

# **LANDMARKS and HISTORIC DISTRICTS BOARD**

Meeting Minutes January 17, 2017

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

**Board Member Present:** Sally Spanburgh, Ed Wesnofske, Janice Jay Young, Sheila Comparetto, Bill Heine, Susan Sherry Clark, Stephanie Davis, Sally Pope

**Absent:** Sarah Pleat

**Liaisons:** David Wilcox, Director of Planning; Janice Scherer, Assistant Director of Planning

## **Guest:**

- Robert Strada – Representative for Canoe Place Inn
- Larry Jones – Representative for 628 Lumber Lane, Bridgehampton
- Lynne Breslin – Representative for 628 Lumber Lane, Bridgehampton
- Martha Greene – Representative for 700 Lumber Lane, Bridgehampton
- Robin Saunders – Representative for 700 Lumber Lane, Bridgehampton
- Declan Murray – Contractor, Representative for 700 Lumber Lane, Bridgehampton
- Brian McGowin – Representative for 520 Montauk Hwy, Shinnecock Hills

## **MEETING AGENDA**

The meeting was called to order at 7:00 pm.

The approval of the December 2016 minutes were adjourned to February's meeting.

The agenda was changed to accommodate guests in attendance.

## **REFERRALS**

**239 E. Montauk Hwy, Hampton Bays (CPI)** – Guest Robert Strada discussed the requested removal of two portions of the Canoe Place Inn: a portion at the rear of the left/western volume's north side, north of its main northern enclosure wall and identified in a blue rectangle on drawing A1.11 dated 5/18/16 in "Canoe Place Inn Hampton Bays, New York Phase One Removals Report." The date of this portion is unknown. It is found to be non-historic and non-character-defining. The chimney and wall associated with the left/western volume's main northern enclosure are original and will remain intact. The second portion is a small wing at the far east of the Inn most recently used as restrooms. This portion is identified with another blue rectangle on drawing A1.11 dated 5/18/16 in "Canoe Place Inn Hampton Bays, New York Phase One Removals Report." It is thought to have been built in the 1940s, is considered non-historic and non-character defining. The LHDB reached consensus to have no objection to the demolition of the two referenced building portions.

## **CONSTRUCTION PERMIT APPLICATIONS**

**520 Montauk Hwy, Shinnecock Hills** – Member Spanburgh described the proposed scope of work as well as the historic value of the structure, its level of integrity, and changes that have been made to the structure over its lifetime. The proposed work appears sensitive to the existing architectural character of the home, will not alter the overall form of the home, and will result in minor modifications made to exterior windows, doors, and dormers in order to accommodate an

interior elevator. The LHDB reached consensus to not object to the construction permit application and encourages the owner to consider landmark designation.

**700 Lumber Lane, Bridgehampton** –Member Wesnofske circulated a draft report regarding the property’s history and the proposed work to LHDB members before the meeting. The kitchen will be rebuilt, windows will be added as well as an addition to the north/rear. The front façade will not be changed. The LHDB reached consensus to not object to the construction permit application.

**628 Lumber Lane, Bridgehampton** – The property is currently vacant; the proposed work involves reconstructing four period structures on the property, one to serve as a garage and three others (one from Bridgehampton, one from Vermont, one from upstate New York) to be joined together to function as one residence. Discussion regarding whether or not this application should be considered new construction took place; current codes will be followed/met. Consensus was not reached. Member Wesnofske commented that moving buildings is not a new idea for Southampton. Bringing other buildings from New York and Vermont retains their New England history/recreates them, and adds value to the community. Member Spanburgh commented that the buildings are not being moved, but that their timber frames only are being reconstructed which is not the same as relocating buildings. The LHDB reached consensus to not object to the construction permit application.

#### **DEMOLITION PERMIT APPLICATION**

**430 Montauk Hwy, Quiogue** – Proposed demolition of a circa 1930 cottage in poor condition. It has not been previously identified as a historic resource nor is it surrounded by other historic resources. It does not appear to meet any criteria for landmark consideration. The LHDB reached consensus to not object to the demolition permit application.

**373 Bridgehampton-Sag Harbor Turnpike** – Member Wesnofske circulated a draft report regarding the property’s history to LHDB members before the meeting. Member Spanburgh thinks the structure may be landmark eligible and notes that several similar modest vernacular buildings survive in the vicinity. The LHDB reached consensus to object to the demolition permit application.

