HPC REGULAR SESSION 7-10-17

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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Third Street Firehouse
Greenport, New York

July 10, 2017
5:05 p.m.

Before:

STEPHEN M. BULL - Chairman

DENNIS McMAHON - Member

SUSAN WETSELL - Member

ROSELLE BORRELLI - Member

EILEEN WINGATE - Village Inspector

KRISTINA LINGG - Building Department

Clerk
Item No. 1 - 111 Main Street

Motion to accept the signage application of Jacqueline Tuthill Sarkis, represented by Janice Claudio. This application was also seen before the Planning Board on July 6, 2017.
SCTM# 1001-5-38.1
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Item No. 2 - 744 Main Street

Discussion and possible motion on the application submitted by Mary Marland and Milton Jaimes. The applicants are proposing to construct a wood fence on their property, located at 744 Main Street.
SCTM # 1001-2-3-8.1
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Item No. 3 - 314 Main Street

Discussion and possible motion on the signage application of the Gallery
Bar, represented by James Bennett, Agent.

This application was also seen before the Planning Board on July 6, 2017.

SCTM # 1001-4-7-27

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Item No 4 - 624 First Street.

Discussion and possible motion on the written resolution for the demolition of the rear portion of the former Methodist church. This was formerly approved by the HPC on April 3, 2017.

SCTM # 1001-2-6-49.1

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Item No. 5

Motion to accept the minutes of the June 5, 2017 meeting.

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Motion to schedule the next HPC meeting for 5:00 p.m. on August 7, 2017 at the Third Street Fire Station.

Motion to adjourn.
CHAIRMAN BULL: We have a quorum. So we are starting the meeting. And it is 5:03. This is the Village of Greenport Village Historic Preservation Commission.

Those that are in attendance at tonight's meeting, starting with myself, I am Stephen Bull. To my right is:

MEMBER WETSELL: Susan Wetsell.
MEMBER McMahon: Dennis McMahon.

CHAIRMAN BULL: So we have a quorum. We have three people. We are expecting one more, but we can get right to business.

Item No. 1 - 111 Main Street
Motion to accept the signage application of Jacqueline Tuthill Sarkis, represented by Janice Claudio. This application was also seen before the Planning Board on July 6, 2017.
SCTM# 1001-5-38.1

I have a question for Eileen Wingate. Is the sign already up?

MS. WINGATE: The sign is already
there. The sign was -- several years ago they had a store front on Front Street in the Galleria Building. So they are just going to reuse the sign. Previously it was not in the Historic District.

MEMBER McMAHON: Well, I don't see nothing wrong with it.

CHAIRMAN BULL: I like it.

MEMBER McMAHON: I like the lettering. I like the color. And its small.

CHAIRMAN BULL: It doesn't quite fit underneath the glass. It is appropriate to the -- to the style of the neighborhood. The question is -- the view. It is a three-quarter view. And I think it is respecting all of the issues that are important to us like its placement in the neighborhood. It is not outrageous. So I make a motion to accept the sign as is.

MEMBER McMAHON: I second it.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.
CHAIRMAN BULL: Aye.

(Whereupon, Roselle Borrelli entered the meeting room.)

CHAIRMAN BULL: Introduce yourself.

MEMBER BORRELLI: Roselle Borrelli.

CHAIRMAN BULL: We now have four in attendance. We are going to move on.

Item No. 2 - 744 Main Street.

Discussion and possible motion on the application submitted by Mary Marland and Milton Jaimes. The applicants are proposing to construct a wood fence on their property, located at 744 Main Street.

SCTM # 1001-2-3-8.1

You're Mary?

MS. MARLAND: Yes.

CHAIRMAN BULL: Hi Mary. Mary has a child resting.

MEMBER McMAHON: That is good.

Give parents all the room if the world.
Well this seems to be the nicer end of the fence lines that we have come against. And I am liking it. I understand the survey. It seems pretty cut and dry.

CHAIRMAN BULL: Ms. Wingate, are there any other signs of signage -- I mean --

MS. WINGATE: Fences.

CHAIRMAN BULL: Yes. Fences of similar line that are depicted?

MS. WINGATE: Of this particular wood fence?

CHAIRMAN BULL: Yes. Depicted in the photograph?

MS. WINGATE: Yes. It is a preferred fence because it is a good neighbor fence.

CHAIRMAN BULL: Yes.

MS. WINGATE: Which means it doesn't have a bad side.

CHAIRMAN BULL: So a good neighbor fence. And the material is cedar. I assume you are going to be
painting?

MS. MARLAND: Not unless you tell me I have to.

