

## Some of Southampton's historic and scenic resources?

- Buildings between 60 and 350 years old which reflect the Town's development as well as founding family genealogies.
- Neighborhoods of concentrated historic structures in all town hamlets.
- Hundreds of landmark-eligible homes, farm buildings and other structures scattered throughout the township.

## How is a Town landmark or historic district designated?

**Nomination:** Anyone can nominate a landmark or district for designation with owner consent. Simply fill out the form available via the town website and submit it to the Landmarks Board. The Town Board or the Landmarks Board can also initiate this process.

**Designation:** The Landmarks Board reviews all nominated buildings and districts to determine eligibility and makes recommendations to the Town Board. The Town Board officially designates both individual landmarks and historic districts, pending appropriate notifications, input from other boards, and public hearings.

## What happens once a structure or district is designated?

A Certificate of Appropriateness is required from the Landmarks Board for any alterations visible to the public. A Certificate of Appropriateness is not required for changes to interior spaces or for the ordinary maintenance and repair of the exterior which does not involve a change in design, material, color or outward appearance. The Landmarks Board has 60 days to approve, modify, or deny an application for a Certificate of Appropriateness. An applicant whose certificate of appropriateness has been denied may apply to the Zoning Board of Appeals for relief on the ground of hardship. **To view the Landmarks Board rules and regulations, see Article XXVIII of Chapter 330 (Zoning) of the Town Code, accessible on the Town's Website.**

*"Historic preservation is a responsibility movement rather than rights movement. It is a movement that urges us toward the responsibility of stewardship, not merely the right of ownership."*

Donovan D. Rypkema

## The Landmarks & Historic Districts Board

The Town Landmarks and Historic Districts Board consists of nine Town residents appointed by the Town Board with experience in architecture, architectural history, archaeology, local history, law, historic preservation and/or real estate. All Board members have demonstrated significant interest in and commitment to historic preservation and have interests in historic, cultural and architectural development within the Town of Southampton.

The Landmarks Board conducts surveys and makes recommendations to the Town Board for designation of properties as Town Landmarks and/or Historic Districts. Recommendations for designation are based on the following criteria:

- Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
- Is identified with historic personages; or
- Embodies the distinguishing characteristics of an architectural style; or
- Is the work of a designer whose work has significantly influenced an age; or
- Because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

### Current Landmarks Board Members:

Sally Spanburgh, Chair; Stephanie Davis, Vice-Chair; Charles Bellows; Susan Sherry Clark; Gary Cobb; Jeffrey Gibbons; Nancy Mullan

## Historic Preservation in Southampton



Dr. Edgar Mulford House, 1878, Bridgehampton



Rosemary Lodge, 1884, Water Mill



Luther Rogers Homestead, c. 1750, Remsenburg

Town of Southampton  
**Landmarks & Historic Districts Board**  
116 Hampton Road, Southampton, NY. 11968  
[www.southamptontownny.gov/Landmarks](http://www.southamptontownny.gov/Landmarks)  
(631) 283-6000

## Why Designate Historic Districts and Landmarks?

### Southampton's Historical Significance

*“The historic and cultural past of Southampton is integral to its sense of place, sense of community, economy and attraction as a visitor destination and second home market. In order for these resources to be adequately protected, this historic identity must be recognized and interwoven into the fabric of the Town's future development.”* Town of Southampton 1999 Comprehensive Plan

We are fortunate to have many surviving buildings from all eras—ranging from the turn-of-the-century buildings in many of the Town's downtown hamlet areas, to the many 17th, 18th and 19th century houses scattered throughout the Town.

However, many of these historic architectural treasures are not protected by current zoning codes. Numerous examples of structures lost to demolition over the last ten years exist, including The Moorlands and Norman Jaffe's Raynes House in Southampton Village, the Jackson House in Hampton Bays, Bayberry Land in Sebonac, the Hunting House and the Elaine Benson Gallery in Bridgehampton, and the original parsonage to the Westhampton Presbyterian Church in Quiogue. Intense development pressure over the last few years has made the situation even more urgent. Without special attention, our cultural heritage, our unique architecture and areas of historic value spanning the last four centuries could be drastically reduced to only a few token reminders.

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## Benefits of Landmarks and Historic Districts Designation:

**Assures Future Preservation.** A structure that is designated as a landmark or is a contributing resource within a historic district is protected by a review process. It cannot legally be altered or demolished without receiving a Certificate of Appropriateness from the Landmarks Board.

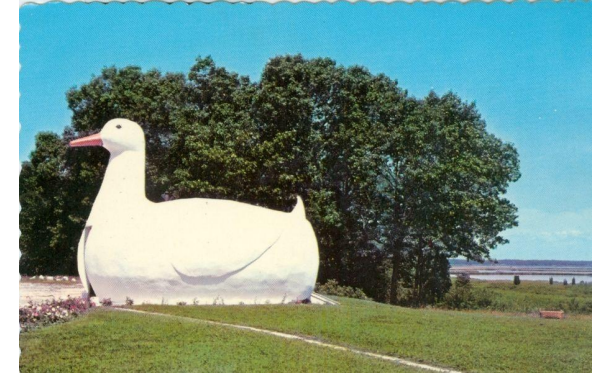
**Saves Energy:** “There's nothing greener than an existing building.”

**Tax Relief:** State and Federal tax credits of up to 20% can help offset renovation costs while Town property tax abatements and lucrative façade easements are available for designated properties.

**Creates Jobs:** Studies show that the same amount of money spent on renovation of historic structures creates more jobs, especially local jobs, than new construction does. Renovation is generally a more labor-intensive process, but in new construction more of the budget goes to the purchase of materials produced elsewhere.

**Economic Practicality.** Rehabilitation costs per square foot are often significantly less than the cost of new construction. Case studies presented at the National Trust for Historic Preservation conference on the "Economic Benefits of Preserving Old Buildings" demonstrate that the cost of rehabilitating old structures generally runs 25-33% less than comparable new construction. In addition, rehabilitation oftentimes bypasses lengthy development review processes, local neighborhood opposition, and zoning delays.

**Pride of Place.** Each of us is invested, personally and financially, in our neighborhood, which has its own identity that we value and gives us value in return. Zoning alone can't protect the community's historic integrity and distinctive character.



### Preservation Facts....

- Historic designations are not a violation of property rights. They are allowable under the U.S. Constitution and upheld by the Supreme Court. There are more than 2,000 historic districts in America today.
- Landmark designation does not restrict change in ownership or the transfer of title.
- Landmark designation does not restrict your ability to renovate a structure. Buildings have always been added onto and altered. While a review process will be required (which is free), the Town recognizes and respects owners' rights to improve their property.
- New construction in historic districts does not have to be in a traditional style.
- Historic Districts increase property values.
- Historic Preservation is good for business and stimulates the economy, job growth, and reinvestment in the community.
- Historic Preservation is not just about buildings, it is also about people. Buildings exhibit relationships with notable residents and help contribute to the documentation of family genealogies.
- Landmark designation isn't just for "pretty" buildings. Designated structures reflect our area's diverse cultural past and present.
- Historic buildings often perform better than newer construction in earthquakes and other natural disasters.