

1 INCORPORATED VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK : STATE OF NEW YORK
3 -----x
4 HISTORIC PRESERVATION COMMISSION
5 REGULAR MEETING
6 -----x

7 Station One Firehouse
8 Third and South Streets
9 Greenport, New York 11944
October 16, 2025
5:00 p.m.

- 10
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12
13 BEFORE:
14 JANICE CLAUDIO, CHAIRPERSON
15 ROSELLE BORRELLI, MEMBER
16 DENNIS MCMAHON, MEMBER
17 LISA GILLOOLY, MEMBER
18
19 MICHAEL NOONE, CLERK TO THE BOARD
20 ROBERT HARPER, HISTORICAL ADVISOR
21
22

23 Taken by:
24 D. Leigh Chapman, Stenographer
25

1 A P P E A R A N C E S:

2

3 Christopher and Joan Ripley
4 111 Broad Street
5 Greenport, New York 11944

6

7 Meryl Kramer
8 Marina deConciliis
9 Kramer + deConciliis Architecture
10 260 Hortons Lane
11 P.O. BOX 1600
12 Southold, New York 11971.

13

14 Bennett Brokaw
15 420 Carpenter Street
16 Greenport, New York 11944

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Proceedings

1 CHAIRPERSON CLAUDIO: So welcome to our
2 October 17th Historic Preservation Commission
3 meeting. I'm Janice Claudio, Chair.

4 MEMBER MCMAHON: Dennis McMahon.

5 MEMBER BORRELLI: Roselle Borrelli.

6 MEMBER GILLOOLY: Lisa Gillooly.

7 CHAIRPERSON CLAUDIO: And Robert Harper is
8 our historic expert who advises the Board.

9 MR. HARPER: Didn't know what title I had,
10 now I do.

11 CHAIRPERSON CLAUDIO: Item Number 1,
12 motion to accept and approve the minutes of
13 August 21st, 2025 regular meeting.

14 Do I have a second?

15 MEMBER BORRELLI: I'll second.

16 CHAIRPERSON CLAUDIO: All in favor?

17 ALL MEMBERS: Aye.

18 CHAIRPERSON CLAUDIO: Motion carried.

19 Item Number 2, motion to accept and approve
20 the minutes of the September 18th, 2025 regular
21 meeting.

22 MEMBER GILLOOLY: Second.

23 CHAIRPERSON CLAUDIO: All in favor?

24 ALL MEMBERS: Aye.

25 CHAIRPERSON CLAUDIO: So carried.

111 Broad Street

1 Item Number 3, motion to schedule the next
2 Historic Preservation Commission meeting for
3 5:00 on November 20, 2025 at the Station One
4 Firehouse, Third and South Street, Greenport,
5 New York.

6 Second?

7 MEMBER BORRELLI: Second.

8 CHAIRPERSON CLAUDIO: All in favor?

9 ALL MEMBERS: Aye.

10 CHAIRPERSON CLAUDIO: Okay.

11 Our Item Number 4 has been canceled. We
12 don't have further information on it.
13 Mike Noone will contact the property owner and
14 see what's going on. Okay.

15 Item Number 5, 111 Broad Street.
16 Discussion and possible motion on the
17 application of Joan and Christopher Ripley.
18 Applicants propose installing a roof mounted
19 solar photovoltaic system (6.02 Kilowatts).
20 Suffolk County Tax Map #1001-2-6.

21 We ask that you stand at the podium and
22 give us your name and address.

23 MRS. RIPLEY: Joan Ripley, 111 Broad
24 Street.

25 MR. RIPLEY: Chris Ripley, 111 Broad

111 Broad Street

1 Street.

2 CHAIRPERSON CLAUDIO: Thank you.

3 Can you tell us more about the project? I
4 think more specifically the positioning of the,
5 what is it, 14 panels?

6 MR. RIPLEY: Yes. None of them will be
7 visible from the street. They're all on the
8 back and, well, all are on the back, to make a
9 long story short.

10 CHAIRPERSON CLAUDIO: Do we have questions
11 of the applicants?

12 MEMBER MCMAHON: He has correctly
13 identified the location (holding up a
14 photograph).

15 MR. RIPLEY: Yes, exactly.

16 MEMBER MCMAHON: Okay.

17 CHAIRPERSON CLAUDIO: Anyone?

18 MEMBER MCMAHON: Just out of curiosity, is
19 this the panel that sits super flat, or is this
20 a raised panel?

21 MR. RIPLEY: We're not sure. We know that
22 they're installing something on it that keeps
23 rodents from going underneath it, or birds or
24 whatever, so they're up high enough to warrant
25 that.

