



**BUILDING DEPARTMENT**  
**VILLAGE OF GREENPORT**  
 236 Third Street, Greenport, NY 11944

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VILLAGE OF GREENPORT  
 BUILDING DEPARTMENT

**HISTORIC PRESERVATION COMMISSION REVIEW**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

PURSUANT TO THE PROVISIONS OF CHAPTER 48  
 HISTORIC PRESERVATION LAW OF THE VILLAGE OF GREENPORT

DATE OF APPLICATION: September 24th, 2024

LOCATION OF PROPERTY: 151 Central Avenue, Greenport, NY 11944

SUFFOLK COUNTY TAX MAP NUMBER: 1001-5.-2-4

PROPERTY OWNER: C&I Builders LLC

ADDRESS: [REDACTED] PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]@gmail.com

ARCHITECT/DESIGNER: LaChapelle Architecture

ADDRESS: P.O. Box 1251, Mattituck, NY 11952 PHONE: (646) 251-5058

EMAIL ADDRESS: jake@lachapellearchitecture.com

**Type of Proposed Work**

COMMERCIAL  RESIDENTIAL

**Site Work**

- FENCE AND GATES
- DRIVEWAY, WALK, PATIO, OTHER PAVEMENT
- MAJOR EXCAVATION OR REGRADING, OR BERM
- SWIMMING POOL, TENNIS COURT
- OTHER STRUCTURAL LANDSCAPE ELEMENT
- SIGNAGE AND AWNINGS - SUBMIT SCALE DRAWINGS TO INDICATING TO FOLLOWING:
  - SIZE OF EACH SIGN
  - COLOR
  - FONT
  - LOCATIONS OF ALL SIGNAGE AND AWNINGS ON BUILDING
  - PROPOSED MATERIALS
- MODERN FEATURES
  - SOLAR PANELS
  - SKYLIGHTS
  - OUTDOOR SHOWERS
  - OTHER

**Landscape Planting**

- HEDGE ALONG STREET AND/OR PROPERTY BOUNDARY LINES
- PLANTINGS INTENDED TO SCREEN OTHER WORK DESCRIBED IN THIS APPLICATION

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## Buildings

- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- REMOVAL
- ACCESSORY BUILDING

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## Building Alterations

- EXTERIOR WALL MATERIAL
- ROOF MATERIAL AND COLOR
- CHIMNEY MATERIAL
- FOUNDATION MATERIAL
- DOORWAYS (INCLUDING STORM/SCREEN DOORS)
- WINDOWS (INCLUDING STORM/SCREEN SASH) AND SHUTTERS
- PORCHES AND STEPS
- TRIM AND DECORATIVE DETAIL
- GUTTERS AND LEADERS
- PAINT AND STAIN
- EXTERIOR LIGHTING
- OTHER

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PROVIDE A GENERAL DESCRIPTION OF THE PROPOSED WORK (USE ADDITIONAL SHEETS IF NECESSARY, REFER TO THE ACCOMPANYING EXHIBITS).

See attached Exhibit A.

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LIST ALL EXHIBITS SUBMITTED WITH THIS APPLICATION. ACTUAL SAMPLES OF MATERIALS AND/OR DESCRIPTIONS OF ACTUAL MATERIALS ARE REQUIRED. (REFER TO THE INSTRUCTIONS FOR THE REQUIRED SUBMISSIONS).

Exhibit A - Written Description of Proposed Work

Exhibit B - Plans and Elevations of Proposed Work

Exhibit C - Photos of Surrounding Neighborhood

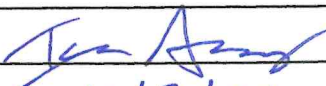
Exhibit D - Images of Proposed Work

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OTHER APPROVALS REQUIRED:

ZBA, construction permit

SIGNATURE OF OWNER OR AUTHORIZED AGENT:

  
10/3/24

DATE:

**VILLAGE OF GREENPORT**  
**236 THIRD STREET, GREENPORT, NEW YORK, 11944**  
**631-477-0248, <https://villageofgreenport.org/>**  
**Historic Preservation Commission (HPC)**  
**Certificate of Appropriateness Application Checklist**



Chapter 76 of the Village of Greenport Code outlines procedures to (1) identify, preserve and enhance the landmarks and historic districts which represent distinctive elements of Greenport’s historic, maritime, architectural and cultural heritage, (2) foster civic pride in the accomplishments of the past, (3) protect and enhance Greenport’s attractiveness to residents and visitors, thereby supporting and stimulating the economy of the Village, (4) provide for architectural review so as to prevent such design and appearances as are incompatible with the historic or architectural characteristics of a landmark or historic district and (5) ensure the harmonious, orderly and efficient growth and development of the Village, consistent with its historic integrity.