**77 Dune Rd, Bridgehampton** – Member Wesnofske circulated a draft report regarding the property’s history to the LHDB members before the meeting. While the existing accessory/subject structure bears some resemblance to the original summer cottage on the property, it is uncertain whether or not it is original to the site. Most of the turn of the century structures along this stretch of Dune Road have been removed. The vicinity has been significantly redeveloped over the past 30-50 years. The LHDB reached consensus to not object to the demolition permit application.

#### **CONSTRUCTION PERMIT APPLICATIONS**

**10 Hildreth Street, Noyac** – A construction application for this property was previously reviewed in May of 2016. The LHDB objected to that application and considered the property to be landmark eligible. Despite the LHDB’s objection, the work was done. The present application involves a new front porch roof (which has already been completed). As the property’s historical

integrity has now been severely compromised, the LHDB reached consensus to not object to the present construction application.

**1050 Head of Pond Road, Water Mill** – Member Clark circulated a draft report regarding the property’s history and proposed work to LHDB members prior to the meeting. The proposed work involves adding a shed dormer on the left side of the circa 1927 house, along with other window and patio changes. The property has not been previously identified as a historic resource and does not appear to meet any criteria for landmark consideration. The LHDB reached consensus to not object to the construction application.

**CERTIFICATE OF APPROPRIATENESS APPLICATIONS** – None.

**REFERRALS**

**2272 Montauk Hwy, Bridgehampton** – The LHDB reviewed plans and drawings of a modern glass accessory structure proposed to be built on the site and situated nearer to Main Street than the existing structure on the property. The LHDB reached consensus to object to the construction permit application. The LHDB would prefer an alternative location of the proposed structure on the site, closer and more secondary to the present structure on the property. As proposed, the new structure will seriously disturb the historic character of the downtown Bridgehampton Main Street vicinity, which is historic district eligible.

**90 Jule Pond Rd, Water Mill (Former Henry Ford Estate “Fordune”)** – Member Clark circulated a draft report about the proposed subdivision to LHDB members prior to the meeting. The LHDB reviewed the proposal to carve off four new lots from the Fordune/Henry Ford Estate. The LHDB reached consensus to not object to the subdivision as none of the existing structures on the Ford estate are proposed to be altered or removed.

**PENDING LANDMARK APPLICATIONS**

1. 628 Ocean Rd, Bridgehampton – No news.
2. 121 South Road, Westhampton – Waiting for feedback from owner of draft property history.

**OTHER MATTERS**

**1. Demolition and Construction List Update** – Member Clark forwarded year end reports and noted there were 38 demolition and 75 construction applications for 2016.

**2. ZBA/PB/ARB/CB Pending Applications** – Laffalot/11 Ochre Lane, Shinnecock Hills is on the ZBA agenda for Thursday, Jan. 19. The owner is requesting a variance to build a house which exceeds the allowable envelope (to replace the existing home – Laffalot) than can be built as of right on the property.

**3. Tupper Boathouse, NS Update** – The steering committee will be meeting on January 23. There will be a meeting with the Town Board on January 25<sup>th</sup> regarding CPF fund review (recreation and historic designations).

**4. Ellis Squires Sr. House, HB Update** – No news.

**5. Brewster House, 1380 Flanders Rd, FL Update** – Member Young met with the current owner, Jamie Minnick who has expressed an intention to attend a LHDB meeting to update the board on his plans to improve the property.

**5. Tuckahoe Road Closing/Re-routing Discussion** – LHDB draft letter to the Town Board is pending. (The matter before the Town Board is on hold pending information about Southampton Hospital’s future plans for the college site.)

**6. Code Amendments to Chapter 123** – Pending Town Attorney input.

**NEW BUSINESS**

1. Suffolk Museum – “Love of the Land” exhibit through March 2017.

2. Remsenburg Academy landmark designation news release to be timed with landmark plaque arrival.

3. Benjamin House, Flanders. The owner has expressed interest in landmark designation. Member Spanburgh is to forward a letter.

**Meeting Adjourned at 9:39pm.**

**NEXT MEETING: February 21, 2017 at 7:00 pm.**

Submitted by Janice Scherer; edited by Sally Spanburgh.

**Structures Available for Relocation:**

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

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

59 Wickatuck Drive, Noyac

28 Highland Terrace, Bridgehampton

27 Cedar Crest Lane, North Sea (“Hazetma”)

19 Brushy Neck Lane, Westhampton

373 Bridgehampton-Sag Harbor Turnpike, Bridgehampton

77 Dune Road, Bridgehampton