MEMBER McMAHON: No. It is a good choice.

CHAIRMAN BULL: It is a good choice, the latter, not to paint.

MS. MARLAND: Okay.

CHAIRMAN BULL: I think.

MS. MARLAND: Maintenance.

MEMBER McMAHON: The only thing I see it says six inch private fence.

MS. MARLAND: I meant six foot.

MEMBER McMAHON: It is quite all right.

CHAIRMAN BULL: I also saw that. It thought it was very cute.

I make a motion to approve the double sided privacy fence, cedar, six foot. It is keeping with other fences that are in Greenport.

MEMBER McMAHON: I make a motion to approve.

CHAIRMAN BULL: I second.
All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

CHAIRMAN BULL: Aye.

The next item on the agenda.

Item No. 3 - 314 Main Street

Discussion and possible motion on the signage application of the Gallery Bar, represented by James Bennett, Agent.

This application was also seen before the Planning Board on July 6, 2017.

SCTM # 1001-4-7-27

MEMBER BORRELLI: That is the old -- the old Petite Crickery.

MR. BENNETT: My name is James Bennett. I represent the owner. The owner asked if we can change the color to black. The picture that is shown has a blue door. I don't know why it was blue when they took that picture but it is actually white.

So I did -- I figured I bring a little more accurate -- I should have
made more copies. We want the lettering and the trim on the sign to be black.

CHAIRMAN BULL: So is it going to be like a solid white door.

MR. BENNETT: Well, I did that in photoshop.

CHAIRMAN BULL: Understand.

MR. BENNETT: It is a panel door. It is a very classic door.

CHAIRMAN BULL: Yes. There are two panels on each side.

MR. BENNETT: She asked if she could make it black instead of --

CHAIRMAN BULL: Yes. So the rest of the building color to remain the same?

MR. BENNETT: Yes.

CHAIRMAN BULL: Which looks like light blue.

MR. BENNETT: No.

MS. WINGATE: It is all vinyl siding, isn't it?

MR. BENNETT: Yes. We would like to change it. She would like to change it. The owner has spent a lot of money
renovating the place as is. She wants to not spend anymore if we can avoid it.

CHAIRMAN BULL: So what I'm looking at is a building shot in the shade. Therefore, it has the coloration of the sky, which is blue but it is actually white.

MR. BENNETT: Yes, it is white.

MEMBER McMAHON: Yes. I'm very familiar with this.

MR. BENNETT: Yes.

MEMBER McMAHON: I have seen it.

So it is a new sign. I think it is a lovely sign. I like the lettering.

MS. WINGATE: There is no dimensions.

MR. BENNETT: I had that --

MEMBER WETSELL: Six foot two.

MS. WINGATE: Thank you.

MR. BENNETT: That was just a quick --

MEMBER McMAHON: Got you.

CHAIRMAN BULL: I find this to be an attractive sign as well.
MEMBER BORRELLI: This is just a -- it could be the photoshop or whatever and it could be my eyes. It appears that the G is very, very big and then the E up in the little bar is very small and not --

MR. BENNETT: That is somebody's custom font. Why -- some people think on the other side of the brain. I don't think on that side. I don't understand it either.

CHAIRMAN BULL: The A and the R are consistent, the same. It draws attention to the word, gallery.

MR. BENNETT: You have to look twice.

MEMBER WETSELL: It is just the style.

MEMBER BORRELLI: I think the sign is pretty.

MEMBER McMAHON: I make a motion to approve.

MEMBER BORRELLI: Second.

CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: Aye.

MEMBER BORRELLI: Aye.

MR. BENNETT: Thank you very much.

CHAIRMAN BULL: Next, Item No 4 - 624 First Street.

Discussion and possible motion on the written resolution for the demolition of the rear portion of the former Methodist church. This was formerly approved by the HPC on April 3, 2017. SCTM # 1001-2-6-49.1

I will read the findings and written determination now.

Village of Greenport, Historic Preservation Commission. Application of James Olinkiewicz for a Certificate of Appropriateness. 625 First Street Former Methodist Church Sanctuary. SCTM: 1001-2-6-49.1

Findings, Determination and Decision. Background of Application.
The application by James Olinkiewicz, the applicant, as the contract vendee of the property 625 First Street, for a Certificate of Appropriateness as provided by the Code of the Village of Greenport Section 76-5 for an alteration at the property 625 First Street, which is the site of the former Methodist Church Sanctuary, the Church Sanctuary.