The purpose of this checklist is to provide an overview of the Historic Preservation Commission application process, and the materials required for each step. Applicants should also refer to the relevant code section for more information. This checklist will be used to determine completeness and applicants to the HPC are urged to use it as a guide to avoid delays in review.

Depending upon the scope of the project, the applicant may also be required to go before the Planning Board and/or the Zoning Board for separate reviews.

#	HPC Application Materials	Yes	N/A
1.	Confirm whether the property falls within the Greenport Historic District by consulting Village staff and/or examining the Village website at <a href="http://villageofgreenport.org/files/Zoning-Map-06-29-09-D-size.pdf">http://villageofgreenport.org/files/Zoning-Map-06-29-09-D-size.pdf</a> If so, follow the steps outlined in this checklist for a Historic Preservation Commission review for a Certificate of Appropriateness	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Meet with Village staff to determine whether the proposed renovation/construction requires a Building Permit <a href="http://villageofgreenport.org/files/building-information.pdf">http://villageofgreenport.org/files/building-information.pdf</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#	HPC Application Materials	Yes	N/A
3.	If a Building Permit is required, submit the required paperwork to the Building Department, Village Hall as per the appropriate process <a href="http://villageofgreenport.org/building-department-forms/Village-of-Greenport-Building-Permit-Application.pdf">http://villageofgreenport.org/building-department-forms/Village-of-Greenport-Building-Permit-Application.pdf</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Complete and submit an Application Form for a Certificate of Appropriateness to the Historic Preservation Commission, Village Hall, preferably at the same time as the request for a Building Permit is submitted, if required. <a href="http://villageofgreenport.org/building-department-forms/HPC1-Historic-Preservation.pdf">http://villageofgreenport.org/building-department-forms/HPC1-Historic-Preservation.pdf</a> . <b>Completed applications must be received at least two weeks before a scheduled HPC meeting for the application to be considered at that meeting</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Complete and submit an Asbestos Certification Form- AC-1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Remit the Application Fee for a Certificate of Appropriateness Application Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Include a site plan prepared by a licensed architect, landscape architect, civil engineer or surveyor with the application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	Include photos of adjacent properties with the application to illustrate that the proposed renovations/construction are compatible with the historic or architectural characteristics of the historic district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Provide detail on proposed materials including specifications, photos as part of the application and <b>bring actual samples of materials</b> to the meeting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	Plan to attend or have a representative attend the Historic Preservation Commission meeting at which the application is considered to describe the project, provide samples of proposed materials and answer Board Members' questions. Attendance is highly recommended to facilitate the review process; the application may be deferred to a future meeting if the applicant is not available and no prior arrangements are made with Village Hall. <b>Note: for applications involving major alterations, the HPC may hold a public hearing to provide an opportunity for the public to present their views on the application</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Follow up with Village Hall staff to ensure that the application is complete	<input type="checkbox"/>	<input type="checkbox"/>
12.	Obtain the Certificate of Appropriateness at Village Hall once the Historic Preservation Commission approves the application	<input type="checkbox"/>	<input type="checkbox"/>



## Village of Greenport Building Department

236 Third Street, Greenport, New York, 11944

(631) 477-0248 Ext. 212

www.villageofgreenport.org

### ASBESTOS CERTIFICATION FORM

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#### Notice to Building Applicants:

**AN ASBESTOS SURVEY IS REQUIRED FOR ALL RENOVATION, REMODELING, REPAIR AND DEMOLITION OF ALL INTERIOR AND EXTERIOR BUILDING MATERIALS.**

AS PER NEW YORK STATE INDUSTRIAL CODE RULE 56, ASBESTOS MATERIAL MUST BE ABATED BY LICENSED CONTRACTORS UTILIZING CERTIFIED ASBESTOS HANDLERS, WITH THE EXCEPTION OF OWNER-OCCUPIED SINGLE-FAMILY HOMES, WHERE THE OWNER MAY REMOVE THE ASBESTOS AND RENOVATE THESE STRUCTURES THEMSELVES. IT IS NOT RECOMMENDED THAT THE OWNER PERFORM ABATEMENT, AS THE OWNER COULD POTENTIALLY EXPOSE THEMSELVES, THEIR FAMILY AND NEIGHBORS TO ASBESTOS FIBERS IF ADEQUATE ENGINEERING CONTROLS AND WORK METHODS ARE NOT UTILIZED DURING THE ABATEMENT.

