

United States Department of the Interior  
National Park Service

For NPS use only

# National Register of Historic Places Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic Hulmeville Historic District

and/or common N/A

## 2. Location

street & number 2-4 Beaver St., 946-1101 Bellevue Ave., 1-111 Green St., 4 Hulme St., 3-342 Main St., 1-131 Trenton Ave., 2-9 Water St. N/A not for publication

city, town Hulmeville Borough N/A vicinity of

state Pennsylvania code 042 county Bucks code 017

## 3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Multiple

street & number

city, town N/A vicinity of state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Bucks County Administration Building

street & number Court Street

city, town Doylestown state PA

## 6. Representation in Existing Surveys

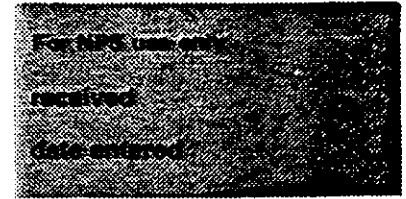
title see continuation sheet has this property been determined eligible?  yes  no

date N/A federal  state  county  local

depository for survey records

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Hulmeville Road Bridge Replacement Study  
L.R. 484 Section B05

Determination of Eligibility: Eligible

October 1983

  x   State

PA DOT, Engineering District 6-0  
200 Radnor-Chester Road  
St. Davids, PA

Hulmeville Borough "Windshield Survey"  
of Historic Sites: Bucks County Conservancy

Determination of Eligibility: none

December 1980

  x   State

Pennsylvania Historical & Museum Commission  
P.O. Box 1026  
Harrisburg, PA

Determined eligible by the Keeper of the National Register on April 25, 1985 upon request by Pa. DOT/FHWA.

## 7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>    N/A    </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Hulmeville Historic District is a medium-sized village in lower Bucks County comprised primarily of nineteenth century buildings. While its origins date to the first fifty years of the eighteenth century, Hulmeville's major development began in 1792 with the arrival of John Hulme. The district's integrity rests essentially with its low number of non-contributing resources, eleven out of a total of 119 resources. The overall visual impression of the district is that of a middle-class rural village of average to good integrity with medium building height and density. A variety of architectural styles from the late eighteenth to early twentieth centuries are represented in a vernacular form. The prevailing conservative treatment of the architecture throughout Hulmeville results in few, if any pure examples of any style, save the Dutch Colonial bungalow on South Main Street. The majority of the buildings employ modest details of prevailing styles.

The Hulmeville Historic District is situated along the northeast side of the Neshaminy Creek in Hulmeville Borough. Topographically, the borough and the historic district are situated at a lower elevation than most of the surrounding countryside. When entering the town from either the north or east there is a steep descent as one moves closer to the Neshaminy Creek. On the opposite side of the Neshaminy Creek in Bensalem Township the topography rises sharply in an almost cliff-like fashion. These physical factors give the town core a self-contained atmosphere and are important in defining the nature of the village. Main Street, which parallels the Neshaminy Creek, is relatively level. However, for almost the entire length of the historic district there is a hillside at the rear of the properties on the northeast side of Main Street which has effectively limited any expansion in that direction. This physical situation has determined that development be concentrated primarily at the south end and somewhat at the north end of the borough. This physical situation serves to form a strong, tight historic district.

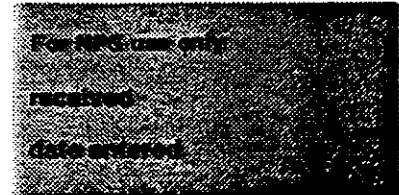
Hulmeville is located at the intersection of two highly traveled roads: Route 513 (incorporating Bellevue Avenue and Hulmeville Road) and Trenton Road which meet to cross the bridge over the Neshaminy Creek. Hulmeville Road and Trenton Road carry traffic across lower Bucks County from Trenton, New Jersey to Philadelphia (18 miles to the south). Old maps indicate that the bridge has taken a number of slightly different paths across the creek through the years; and the original ford could possibly have been located as far south as the lower end of tax parcel #16-3-2. Bellevue Avenue is the link at Pennedel farther north to the major north-south Bucks County road, Route 413-the Durham Road. Main Street parallels the creek and is a route from Hulmeville to Croyden and Bristol.

While the majority of the buildings in the district face Main Street, the "center of town" is focused in the upper quarter where Bellevue Avenue, Green Street, and Trenton Road form a triangle bisected by Main Street. The commercial buildings in the district are predominately in the block of Trenton Road, Main Street and Hulme Street. This town center is the area of Hulmeville's first development and contains the majority of buildings from the late eighteenth and early nineteenth centuries as well as most of the significant buildings in the district. The visual focal point of the district is at the bridge on Hulmeville Road, with the mill and the tavern as key landmarks to the village.

Nineteenth century maps show Bellevue Avenue, then known as Neshaminy Street, as continuing past the tavern and mill along the creek to meet the present Estill Alley. This portion of the road along the Neshaminy Creek is a narrow dirt street, today known as Water Street. It is shown as a right-of-way on current maps and has several small cabin-type houses along it. Beaver Street is also a small lane which leads to the mill

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dam across the Neshaminy, an old creamery (now a tavern) and the site of an early twentieth century picnic area. It was identified as Water Street on early maps. A street laid out, perhaps in anticipation of further development, but which did not take form, is Walnut Street, now merely the rear property lines of the lots on the east side of Main Street.

