

# **LANDMARKS and HISTORIC DISTRICTS BOARD**

Meeting Minutes March 15, 2016

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

**Board Members Present:** Sally Spanburgh, Stephanie Davis, Ed Wesnofske, Bill Heine, Sarah Pleat, Sheila Comparetto, Janice Jay Young\* (\*LHDB Membership Oath Renewal Needed)

**Absent:** Nancy Mullan, Susan Sherry Clark,

**Liaisons:** David Wilcox, Planning Director; Janet Johnson, Administrative Support

## **Guests:**

- Bruce Dombkowski – Representing 2339 Montauk Hwy, Bridgehampton (Pulver Gas)
- John O'Brien – Representing 2339 Montauk Hwy, Bridgehampton (Pulver Gas)

## **MEETING AGENDA**

Meeting called to order at 6:59 pm.

January and February minutes were approved by all.

## **DEMOLITION PERMIT APPLICATIONS**

**2339 Montauk Hwy, Bridgehampton** – Member Wesnofske drafted a historic narrative of the property prior to the meeting which was discussed with members and guests. He spoke of the Pulver Family and explained how they were involved in Southampton politics. He noted the building had been a Studebaker dealership at one time and still displays the Studebaker emblem on the front elevation. Guest Bruce Dombkowski noted the structure was not maintained but they intend on keeping the emblem. No new building is proposed. Member Spanburgh noted the building does not meet criteria for landmark designation. The LHDB reached consensus not to object to the demolition application.

## **CONSTRUCTION PERMIT APPLICATIONS**

**134 Maple Lane, Bridgehampton** – After consideration, the LHDB determined that their review of this application was un-necessary.

**3 Shinnecock Place, Hampton Bays** – Member Pleat drafted a historic narrative of the property prior to the meeting and noted that there were conflicting dates on the application. She spoke with the architect and he confirmed they will use the same bricks so they it is in keeping with the main part of the structure. The building does not meet criteria for landmark designation. The LHDB reached consensus not to object to the construction application.

## **PASSED APPLICATIONS**

1. 69 Church Lane, Bridgehampton
2. 18 Fanning Ave, Hampton Bays
3. 26 W. Montauk Hwy, Hampton Bays

**CERTIFICATE OF APPROPRIATENESS APPLICATIONS** – None.

## **REFERRALS**

**42 River Road, Eastport** – Member Heine drafted and circulated a conditions assessment of the property before the meeting which states that the main volume of the residence is salvageable. The LHDB asked Member Heine for a little more research regarding its ownership history.

**33 Bay Ave, East Quogue** –Member Davis discussed circulated a property narrative prior to the meeting. The structure has been modified significantly and most of the interior gutted. The property does not appear to meet criteria for landmark designation consideration.

## **PENDING LANDMARK APPLICATIONS**

**1. 533 David Whites Lane, North Sea** – Public Hearing is scheduled for Tuesday, March 22, at 6:00 pm.

**2. 628 Ocean Road, Bridgehampton** – Pending CPF Historic Preservation Easement Interest Acquisition.

**3. 576 Head of Pond Road, Water Mill** – Public Hearing is scheduled for Tuesday April 12, at 1:00 pm.

**4. 59 Shinnecock Road, Hampton Bays** – The architectural description in the designation report needs to be modified. Member Spanburgh motioned to recommend landmark designation for this property, Member Davis seconded and all present were in favor.

**5. 130 South Country Road, Remsenburg** – The property is owned by the Town; the Town obtained the property through will/probate. The Town's consent is required before landmark designation can be recommended.

## **OTHER MATTERS**

**1. Demolition and Construction List Update** – Per Member Clark, two lists were updated and distributed to members. Of note is the number of 2016 referrals that have had prior work completed (with and without Building Permits). Also the red Victorian brick house with a Stop Work Order at 206 Maple Lane, Bridgehampton has been recently advertised as vacant property for sale.

**2. Town's 375<sup>th</sup> Anniversary Documentary Update** – All of the various hamlet sections have been reviewed and can now be compiled into the total document. In general, including more images of current historic structures was encouraged.

**3. ZBA/PB/ARB/CB Pending Applications** – Per Member Clark, at the March 24<sup>th</sup> 6:00 pm Planning Board meeting there will be a Public Hearing on the final application for the Estates at Remsenburg (19 lots on 2 properties with 22.96 acres including several structures with historic significance). Of interest, a newspaper article mentioned that the applicant planned to re-evaluate the structures to decide if the house and barn need to be razed or re-built. Member Davis noted the owner has neglected the property. The windows were left open with an open trench in the back of dwelling. Cesspools were put in without approval and property has not been maintained.

**4. Tupper Boathouse, NS Update** – The work related to the State grant continues. No committee meetings are currently scheduled.

**5. Update of LHDB Web Pages and ST Historic Resources Map** – Per Member Clark, the AME Zion Church and North Sea Schoolhouse landmarks have been added to the Historic Resources Map. Photos and information for the new Quogue State Historic District have been submitted plus other miscellaneous corrections including miscellaneous link updates.

**6. Ellis Squires Sr. House** –Member Pleat will be taking over this task. She and Member Spanburgh need to meet to review the details of the task.

**7. 2015 LHDB Annual Report** – Member Wesnofske will finish formatting the report and distribute to board members by the next meeting.

### **NEW BUSINESS**

1. Member Spanburgh noted that all members must use Town email addresses to conduct LHDB business. No exceptions.

**2. Madoo Conservancy** – The Madoo Conservancy is planning renovation/restoration work. Member Spanburgh discussed the idea of a joint Town of Southampton LHDB – Village of Sagaponack AHRB meeting. It was decided that it is not a good idea to combine two municipal boards in discussion. This portion of the CPF Historic Preservation Model Easement Template requires revision to clarify the sequence of multiple jurisdictional reviews.

**Meeting Adjourned at 8:08 pm.**

**NEXT MEETING: April 19, 2016 at 7:00 pm.**

Submitted by Janet Johnson; edited by Sally Spanburgh.