HPC 1/20/22 INDEX ITEM **PAGE** DESCRIPTION 714 MAIN STREET Applicant: Scott Gonzalez on behalf of The Townsend Manor Inn. 714 MAIN STREET Applicant: Scott Gonzalez on behalf of The Townsend Manor Inn, represented by Robert Brown, Architect. Update on the Historic Greenport Builders Project. Motion to accept and approve the minutes of the January 20, 2022 Regular Meeting. Motion to schedule the next Historic Preservation Commission meeting for 5:00 p.m. on March 17, 2022 at the Third Street Fire Station. Motion to adjourn.

1	(The Meeting was Called to Order at 5:00 p.m.)
2	CHAIRPERSON DOHERTY: Okay. I am going to
3	call the meeting to order at 5 p.m. Thank you
4	for attending the Village of Greenport Historic
5	Preservation Commission meeting of February the
6	17th, 2022 at the Third Street Fire Station. I'm
7	Karen Doherty and I'm the Chairperson of the
8	Historic Preservation Commission. Would the
9	members of the Commission please introduce
10	yourself.
11	MEMBER WILLIAMS: My name is Jane Ratsey
12	Williams.
13	MEMBER BORRELLI: I'm Roselle Borrelli.
14	MEMBER MEI: Lori Mei.
15	MEMBER MC MAHON: Dennis McMahon.
16	CHAIRPERSON DOHERTY: We have a quorum.
17	We will now move to agenda Item No. 1,
18	714 Main Street. Discussion and possible motion
19	on the application of Scott Gomez (sic)
20	(Gonzalez) on behalf of The Townsend Manor Inn.
21	The applicant seeks approval to: Replace windows
22	in two rooms with Anderson 400 Series replacements,
23	6-over-6, to match the existing windows in the
24	bedrooms, and 4-over-4, to match the existing
25	windows in the bathrooms.

1	SCTM #1001-23-10.
2	ADMINISTRATOR PALLAS: Madam Chair, if I
3	may before you proceed, this we actually
4	received two separate applications for this
5	property.
6	CHAIRPERSON DOHERTY: Yes.
7	ADMINISTRATOR PALLAS: One you just
8	described, and one for some repair work. Ryan is
9	going to represent for both. So if we could make
10	your life simpler, you can combine them into a
11	single agenda item, do it together, rather than
12	separate.
13	CHAIRPERSON DOHERTY: Oh, because I didn't
14	know if we had to vote on this separately,
15	because the applicants applications are
16	actually dated different dates.
17	ADMINISTRATOR PALLAS: That's all right.
18	They can be combined they can combined. As
19	long as the record reflects that, it would it
20	would be fine for ease, so we don't have two, you
21	know, Certificate of Appropriateness and
22	duplication of things that we would do both. I
23	think it would be simpler, if you don't mind.
24	CHAIRPERSON DOHERTY: Okay. That's fine
25	with me, so we will combine them into both. I

1	will read the second one to enter it in the
2	record.
3	Item No. 2, again, 714 Main Street.
4	Discussion and possible motion on the application
5	of Scott Gonzalez on behalf of the Townsend Manor
6	Inn, represented by Bob Brown, Architect. The
7	applicant seeks approval to replace and repair
8	columns and the porch at the main house.
9	SCTM #1001-23-10.
10	And I know the representative is in the
11	house. Thank you. So if you can please state
12	your name and address for the record and briefly
13	describe the project for us.
14	RYAN SIDOR: Yes. So my name is Ryan
15	Sidor. I'm representing Robert I. Brown,
16	Architect, that's 205 Bay Avenue, Greenport.
17	And so the first one, Mr. Gonzalez, the
18	owner, submitted this by himself. It's just
19	for
20	LUCIA BRAATEN: I'm sorry, is the
21	microphone on?
22	RYAN SIDOR: Hello.
23	MEMBER BORRELLI: Yeah.
24	MEMBER WILLIAMS: No, you have to tilt it
25	up a little bit.

