

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes September 19, 2016

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Sally Spanburgh, Stephanie Davis, Bill Heine, Nancy Mullan, Sarah Pleat, Susan Sherry Clark, Sheila Comparetto, Ed Wesnofske

Absent: Janice Jay Young

Liaisons: Councilman John Bouvier, Town Board; David Wilcox, Director of Planning; Janet Johnson, Administrative Support

Guest:

- Michael Cerbone – Representing 90 Wild Goose Lane, Water Mill
- Julie Burmeister – Bridgehampton CAC
- Jeffrey Gibbons – Former & now potential LHDB Member
- Jan & Kirk Flack – Neighbors of 90 Wild Goose Lane, Water Mill

MEETING AGENDA

The meeting was called to order at 7:02 pm.

The order of agenda was changed to accommodate attending guests.

OTHER MATTERS

5. Ellis Squires Sr. House – Councilman John Bouvier inquired about the condition and status of this designated landmark. Member Spanburgh shared recent exterior photos. She noted there appeared to be no structural or water issues, however several squirrel holes were evident along with some trim decay. Councilman Bouvier noted that the Parks & Recreation Department will address the maintenance issues. Members Spanburgh and Pleat have several ideas for the property, including a report about the property’s history, stewardship and sale ideas. Members Spanburgh and Pleat will meet with Councilman Bouvier separately to discuss.

9. 11 Ochre Lane, Shinnecock Hills (Art Village) – Member Spanburgh explained that a neighbor in the Art Village community had expressed interest in acquiring Laffalot and relocating it to their property. They are asking the Town for financial assistance. Councilman Bouvier is not confident that he can support this matter. He questioned the public benefit and the precedent that might be set. After discussion, Member Spanburgh will draft a memo for presentation to the Town Board.

MEETING AGENDA

The August minutes were voted on and all present were in favor. Motion was made by Member Wesnofske, seconded by Member Spanburgh.

DEMOLITION PERMIT APPLICATIONS

90 Wild Goose Lane, Water Mill – Member Clark circulated a historical property overview to the LHDB prior to the meeting. She noted this property was discussed in 2014 for landmark

eligibility. She confirmed that the house still contained historic fabric. Member Spanburgh described the house and shared pictures while discussing its landmark eligibility. The home is a surviving, relocated wing of the nearby Rose-Hand house, now demolished. Although it has been enlarged, its overall massing is still recognizable. The LHDB reached consensus to object to the demolition application and recommend re-use on property, relocation, or re-use of the materials if relocation is not an option. The applicant's representative appeared interested in offering the home to the community for relocation.

173 Old Sag Harbor Rd, North Sea – The LHDB determined that this application does not warrant review.

6 Rogers Lane, Remsenburg – Member Heine drafted a report and circulated to the LHDB prior to the meeting. He described the house and noted that the house had a lot of additions and was not visible from the street. The house does not appear to meet any criteria for landmark designation or to be of historic interest. The LHDB reached consensus to not object to the application.

43 Vail Avenue, Riverside – Member Spanburgh shared pictures of the fire-damaged house and noted that the house does not appear to have historical material or be historically significant. The LHDB reached consensus to not object to the demolition application.

CONSTRUCTION PERMIT APPLICATIONS

41 Maple Ave, Flanders – After consideration the LHDB determined that this application does not warrant review.

2463 Montauk Hwy, Bridgehampton – Member Wesnofske drafted a report and circulated to the LHDB prior to the meeting. He described the house and spoke of its history. The property qualifies for landmark designation. The proposed work is sensitive to the character of the structure, but the LHDB would prefer that original windows be restored rather than replaced. The LHDB noted the similarity of the home's design to the Deshler home, "Green Ridge." After discussion the LHDB reached consensus to not object to the construction application.

119 Edgemere Dr., North Sea – Members Comparetto and Clark visited the house and property. Member Comparetto described the house and spoke of its history. She noted the homes in the area have historic elements and thought the addition will enhance/improve the building. The house is not listed in the Town's 2014 Historic Resources Survey and does not appear to meet criteria for landmark designation. The LHDB reached consensus to not object to the construction application.

26 Elder Ave, Hampton Bays – Member Pleat drafted a report and circulated it to the LHDB. She noted that the home is beautiful but is in much need of repair. The windows have been removed and the interior has been gutted. There are no doors and the house is wide open. There appears to be issues with the foundation and the roof also needs repair. The septic system appeared to be new. The LHDB reached consensus to not object to the construction application as the exterior work will help the house and the house will remain landmark eligible. The LHDB encourages the owners to seek landmark designation.