The proposed Hulmeville Historic District includes 119 structures and buildings in a concentrated area. Among the structures included in this total are a water tower, bridge, monument, quonset hut and a number of small buildings such as chicken houses and ten small frame sheds from the mid-19th to early-20th centuries. The district is predominantly residential housing. There are several institutional buildings such as churches, school and borough hall as well as a small number of commercial buildings including a former general store, cafe and tavern, and mill building. Throughout the town the placement of houses and stores is very close to the sidewalk with little or no setbacks. The lots are generally narrow allowing for very small sideyards between buildings. The only break in this rigid pattern occurs along Green Street where the lots are much more spacious and wooded and some houses are set back from the street.

Of the 119 resources, sixteen are considered significant, ninety-two are contributing to the district and twelve are considered non-contributing. There are also four vacant lots included within the district boundaries. Chronologically, the major resources break down as follows:

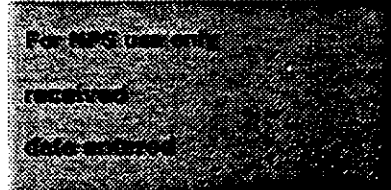
Late eighteenth/early nineteenth century	23
Mid-nineteenth century	51
Late nineteenth/early twentieth century	34
(including the structure which is felt to be intrusive due to alterations)	
Mid-twentieth century to present	11
<b>TOTAL RESOURCES</b>	<b>119</b>

The vast majority of the buildings within the Hulmeville Historic District are of vernacular design containing modest details of the Federal, Greek Revival, Victorian and Second French Empire styles. Most of the houses are of the rectangular plan with gable roof parallel to the street and frequently with later additions. There are several later examples of buildings with Mansard roofs. These, like the earlier buildings tend to be two-and-one-half stories tall which gives a sense of cohesiveness to the town. High styles represented in the district are mostly limited to the non-residential structures such as the Italianate Johnson's Hall, Gothic Revival Methodist Church, Spanish Mission Grace Episcopal Church, Gothic Revival Hulmeville School, Victorian Romanesque Borough Hall and Neo-Classical old William Penn Fire House (currently the Reorganized Church of Jesus Christ of the Latter Day Saints). The large Barkley Mill represents a traditional utilitarian form. There are several houses at the south end of the district of Dutch Colonial and Craftsman Bungalow variety.

The sixteen buildings which have been rated as significant represent a combination of historically important and architecturally representative resources. Ten of the buildings date from the late eighteenth and early nineteenth centuries, one from the mid-nineteenth century, four from the late nineteenth and early twentieth centuries and one structure, the mill race arch, estimated to date from the mid-to-late eighteenth century.

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Of the ten significant early buildings, seven were constructed or owned by the Hulme family. These include the large, fine mansion houses occupied by John Hulme's son William (#16-1-16; photo #1), son Isaac (#16-1-61), son George (#16-3-3-1, photo #14) which was later used as the first bank of Bucks County, son-in-law Joshua C. Canby (#16-3-4, photo #8), the house in which John Hulme lived at the time of his death (#16-1-48, photo #12), and a house which was constructed for Elizabeth Knight, the mother-in-law of William Hulme, which later was owned by several members of the Hulme family (#16-1-62, photo #2), as well as the tavern erected by John Hulme and later owned by his son Joseph (#16-1-81, photo #5). All of these houses are of fieldstone, some with whitewash or plaster. The John Pryor/John Hulme House (#16-1-48) is constructed with a brick front.

The John Pryor/John Hulme House, built c.1794, appears to have set a precedent for the mansion house style echoed in the houses of William and Isaac Hulme and Joshua Canby. All of these houses are the full-Georgian plan of five bays wide and full double-pile with nearly identical window sizes. Isaac Hulme's house was later altered with the addition of a Mansard roof. The tavern erected by John Hulme has a similar double-pile depth and roof pitch although it was originally only three bays wide. The George Hulme house and the Elizabeth Knight house are three-bay, one-pile units with additions quite typical in Bucks County.

Another building related to the Hulmes and to the early industry of the town is a multi-unit workers' house located on the tanyard lot which was presumably constructed by John Hulme (#16-1-60, photo #3). The other significant houses from this period include the Edward Hicks House (#16-1-60) constructed by the primitive painter on a lot he purchased from John Hulme c.1808 while he worked for Joshua C. Canby. A small stone cottage located on Main Street is significant as an example of a single-unit worker's house (#16-3-54, photo #17).

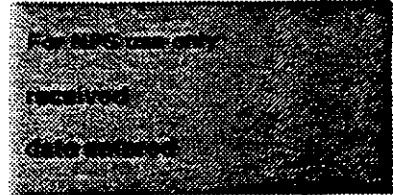
The house considered significant from the mid-nineteenth century is an unusual example of a Victorian Gothic cottage (#16-3-7, photo #15) located on Main Street. This two-story residence with its nearly flat roof and numerous low cross gables presents a unique appearance within the otherwise unadorned village.

Hulmeville has four significant buildings dating from the late-nineteenth and early-twentieth centuries. One of the town's most visible edifices is the large three-story Italianate structure known as Johnson's Hall (#16-1-82, photo #7). The hall was constructed in 1871 by John Johnson as a combination general store, meeting hall and residence. As such it was one of the most important buildings in the town. Its full three story size, ornamentation, and central location make Johnson's Hall Hulmeville's most recognizable building.

