.

The Planning Department is located in Town Hall at 100 Main Street, Huntington. A representative of the department can be contacted at 351-3196.

Public Town Board meetings are held in Town Hall, and meetings are always posted in local Huntington newspapers at least ten days before they are held. The Town Clerk can be contacted at 351-3216 for more information about Town Board meetings.

For more information concerning the history of a particular place in Huntington contact the Town Historian at 351-3244. The Town's historic records are kept in the Town Clerk's Archives at 100 Main Street, Huntington; 351-3035.

The Huntington Historical Society contains a great wealth of information, including a large library with over two hundred thousand photographic images. It is located at 209 Main Street, Huntington; call (631) 427-7045 for hours of operation.

Information regarding particular sections of Town can also be found at

- ❑ The Greenlawn-Centerport Historical Association, 31 Broadway (Harborfields Public Library), Greenlawn; 754-1180.
- ❑ The Northport Historical Society and Museum, 215 Main St., Northport. 757-9859
- ❑ The Lloyd Harbor Historical Society, 45 Lloyd Harbor Road, Lloyd Harbor 424-6110
- ❑ The Cold Spring Harbor Whaling Museum, 279 Main Street, Cold Spring Harbor 367-3418
- ❑ Society for the Preservation of Long Island Antiquities, 161 Main St., Cold Spring Harbor; 631-692-4664.

The National Trust for Historic Preservation is located at 1785 Massachusetts Avenue NW, Washington, DC 20036. A representative can be contacted at (202) 673-4000.

The New York State Office of Parks, Recreation and Historic Preservation, Long Island Region is located at Belmont Lake State Park, PO Box 247, Babylon, NY 11702. A representative can be contacted at (631) 669-1000. <http://nysparks.state.ny.us/shpo/>

The Preservation League of New York is a private, not-for-profit preservation advocacy group. <http://www.preservenys.org/>

Resources for Historic Property Owners

In addition to the following resources which are available through the Northport and East Northport Libraries and/or the internet, historic property owners are encouraged to use the HPC as a resource for information on their properties.

Byard, Paul Spencer. *The Architecture of Additions, Design and Regulation*. New York: W.W. Norton and Company. 1998.

Calloway, Stephen and Elizabeth Cromley, editors. *The Elements of Style, A Practical Encyclopedia of Interior Architectural Details From 1485 to the Present*. New York: Simon and Schuster. 1991.

Department of the Interior. *The Preservation of Historic Architecture, The U.S. Governments Official Guidelines for Preserving Historic Homes*. Connecticut: The Lyons Press. 2004.

Gowans, Alan. *The ComfortableHouse, North American Suburban Architecture 1890-1930*. Cambridge, MA: The MIT Press. 1989.

Maddex, Diane, ed. *All About Old Buidings*. Washington DC: The Preservation Press. 1985.
McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf. 2006.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: Penguin Group. 1980.

www.antiquehome.org

APPENDIX C

COMMON HISTORIC STYLES IN HUNTINGTON

The following is a list of historic architectural styles typically seen in Huntington. It should be kept in mind that structures are frequently a combination of styles due to changes over time. Additionally, it was common, especially at the beginning of the 20th century, for builders to apply a combination of decorative elements from different styles. The dates listed next to the style are approximate and it was common, especially in non-urban areas, for styles to continue even after they had fallen out of favor in cities. For additional information on styles, please consult the sources listed in Appendix B.

Federal (1780-1820) – Also known as Adam style, this style proliferated at first among wealthy merchants in this country and drew on European models, specifically on British architects, the Adam brothers who studied classical ancient and renaissance models around the Mediterranean. Typical houses in this style are simple boxes, one to two rooms deep with side gable or hipped roofs and strict symmetrical fenestration. Windows are usually double-hung, six over six and capped by pediment or entablatures. Door surrounds are typically elaborate also capped by pediment or entablatures and can feature fan or elliptical transoms as well as side lights. Classical motifs are used for ornament and typically include dentil molding at the cornice, as well as swags, garlands and urns throughout the exterior.

Greek Revival (1820-1880) – Homes patterned in the Greek Revival style were pervasive between 1825 and 1860, and as the name suggests, drew from the architecture of ancient Greece. Houses of this style have shallow pitched or hipped roofs, often with detailed cornices and wide trim bands. Fenestration consists of double-hung sash, tripartite, and at times, frieze band windows. Entry or full-width porches are common, typically supported by classical columns. Sidelights, transoms, pilasters, and heavy lintels often decorate doorways. Not limited to domestic applications, examples of Greek Revival can be found in religious, commercial, and public buildings.

