

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes February 21, 2017
Town Council Conference Room, Second Floor
Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Stephanie Davis, Ed Wesnofske, Sally Pope, Sarah Pleat, Bill Heine, Susan Sherry Clark, Sheila Comparetto, Janice Jay Young

Absent: Sally Spanburgh

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

Guests:

- Tim Sieger – Builder representing 156 Church Lane, Bridgehampton
- Jose L. Cruz and Jorge Andy Cruz – Builder and contractor representing 55 Halsey Lane, Bridgehampton
- Brian Johnson – Owner representing 135 Sebonac Road, Tuckahoe
- John Mazzeo – Owner representing 46 Bay Ave W, Hampton Bays
- Ernie Hutton – Owner representing 17 Woodbridge Lane, Quogue

MEETING AGENDA

The meeting was called to order at 6:58 pm.

The December minutes were approved with a minor correction. Member Wesnofske motioned to approve the December minutes and Member Pleat seconded the motion; all LHDB members present were in favor.

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

DEMOLITION AND CONSTRUCTION PERMIT APPLICATIONS

156 Church Lane, Bridgehampton – Member Wesnofske drafted a report and circulated it to the LHDB. He briefly noted the demolition that was proposed and discussed the findings documented in his report. The LHDB reached consensus to not object to the proposed demolition of the accessory structure (pool house).

55 Halsey Lane, Bridgehampton – Member Wesnofske drafted a report and circulated to the LHDB. He discussed the history of the property and noted that the previous owners of the property were not of any historic significance. He also noted the house had been previously modified by additions. The house was identified in the Town's Historic Resources Report and the surrounding area has the potential of becoming an historic district. The primary concern appeared to be the size of the proposed addition as it may impact the surrounding area. Guest Jose Cruz noted the owner wants to increase the size of the structure due to their growing family but will try to maintain the original look of the house. The LHDB reached consensus to object to the proposed construction due to its size and visual impact a potential historic district.

135 Sebonac Road, Tuckahoe – Members Clark and Comparetto drafted a report and circulated to the LHDB. Member Comparetto described what was proposed and noted the AYB of 1940 appears to be incorrect as the structure is seen on 1930 & 1938 maps. She explained that an addition was made in 2004 and very little original materials appear to be left. This structure does not appear to have any historic significance. Guest Brian Johnson noted that this property was formerly two lots that were merged into one. The LHDB reached consensus to not object to the proposed construction.

46 Bay Ave W, Hampton Bays – Member Pleat drafted a report and circulated to the LHDB. She described what is proposed, discussed the history of the structure, and noted that it was listed in the Town's Historic Resource Survey. She also noted the proposed work does not appear to interfere with the historic significance of the structure and the home could be considered for landmark designation under criteria "A" and "C". Member Davis noted that the apparently original framing was being retained, but the windows had been previously replaced. Guest John Mazzeo inquired about the year built and Member Pleat responded with an AYB of 1850. The LHDB reached consensus to not object to the proposed construction.

17 Woodbridge Lane, Quogue – Member Heine drafted a report and circulated to the LHDB. This property is identified as an historic resource in the Town's Historic Resources Survey. He pointed out that previous

construction work on this property had been reviewed by LHDB in 2015 and the construction completed was in keeping with what the LHDB had requested. He discussed the proposed additional construction, which would not be detrimental to the historic character of the property. The LHDB reached a consensus to not object to the proposed additional construction.

206 Mecox Road, Water Mill – Member Clark drafted a report and circulated to the LHDB. She explained the history and described the structure. She noted the property is listed in the Town’s Historic Resource Survey and the Hamlet Heritage Report. There was a previous addition that was sympathetic with the rest of the structure. She noted that there was some historic significance associated with previous owners of the house and that the property retains a strong historic farm presence. The LHDB reached consensus to object to the proposed demolition and to recommend relocation of the structure or re-use of the historic materials.

17 Cedar Lane, Remsenburg – Member Heine drafted a report and circulated to the LHDB. He described the structure and proposed renovations and noted there was a section of the house from 1790 that was in good condition. The house was added onto in the 1800s and 1900s and it appears the existing materials retain historic interest and value. He explained that even though original material will be used for some of the new construction, the exterior appearance will be completely changed such that the 1790s section will not be discernable. Also, all the windows, many of which appear to be in good condition and original, will be removed and replaced. The LHDB reached consensus to object to the construction as proposed and to recommend that the original timber framing, windows and doors be reused on the new project or donated for adaptive reuse in the community. The LHDB further recommended maintaining the mass and roof lines of the 1790s section.

700 Montauk Highway, East Quogue – Member Pope drafted a report and handed out copies to the LHDB. She described the house, which is identified as an historic resource, and noted its historic features. She noted the features that are going to be replaced, including a number of apparently original windows and a stained glass window. The LHDB reached consensus to not object to the proposed construction in general, but to recommend repair and re-use of the original windows and doors to retain the historic character of the structure.

