HPC   AUGUST 7, 2017

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

August 7, 2017
5:05 p.m.

Before:

STEPHEN M. BULL - Chairman
DENNIS McMAHON - Member
SUSAN WETSELL - Member
CAROLINE WALOSKI - Member

KRISTINA LINGG - Building Department
Clerk

PAUL PALLAS - Village Administrator
Item Number 1 - 528 First Street.

Discussion and possible motion on the application submitted by North Fork Housing Alliance. The applicant is proposing renovations to the interior and exterior of the property at 528 First Street.

SCTM # 1001-4-3-3

Item Number 2 - 426 First Street.

Discussion and possible motion on the application submitted by North Fork Housing Alliance. The applicant is proposing renovations to the interior and exterior of the property at 426 First Street.

SCTM # 1001-4-7-3

Item Number 3 - 439 First Street.

Pages 9 - 22
Discussion and possible motion on the application submitted by Justin Bales, represented by architect, Tom Samuels. The applicant was before the HPC on June 5, 2017, at which time the project was approved. The applicant has made changes to the accessory structure for approval. 

SCTM # 1001-4-6-40

Item Number 4 - 161 Central Avenue.

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Discussion and possible motion on the application submitted by Joe and Kate Shanahan. The applicants are proposing interior renovations that would result in the relocation of the historic entry door.

SCTM # 1001-5-2-6

Item Number 5

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Motion to accept the minutes of the July 10, 2017 meeting.
Item Number 6

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

Item Number 7

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Motion to schedule the next HPC meeting for 5:00 p.m. for September 11, 2017 at the Third Street Fire Station.

Item Number 8

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Motion to adjourn.
CHAIRMAN BULL: Welcome everyone.
This the August meeting of the Historic Preservation Commission. My name is Stephen Bull. On my left.

MEMBER WALOSKI: Caroline Waloski.

CHAIRMAN BULL: And on my right.

MEMBER WETSELL: Susan Wetsell.

MEMBER McMAHON: Dennis McMahon.

CHAIRMAN BULL: We are calling this session to order. First on the agenda is item 1: Discussion and possible motion on the application submitted by North Fork Housing Alliance. The applicant is proposing renovations to the interior and exterior of the property at 528 First Street. SCTM # 1001-4-3-3.

Is there anyone here for the Housing Alliance?

MS. PALMORE: My name is Tanya Palmore, the Assistant Director for the North Fork Housing Alliance. And I am going to start -- we got notice two hours ago that we had to be here for the
meeting tonight. We didn't know it was scheduled. So the person who prepared the specifications for each project is out of town. So we are just asking if we can table this until the next meeting so he can be here and answer all of your questions diligently. Because I may not be able to answer all -- I am not as savvy as he is so I may not be able to answer all of your questions and stuff.

CHAIRMAN BULL: Understood. In looking over this material in advance, I noticed there is a lot of technical specifications here which is very useful when you are giving this job to outside vendors to contract as a description of work. But one of the things that we like to see here in the elevation drawings of what the project is going to look like at the end.

MS. PALMORE: Okay.

CHAIRMAN BULL: I drove by these locations and took pictures for my own notations. Let's see how it is going to
change in its exterior appearance.

MS. PALMORE: Okay.

CHAIRMAN BULL: To that end, from siding to windows to how the porch is going to be treated. So it would be very useful to see what -- how you are going to finish those.

MS. PALMORE: I will refer that to him. That is why when he comes to the next meeting he will have that. He is not here. I'm sorry.

CHAIRMAN BULL: That is fine. That is completely okay. I notice there was some details on the second item on the agenda, the 426 First Street -- because there is more detail on that building, which is, you know, very exciting to HPC, that we want to remain.

MS. PALMORE: Okay.

CHAIRMAN BULL: I make a motion to table Item Number 1 until our next meeting.

MEMBER McMAHON: I second it.

CHAIRMAN BULL: All in favor?
CHAIRMAN BULL: Let's talk about Item Number 2: 426 First Street.

Discussion and possible motion on the application submitted by North Fork Housing Alliance. The applicant is proposing renovations to the interior and exterior of the property at 426 First Street. SCTM # 1001-4-7-3.

I make a motion we postphone -- we will move this to the next meeting to discuss, so we can get a little more information from the applicant.

Do I have a second on that motion?

MEMBER WETSELL: Second.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Thank you.

MS. PALMORE: Thank you so much.
I appreciate it.