Gothic Revival (1840-1880) and Late Gothic Revival (1880-1890) – The Gothic Revival style is based on the architecture of Medieval England. Resurgent forms gained popularity in that country during the 18th century before appearing in the United States in the 1830s. The style's definitive characteristics include steeply-pitched roofs with steep cross-gables, wall surfaces and windows extending into the gables, Gothic-inspired (typically arched) windows, and one-story porches. Decorative elements include intricate verge boards in the gables and detailed hoods over the windows and doors.

Italianate (1840-1885) – The Italianate, like the Gothic Revival, began in England before making its way into American architecture in the first half of the 19th century. The style was influenced by Italian country homes and Renaissance-era villas, yet developed into an entirely indigenous form once established in the United States. Italianate homes are typically two or three stories in height and have low-pitched (usually hipped or gable) roofs with widely overhanging eaves and detailed brackets. Tall and narrow windows are common and often have arched or curved window tops. Windows and doors are frequently crowned with decorative hoods.

Commercial buildings are generally two to four stories in height with flat roof lines, bracketed cornices and other details similar to home construction of the time period in this style.

Folk National (1850-1890) – With the proliferation of the Railroad in the United States, construction of housing no longer relied on local materials. Lumberyards proliferated as a result providing light wooden members for balloon framing or braced framing replacing heavy hewn frames. The forms were typically simple with gable roofs, front or side. Decorative elements were minimal.

French Second Empire (1855-1885) – The French Second Empire style was a dominant style for American houses and public buildings during this time period. It was considered very modern as it imitated the latest French building fashions. The distinctive roof, which is the principal characterization of this style, was named for the 17th century architect Francois Mansart. Decorative patterns of color or texture are common in the roofing materials as is iron cresting above the upper cornice. If a tower is present, it may have a roof silhouette different from that of the main block. Dormers and dormer windows appear in a variety of styles. Below the roofline, comparisons can be drawn to the Italianate style: Italianate brackets at the cornice line; similar window, door and porch details.

Shingle Style (1880-1900) – The Shingle style is a uniquely American style and it is an amalgam of other style influences. From the Queen Anne it included wide porches, shingled exterior surfaces and asymmetrical massing. From the Colonial Revival it included gambrel roofs (although gable roofs are also featured), classical columns and Palladian windows. Finally, from the Richardsonian Romanesque it included irregular sculpted shapes, Romanesque arches and sometimes, stone lower bases or stories. The style did not emphasize detailing at corners, windows, doors or porches but rather a continuous surface over a complex or irregular shape.

Queen Anne (1880-1910) – The Queen Anne style was the dominant residential form during the closing decades of the 19th century. The Queen Anne was popularized by a school of English architects, led by Richard Norman Shaw, and drew from English medieval models. Identifying features include steeply-pitched roofs of irregular shape and gable height, often with dominant, front-facing gables. Details include elaborate shingle or masonry patterns, cutaway bay windows, multi-story towers, and single-or multi-story porches. Other decorative elements include porch and gable ornamentation.

Colonial Revival/Dutch Colonial Revival (1880-1955) – This style gained popularity towards the end of the 19th century before becoming the most ubiquitous architectural form of the first half of the 20th century. Many manifestations of this style emerged, most sharing influences derived from early American, or Colonial architecture, such as Georgian, Federal, and Dutch Colonial buildings. Houses of this type commonly have rectangular plans, and hipped, pitched, or gambrel roofs. Decorative features mimic classical models and include elaborate porticos or porches. Double-hung sash and multi-pane, symmetrically-placed windows are common, as are sidelight-flanked entries. Commercial structures generally contain similar elements and flat roofs.

Tudor Revival (1890-1940) – The Tudor label describes a style loosely based on Medieval English prototypes from the Elizabethan and Jacobean eras (1558-1625) and popular in the United States between 1890 and 1940. These homes are typically characterized by steeply

pitched, side-gabled roofs with prominent, pitched cross gables and varied eave-line heights. Half timbered gables; tall, multi-pane, oriel and bay windows; dominant chimneys; and elaborate wall cladding are common decorative features.

Classical Revival (1895-1950) - The revival of interest in classical models dates from the World's Columbian Exposition, held in Chicago in 1893. The central buildings of the exposition were monumental in scale and inspired innumerable public and commercial buildings in the first half of the twentieth century. Identifying features of buildings that revive Classical or Roman styles are solidity, weightiness, and ostentatious figural or ornamental motifs. The façade generally shows symmetrically balanced windows and center door.

Neoclassical Revival (1895-1950) – This style was a dominant style for building in this country during the first half of the 20th century, although never as popular as the closely related Colonial Revival style. The first wave, between 1900 and 1925 featured hipped roofs and elaborate and correct columns. The second phase was between 1925 and 1950 and features side gable roofs, simple slender columns. The façade is frequently symmetrical and dominated by a full height porch with roof supported by classical columns with Ionic or Corinthian capitals.