145 Lumber Lane, Bridgehampton – Member Wesnofske drafted a report and circulated it to the LHDB. He described the proposed construction work that includes removing the exterior stucco finish and replacing it with wood shingle siding. The LHDB reviewed the property in June of 2016 and found that it may qualify for landmark designation. The LHDB reached consensus to not object to the construction permit application.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

130 South Country Rd, Remsenburg (The Academy) – The stewards of the property have applied for a sign displaying its designation as a landmark. The LHDB discussed the sign design keeping in mind that the same design will be used for all past and future landmarks. It will be bronze, oval, oriented horizontally, have the Town’s name, the landmark’s name, the words “historic landmark” and the date of the structure’s construction. The LHDB discussed the sign design and came up with a few alternative designs to consider and price. The LHDB will render a decision at their October meeting.

OTHER MATTERS

10. Signs for Town-designated Landmarked properties – Member Davis showed a picture of the plaque that Catskill Castings designed and also gave some descriptions of other changes with the wording and also Town logo. There was much discussion on the design and wording.

REFERRALS

59 Shinnecock Rd, Hampton Bays (The Rookery); Easement Acquisition – The LHDB reviewed the property and reached consensus regarding proposed non-negotiable terms.

140 Newtown Rd, Hampton Bays; Easement Acquisition – The LHDB reviewed the property and reached consensus regarding proposed non-negotiable terms.

151 Ocean Rd, Bridgehampton; Planning Board Subdivision Referral - Member Wesnofske discussed the history of the property. He shared the site plan and explained what is proposed. After discussion the LHDB has no concern.

60 Mill Rd, Remsenburg – Member Davis shared the site plan and explained what was proposed. The LHDB did not have concerns, although, if new construction is proposed in the future the application should be sent to the LHDB for review.

PENDING LANDMARKS

1. 628 Ocean Rd, Bridgehampton – No news.

2. 121 South Rd, Westhampton – Member Heine has determined the property is landmark eligible. Member Spanburgh will contact the owner to see if there are any questions and if they want to proceed.

OTHER MATTERS

1. Demolition & Construction List Update – Member Clark will have an update at the October meeting.

2. ZBA/PB/ARB/CB Pending Applications – There will be a Public Hearing on September 22, for 60 Mill Rd. Member Wesnofske asked about the process of correcting an AYB. Member Spanburgh suggested that whomever discovers the incorrect AYB contact the Tax Assessor with the correct AYB.

3. Tupper Boathouse, North Sea Update – Member Spanburgh recognized Member Comparetto for keeping the LHDB informed as to the correspondence and information that goes on at the committee meetings for the Tupper Boathouse. The rehabilitation project is on hold because additional funding (\$400,000+) is needed. The Town believes they may have identified a State funding source. A smaller sub-group of Tupper committee members meets regularly. A larger Tupper committee meeting is long overdue. Repairs were recently made to the building to prevent deterioration while the building waits for the rehabilitation project to resume.

4. Update of LHDB Web Pages and ST Historic Resources Map – James Gormely has everything updated and all landmarks are on the web page.

6. Brewster House (1380 Flanders Rd, Flanders) – No news.

7. 849 Hayground Rd, Bridgehampton – The Planning Department has determined that the house can be put on the adjacent parcel. The LHDB had a discussion about advertising properties available for relocation; a list of such properties could be included in the monthly meeting minutes available to the public.

8. Tuckahoe Road Re-Routing – Councilman Bouvier indicated that a position letter from the LHDB would be helpful. Additional historical information about the road can be included. The LHDB prefers that the road not be re-routed.

NEW BUSINESS

1. The roadside marker at the Wicks Tavern site in Bridgehampton does not say “site of.” Several people have suggested to Member Spanburgh that the new building on that corner may be mistaken for the historic structure that once stood there. The LHDB will inquire about the practicality of a new sign. The LHDB will also make sure the wording on the historic resources map clearly describes the site as where the former Wicks Tavern was located and that the present building is new. The present sign also needs to be relocated so that it is not in the center of the pedestrian sidewalk.

2. Member Spanburgh commended Member Davis on the great job she did with all of the Chair responsibilities while Member Spanburgh was on a leave of absence. Member Spanburgh also noted that Member Davis will be continuing to manage daily email communications allowing her more time to focus on legislative changes and landmark designations.

3. Member Spanburgh noted that letters were sent to all tax paying owners of designated landmarks regarding the Landmarks Maintenance Program and the upcoming deadline of Nov. 1.

4. Member Clark made a visit to the BeeBee Windmill and noted there were broken windows and missing fan tail elements. Member Spanburgh will inquire with Peter Gaudiello; Member Wesnofske will inquire with the Bridgehampton Museum (the stewards of the windmill).

5. Member Pleat passed out revised DVDs to the LHDB Members that include chapter breakdowns for the Town's 375th Anniversary Documentary.

Meeting Adjourned at 10:09 pm.

NEXT MEETING: October 18, 2016 at 7:00 pm.

Submitted by Janet Johnson; edited by Sally Spanburgh.

Structures Available for Relocation:

90 Wild Goose Lane, Bridgehampton (Portion of Rose-Hand House, Hayground)

11 Ochre Lane, Shinnecock Hills (Laffalot, Art Village)