FOR FURTHER INFORMATION AND UPDATES, PLEASE SEE THE NEW YORK STATE WEBSITE AT: [WWW.LABOR.STATE.NY.US](http://WWW.LABOR.STATE.NY.US) OR CONTACT THE ASBESTOS CONTROL BUREAU DISTRICT OFFICE, NYS DEPARTMENT OF LABOR, ASBESTOS CONTROL BUREAU, 75 VARICK STREET, 7<sup>TH</sup> FLOOR, NEW YORK, NY 10013, TELEPHONE NUMBER 212-775-3538.

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I hereby agree to abide by the conditions listed above. I understand that I am responsible to ensure these requirements are met, including all other applicable laws, rules and regulations pertaining to asbestos abatement.

Property Owner's Name: Idanes Sanchez, CoI Builders LLC

Property Owner's Signature: 

Date: 6 / 19 / 24

Exhibit A - Written Description  
of Proposed Work

December 4<sup>th</sup>, 2024

Exhibit A

Referenced Property:  
**151 Central Avenue**  
**Greenport, NY 11944**

## Written Description of Proposed Work

This document is submitted in support of our application for Certificate of Appropriateness to the Village of Greenport Historic Preservations Commission.

### Property Background

The house at 151 Central Avenue (between Carpenter Street and Stirling Cove) is a single-family home in an R-2 one- and two-Family residential district. The home is situated within the Greenport Village Historic District. The house is not itself listed on a State or National Register.

The property is included in the National Register of Historic Places 1984 inventory of contributing structures for this district. It is listed there as a “(t)wo-story house; cross-gable roof; 2/2 windows; modern siding.” It lists the original construction date as 1870.

Several additions were made over the years since the original construction, though we don’t have timeline for most of this. What differentiation we can make is discerned by the different materials used on the foundation; the oldest element used ballast stone while the later east wing has a brick foundation. The rear porch was partially closed in at some point. An attached garage was added at some point as well. There is no record of when these changes were made.

### Secretary of Interior’s Standards

The proposed work at 151 Central Avenue falls under the Secretary of Interior’s definition of Rehabilitation. As such the goal is to create a modern kitchen addition compatible with the older portions of this house, while preserving those portions and features that convey the historic and architectural values of its original construction.

The Standards for Rehabilitation will be observed in the pursuit of this work. Specifically, the historic character of the property will be retained, in support of the character of this designated district. The new addition will not destroy historic features or spatial relationships. The new work – while using the same material palette in support of a cohesive district appearance – is designed in such a way that if removed in the future this would not compromise the essential integrity of the house or the district.

Some protection and repair of potentially historic material will be performed, with the repainting of the house.

### Proposed Work

The proposed scope of work is to remove the non-historic kitchen addition and replace this with a modern usable kitchen addition with second floor. The existing house will be rehabilitated, with exterior repairs, selective replacement, paint, and new fixtures. The existing front stoop will be rehabilitated and a new awning installed to replace the existing deteriorated awning at the side screened porch. The non-historic garage will be removed entirely. In total 617 square feet of non-historic addition will be removed, and the new kitchen will amount to 343 SF of replaced lot coverage. A 144 SF garden shed is also proposed in the rear yard. The non-historic 140 SF back deck is proposed to be demolished and a 296 SF replacement built. See Exhibit D, existing plan drawing A6.02 and proposed plan drawings A9 and A10.