CHAIRMAN BULL: Item Number 3:

439 First Street. Discussion and possible motion on the application submitted by Justin Bales, represented by architect, Tom Samuels. The applicant was before the HPC on June 5, 2017, at which time the project was approved. The applicant has made changes to the accessory structure for approval.

MR. BALES: Yes. I am Justin Bales. We spoke before on the main house. We were talking about the renovations we were doing there. Tom Samuels, my architect, has amended the plans for the accessory structure.

At the time of the last meeting you had asked us to make the accessory structure more barn like in the renovations. Which is what we did, as you can see on the plans.

CHAIRMAN BULL: Okay. So let's take a look at the plans.

MR. BALES: Yes.
CHAIRMAN BULL: And we have to share, by the way.

MR. BALES: Basically the main changes were we removed the three lower windows on the east side of the building and replaced it with sliding doors.

MR. PALLAS: Where is that on the sheet?

CHAIRMAN BULL: There it is, right there, sheet number five.

MR. BALES: There was also some concern about the two curb cuts. We amended the site plan to drop one of the curb cuts as shown on the site plan.

CHAIRMAN BULL: I'm not well informed on the issue of curb cuts. We have only one curb cut now; is that correct?

MR. BALES: Yes, there is. For the driveway.

CHAIRMAN BULL: So will there be another curb cut?

MR. BALES: There will not be another curb cut.
CHAIRMAN BULL: So the --

MR. BALES: The current curb cut would be removed and we would move it to the garage, you know, the carriage house where the new entrance would be. That would be the curb cut we would have.

CHAIRMAN BULL: Okay. So where it looks like a double set of barn doors --

MR. BALES: Yes.

CHAIRMAN BULL: Would be where the new curb cut --

MR. BALES: Yes.

CHAIRMAN BULL: This is the part that is facing the street?

MR. BALES: Yes.

CHAIRMAN BULL: This part was the side that had sliding doors there in the past?

MR. BALES: It continues to have the sliding doors.

CHAIRMAN BULL: Will continue to have sliding doors to give it more of a barn like feeling.
MEMBER WALOSKI: Just love it.

Yeah.

CHAIRMAN BULL: Plus these other details here gives it a sense of history that it was once a barn.

MR. BALES: Yes.

CHAIRMAN BULL: I see that the hoist for the hay bales is still there.

MR. BALES: It is. It is currently there now. We are just going to leave it in its current position.

MEMBER WETSELL: Good idea.

MEMBER WALOSKI: Is that a window or a vent? Oh, a vent.

MR. BALES: That is an existing vent that is going to remain there.

CHAIRMAN BULL: The windows, are -- those are two over two. They are -- are they going to be Therma-Pa...
in need of repairs. So we have to replace them with some double hung and, you know, whatever looks appropriate. I don't know if you have any thoughts on that, Tom.

MR. SAMUELS: Yes. Should I come up to the --

MR. BALES: Sure.

MR. SAMUELS: Tom Samuels, architect, Cutchogue. The windows need to provide egress for the building code. And the existing windows do not. So it makes sense to replace them. Plus, in this day and age, even though with the house we have stepped up the original windows. These are for the most part not original windows in this building. So we feel it is appropriate to go to Anderson Windows. They will be impact resistant and energy efficient as well.

MEMBER McMAHON: True divided light?

MR. SAMUELS: Simulated divided light. So you have interior and exterior
here and there is a spacer bar in
between.

MEMBER McMAHON: Okay.

MR. SAMUELS: So it looks better.

MEMBER McMAHON: We accept that.

MR. SAMUELS: True divided light
they tend to be 8 and 3/8 or something
like that. They are really fat. These
look like true divided.

MEMBER McMAHON: Okay. Good.

CHAIRMAN BULL: That is
acceptable.

MEMBER WALOSKI: Yes.

CHAIRMAN BULL: So what other
things are we noticing about this?

MR. SAMUELS: I think the big
change was really lowering the floor to
the -- getting rid of the parking court
on the property all together. So they
are now going to have double size of the
garden in the back, which is nice. And
that allowed them to lower what was a
higher area and walk straight into this
garage, if it is not be used for cars.
If it were used as a space that is a part of the outside area of the house or whatever. Then that just changed. Then we brought the roof line that covers over the sliding track all the way across there. We just tried to amplify the carriage house aspect of this.

CHAIRMAN BULL: So the overhang over the doors, since there is a track, is there any kind of weather guard over the top of the track that I don't see?