39 Central Ave, East Quogue – Member Pope drafted a report and circulated to the LHDB. This property is identified as an historic resource. She noted that parts of the sill plate will be replaced and the inside of the house will be upgraded. It was also noted that exterior shingles would be replaced, but it was not clear if this pertained to the sill replacement area only. The LHDB reached consensus to not object to the proposed work and to recommend using period-appropriate wood shingles.

72 Bay Ave W, Hampton Bays – Member Pleat drafted a report and circulated to the LHDB. She described the structure and noted that it appeared to have been previously renovated and porches added. She noted that she was unable to find historical images, events or persons in relation to this structure, which is not listed in the Town Historical Resource Survey. The LHDB reached a consensus to not object to the proposed construction.

13 Lily Pond Lane, Eastport – Member Davis drafted a report and circulated to the LHDB. She noted that the entire interior has been gutted and windows have been replaced. It also appears there have been additions in the past due to the appearance of the exterior. The property is not identified as an historic resource and the proposed work is in keeping with the character of the neighborhood. The LHDB reached consensus to not object to the proposed construction.

358 Montauk Highway, Eastport – Member Davis drafted a report and circulated to the LHDB. She noted the house was listed in the Town’s Historic Resource Survey and is located in an historic area. It was vacant for many years and was previously renovated, with much of the exterior materials replaced, for re-occupancy. The form of the original house, which has been added onto, remains present and evokes its historic past. There was much discussion on the position of the solar panels and it was concluded that as the solar panels would be placed on the newer portion of the house and there are not suitable options for other locations of the solar panels due to the position of the structure, the LHDB reached consensus to not object to the proposed construction.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS – None at this time.

REFERRALS – None at this time.

PENDING LANDMARK APPLICATIONS

1. **628 Ocean Road, Bridgehampton**–No news.

2. **121 South Rd, Westhampton** – A draft of the historic report for the property was sent to the owner.
3. **916 Flanders Rd, Flanders (A.J. Dunbar House)** – Member Young noted that she did not have the completed owner’s consent form yet. She shared a picture of the house and described the house and surrounding area.

OTHER MATTERS

1. **Demolition and Construction List Update** – In progress. Member Clark inquired about a 2016 Building Permit that was issued without LHDB referral/review for a c. 1900 structure at 10 Schwenks Road in Water Mill.
2. **ZBA/PB/ARB/CB Pending Applications** – The Planning Board has the Pattern Book for Hampton Bays in progress. The Planning Board also has 540 Main Street in Quogue, which is back on as a subdivision.
3. **Tupper Boathouse, NS Update** – Member Comparetto noted that the Southampton Press had a nice article about the property, but it did not mention the work of Sally Spanburgh, Bridget Fleming, or the NY State Department of Parks.
4. **Ellis Squires Sr. House update** – Member Pleat noted that the Town Board passed a resolution granting stewardship to Robert Strada’s firm.
5. **Brewster House (1380 Flanders Rd, Flanders) Update** – No Update.
6. **Tuckahoe Rd Discussion** – No Update.
7. **Chapter 123 Code Amendments**–As per David Wilcox, the amendments are still in Town Attorney’s office.
8. **628 Lumber Lane, Bridgehampton – “historic” status and HERS requirements waiver request** - The discussion of this application was continued from the last meeting as there is some concern about the definition of an historic structure and how it relates to the energy code. Member Davis inquired what would happen if they did not get the HERS waiver – would this reduce the reuse of the original materials in the reconstructed buildings? Member Heine responded that if they do not get the HERS waiver a lot of the original materials, including the windows, may have to be replaced with more modern materials to meet code. It is possible that the request for relief from HERS could come as a separate referral from the Building Department as it was not included in the Building Department cover sheet for the construction application. After much discussion, the LHDB reached a consensus to not object to the proposed construction, but to refrain from a direct response regarding the HERS requirements waiver.

NEW BUSINESS

41 North Phillips Avenue, Speonk – Member Davis received a referral from the Planning Department regarding this change of zone request. She explained the history of the property and the proposed redevelopment. This property is listed in the Historic Resource Survey and there is a train station building in the area that is also recognized as historic. The subject property structure is significantly deteriorated. After discussion, it was agreed that Member Davis would circulate a proposed response to the Planning Department for LHD review.

Meeting Adjourned at 10:21 pm.

NEXT MEETING: March 21, 2017 at 7:00 pm.

Submitted by Janet Johnson; edited by Stephanie Davis.

Structures Available for Relocation:

90 Wild Goose Lane, Bridgehampton (Portion of Rose-Hand House, Hayground)
11 Ochre Lane, Shinnecock Hills (Laffalot, Art Village)
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
206 Mecox Road, Water Mill