Another of Hulmeville's most significant buildings that is directly related to its milling heritage is the Silas Barkley Mill (#16-3-2, photo #6) located directly to the south of the Hulmeville Road Bridge over the Neshaminy Creek. The four story building was constructed in 1880 as a grist mill. Within a decade the building was purchased by J.E. Fricke and converted for the production of rope and twine. The mill continued in operation for approximately seventy years. Closely associated with this mill is the mill race arch that has been incorporated into the northerly abutment of the Hulmeville Road Bridge. While a construction date for the arch has not been verified, it possibly dates to the eighteenth century and is felt to be significant for its possible association with

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very early mills on or near the site which pre-date the Barkley Mill. The arch and later Barkley mill are the last visible reminders of the hydropowered mill industry which began in the first quarter of the eighteenth century, and formed the impetus for Hulmeville's origin and development.

The final two significant resources from the early twentieth century are also interrelated. At the southeast end of the historic district are a series of bungalows. Three of these bungalows (#16-3-47, 48 and 49) are of the Dutch Colonial style. The three buildings are all attributed to Charles Haefner, who later developed a large tract of land to the south of the historic district. A water tower of the Dutch Colonial style serves the three bungalows and is located on the parcel with the finest example of these houses (#16-3-49, photo #19). This house and water tower are felt to be significant for their architecture and historical association with Haefner and the early twentieth century period of Hulmeville's development.

The non-contributing resources in the Hulmeville Historic District are for the most part unobtrusive, with the exception of the frame house and quonset hut on Bellevue Avenue (#16-1-1-1) near the bridge and Trenton Road. Among the eleven non-contributing resources are six garages which are generally small and set back from the street. A frame house and shop from the late 19th century (#16-1-68) is counted as an intrusion due to the alterations to its facade. A 1982 prefabricated house on South Main Street (#16-3-62-1) has a considerable setback and therefore does not interfere with the streetscape. At the corner of Green Street and Main Street is a frame house from the 1940's which is traditional in form and will in time become a contributing building.

Hulmeville is located in lower Bucks County, a region that has experienced dramatic change over the past twenty-five years. Until the 1950s this was an area of fertile, level ground supporting an active agricultural economy. The introduction of large industries and the monumental housing venture of Levittown initiated a strong development trend which continues to this day. The rural character is nearly obliterated and many crossroad villages are extinguished or replaced with shopping centers and gas stations. Hulmeville joins Fallsington village (listed on the National Register) and Langhorne as small towns that survive in this primarily twentieth century environment. As a result of this prevailing attitude towards change many of the buildings in Hulmeville are of average integrity with exterior alterations often to more modern types of siding and changes to porches and doorways. Taking the area into consideration, however, as well as the continued pattern of through traffic, Hulmeville is remarkable for its very low number and unobtrusive character of intrusions, the very good integrity of its significant buildings and the preservation of the small, middle-class atmosphere. The town's setting, which includes the Neshaminy Creek and cliffs on the west and a working farm on the east further compliments the historic character of the district in preserving a sense of earlier times.

# 8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates 1792-1920

Builder/Architect various

### Statement of Significance (in one paragraph)

The Hulmeville Historic District has been a commercial and industrial center in Bucks County. It also includes fine examples of vernacular architecture from the late eighteenth to early twentieth centuries. Hulmeville was a leading center of industry and commerce in Bucks County in the late eighteenth and early nineteenth centuries when the town experienced its first period of major growth and gained a variety of mills and businesses. The town's industrial prominence waned after the early nineteenth century as canals and railroads bypassed Hulmeville for other emerging industrial centers in the county. Nevertheless the village continued to grow as a residential center during the nineteenth century. At the turn of the twentieth century picnic grounds, a recreation center, and summer homes were built, and Hulmeville became an important summer resort in lower Bucks County. Residential growth slowed greatly after 1920, leaving Hulmeville with an outstanding collection of vernacular architecture from its residential, commercial and industrial past.

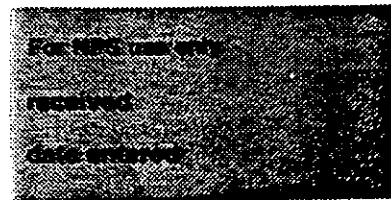
Hulmeville owes most of its early industrial and commercial prominence to John Hulme. Beginning in 1792 Hulme and his sons bought land and buildings in the small village then known as Milford Mills. Hulme began his purchases by acquiring three houses, a grist mill, oil mill, sawmill, fulling mill and tanyard that already stood in the village. By the early nineteenth century Hulme had bought thirty plots of land, established a stone bridge over Neshaminy Creek, and expanded the fulling mill into a complete woolen and worsted factory called the Hulmeville Manufacturing Company. He also constructed the village's first inn and store. The inn still stands and is now known as Marek's Cafe (#16-1-81). In 1809 Hulme added a post office to the town that was quickly becoming known as Hulmeville. In 1814 Hulme was instrumental in establishing Bucks County's first bank, which began business in a portion of George Hulme's house (#16-3-3-1). By 1822, Hulmeville contained a large grist mill, a sawmill, a mill for grinding plaster, a woolen factory and dye house, a tanyard, tavern, store, bank and post office.