MR. SAMUELS: That is that roof. That is where we built a little roof. There is now like a perfectly flat kind of roof that comes out over it. Which of course it depends entirely on flashing to work. So this is actually now a pitch -- a little bit more of a pitched roof so we can put a gutter there. We can seal the track. And it is kind of in keeping with the historical trend.

MEMBER WALOSKI: That exists is some of the house here already.

MR. SAMUELS: Yes.
MEMBER WALOSKI: I have that on my barn.

MR. SAMUELS: Sure.

MR. BALES: What we attempted to do -- because it is a mish mosh of -- collage of renovations from the last hundred years. We picked what felt appropriate for the building. And are going to have that as the one feature. With the roof line -- there is a few different roof lines. A lot of them are in disrepair. So we just picked something from what is entailed and what looks appropriate.

CHAIRMAN BULL: So the overhang of the roof that is over the garage entranceway and also on the siding, is that 24"? I don't -- it doesn't really --

MR. SAMUELS: That is an excellent question. I think it is probably more 18".

MR. BALES: It doesn't need to go fully 24. I would say it is 18". It is
about that big.

CHAIRMAN BULL: So the overhang gets --

MR. SAMUELS: That was not noted, but 18" appears to be the right dimension, approximately.

CHAIRMAN BULL: The siding is going to be?

MR. SAMUELS: Right now it is --

what we've -- we decided to keep the unpainted wood shingle.

MR. BALES: Yeah. So there is layers of siding right now.

MR. SAMUELS: Right.

MR. BALES: So we were intending initially to keep the cedar, which is what is on there right now. Underneath the cedar is actually clapboard. So on the main house when we removed the aluminum we have the original clapboard which was in good enough shape to save most of it. I don't know if you -- you all have been passed the house?

MEMBER WETSELL: Many times.

MR. BALES: It was worth saving.

I don't believe underneath the cedar it is worth saving. So we probably will just stick with the cedar siding. If we have the option we might stick with the clapboard, but I have to see what the condition it is.

MEMBER McMAHON: Either one is acceptable by us.

CHAIRMAN BULL: Right.

MR. SAMUELS: I would say --

MEMBER McMAHON: Either way you guys decide to go.

MR. SAMUELS: Okay. Thank you.

MEMBER WALOSKI: And it is just going to be finished naturally?

MR. BALES: It would be painted.

MEMBER WALOSKI: Painted.

MR. BALES: If it is cedar it would be natural. If it is clapboard we will paint.

MR. SAMUELS: What we do is install them raw and give them a season
or two to weather and then powerwash it lightly so you get an even color to it. So it is not this blotchy look. And then we generally recommend some kind of a sealer over the top of that, but it is not necessary. To get -- to paint it, it is kind of nice. It is a separate look. It doesn't have to match. It is a carriage house as opposed to the main house.

CHAIRMAN BULL: Right.

MR. SAMUELS: In our mind it is appropriate to make the out building look less formal than --

CHAIRMAN BULL: Well.

MEMBER McMAHON: I'm satisfied.

CHAIRMAN BULL: I make a motion --

MR. PALLAS: Excuse me. Just one comment, not to vote on it. I just want to note, as far as the curb cut goes it may require approval. I have to see the relocation of the new one. I am not sure about the relocation. Last time we
were talking about two. Now looking at it we may plead the Planning Board to look at it.

MR. SAMUELS: Okay. We are coming in for a building permit, which I think will be next. We will find out the procedure, whether we need to go planning before building or --

MR. PALLAS: It is planning before building. We'll let you know. I will take it a look at it.

MR. SAMUELS: Okay.

MR. PALLAS: Like I said, we will let you know.

MR. SAMUELS: Thank you so much.

MR. BALES: Thank you.

CHAIRMAN BULL: I have another question though. So with the driveway removed, the old driveway removed and the large garden, there is a height restriction on fences; isn't there?

MR. PALLAS: Yes.

CHAIRMAN BULL: So there is an existing hedge there. How high is the
existing hedge there?

MR. BALES: Too high.

CHAIRMAN BULL: Too high?

MR. BALES: Yes. So --

MEMBER McMAHON: Hedges are not our --

CHAIRMAN BULL: Oh, it is not considered a fence?

MEMBER McMAHON: I don't believe so, no.

MR. BALES: I think my point is --

MR. PALLAS: It is.

MEMBER McMAHON: It is?

MR. PALLAS: Yes.

MR. BALES: It is going to get cut. The hedge along the street side is likely going to be removed once the siding is done.

CHAIRMAN BULL: Okay.

MR. BALES: We were using it to hedge the privacy while we were doing the siding. And then we are likely going wrap the house in hydrangeas. Which will
be much lower.