1	MEMBER BORRELLI: Tilt it.
2	RYAN SIDOR: Okay, gotcha. I don't know if
3	you have this in front of you, but he just
4	dropped off pictures.
5	CHAIRPERSON DOHERTY: We do.
6	MEMBER MEI: We do.
7	CHAIRPERSON DOHERTY: We do.
8	MEMBER MC MAHON: We have this.
9	RYAN SIDOR: So, basically, he's replacing
10	all the windows in the building with the exact
11	same size, but these are Andersen 400 Series
12	windows.
13	And I'm pretty sure on the application,
14	yeah, he's matching all of the window lights,
15	six-over-six where they are, and four-over-four
16	where they are, and the color is to be white,
17	match the existing. And then the second
18	application
19	CHAIRPERSON DOHERTY: Does anyone have any
20	questions on the first application?
21	MEMBER WILLIAMS: No.
22	MEMBER MC MAHON: No.
23	MEMBER MEI: No.
24	MEMBER MC MAHON: 400 Series, we're very
25	familiar. We love

and it just doesn't add up. I keep looking and I

25

1	keep counting, but for some reason it's not
2	working for me.
3	MEMBER MC MAHON: I would myself, I
4	would go the other way with it, but (laughter).
5	MEMBER BORRELLI: Yeah.
6	MEMBER WILLIAMS: I think I think the
7	windows on the bottom are longer.
8	RYAN SIDOR: Yeah. Yeah, sorry. So
9	reading the reading what's on the
10	MEMBER MC MAHON: Oh, you're right, yeah.
11	RYAN SIDOR: Reading what he wrote, the
12	first floor is four-over-four, the second floor
13	is two-over-two, but then the bigger windows are
14	six-over-six.
15	MEMBER MC MAHON: Got it.
16	MEMBER BORRELLI: Okay.
17	MEMBER MC MAHON: That makes sense.
18	CHAIRPERSON DOHERTY: Okay. I wanted to
19	make a note of something that was written in the
20	application.
21	RYAN SIDOR: Okay.
22	CHAIRPERSON DOHERTY: "I plan to replace
23	the remaining windows over the next two to three
24	years." I just want to let you know, it even
25	though you put it in it, it's just a note

1	advising us, it would not constitute any kind of
2	pre-approval.
3	RYAN SIDOR: Of course.
4	CHAIRPERSON DOHERTY: Okay. Any other
5	questions on the first application?
6	MEMBER BORRELLI: No.
7	MEMBER WILLIAMS: Thank you.
8	CHAIRPERSON DOHERTY: Okay. You can move
9	on to the second one.
10	RYAN SIDOR: Okay. So the second one is
11	the main Townsend Manor House. We are replacing
12	all the wood, the structure, the columns, and the
13	deck in front of the building. There are
14	pictures there, but if you can't see it, both the
15	columns and the deck are extremely damaged, and
16	we plan to replace them as much in kind as
17	possible.
18	And the color sample that is on the piece
19	of paper, our scanner is a little old, so the
20	color is actually a lot more gray and a lot
21	darker than what the picture is, if you want me
22	to pass that around to you.
23	MEMBER MC MAHON: Yes.
24	CHAIRPERSON DOHERTY: Yeah, that would be
25	great. You know, I did ask the question because

then just CHAIRPERSON DOHERTY: Well, I didn't see what the decking material was. RYAN SIDOR: Yeah, sorry. That's in the letter I just submitted. CHAIRPERSON DOHERTY: Okay. Okay, must be Okay. So I'm just going to have this given		
place in kind." We can't accept the answer "in kind" as an answer. RYAN SIDOR: Yeah. CHAIRPERSON DOHERTY: It has to be specified. RYAN SIDOR: Yeah. The plan documents on the second page go into a little more detail, but then just CHAIRPERSON DOHERTY: Well, I didn't see what the decking material was. RYAN SIDOR: Yeah, sorry. That's in the letter I just submitted. CHAIRPERSON DOHERTY: Okay. Okay, must be Okay. So I'm just going to have this given give this to Paul and Amanda to enter it into the record. RYAN SIDOR: I already did, yeah. CHAIRPERSON DOHERTY: Do you have a copy already? ADMINISTRATOR PALLAS: (Nodded yes) CHAIRPERSON DOHERTY: Okay. So it will be for what for what would be the wood.	1	I had noticed it in your site plan, "Remove
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for what for what would be the wood.	22	ADMINISTRATOR PALLAS: (Nodded yes)
	23	CHAIRPERSON DOHERTY: Okay. So it will be
25 MEMBER BORRELLI: Just a quick question on	24	for what for what would be the wood.
	25	MEMBER BORRELLI: Just a quick question on