John Hulme died in 1817, but he had established Hulmeville as a leading industrial and commercial center in Bucks County. The town's mills provided lumber, flour, leather, and woolen goods for the county. Only a few other towns in the county, such as New Hope and Morrisville, rivaled Hulmeville in terms of numbers or variety of mills. In addition, the village bank provided banking services for the county. The tavern and store were also among the first established in the region. The tavern was a particularly important wayside inn in lower Bucks County since it stood at the intersection of the heavily travelled road between Trenton and Philadelphia and a main road between Newtown and Bristol in Bucks County.

Hulmeville continued to manufacture industrial goods for the region after the early nineteenth century. The woolen factory and flour and plaster mills suffered a major fire in 1829, but they were soon rebuilt and continued production. A cotton and yarn mill, which opened on the island in Neshaminy Creek by 1829, ran until 1882 when it was destroyed completely by fire. In 1880 Silas Barkley constructed the Barkley Mill (#16-3-2), which still stands beside the creek. A carpet mill was also built on the island in 1885 and produced goods until 1955.

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While Hulmeville continued to manufacture goods after the early nineteenth century, other towns eclipsed Hulmeville as industrial centers in Bucks County. The Delaware Canal bypassed the village, bringing cheap water transportation and fostering industrial growth in other towns such as Bristol, Morrisville, Yardley, and New Hope. Railroad lines also skirted Hulmeville, again spurring manufacturing in towns other than Hulmeville. For example, nearby Bristol, which was located on both the Delaware Canal and a main line of the Pennsylvania Railroad through Bucks County, gained very large textile and carpet mills as well as smaller factories after mid-nineteenth century. Without direct connections to the canal or railroad lines, Hulmeville declined in relative importance as an industrial center in Bucks County.

While industries expanded in other towns, Hulmeville experienced steady residential growth through the late nineteenth century. John Hulme and his sons had bought relatively large lots in the center of town, such as the tavern and tanyard lots. Due to financial setbacks, however, John Hulme's sons were forced to subdivide and sell much of their land during the 1820s and 1840s. This encouraged residential growth in the center of town. At the same time a large lot on the east side of Main Street was subdivided and sold, fostering growth toward the southern end of town. More houses and the village churches and schools were built on the east side of Main Street. Thus the number of houses in the district increased from perhaps thirty in the early nineteenth century to well over sixty by the late nineteenth century. An Episcopal church (#16-3-5-3) was built in 1831. The first school in the village, which was also the state's first consolidated school, was built in 1855. As population increased to 300-350 people, Hulmeville was incorporated as a borough out of Middletown Township in 1872.

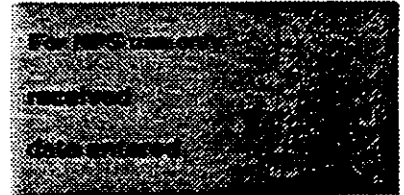
After the early nineteenth century Hulmeville became locally important commercial center serving the growing population in the village and the immediate vicinity. In the mid-nineteenth century two stores provided goods to Hulmeville residents as well as farmers across Neshaminy Creek in Bensalem Township. In 1871 Johnson's Hall (#16-1-82) opened as a store and the major social hall for the village and surrounding countryside. In 1877 the Delaware Valley Advance newspaper, then known as the Hulmeville Beacon (located on #16-1-63) began publication, providing news about local residents and businesses.

At the turn of the twentieth century Hulmeville regained prominence in Bucks County as a major summer resort. There was growing interest in locating summer vacation and recreation sites along Neshaminy Creek in order to take advantage of the water, fairly cool air, and natural scenery that the creek offered. Land was purchased in 1898 at the northern end of the borough for a picnic grove and recreation and dance pavilion (and later a social club). This land was named Dewey Park in honor of Admiral Dewey's victory in the Philippines. The arrival of the trolley in 1900 also made it possible for Philadelphia residents to establish summer residences in Hulmeville within easy travelling distance to the city. Thus some of the houses on Water Street were built or remodeled first for summer homes, and later as year round residences. Small houses, including the three frame bungalows in the Dutch Colonial style, were constructed for the same purpose at the southern end of the district.



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Residential growth in Hulmeville slowed considerably after 1920. Construction of summer homes ended during the 1920s and 1930s. The post-World War II suburban development that swept through much of Bucks County did not directly touch the town. Robert Levitt established his third Levittown on Hulmeville's northern border and the farm land to the south west of the borough became miles of suburban developments. Yet Hulmeville escaped the tract homes, four lane highways and corner gas stations. Hulmeville, and in particular the area defined as the historic district, appear much as they did in the nineteenth and early twentieth centuries.

Hulmeville retains a fine collection of late eighteenth to early twentieth century vernacular buildings. A group of well preserved homes associated with the village's early industrial and commercial prominence stands in the center of town. The six late eighteenth and early nineteenth century homes once owned by the Hulme family (#16-1-16, 48, 61 and 81, and #16-3-4 and 3-3-1) are good examples of the Georgian five-bay, double-pile plan. The size and proportion of these houses were substantial for their day and were among the earliest of their type in Middletown Township. They heralded a style, the full Georgian house, that was repeated frequently in that township for the next thirty years. Juxtaposed with these six homes are early nineteenth century workers' houses (#16-1-60, 54 and 67) of modest size and varying vernacular types. In contrast to other towns where town core development disguised the settings of early homes, these Georgian plan and worker houses have kept their lots and settings, and the scale of surrounding buildings is much the same as in the early nineteenth century.