111 Broad Street

1 MEMBER MCMAHON: They're a sightly raised
2 panel.

3 MR. RIPLEY: I believe so, yes.

4 MEMBER MCMAHON: We were presented with a
5 panel system that was fit in between the actual
6 (inaudible). It was really very quite clever,
7 but this is good. I mean, this is lovely.
8 Everybody needs to do what they can for the
9 environment. I think this is wonderful.
10 (Inaudible) everybody's efforts.

11 CHAIRPERSON CLAUDIO: I, too, was going to
12 make you aware of the flush panel. It was
13 quite extraordinary to see. It's plastic and
14 flexible and it's totally flush. So we didn't
15 know it was out there, so we think perhaps you
16 don't.

17 MR. RIPLEY: There are roof tiles that are
18 actual solar panels.

19 MEMBER MCMAHON: Right.

20 CHAIRMAN SADKIN: All right.

21 Without further discussion, I make a motion
22 to accept the application as presented. If any
23 changes should occur to this application, we
24 would want you to return to tell us about that.

25 MR. RIPLEY: Sure.

111 Broad Street

1 CHAIRPERSON CLAUDIO: Do I have a second?

2 MEMBER MCMAHON: Second.

3 CHAIRPERSON CLAUDIO: All in favor?

4 ALL MEMBERS: Aye.

5 CHAIRPERSON CLAUDIO: Thank you.

6 MR. RIPLEY: Thank you very much.

7 CHAIRPERSON CLAUDIO: We do not have 540

8 First Street. Oh, you're 540 First Street?

9 Right. Okay. It's 420 Carpenter?

10 THE CLERK: Four twenty is on the updated,
11 remember we changed back to --

12 CHAIRPERSON CLAUDIO: Right. But I was
13 thinking perhaps because I know the Carpenter
14 application is a fairly quick application, so I
15 thought --

16 THE CLERK: That's the one we originally
17 decided to put --

18 CHAIRPERSON CLAUDIO: I know. But we
19 don't have a representative here.

20 THE CLERK: Bennett Brokaw was actually at
21 Village Hall today and said he'd be here, so I
22 don't know what happened.

23 CHAIRPERSON CLAUDIO: We'll let that
24 stand.

25 Let's move onto Item Number 7, 540 First

540 First Street

1 Street.

2 Discussion and possible motion on the
3 application of John McCarthy O'Hea & Alyssa
4 Foglia. Applicants propose renovation of
5 existing house, partial demolition and a new
6 two-story addition, and a new accessory
7 structure in the rear yard. Major components of
8 outside work include:

9 Exterior siding at existing and addition:
10 Hardie Plank Siding, Smooth Finish, 5.25 inches.

11 Exterior paint for existing and addition:
12 Benjamin Moore, White Dove.

13 Windows: Loewen Windows, no grille.

14 Roof: GAF Asphalt Timberline HDZ, Oyster
15 Gray.

16 Sconce at first floor: Astro Lighting,
17 Cabin Wall Outdoor Light.

18 Sconce at second floor exterior doors:
19 BEGA, Wall Luminaire, Black.
20 Suffolk County Tax Map #1001-4-3-2.

21 All right. Let's talk.

22 MS. KRAMER: Hi, my name is Meryl Kramer
23 from Kramer and de Conciliis Architecture and
24 Marina, my business partner is also here.

25 I have some general comments, I guess, to

540 First Street

1 describe the project to you, little bit more in
2 case it needs explanation.

3 The drawings are pretty thorough, but we
4 could start with some images, some before and
5 after images and I'll just walk you through what
6 we're doing.

7 Starting on the front of the house, the
8 before is the blue and the white is our
9 rendering of the after. So this would be the
10 front of the house facing First Street (holding
11 a photograph). We are removing or enclosing
12 this as part of the building envelope and then
13 we are adding, this has the flat roof and we're
14 adding the flat roof porch to face the street,
15 address the street.

16 As you can see, we are preserving or
17 restoring these arch top windows, which were
18 plywooded over. I imagine when they replaced
19 the windows at some point they couldn't afford
20 to do the arch top, so we found a manufacturer
21 who will make the arch top window.

22 The one detail to make note of is that this
23 radius is very tight. So they will be true wood
24 windows that will be painted. Whereas, the
25 other windows in the house that aren't arch top

540 First Street

1 will be clad with aluminum.

2 That's the front, and, as you can see, we
3 are proposing to keep all of the original roof
4 lines. The details of the trim. The material
5 of the roof is existing asphalt, and we are
6 replacing that with asphalt.

