



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

RECEIVED
APR 08 2025
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: April 2, 2025

LOCATION OF PROPERTY: 514 Main Street, Greenport NY 11944

SUFFOLK COUNTY TAX MAP NUMBER: 1001-004-00-0300030000

PROPERTY OWNER: John & Alexandra Hinchey

ADDRESS: 514 Main Street, Greenport NY 11944 PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]@gmail.com

ARCHITECT/DESIGNER: _____

ADDRESS: _____ PHONE: _____

EMAIL ADDRESS: _____

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

Buildings

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

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

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

We purchased 514 Main Street, Greenport in February 2025. The home needs cosmetic improvements, specifically painting the exterior siding and trim. We plan to phase the improvements over time to restore the home to its original state (see exhibit C). In this application, we are applying to paint the exterior siding, trim and door white (see exhibit A for details). The siding and trim will be a semi-gloss finish and the door will be a high-gloss finish.

Amendment No. 1 made on 4/7/25 - Driveway/Gate:

We would also like to level out and resurface the driveway that backs up to Carpenter St and add a double gate (see exhibit E). Similar to the neighbors to our right and left, we plan to add a cobblestone apron approximately 6 ft. into the driveway and finish the remainder of the driveway with gravel (see exhibit F). The double gate (see exhibit G) will be made from cedar wood and metal mesh, we would also pair this with a single gate at the southeast side of the house.

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 - AF-10 Gardenia Paint Swatch, Benjamin Moore

Exhibit B - Before and After Images of Home

Exhibit C - Photo of the Home in the 1930's

Exhibit D - Photo of 514 Main St with neighboring homes

Amendment No. 1 made on 4/7/25 - Driveway/Gate:

Exhibit E - Before and After Images of Driveway/Gate

Exhibit F - Inspiration for Driveway including Exact Materials & Neighboring Driveways on Main St./Carpenter St.

Exhibit G - Inspiration for Gate including Style, Material, and Neighboring Gate on Main St./Carpenter St.

Exhibit H - 2025 Survey to include aerial view of driveway/gates placements

OTHER APPROVALS REQUIRED: _____

SIGNATURE OF OWNER OR AUTHORIZED AGENT: _____

DATE: _____

Exhibit A



Exhibit B





Residence of David W. Tuthill, Main Street
President of the People's National Bank

HOUSE 1930s ↑

Exhibit C

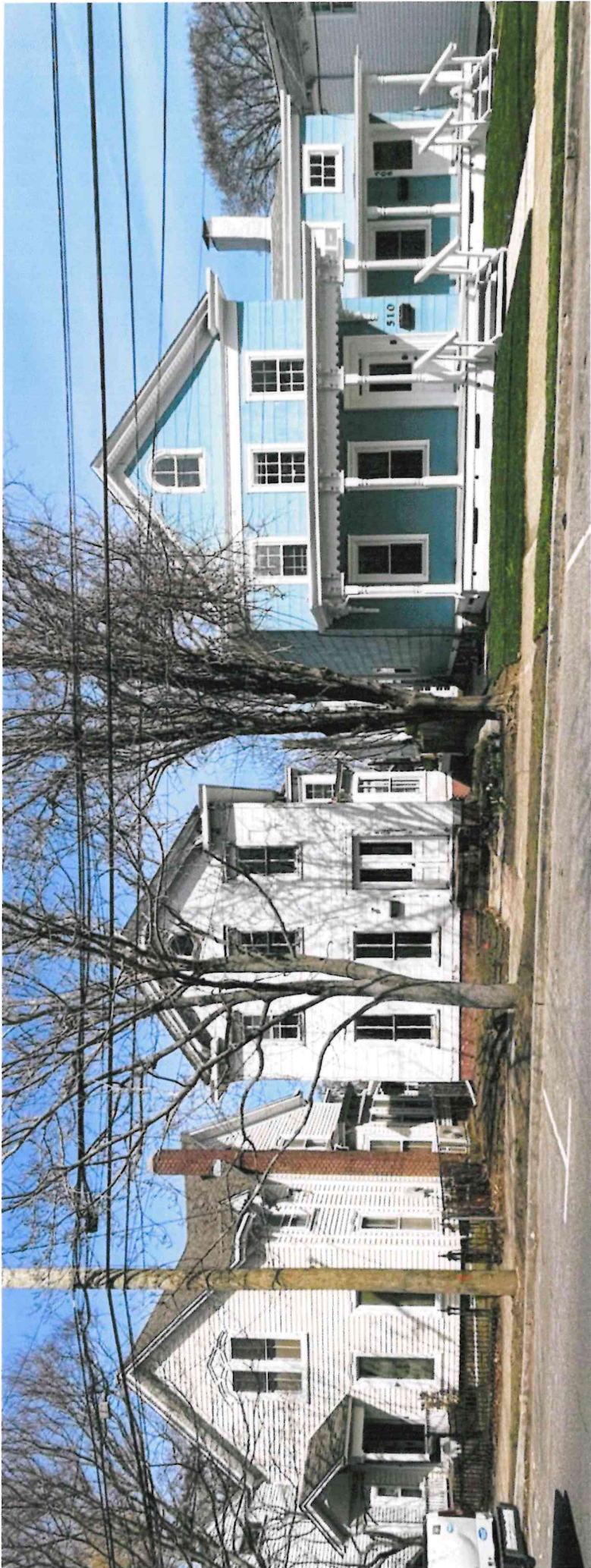


Exhibit D



Exhibit E





General Vision for Driveway:
 about 6 ft. of Cobblestone Driveway apron to
 mirror neighbors' on Carpenter St. & gravel
 pebbles for remainder of driveway