Mid-nineteenth to early twentieth century buildings in Hulmeville offer good vernacular examples of architectural styles popular at the time. For instance Johnson's Hall (#16-1-82) is a modest design in the Italianate style. The Silas Barkley Mill (#16-3-2) illustrates the mill architecture that was a central part of Hulmeville's industries. The three Dutch Colonial bungalows are good examples of their early twentieth century style.

Hulmeville has a collection of vernacular buildings that is distinctive among towns in lower Bucks County. Bristol, the county's largest industrial town, is quite different from Hulmeville. Bristol contains large, distinct neighborhoods of working-class housing, primarily of the double or row-house types. It also has an extended area of high-style, upper class homes bordering the Delaware River. Hulmeville, on the other hand, has very few double or row-house types and no distinct working-class neighborhood. The architecture in the district is quite modest, even among the larger homes once owned by the Hulme family. Similarly, Hulmeville lacks the large sophisticated homes and Victorian neighborhoods that are found in Langhorne and Langhorne Manor. Even buildings in Fallsington, a village of comparable size and development, exhibit a higher degree of refinement and sophistication than homes in Hulmeville do.

Thus the Hulmeville Historic District remains an important collection of vernacular buildings in lower Bucks County. It is also significant in county history as a commercial and industrial center, and an important resort area.

## 9. Major Bibliographical References

See Continuation Sheet

## 10. Geographical Data

Acreeage of nominated property 33 acres

Quadrangle name Langhorne, PA

Quadrangle scale 1:24,000

### UTM References

A 

1	8	5	0	7	6	8	0	4	4	4	7	7	3	9
Zone		Easting				Northing								

B 

1	8	5	0	8	0	2	0	4	4	4	3	1	6	0
Zone		Easting				Northing								

C 

1	8	5	0	7	9	0	0	4	4	4	3	0	8	0
Zone		Easting				Northing								

D 

1	8	5	0	7	3	0	0	4	4	4	3	4	5	0
Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

See Continuation Sheet

### List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

## 11. Form Prepared By

name/title Jeffrey L. Marshall, Director, Historic Programs

organization Bucks County Conservancy

date March 28, 1986

street & number 11 North Main Street

telephone (215) 345-8966

city or town Dovlestown

state PA

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title LARRY E. TISE, State Historic Preservation Officer

date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

HULMEVILLE HISTORIC DISTRICT, Hulmeville Borough, Bucks Co., PA

For NPS use only

received

date entered

Continuation sheet Major Bibliographical Ref. Item number 9 Page 1

## PRIMARY SOURCES:

Acts of the General Assembly of the Commonwealth of Pennsylvania, Philadelphia, 1814.

Bucks County Deed Books, 1681-Present, Bucks County Recorder of Deeds Office.

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HULMEVILLE HISTORIC DISTRICT, Hulmeville Borough, Bucks Co., PA  
Continuation sheet Major Bibliographical Ref. Item number 9

Page 2

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HULMEVILLE HISTORIC DISTRICT, Hulmeville B., Bucks Co., PA

Continuation sheet Verbal Boundary Description Item number 10 Page 1

The following describes the boundary of the proposed Hulmeville Historic District:

BEGINNING at a point on the Hulmeville Borough-Bensalem Township line on the southeasterly side of the Hulmeville Road Bridge over the Neshaminy Creek, the historic district boundary follows the Hulmeville Borough-Bensalem Township line, roughly the centerline of the Neshaminy Creek. This line proceeds east-southeasterly downstream from the bridge approximately 750 feet to a point near Estill Alley where the boundary is tangent with the rear property lines (beginning with parcel #16-3-13) of the residences on the southwest side of Main Street. The line continues southeasterly along these property lines (also the approximate centerline of the said creek and borough-township line) for approximately 960 feet to where an open drainage swale empties into the Neshaminy (within the boundaries of parcel #16-3-26).

At this point the line turns in a northeasterly direction and proceeds along the swale 220 feet to the northeasterly side of Main Street near the boundary between parcels #16-3-46 and #16-3-45, then turns southeasterly 50 feet to the western edge of Pennsylvania Avenue. The line continues northeasterly along parcel #16-3-45 and said Pennsylvania Avenue for 235 feet.

The line then turns abruptly northwesterly for 1500 feet along the rear lines of the properties along the northeast side of Main Street excepting parcels #16-3-45, 16-3-52 and 16-3-53, to the William Penn Fire Company property (parcel #16-1-83-2), turns along said property south-southwesterly 100 feet, then northwesterly again for 265 feet to a corner in parcel #16-1-83-1.

At this point it jogs north-northeasterly for 150 feet, northwesterly for approximately 86 feet along parcel #16-1-84 and crossing Trenton Avenue, then turning northeasterly along the westerly side of Trenton Avenue for approximately 600 feet to a point in the corner of parcel #16-1-75.