The applicant seeks to keep and restore the 1881 Church Sanctuary and remove the later rear portion of the building. The Church Sanctuary was constructed in 1881 after a fire, and the portion that is proposed to be removed was added in the 20th century, after its initial construction. The area of the Church Sanctuary to be retained and the later additions to be removed are depicted in four photographs dated April 3, 2017 that are attached to and made part of this Decision.

An application for subdivision approval was submitted by the Applicant...
to the Greenport Village Planning Board pursuant to Chapter 118 Subdivisions of the Village Code -- Greenport Village Code. The subdivision application provided for the removal of a portion of the Church Sanctuary in order to reduce the building size on the lot.

The application was heard and considered by the Historic Preservation Commission at a public meeting on January 9, 2017 and then discussed at a public meeting of the Historic Preservation Commission on February 6, 2017, March 6, 2017 and April 3, 2017, and a public hearing on the application was also conducted on March 6, 2017.

The Historic Preservation Commission conducted a site visit at the site 625 First Street on January 9, 2017, prior to the January 9, 2017 public meeting. In attendance at the site visit were the applicant, James Olinkiewicz, and the members of the Historic Preservation Commission.
The matter of the application then came before the Historic Preservation Commission at the January 9, 2017 meeting. The Applicant made a presentation at the meeting and accepted comments from the members of the Commission.

After visiting the location of the Church Sanctuary and based on the presentations by the applicant at the Historic Preservation Commission's regularly scheduled meetings, and the public hearing conducted on March 6, 2017, and after review and consideration of the Village of Greenport file and records on this matter and the responsibilities of the Historic Preservation Commission pursuant to Chapter 76 of the Greenport Village Code, the Village of Greenport Historic Preservation Committee members Stephen Bull, Roselle Borrelli, Dennis McMahon, Caroline Waloski and Susan Wetsell make the following findings and determinations.
regarding the allocation to remove a portion of the structures of the Church Sanctuary and its manse at 625 First Street with the church fronting Main Street. Suffolk County Tax Map: 1001-2-6-49.1

Findings: 1. The removal of the portion of the Church Sanctuary that is in the rear of the building and which was added, is a major alteration as intended by the definition of Major Alteration provided in Section 76-2 of the Greenport Village Code: "Major Alteration: any alteration, construction, removal or demolition of a landmark or structure which may significantly impair the historic and architectural appearance or features of the landmark or historic district." And a public hearing was conducted on the application on March 6, 2017.

2. Overall, the Church Sanctuary will completely retain its historic appearance and the interior rebuilt to
meet the needs of a single-family residence. By photo-documentation method the applicant will provide the HPC and Building Department with elevations of all sides of the Church Sanctuary with the understanding the every architectural element visible in the photo-elevations will be preserved as is including and not limited to all stain glass windows, two towers with wind vanes, 2 door entrance way.

3. The later addition as shown on the survey can be demolished thus requiring the reconstruction of the former West wall and portions of the South corner of the Church Sanctuary to the 19th century style of the entire structure.

4. An inventory of all stained-glass windows in the later addition will be photo documented and the documentation will be provided to the HPC and the Building Department. These stained glass windows will be removed and
placed into the rebuilt West wall of the Church Sanctuary.

5. As the reconstruction of the West wall will now face a large backyard and the Church Sanctuary and the structure becomes a single-family residence the addition of glass windows will be reasonable allowed following the approval of future elevations of the West wall presented to the HPC and the Greenport Village Building Department.

6. By this method all elements of the Church Sanctuary will remain on site.

7. The manse at 625 1st Street will maintain its current appearance in all respects.

8. In order for the Applicant to preserve the historic nature of the remaining structure and property the Applicant must comply with the following conditions:

A. All stained-glass windows and architectural details of the Church
Sanctuary facing East toward Main Street will be preserved and maintained in place without removal.

B. With regard to the main entrance of the Church Sanctuary, the two entrance doors will remain and be restored as would be appropriate to a 19th century Church Sanctuary.

C. The HPC has no issue with the removal of the handicap access ramp leading to the Church Sanctuary provided the ramp is not required by a State or Local code.

D. All stained-glass windows facing and architectural details of the Church Sanctuary North and South walls of the nave will be preserved and maintained in place without removal.

E. In a case where the clear glass windows and ventilation is required in these stained glass windows, then the portion of the stained-glass window that acknowledges the contributions made by local parishioners: Remembrance Window,
will be replaced with clear glass and
that portion of the stained glass window
will be removed and preserved as provided
herein.

F. Each Remembrance Window
removed will either be reused in the
reconstruction of the West wall as
previously indicated, or placed in the
care of the Sterling Historical Society.