(see images to the bottom right for neighbors' driveways)



Del Rio 3/8" Pebbles - Tan



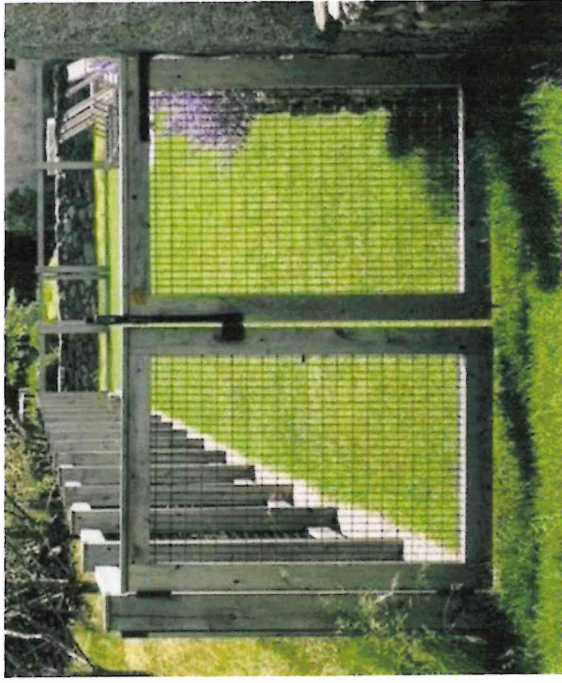
9" x 4" Cobblestone



511 Carpenter St. Cobblestone



*516 Main St (back facing on Carpenter St.)
 Cobblestone*



Reference for Gate Styling - Cedar Wood Square frame with
wire interior
Double gate door at top of driveway & gate door at south
east side of house



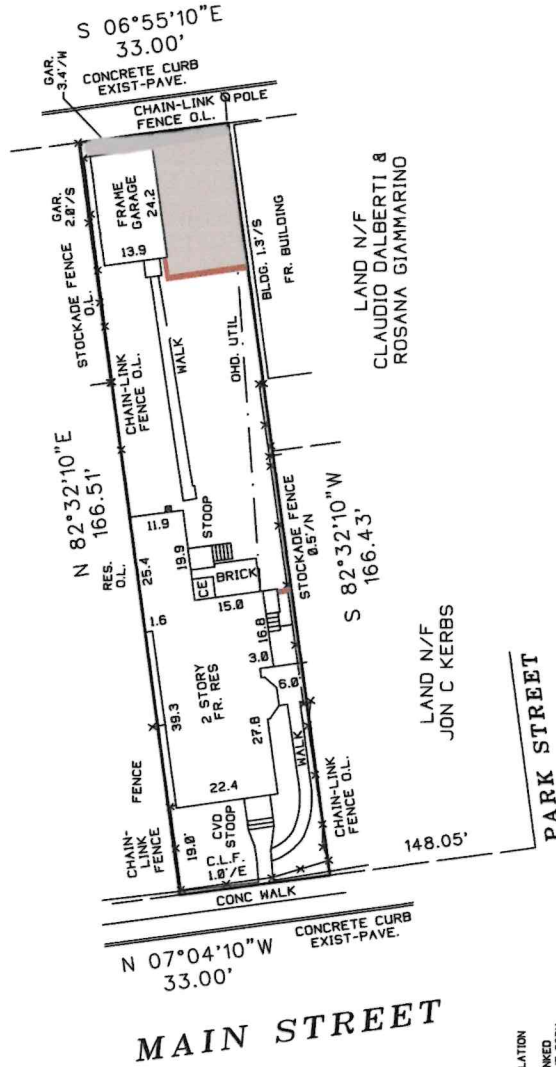
506 Main St. - Neighbor for back double gate positioning
reference

SURVEY OF:
 PROPERTY LOCATED IN THE INC VILLAGE OF GREENPORT
 TOWN OF SOUTHDOWN
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. # 1001-4-3-30
 SCALE: 1"=30'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
 WETLANDS AND/OR EASEMENTS OF RECORD
 IF ANY, NOT SHOWN ARE NOT GUARANTEED.

- Cobblestone Apron
 - Gravel Driveway
 - Cedar Gates
- LAND N/F
 CAROLINE WALOSK WEINMAN

CARPENTER STREET



SURVEYED BY:
 PAUL BARYLSKI LAND SURVEYING
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 PAULBARYLSKI@YAHOO.COM
 JANUARY 25, 2025



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 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED
 OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO
 THE PERSONS FOR WHOM THE SURVEY IS ORDERED AND NOT TO ANY OTHER
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 GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
 INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
 JOHN HINCHEN
 ALEXANDRA HINCHEN
 WESTCOR LAND TITLE INSURANCE COMPANY
 6106

Exhibit H