At this point, also the intersection of Trenton Avenue and Green Street, the line turns sharply west-southwesterly along the southeasterly side of Green Street for approximately 350 feet to a point in parcel #16-1-77. At this point the line turns north-northwesterly, crossing Green Street, for approximately 200 feet along the property line of parcel #16-1-59 and continuing along said parcel west-southwesterly approximately 85 feet, then north-northwesterly approximately 130 feet and west-southwesterly 175 feet to a corner in parcel #16-1-60. From here the line proceeds south-southeasterly approximately 55 feet, then west-southwesterly approximately 350 feet along parcels #16-1-61 and 16-1-48 to the easterly side of Bellevue Avenue near its intersection with Neshaminy Street. The line then turns southerly along parcel #16-1-48 approximately 90 feet and southeasterly approximately 100 feet along Bellevue Avenue. The line turns abruptly westerly approximately 240 feet crossing Bellevue Avenue and along parcel #16-1-16 crossing to a point on the westerly side of Beaver Street, then northwesterly along Beaver Street approximately 50 feet to a corner in parcel #16-1-3 and then southwesterly along said parcel approximately 225 feet to the old mill pond.

At this point the line follows the mill pond along parcels #16-1-3 and 16-1-2 south-southeasterly 187 feet, then the line turns southeasterly for approximately 330 feet along the rear property lines of parcels #16-1-1-1 and 16-1-17 facing the southwest side of Bellevue

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HULMEVILLE HISTORIC DISTRICT, Hulmeville B., Bucks Co., PA  
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Avenue. The line then turns southwesterly for approximately 130 feet, and then southeasterly approximately 90 feet around parcel #16-1-18 and crossing to a point on the southeast side of Hulmeville Road and follows the Hulmeville Road Bridge south-southwesterly approximately 225 feet to a point where the Hulmeville Borough-Bensalem Township line exists and the place of beginning at the corner of parcel #16-3-1.

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HULMEVILLE HISTORIC DISTRICT, Hulmeville B., Bucks Co., PA

Continuation sheet    Boundary Justification    Item number    10    Page 3

The Hulmeville Historic District has been delineated to include the majority of the town's older buildings while limiting the percentage of intrusion. The largest portion of the proposed district is located along both sides of Main Street. The houses along the southwesterly side of Main Street are included as far south to a swale near the intersection of Main Street and Pennsylvania Avenue. This intersection represents a change in the visual character of the town. Generally, the housing changes from nineteenth century structures north of Pennsylvania Avenue to twentieth century structures south of the avenue. Existing property lines along the Neshaminy Creek are used to define the district boundary lines along the rear of these properties.

On the northeast side of Main Street the break between nineteenth and twentieth century is less clearly defined. There is a series of early twentieth century structures north of Pennsylvania Avenue which have been included within the district since they still represent the traditional development pattern found in Hulmeville. The land to the south of Pennsylvania Avenue was part of a large 1923-1932 development which served to substantially alter the size of the borough. Along the rear of the structures on the northeast side of Main Street the district follows a very clear edge condition created by the open space, both agricultural and recreational, that exists behind the structures fronting the street. This creates a continuous edge that, in the case of the recreational open space, cuts through some property lines. Here the physical factor is felt to be stronger than current property lines. This edge, and the district, is broken near the intersection of Main Street and Trenton Avenue by a large intrusion. The rear line of the district dips in to exclude the intrusive fire house, although maintaining a consistent setback from the street, and then returns northeasterly to include two small buildings, including the 1894 Borough Hall, which fronts on Trenton Avenue.

A similar situation of open space defining the edge of the district exists along Trenton Avenue. On the northwest side of the street is a series of historic houses contrasted to the agricultural land and open space behind the borough hall on the southeast side. The district is carried out along inside curb lines to the point formed by the intersection of Trenton Avenue with Green Street.

The historic district line runs westerly along the southerly curb line of Green Street to a point at the easterly corner of a property which divides a series of four intrusive structures from a series of five historic buildings. After excluding the intrusions the district then follows the rear property lines of the five historic buildings facing Green Street to a point on the inside curb line of Bellevue Avenue. The tier of five historic buildings represents the limit of a late eighteenth century subdivision of lots which were then purchased by the Hulme family. There is also a visual break between these buildings and the houses further north on Bellevue Avenue.

After striking Bellevue Avenue the district boundary follows the avenue downhill towards the core of the village. The district line leaves the road westward to include the late eighteenth/early nineteenth century William Hulme house on Bellevue Avenue. The district continues westerly across Beaver Street to include two mid-to-late-nineteenth century houses which are associated with the "Island Mills" property which adjoin their rear property lines.

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HULMEVILLE HISTORIC DISTRICT, Hulmeville B., Bucks Co., PA

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Item number

10

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From the western line of these lots the district follows the rear property lines of properties fronting on Bellevue Avenue. These property lines follow the boundary of a large property upon which formerly stood the "Island Mills". Although there is some evidence to suggest that a portion of the old mills remain on the island, the property is currently dominated by a mid-twentieth century factory. Instead of returning to Bellevue Avenue, the district boundary swings to the southwest to include a vacant lot abutting the current Hulmeville Road Bridge over the Neshaminy Creek. This lot is included within the district as to include the site of a former mill. Stone walls currently used as part of the bridge abutment pre-date the bridge and contain a stone millrace archway which reflect the village's theme of hydropower mills.