7 Coming around --

8 MS. DECONSILIIS: Should we pass those
9 around?

10 MS. KRAMER: I could do that as I move
11 forward.

12 CHAIRPERSON CLAUDIO: It's already in the
13 plan, but yeah.

14 MEMBER BORRELLI: I see it in the plan.

15 MEMBER GILLOOLY: Is the front of the
16 building east or west?

17 MS. DECONSILIIS: West.

18 MS. KRAMER: Yes, west.

19 CHAIRPERSON CLAUDIO: Would you like a
20 copy?

21 MEMBER GILLOOLY: I'm still trying to
22 figure out --

23 MS. KRAMER: Okay. So the next image is
24 moving around to the south side of the house,
25 yes, south side of the house. Again, you can

540 First Street

1 see the proposed porch. You can see our
2 addition on the back end with an entry porch
3 along the side. We are preserving the flat
4 roofed bays, and that is kind of where we got
5 our inspiration for the flat roof projections
6 on the house. Keeping with the original
7 vocabulary of the house.

8 You can start to see a glimpse here of the
9 accessory structure, but, really, the rear
10 portion of the house is difficult to see from
11 the street.

12 CHAIRPERSON CLAUDIO: First Street?

13 MS. KRAMER: From first Street, yes.

14 MEMBER BORRELLI: So basically, wherever
15 there was an enclosed porch, you have taken
16 that out. It's no longer there. The porches
17 that were enclosed are now open.

18 MS. KRAMER: Um, well, the porches that
19 were enclosed are now still enclosed, but
20 they're part of the building envelope. Like
21 this entry, glassed in area that was once an
22 open porch is --

23 MEMBER BORRELLI: Right. So this drawing
24 here, Model View Number 1, you've got the
25 columns and you've got what was all the glass

540 First Street

1 that was there is gone. So it's just an open
2 porch now.

3 MS. KRAMER: Yes, and we extended that
4 roof line to create an open porch on the front.
5 So we assume, this was at one time open then it
6 was enclosed and now it's going to be open
7 again.

8 MEMBER BORRELLI: So if that is the case
9 then over the two windows that face east, no.
10 The front of the house, right? So those two
11 windows, right, below that, so originally your
12 front door would have been inside that enclosed
13 porch underneath that small window?

14 MEMBER MCMAHON: Right where it is now, I
15 believe.

16 MS. KRAMER: We are keeping the location
17 of the existing door. We are keeping the door
18 itself as well.

19 MEMBER BORRELLI: So then what I'm having
20 difficulty envisioning is the original, the
21 closed enclosure of the front, you're going to
22 bump that out and make that a smaller than
23 depth open porch across the front.

24 MS. KRAMER: Yeah.

25 MEMBER BORRELLI: To keep the roof line

540 First Street

1 sort of --

2 MS. KRAMER: It might be easier to see
3 (showing photographs). Essentially, this piece
4 right (indicating) here goes away, but we're
5 extending it to give some relief on the front
6 entry to the porch.

7 MEMBER BORRELLI: Because your front entry
8 -- I don't know, I have not been inside of the
9 house -- was never here? It was always here
10 (indicating)?

11 MS. KRAMER: No, there's a stair, a
12 beautiful stair that we're keeping right up
13 against that wall.

14 MEMBER MCMAHON: It's kind of an odd
15 setup. The front door looks like it would have
16 been, you know, where the stair location is,
17 but it's to the side.

18 CHAIRPERSON CLAUDIO: It never was.

19 MEMBER BORRELLI: It never was because the
20 stair is there. And this roof line is going to
21 be a flat roof?

22 MS. KRAMER: Yes, it is with a slight
23 pitch to drain, of course.

24 MEMBER BORRELLI: Right. Okay.

25 MEMBER MCMAHON: I went back twice to

540 First Street

1 visit because I wanted to find out where that
2 door was since it didn't show up on the plans.

3 MS. KRAMER: This is a view of the rear of
4 the house. Currently, we are looking at this
5 accessory structure shed, which is going to be
6 removed.

7 This portion of the house was added onto,
8 I think, in stages. They were probably little
9 sheds that were then enclosed. They're
10 decrepit. They're just sitting on cinderblocks.
11 They're really not suitable for habitation.

12 And this existing, it's showing the
13 existing rear wing of the house, which we are
14 replacing the roof, the second floor of, keeping
15 the first floor and reason for that is that the
16 ridge line is misaligned with the original
17 structure. I think they made a mistake. We
18 don't know. We're trying to create a forensic
19 architecture to figure out what happened, but
20 we're trying to restore it back to its original
21 intention, which we think was a cruciform where
22 the original front gable extends on axis back to
23 the rear of the property.

24 As you can see here, we have another flat
25 roof that wraps around and the primary bedroom

540 First Street

1 sits above and then below another spacious room
2 with a deck opens out onto the deck.

