

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes June 21, 2016

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Stephanie Davis, Ed Wesnofske, Nancy Mullan, Janice Jay Young, Susan Sherry Clark, Sarah Pleat, Bill Heine

Absent: Sally Spanburgh, Sheila Comparetto

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

Guests:

- Linda Riley and Lauren Hagopan – Attorney representing 11 Ochre Lane, SH
- Robert Strada – Consultant for Town representing CPI Property
- Janice Scherer – Assistant Town Planning Director representing CPI Property
- Julie Burmeister – Bridgehampton CAC
- Jacquie Fenlon – Town Senior Planner representing Estates at Remsenburg
- Lawrence Citarelli – Contractor representing Estates at Remsenburg
- Jamie Minnick – From Restoration Equity Group representing 1380 Flanders Rd, Flanders
- Kitty McCoy – Architect representing Madoo Conservancy
- Alejandro Saralegui – Executive Director of Madoo Conservancy

MEETING AGENDA

Meeting called to order at 7:03 pm.

The May minutes were adjourned until next meeting

The order of the agenda was changed to accommodate guests in attendance.

DEMOLITION PERMIT APPLICATIONS

11 Ochre Lane, Shinnecock Hills – Member Spanburgh drafted and circulated a report prior to the meeting. Member Davis gave a brief description of the proposed work, noted that a significant amount of correspondence objecting to the proposed demolition had been received, and noted the structure was historically significant. Guest Linda Riley noted that she took a tour through the house with an engineer. The owner feels that the structure is not salvageable as the underlying posts are failing with wood rot, the windows are falling off their tracks, the stairs are very narrow and steep, the house is unheated and uninsulated, the electric is very dangerous, and lead-based paint is present throughout the house. The owner would like to build a one-family residence. Linda Riley also noted the house has been added on to and most of structure is not original. Member Wesnofske suggested that Linda Riley find an architect specializing in restoration to evaluate the structure. Guest Linda Riley confirmed that the owners knew they had this option but found it was very expensive. Member Clark relayed her concerns about the historical structure and how it is part of and contributes to the surrounding Art Village. The LHDB reached consensus to object and recommend restoring the residence and considering it for landmark designation.

REFERRALS

CPI Property, Hampton Bays – Guest Janice Scherer noted this Planning Board referral was for a site plan application and that there was an immediate need for some demolition in accordance with the recommendations in the Baseline Conditions Assessment Report. Guest Robert Strada explained how he is doing the Baseline analysis, and described the parts of CPI that will be restored and pointed out the connector section that is recommended for demolition. He noted the section to be demolished is in poor condition, non-historic, and is affecting the adjoining historic parts of the CPI building. Janice Scherer reassured the LHDB that Planning would keep them informed on the historic findings and redevelopment of CPI. Member Clark inquired as to what percentage of original material will remain. Guest Strada responded that they will have about 35% to 40% of original material remaining. The LHDB reached consensus to not object to the proposed demolition of the 15-18ft section of connecting structure and to support the rehabilitation of CPI. It was noted that Member Spanburgh had previously circulated a draft response to Planning regarding the site plan application and that a response will be sent to Guest Scherer.

Estates at Remsenburg, Remsenburg – This matter included a Planning Board referral for a site plan approval and a demolition/construction application. Guest Jacquie Fenlon circulated diagrams of proposed work for the main house and garden cottage while discussing the proposal. Jacquie also showed a survey of the subdivision and described the location of the application. Jacquie confirmed that the mature trees located on the property will be preserved. She also confirmed the twin chimneys will also be preserved and that the round window and diamond lattice work on the west elevation will be replicated and column details will be added to the west and east elevations. Guest Larry Citarelli confirmed they will salvage original timber framing found in the main house as well as the main body and chimneys, while demolishing the wings and making new additions to look similar to the original wings. They will be constructing a pool house using salvageable parts from the garden cottage to be demolished. Jacquie noted that located on the property is a greenhouse, an outhouse and a corn crib that will be offered to the CAC, Town, or Remsenburg Association, etc. with a notification will be sent out soon. Member Davis pointed out that the proposed work will not be a restoration of the historic main house, but will be essentially new construction that reuses limited portions of original historic materials and replicates many of the design elements of the original structure. The LHDB reached consensus to not object and to recommend to re-use or salvage of any historic material for the new construction and also to retain all existing trees.

CERTIFICATE OF APPROPRIATENESS

Madoo Conservancy (618 Sagaponack Main St, Sagaponack) – Member Davis asked guest Kitty McCoy to explain the proposal of work to be done. Kitty described the barn as a summer studio that is in very poor condition without a proper foundation and needs rehabilitation. They are proposing to construct a new foundation and to replace portions of the barn's exterior wood shingles and windows. They will do the same to the exterior of the summer house to be consistent. Kitty noted there was a safety issue with the exterior staircase and, therefore, it needed to be removed. There will be a new gas boiler placed in the crawl space and the old chimneys for the former heating system will be removed. Member Mullan inquired about the prior & present uses of the barn/studio. Kitty responded that the prior use was for office space or a rental residence and it will now be used for an artist residency program promoting creative culture. After much discussion about the windows and other concerns for the proposed exterior work the LHDB reached consensus to not object. Member Wesnofske motioned to approve the Certificate of Appropriateness for the proposed work as presented and Member Pleat seconded the motion, with the remaining five attending members all in favor.