1 yeah. MEMBER MC MAHON: -- it was -- already came 2 before us and they did a beautiful job. 3 4 MEMBER WILLIAMS: It looks beautiful, 5 doesn't it? 6 MEMBER BORRELLI: Yep. 7 MEMBER WILLIAMS: Yes. RYAN SIDOR: Yeah. 8 9 MEMBER MC MAHON: Yeah. 10 RYAN SIDOR: I've been here a couple of 11 times for Scott. 12 MEMBER MEI: Right. 13 MEMBER MC MAHON: We always appreciate 14 your -- right. RYAN SIDOR: He keeps a -- he keeps a very 15 16 clean property over there. MEMBER MC MAHON: Uh-huh. The columns are 17 being repaired or replaced? 18 19 RYAN SIDOR: So currently we don't know 20 structurally what's inside of them. 21 MEMBER MC MAHON: Oh, right, yeah. 22 RYAN SIDOR: So everything is to be 23 removed. If we need to replace the structure, it 24 will be replaced. 25 MEMBER MC MAHON: Okay.

1	RYAN SIDOR: If not, if that structure is
2	okay, then we'll just reclad the column.
3	MEMBER BORRELLI: Are you using wood or are
4	you using AZEK, or
5	MEMBER MC MAHON: Is it square?
6	RYAN SIDOR: It is square.
7	MEMBER MC MAHON: Oh, they are square.
8	RYAN SIDOR: It's they're like
9	massive
10	MEMBER MC MAHON: I thought in my mind,
11	I thought they were round.
12	RYAN SIDOR: like two foot by two foot
13	columns. We're proposing AZEK.
14	MEMBER MC MAHON: Uh-huh.
15	RYAN SIDOR: White to match all the trim as
16	close to a match as possible, just using the
17	material that is more weather resistant.
18	MEMBER MC MAHON: Yeah.
19	CHAIRPERSON DOHERTY: Are there are
20	there any other questions?
21	MEMBER WILLIAMS: I don't have anything.
22	MEMBER BORRELLI: I don't.
23	CHAIRPERSON DOHERTY: Nothing either?
24	MEMBER MC MAHON: No.
25	CHAIRPERSON DOHERTY: Thank you so much.

Motion carries, application is approved.

25

a builder and extant structures by name or time period. We're off to a strong start and have started to compile biographical information on 27 of the builders so far.

All of the members of the HPC will be participating and contributing to this project. We have a great bench strength and local knowledge and research skills. Our colleague, Roselle Borrelli, got the ball rolling with her groundbreaking work on Greenport's most renowned builder, Orange Cleaves, or Boss Cleaves, as he was known.

I would also like to recognize with appreciation and gratitude the help Lori Mei and I have received from the Stirling Historical Society, especially Carlos DeJesus, the president, and Board Members Carole Monsell and Gene Austin.

I would also like to acknowledge and thank the staff of the Floyd Memorial Library for their thoughtful and professional assistance. Everyone we encountered there was friendly and helpful. I would especially like to mention Matthew Still Head of Adult -- Head of Adult -- Head of Adult and Reference Services, Tom Vitale, Library

1	Director, and Janet Olinkiewicz, Adult Services
2	Coordinator.
3	Lori, will you, please, talk a little bit
4	about your work on the project?
5	MEMBER MEI: So my initial focus on
6	researching the builders was to access the
7	Cultural Resource Information System, or CRIS,
8	which is maintained by the New York State
9	Historic Preservation Office. This is the
10	CRIS System is a system that Jane uses to provide
11	house information to some of the applicants who
12	come before us.
13	So I clicked on every single house in the
14	CRIS System, lots of clicks, and I pulled up the
15	building structure inventory for them. And part
16	of that has date of initial construction,
17	builder's name or architect's name. It isn't
18	always there, but I found dozens of houses for
19	which that information was available. So, you
20	know, that's where we were with that.
21	My next step, which I already started, was
22	to assemble short bios, and so far, I just took
23	the names of the people that we had identified in
24	the houses and I accessed a couple of different

sources, Find a Grave and Long Island Surveys.