MEMBER WETSELL: That would be nice.

CHAIRMAN BULL: I remember the hydrangeas.

MR. BALES: Yes.

CHAIRMAN BULL: I make the motion that we approve this new design on this accessory building.

MS. WALOSKI: I second the motion.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

MR. SAMUELS: Thank you very much.

MR. BALES: Thank you.

CHAIRMAN BULL: Item number 4: 161 Central Avenue. Discussion and possible motion on the application submitted by Joe and Kate Shanahan. The applicants are proposing interior renovations that would result in the
relocation of the historic entry door.
SCTM # 1001-5-2-6.

And whom do we have the pleasure of?

MR. UELLANDAHL: My name is Frank Uellandahl, U-E-L-L-A-N-D-A-H-L, 123 Central Avenue. I am here to present the owners. Well, it is the front door. It is a beautiful historic door which we want to save. The project is really an interior alteration, the project. We are opening up the first floor to a certain extent.

Right now we are walking into -- as you see on the plans. I don't know if you have the plans. It is a foyer that is relatively enclosed. Everyone has to walk through the living room to get into the dining and kitchen area. And we are going to take that brick fireplace which is part of that front foyer, which is really not of any use and it is not being used. We are taking this out, opening this up and going straight into the new
enlarged kitchen which opens up the house to the garden.

The reason we are here basically -- there are not other changes on the exterior facing the street or visible from Central Avenue other than the door which we would like to move over to the other side of the that recessed porch area so we can reverse the staircase in order to make the second floor more usable. The staircase is not to code. It is not really anything really special but it is a low railing and we're going to put in a new staircase.

MEMBER WETSELL: You are going to use the existing front door?

MR UELLANDAHL: Yes. The existing front door is beautiful. It is a four foot wide door and it has like -- similar floor, original windows. They are like 25 over 1, 5 X 5 over 1. And the entrance door is diagonal and we are going to move it an inch on the other side so it swings into the right
MEMBER WETSELL: And the door trim --

MR. UELANDAHL: The trim, everything will remain the same. So there are no other changes. It is cedar and we're going to just basically repair where the doors is going to be moved.

MEMBER WALOSKI: The steps are going to remain where they are?

MR. UELANDAHL: Yes. Yes.

MEMBER WETSELL: That's good.

CHAIRMAN BULL: I'm a little confused. It looks like the door is already there.

MR. UELANDAHL: It is difficult to see on that photo because this is a recessed porch and it is dark and it is painted.

MEMBER WALOSKI: So it just moved?

MR. UELANDAHL: This is the existing photo.

MEMBER WETSELL: It moves from...
here to there.

CHAIRMAN BULL: Got it.
MEMBER WETSELL: Not far.
CHAIRMAN BULL: Not far.
MEMBER McMAHON: I think he has been on the hot seat long enough.
CHAIRMAN BULL: I think so too.
I can't think of anything else.
MEMBER McMAHON: I think it is pretty self-explanatory. I am very familiar with the house.
MR. UELLANDAHL: Well Susan lives right next door and Dennis is a few houses further down.
CHAIRMAN BULL: I make a motion to approve the door.
MEMBER McMAHON: I second it.
CHAIRMAN BULL: All in favor?
MEMBER WETSELL: Aye.
MEMBER McMAHON: Aye.
MEMBER WALOSKI: Aye.
MR. UELLANDAHL: Thank you very much. It is good to see you all.
MEMBER McMAHON: Thank you,
Frank.

CHAIRMAN BULL: Item number 5:
Motion to accept the minutes of the July 10, 2017 meeting.

MEMBER McMAHON: Motion to accept.

CHAIRMAN BULL: Aye.
MEMBER WETSELL: Aye.
MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Item number 6:
Motion to accept the minutes of the June 5, 2017 meeting.

That is going back in time.
MEMBER McMAHON: I make a motion to accept.

MEMBER WETSELL: I second.
CHAIRMAN BULL: All in favor?
MEMBER WETSELL: Aye.
MEMBER McMAHON: Aye.
MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Item number 7:
Motion to schedule the next HPC meeting for 5:00 p.m. for September 11, 2017 at the Third Street Fire Station.
MEMBER McMAHON: Second.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Motion to adjourn.

All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

(Hearing concluded: 5:37 p.m.)
CERTIFICATION

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:

That the within proceedings is a true and accurate record of the stenographic notes taken by me.

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.

_________________________
Barbara D. Schultz

Barbara D. Schultz