G. With regards to the
exterior siding of the Church Sanctuary
the applicant may remove and repair and
re-install the siding or replace the
siding provided the siding or clapboard
matches the existing siding or clapboard.

H. The front door shall be
preserved and used on site.

9. That the building or
structure for which the permit was
requested, if erected or altered in
accordance with the submitted plan, would
be compatible with principles of Chapter
76 of the Greenport Village Code, would
not be visually offensive or
inappropriate by reason of poor quality
of exterior design, monotonous similarity
or visual discord in relation to the
sites or surroundings, would not mar the
appearance of the area, would not impair
the use, enjoyment and desirability and
reduce the values of properties in the
area, would not be detrimental to the
character of the neighborhood, would not
prevent an appropriate development and
utilization of the site or of adjacent
lands and would not adversely affect the
functioning economic stability,
prosperity, health, safety and general
welfare of the community.

10. That it is not feasible to
preserve or restore the portion of the
building that the Applicant seeks to
remove, taking into consideration the
economic feasibility of alternatives to
the proposal and balancing the interest
of the public in preserving the building
or structure or portion thereof and the
interest of the owner thereof in its
utilization. In the event that the demolition or removal is approved, the property shall be left in a manner which will be compatible with the existing character of the neighborhood and will have no adverse impact on any adjacent properties within an historic district.

Determinations: The Greenport Village Historic Preservation Commission hereby determines after consideration of the following principles as they apply to the exterior features of the Church Sanctuary and the property and the proposed alteration provided the Applicant complies with the required conditions:

1. That the properties which contribute to the character of the historic district shall be retained, with their historic features altered as little as possible.

2. Any alteration of an existing property shall be compatible with its historic character or with the
character of the surrounding historic district.

3. New construction shall be compatible with the historic district in which it is located.

4. That with respect to the principle of compatibility:

A. The proposed alteration and removal of a portion of the Church sanctuary is compatible with the general design, character and appropriateness to the property of the proposed alteration or new construction.

B. The scale of the proposed alteration and removal of a portion of the Church is compatible in relation to the property itself, surrounding properties and the neighborhood.

C. The proposed alteration and construction is compatible with the texture, materials and color and their relation to similar features of other properties in the neighborhood.

D. The project and alteration
is visually compatible with neighboring properties that are in public view, including the proportion of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof shape and the rhythm of spacing of properties on street, including setback.

5. The project and alteration respects the importance of the historic, architectural or other features to the significance of the property.

6. The project and alteration are compatible with the United State Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, February 1978 revision.

Therefore, the Greenport Historic Preservation commission hereby determines that the application is granted and that a Certificate of Appropriateness shall be issued for the proposed removal of a portion of the rear of the Church
Sanctuary as proposed in the plans of Matthew Sherman, P.E., dated July 1, 2017.

Motion to adopt. I don't have a record here of who made that motion. I believe I made that motion. We had seconded. We had in favor and we had one against. These details will be filled in from our existing records.

Date of Determination was made on February 6, 2017. This document will be signed by Stephen Bull, Chairperson Greenport Village Historic Preservation Commission, Village of Greenport, 236 Third Street, Greenport, New York 11944.

So that is what a written determination sounds like. Do we have any questions or any comments that we want to make?

MEMBER McMAHON: This is for the records.

CHAIRMAN BULL: This is for the records. This is for the historic records that we did make a determination.
So when people come back to look they will look at this when making a determination of such importance.

I make a motion to accept.

MEMBER McMAHON: I second.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: Any opposed?

MEMBER WETSELL: No.

CHAIRMAN BULL: Okay. That is done. Thank you.

Motion to accept the minutes of the June 5, 2017 meeting.

I make a motion to accept the minutes of that meeting.

MEMBER McMAHON: I second.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Item No. 6.

Motion to schedule the next HPC meeting
for 5:00 p.m. on August 7, 2017 at the Third Street Fire Station in which we reside. Does that work for everybody?

MEMBER BORRELLI: Yes.
MEMBER WETSELL: Yes.
MEMBER McMAHON: Yes.

CHAIRMAN BULL: Okay. We voted on that. We agreed on that. I have a motion to adjourn. Does anyone want to second that?

MEMBER McMAHON: Second.

CHAIRMAN BULL: That is the end of that meeting. Thank you.

(Whereupon, the meeting was adjourned 5:30 p.m.)
STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary Public within and for the State of New York, do hereby certify:

The witness whose deposition is hereinbefore set forth, was duly sworn by me and that such deposition is a true record of the testimony given by such witness.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am not in any way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand.

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Barbara D. Schultz