25

1	And so for about 27 of the builders or
2	architects, I was able to find at least bare
3	bones information with a birthdate, death date,
4	library library cemetery, and many of them
5	are the older ones in Sterling or Greenport. And
6	so we did that.
7	And then the next places we're going to
8	so I gave that information to Karen and she added
9	it her list, because she had already been
10	compiling it from other sources, working with
11	other members of the Commission on that. So I'm
12	going to continue with that process, and then
13	move on to looking at like finding newspapers,
14	see if I can find a little more information,
15	rather than those bare-bones bios.
16	And it's been fun, because we've been
17	finding, actually for me, more information than I
18	expected to find, and it's very interesting.
19	Some of the builders or architects, it's clear,
20	they focused on different parts of the Village as
21	time went on and the Village expanded. And so I
22	think when we finish, it will be quite an
23	interesting piece of work.
24	MEMBER MC MAHON: Very good.
25	MEMBER WILLIAMS: I, too, have been doing

1	research. And thank you for kicking us off, not
2	only your comments, but a whole book on it.
3	Thank you. Roselle has a wonderful book about
4	her house in Greenport, when she bought it and
5	the journey of trying to figure out who built it.
6	I also found that I'm finding that in
7	the census records on Ancestry.com, or just going
8	into the census records, in some years, they ask
9	what the occupation of the person was, and often
10	it just says carpenter, which could be a ship's
11	carpenter back in those days. But occasionally,
12	I grabbed one that says house carpenter, and he's
13	not on our list of 97 people, and I'm like,
14	oh, no.
15	(Laughter)
16	MEMBER WILLIAMS: But that's another
17	resource. And I think the CRIS site is also
18	interesting in that it will show a map of 1873,
19	and you can see where the property lines are and
20	who owned it, and but you can't always tell if
21	there's a house or not, you know.
22	MEMBER MEI: Right, yeah.
23	MEMBER BORRELLI: One of the other things,
24	is an interesting place to get a lot of
25	information on a builder, if he's if he's a

1	renowned builder of the time of Greenport, would
2	be to read his obituary.
3	CHAIRPERSON DOHERTY: Right.
4	MEMBER MEI: Yeah.
5	MEMBER BORRELLI: Because that's where I
6	found the most information on my builder, was to
7	read his obituary, which actually wasn't his
8	obituary, it was actually
9	MEMBER WILLIAMS: The wife.
10	MEMBER BORRELLI: the obituary when his
11	wife died.
12	MEMBER WILLIAMS: Right.
13	MEMBER BORRELLI: They reprinted half of
14	his obituary, because his original obituary is in
15	the period of time in Greenport when we don't
16	have the newspapers weren't saved. So we have
17	a big void in the reports. Like I don't remember
18	the exact dates, so I wouldn't even want to say,
19	but it's early, mid 1800s where there's a huge
20	void of newspapers that we've completely lost.
21	So if you could read the obituary, it gives you a
22	lot of information.
23	And there was one other thing I was going
24	to say, but I forgot what I was going to say.
25	MEMBER WILLIAMS: I think one of the

challenges I also found is the Corwins. 1 There 2 were so many Corwins that were builders. There's --3 4 MEMBER MEI: Yes. MEMBER WILLIAMS: -- you know, Boss Corwin, 5 6 Nathan Corwin, just endless lists of them. 7 And, also, I'm going back and reading 8 Greenport Yesterday and Today that -- to see if 9 there were some tips I could get, because I, you know, went through it, but it's a real puzzle to 10 11 do this. 12 MEMBER MEI: It is. MEMBER BORRELLI: And the other thing about 13 14 the builders is that not everybody was a builder, so they weren't classified always as builders. 15 16 There's carpenters, and then there's -- they make a classification for a ship carpenter. 17 If he's 18 just a carpenter, he's mostly just like a regular house carpenter type of thing. Ship carpenters 19 20 are usually -- they state ship carpenters, 21 because there was a big difference. And then the 22 builder is actually -- at the beginning of the 23 early 1800s is called a boss carpenter, and then 24 they move the boss carpenter to builder. They 25 classified him as a builder, because the boss