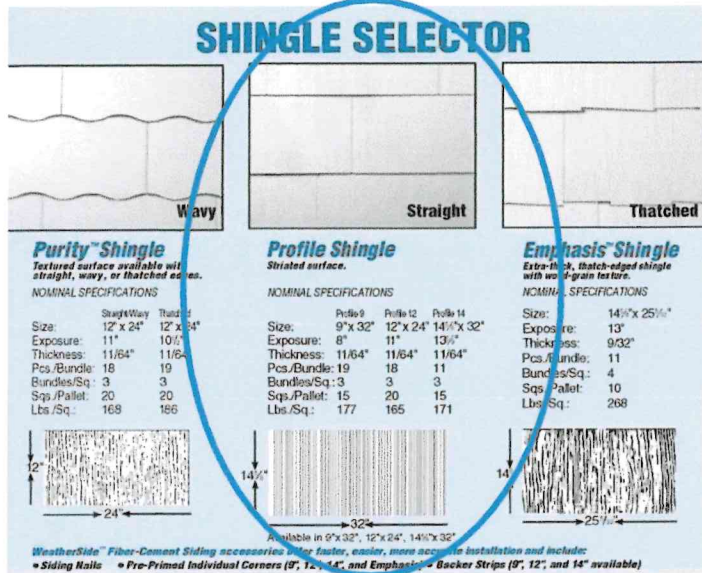
The west wall of the addition will be partially visible from Central Avenue (see Exhibit D, Fig. m). The rest of the proposed addition is essentially invisible to the street. The garden shed and deck will be invisible from the street due to adjacent homes and landscaping.

The new foundation wall is proposed to be stuccoed to match the existing original foundations as feasible.

The existing shingle siding is a fiber-cement shingle, typically installed in the middle part of the last century as a replacement for deteriorating wood clapboard or shingle siding. We propose to use GAF's equivalent: their "WeatherSide Profile 9" fiber-cement shingle which comes in a matching 32" X 9" size for selective replacement of existing shingles. The installation will match the existing coursing, with a 1-1/4" overlap, yielding a 7-3/4" exposure typically. The product is essentially identical to existing.







Siding at the addition will be complimentary but intentionally distinct from the original house, in line with the Secretary's Standards. We propose to use horizontal Hardi Plank fiber cement siding with a 4" exposure.



## LaChapelle Architecture

Windows at the addition will be Anderson E-series or similar, to compliment the existing windows on the house, with a similar clear width and frame thickness as the existing windows.

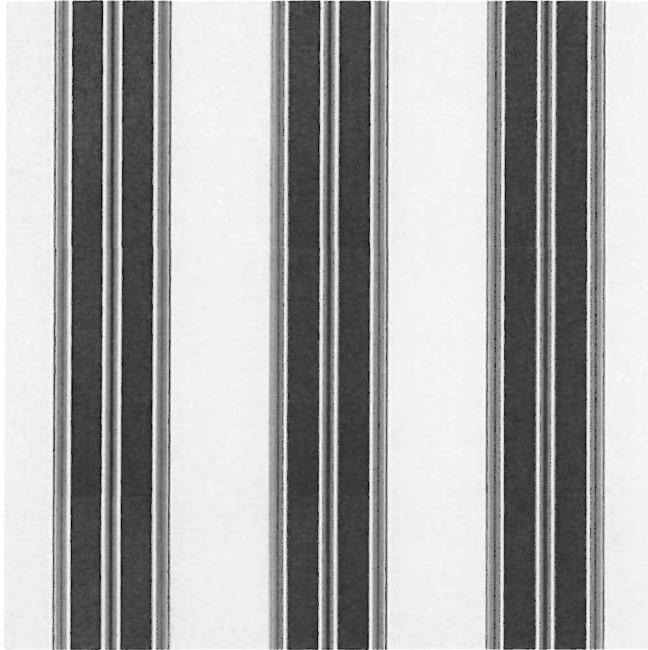


Doors at the addition will be Anderson 400 series or similar, to match existing doors on the house.

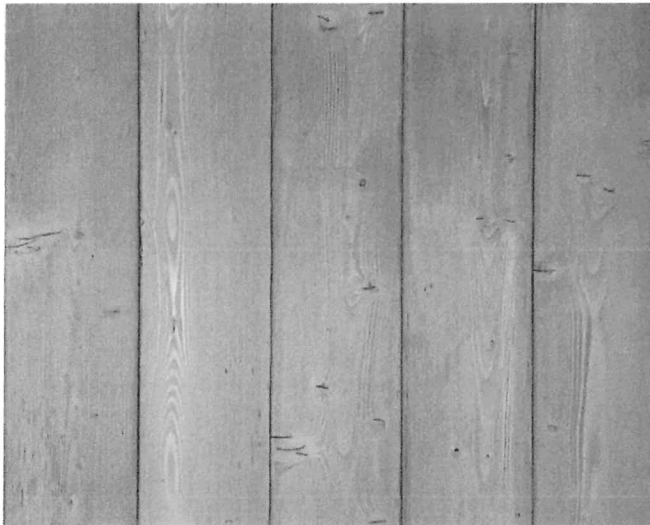


# LaChapelle Architecture

The replacement awning at the west side of the house on the existing screened porch will be Sunbrella fabric #4946-0000 "black/taupe fancy", fabricated by W.J. Mills & Co.