OTHER MATTERS

Brewster House (1380 Flanders Rd, Flanders) – Guest Jamie Minnick explained that interior work needed to be done and described in detail the steps taken to secure structure for safety. He also noted they did some roof patching as necessary to prevent water intrusion and fencing for security purposes. Jamie has applied for a building permit for work that was completed. The LHDB did not object to the work that was completed.

DEMOLITION AND CONSTRUCTION PERMIT APPLICATIONS

7 Peconic Ave, Noyac – Member Clark provided a brief report and noted there had been fire damage to the residence, but the garage, which reportedly contains a blacksmith shop once located in Bridgehampton, was remaining with minor smoke damage. The LHDB reached consensus to not object to the proposed demolition of the residence.

290 Lumber Lane, Bridgehampton – Member Wesnofske drafted and circulated a report. He described the history of the houses and noted they were built on the Hendrickson Farm, but felt the houses did not have enough historic significance to warrant preservation. The houses have not been kept up, have no heat, and are deteriorating. The LHDB reached consensus to not object to the demolition application.

1799 North Sea Rd, North Sea – Member Spanburgh drafted and circulated a report prior to the meeting. Member Clark described structure and property, noting that the home was identified as historically significant in the Historic Resource Survey. She described the proposed wrap-around porch as having a Victorian appearance and noted it appeared that original windows had been replaced prior to this application. The LHDB reached consensus to not object to the proposed work, but has concerns that previous work may have been completed without a building permit, therefore not giving the LHDB the opportunity to give guidance.

20 King St, Hampton Bays – Member Pleat drafted and circulated a report. She gave description of the work that had already been completed and it appeared to have not been of historic significance. The LHDB reached consensus to not object to the construction permit application.

65 Pegs Lane, Riverside – After consideration the LHDB determined this application does not warrant review.

145 Lumber Lane, Bridgehampton – Member Wesnofske drafted and circulated a report. He described the property history briefly and noted there appeared to be some historical significance to the property. The LHDB reached consensus to not object to the construction permit application as there are no major changes proposed for the structure.

53 Ponquogue Ave, Hampton Bays – Member Pleat drafted and circulated a report. She gave a brief description of the house and noted there was a large amount of vegetation blocking the view of the house and that skylights and a TV dish were already located on roof. The property was not listed in the Historic Resource Survey. The LHDB reached consensus to not object to the construction permit application for solar panels as they will not be visible from the street and the roof appearance was previously altered.

104 South Country Rd, Remsenburg – Member Heine drafted and circulated a report. He described the proposed work and indicated that the house is mostly hidden behind hedges. He noted much of the proposed work will be on the rear of the house and not visible. The LHDB reached consensus to not object and to recommend that the new siding be cedar shingles in keeping with the existing siding instead of the Hardie siding that is proposed.

REFERRALS

628 Ocean Rd, Bridgehampton – The LHDB discussed and reached a consensus on the non-negotiable terms and conditions for the easement.

PENDING LANDMARK APPLICATIONS

628 Ocean Rd, Bridgehampton – CPF is waiting for input for the easement from the LHDB.

59 Shinnecock Rd, Hampton Bays – This property was designated as a landmark on Tuesday June 14, 2016.

Remsenburg Academy, Remsenburg – Public Hearing will take place on Tuesday July 26, 2016.

OTHER MATTERS

Demolition and Construction List Update – There will be updates in July

Town's 375th Anniversary Documentary Update – The documentary is completed and approved by Sundy Schermeyer (Town Clerk). It is available to view on TV now. Member Pleat will send out new DVDs to everyone on LHDB.

ZBA/PB/ARB/CB Pending Applications – None at this time.

Tupper Boathouse, NS Update – No update.

Update of LHDB Web Pages and ST Historic Resources Map – Adjourned to next month.

Ellis Squires Sr. House – Members Spanburgh and Pleat met to exchange information and details and also met with Councilman Bouvier and Councilwoman Lofstad. Member Pleat noted that someone was interested in stewardship.

NEW BUSINESS

1. Member Wesnofske noted that 166 Maple Lane, Bridgehampton suddenly disappeared before he had the chance to do research. It was later noted that this demolition was previously reviewed by the LHD Board in December 2015.

2. FRNCA has expressed interest in becoming the steward of the “Blue Barn”.

3. Member Davis noted there were new resolutions created for prior Landmark Designations due to their relocation, including the Canoe Place Chapel and the Lyzon Hat Shop.

Meeting Adjourned at 10:01 p.m.

NEXT MEETING: July 19, 2016 at 7:00 pm.

Submitted by: Janet Johnson; edited by Stephanie Davis