From a point where the vacant lot property line intersects with the Hulmeville Road the district line continues southwesterly along the Hulmeville Road Bridge to the center of the Neshaminy Creek which is the boundary between Hulmeville Borough and Bensalem Township. By following the creek downstream the district includes a small island which old drafts indicate may be the site of another old mill as well as a series of small houses which front on Water Street, an eighteenth century road which predates Main Street.



Mulmeville Hist. Dist.  
Bucks CO.

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreege of nominated property 33 acres

Quadrangle name Langhorne, PA

Quadrangle scale 1:24,000

UTM References

A	1 8	5 0 7 6 8 0	4 4 4 7 7 3 9
	Zone	Easting	Northing
C	1 8	5 0 7 9 0 0	4 4 4 3 0 8 0
E			
G			

B	1 8	5 0 8 0 2 0	4 4 4 3 1 6 0
	Zone	Easting	Northing
D	1 8	5 0 7 3 0 0	4 4 4 3 4 5 0
F			
H			

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
state	N/A	code	N/A	county	N/A	code	N/A

# 11. Form Prepared By

name/title Jeffrey L. Marshall, Director, Historic Programs

organization Bucks County Conservancy date March 28, 1986

street & number 11 North Main Street telephone (215) 345-8966

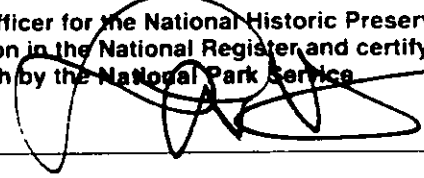
city or town Doylestown state PA