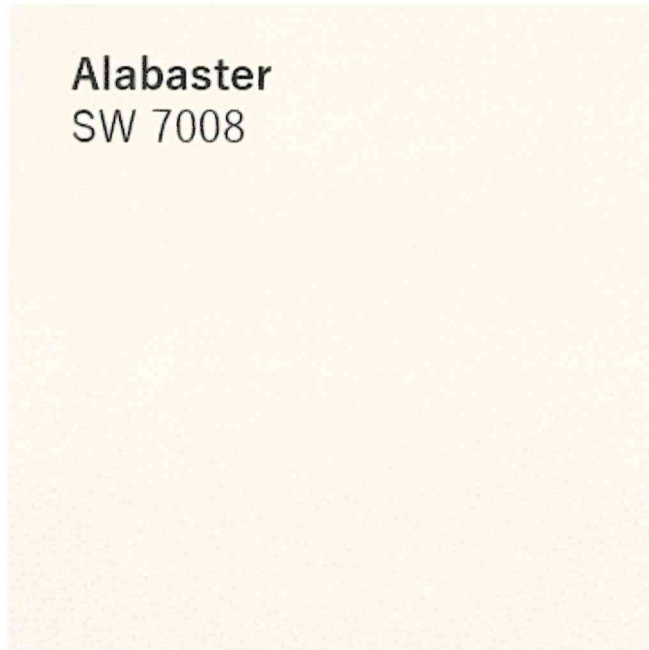


The garden shed is proposed to be clad in the subtle 'Larch Smoke' shoji sugi ban siding product by Pioneer Millworks.



# LaChapelle Architecture

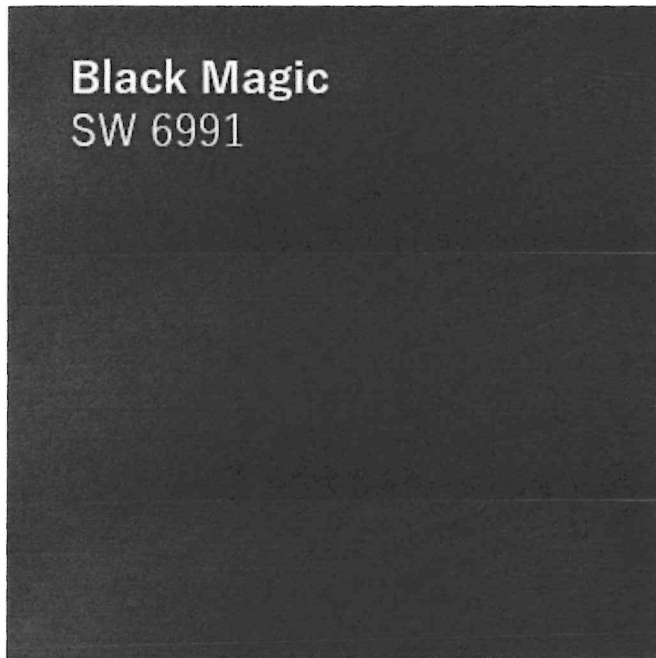
Paint colors are selected from the Sherwin Williams line of paints as follows:



Exterior siding, existing house: SW 7008 Alabaster, matte  
Exterior trim, existing house: SW 7008 Alabaster, satin



Exterior shutters, existing house: SW Natural Tan 7567, satin  
Exterior siding, addition: SW Natural Tan 7567, satin  
Exterior trim, addition: SW Natural Tan 7567, satin



Front door paint: SW Black Magic 6991, satin

Light fixtures on the house will be replaced in kind with the following:



12" semi-surface mount fixture by Visual Comfort & Co., model 7837401-BK, full cutoff - under front porch see attached cutsheet



9.5" gooseneck sconce by Hinkley, model 12076BK, full cutoff - at door to side porch  
see attached cutsheet

- end -

Exhibit B - Photos of Nearby  
Properties Showing  
Appropriateness



Fig. a - existing street view, two-tone white color scheme at adjacent house - 147 Central Ave





Fig. b - existing street view, three-tone color scheme at adjacent house - 157 Central Ave