1	carpenters were the boss and they he was the
2	one running the job, so he's actually the
3	contractor, contractor builder in today's
4	equivalent. And then they moved from boss
5	carpenter or boss builder to builder contractor
6	in the census. So the like 1870s to the 1890s
7	starts now builder contractor. So they start to
8	eval not evolve in their terminology. So
9	that happens also.
10	And then I know that my builder, for
11	instance, Mr. Cleaves, building from 1830 through
12	1870, is actually had about 30 carpenters
13	working under him. And I know, because I have
14	his well, I don't have it, but the Oyster
15	Ponds Historical Society has his ledger.
16	MEMBER MC MAHON: Right.
17	MEMBER WILLIAMS: Wow.
18	MEMBER BORRELLI: And he sends out just
19	Dennis would know. I mean, he sends out his
20	carpenters and he's keeping track
21	MEMBER WILLIAMS: Like the payroll.
22	MEMBER BORRELLI: of who's going
23	MEMBER MEI: Yes.
24	MEMBER BORRELLI: Yeah, who's going where
25	and how many hours. So when they he built

1	oh, my goodness the Floyd mansion.
2	MEMBER WILLIAMS: Yeah.
3	MEMBER BORRELLI: You know, the stone
4	mansion.
5	MEMBER WILLIAMS: Brecknock.
6	MEMBER BORRELLI: Brecknock Hall, yes. So
7	when Brecknock Hall gets built, he actually is
8	sending out every day for years, and you could
9	see it in his ledger. There's a certain period
10	of time, and every day sending out, and how many
11	hours is that carpenter out there, and where was
12	he? He was at Floyd's. And where, you know, and
13	how many hours did he come in? He would come and
14	write it down, so it's all written in a ledger.
15	So there's a huge distinction between just
16	someone on a census who says he's a carpenter
17	MEMBER WILLIAMS: Right.
18	MEMBER BORRELLI: and someone on the
19	census that says he's the boss carpenter, is the
20	contractor builder. And then towards the 1870s,
21	1900s, they were all then contractor builder,
22	which is different than a lot of the Corwins are
23	all living on the house in Broad Street together.
24	So it's like the father, who's like Stanley, and
25	the son, who's I don't know who, but not

1	everybody some are carpenters working for a
2	dad, who's the boss carpenter or the builder. So
3	not everybody, just because they say carpenter,
4	happens to be the builder. Big difference
5	between the contractor and all his men.
6	MEMBER WILLIAMS: A lot of references say,
7	too, like Jane Ratsey built the house for her
8	brother, but you don't know whether
9	MEMBER MEI: Right.
10	MEMBER WILLIAMS: he physically did or
11	he paid for it to be done, or he was the
12	architect or
13	CHAIRPERSON DOHERTY: Yeah.
14	MEMBER WILLIAMS: So, yeah, it's
15	interesting.
16	CHAIRPERSON DOHERTY: So it's a it's
17	a I think the document that we will produce by
18	the end of the summer will be a good solid
19	beginning.
20	MEMBER BORRELLI: Yeah.
21	CHAIRPERSON DOHERTY: And as time goes on
22	and more and more people do research, and more
23	and more documents are go online, then it
24	could always be added to it, too. So it is
25	interesting. So thanks, everybody, for your

1	work.
2	Agenda Item 4, motion to accept and approve
3	the minutes of the January 20th, 2022 regular
4	meeting. Do I have a second?
5	MEMBER BORRELLI: I'll second it.
6	CHAIRPERSON DOHERTY: All in favor?
7	MEMBER BORRELLI: Aye.
8	MEMBER MC MAHON: Aye.
9	MEMBER MEI: Aye.
10	MEMBER WILLIAMS: Aye.
11	CHAIRPERSON DOHERTY: Aye.
12	Agenda Item 5, motion to schedule the next
13	Historic Preservation Commission meeting for
14	5 p.m. on March 17th, 2022 at the Third Street
15	Fire Station. Do I have a second?
16	MEMBER MEI: Second.
17	MEMBER BORRELLI: Second.
18	MEMBER MC MAHON: Second.
19	CHAIRPERSON DOHERTY: All in favor?
20	MEMBER BORRELLI: Aye.
21	MEMBER MC MAHON: Aye.
22	MEMBER MEI: Aye.
23	MEMBER WILLIAMS: Aye.
24	CHAIRPERSON DOHERTY: Aye.
25	We don't have any members of the public