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

State Historic Preservation Officer signature 

title LARRY E. TISE, State Historic Preservation Officer date 6/4/86

For NPS use only

I hereby certify that this property is included in the National Register

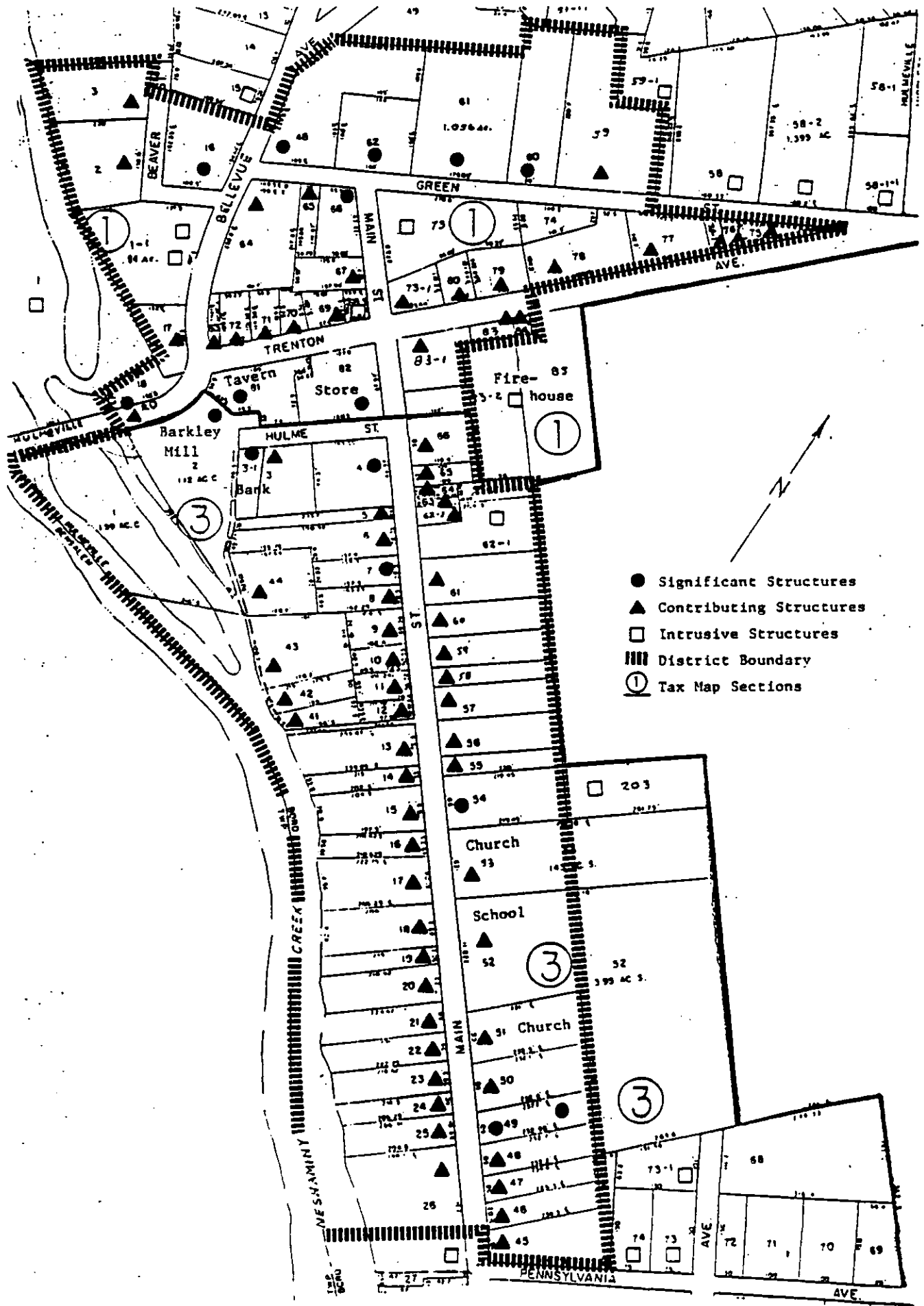
date

Keeper of the National Register

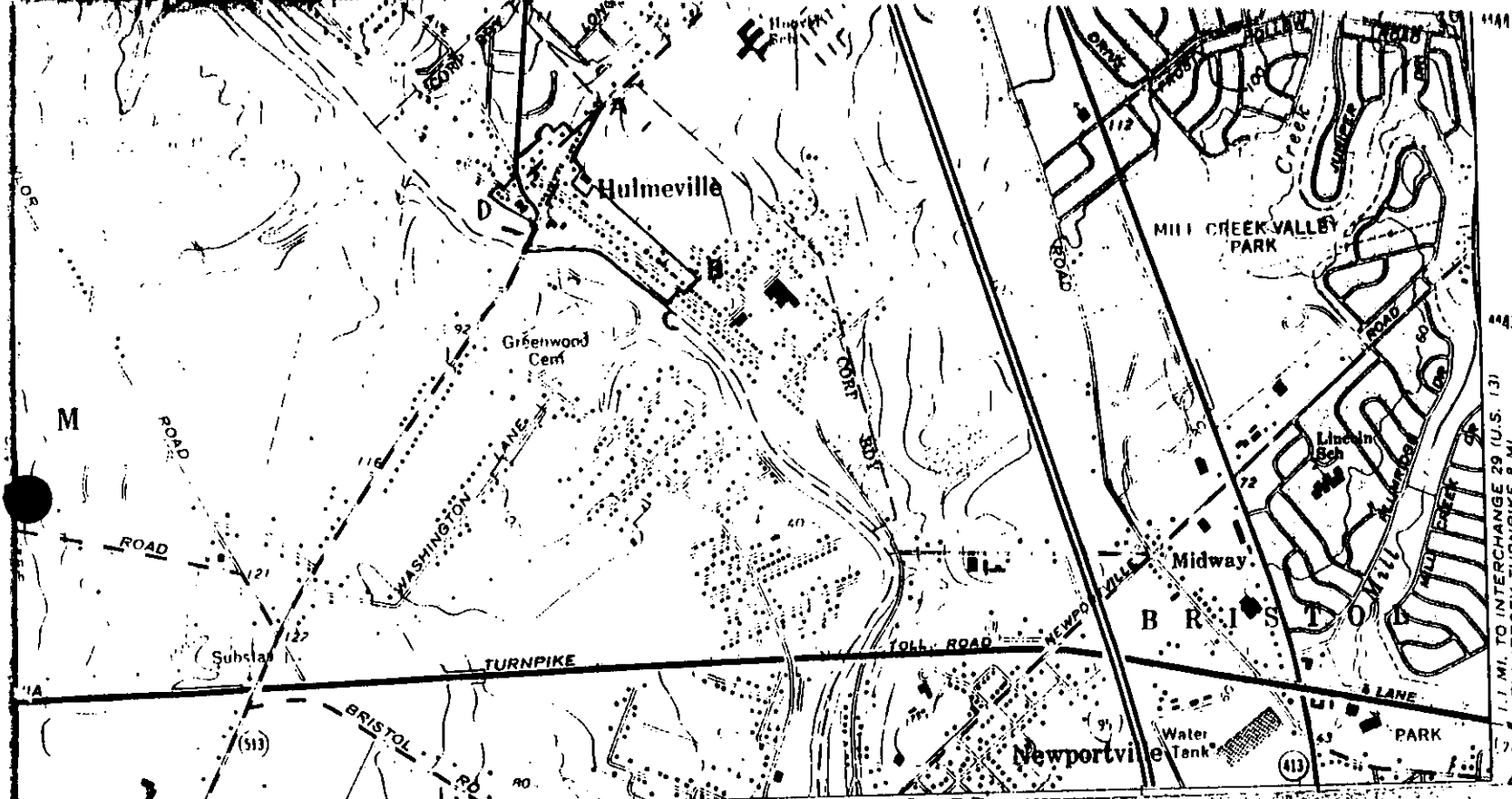
Attest:

date

Chief of Registration

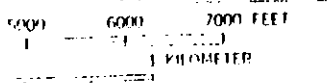


- Significant Structures
- ▲ Contributing Structures
- Intrusive Structures
- ▨ District Boundary
- ① Tax Map Sections

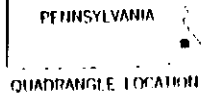


**HULMEVILLE HISTORIC DISTRICT**  
 Bucks County  
 Langhorne Quadrangle  
 Zone 18.

- A E507680 N4443730
- B E508020 N4443180
- C E507800 N4443080
- D E507300 N4443450



FEET  
METERS



**LANGHORNE, PA.**

N4007.5—W7452.5/7.5

1966  
 PHOTOREVISED 1973  
 AMS 6064 III NW—SERIES V831

ACCURACY STANDARDS  
 WASHINGTON, D. C. 20242  
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This map shows in purple compiled by the Geologic Survey from  
 aerial photographs taken 1973. The information not field checked.  
 Purple but not the collection of old areas.

4443000 N.  
 1.1 MI. TO INTERCHANGE 29 (U.S. 13)  
 NEW JERSEY TURNPIKE 8 MI.  
 40°07'30"