Fig. c - existing street view, rear addition - 138 Central Ave



Fig. d - existing street view, rear addition - 156 Central Ave

Exhibit C - Photos of 151 Central  
Avenue



Fig. e - existing street view



Fig. f - view from northwest



Fig. g - entry porch

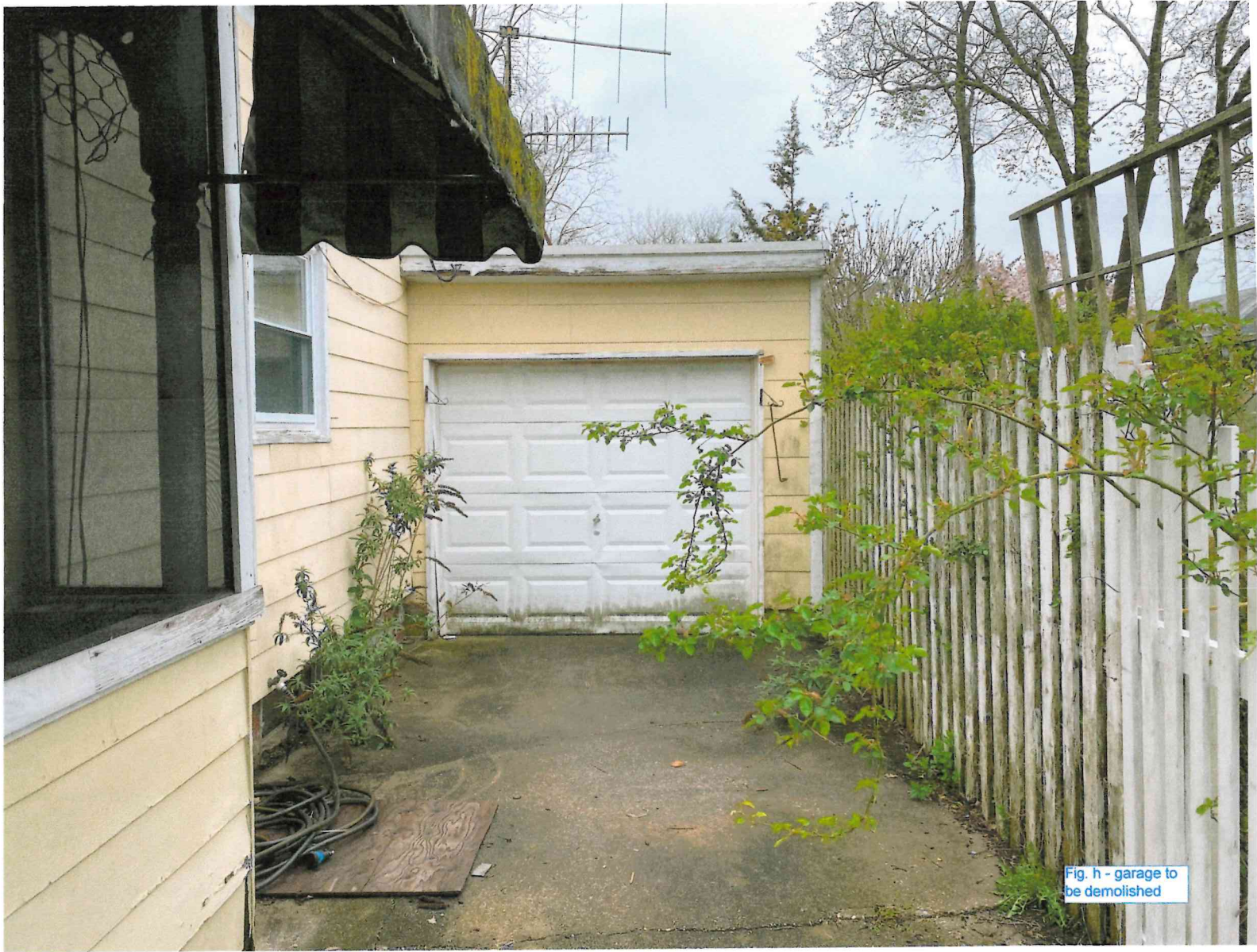


Fig. h - garage to be demolished





Fig. i - garage, kitchen, deck to be demolished, view from rear yard



Fig. j- garage to be demolished, view from rear yard



Fig. k - deck to be demolished, view from rear yard

Exhibit D - Plans and Elevations of  
Proposed Work