3 This is a view of the proposed accessory
4 structure which is very similar to the, it's
5 just a basic gable with sliding doors that open
6 to the rear yard. Same vocabulary as the house.
7 Same white Hardie and white Loewen windows and
8 doors, the asphalt shingles.

9 Then just some views of stairs on the
10 inside (presenting more photographs). This is
11 the entry that we said we're going to be
12 un-enclosing.

13 This is the rear structure that was
14 probably (indicating) once a shed and then this
15 area is another portion of the rear. I can pass
16 these around so you can see, but I wanted to
17 point out two errors on our materials sheet.
18 One says, no grilles on the windows, but we are
19 actually doing two over two to match the
20 existing.

21 CHAIRPERSON CLAUDIO: The front of the
22 house?

23 MS. KRAMER: Throughout, two over two.

24 CHAIRPERSON CLAUDIO: Throughout. Good.

25 MS. KRAMER: Another thing I wanted to

540 First Street

1 point out is the materials noted for the deck,
2 I'm sorry, the railing that goes around the
3 second floor deck, we're showing a mesh and it
4 says "painted", but we think it would probably
5 be less visible. The idea is for it to be very
6 transparent. It has a mahogany wood frame with
7 this material that we think will kind of
8 disappear all together and will be the
9 stainless steel just natural.

10 MEMBER BORRELLI: That's going where did
11 you say?

12 MS. KRAMER: On the second-floor deck.

13 I have some other material samples that if
14 you're interested in, I can pass around. I'm
15 sure you're very familiar with the Hardie plank
16 siding.

17 CHAIRPERSON CLAUDIO: Smooth, right?

18 MS. KRAMER: It's smooth.

19 CHAIRPERSON CLAUDIO: And a five and a
20 half inch drop?

21 MS. KRAMER: Yes. And we're proposing
22 White Dove paint. A nice, warm white and then
23 the window color, which is the Alpine White.
24 Yes.

25 Then the roofing is the Oyster Gray, which

540 First Street

1 is the one right in the middle (indicating).

2 So I'm happy to pass around anything that
3 anybody wants or answer any questions.

4 CHAIRPERSON CLAUDIO: I think we're good
5 on that. Thank you.

6 Before you conclude, I don't know if this
7 is a question or further explanation, on the
8 south side of the house, I do not understand the
9 rendering with a door and/or glass window to the
10 floor.

11 MS. KRAMER: It's a slide light.

12 CHAIRPERSON CLAUDIO: The south side, D3
13 and I. I don't see what's happening there.

14 MS. KRAMER: The side entrance has a full
15 glass door and then a side light.

16 CHAIRPERSON CLAUDIO: This is a full glass
17 door and a side light (indicating)?

18 MS. KRAMER: Actually, the side light is
19 larger than the door itself. This is the door
20 and this is the side light but this window will
21 now be operable to get some air flow.

22 CHAIRPERSON CLAUDIO: So this is a
23 stationary window and then this is --

24 MEMBER BORRELLI: Is that operable?

25 MS. KRAMER: It could be.

540 First Street

1 MEMBER BORRELLI: Okay, I couldn't
2 remember.

3 CHAIRPERSON CLAUDIO: This is likely the
4 entry into the house or used as that, whatever.
5 That's not important.

6 MS. KRAMER: Yeah, we don't now how
7 they're going to use it, but we wanted to
8 maintain the front but also provide (inaudible)
9 day to day.

10 CHAIRPERSON CLAUDIO: Address, too, what
11 you're doing with this small pane?

12 MS. KRAMER: We're going to keep it. I
13 guess they will scrape it and --

14 CHAIRPERSON CLAUDIO: Renovate it and keep
15 it.

16 MS. KRAMER: Yes.

17 CHAIRPERSON CLAUDIO: Okay. Thank you.

18 MS. KRAMER: You're welcome.

19 MEMBER BORRELLI: Is that the window A?

20 CHAIRPERSON CLAUDIO: Yes, window A.

21 MEMBER GILLOOLY: I had a question on that
22 too.

23 MS. KRAMER: That's at the stair, the
24 beautiful stair.

25 CHAIRPERSON CLAUDIO: Looking in the

540 First Street

1 window.

2 Shall we start? Robert, do you want to
3 present a historic view?

4 MR. HARPER: Sure. This was reviewed in
5 1977, so this is fairly old except the picture
6 of the house looks identical. So I don't think
7 much has happened to it over the years.

8 It was not on the 1873 Sandbord (phonetic)
9 map. So sometime constructed after that.

10 If I had to pin a style of it, which is
11 pretty hard to do given that there's been a lot
12 of changes, would be based on the windows. The
13 arch top windows are typical of Italianate
14 building and of all the things they mentioned in
15 the report that was done in '77, they said that
16 the most notable feature was the arch windows
17 and I tend to agree. I think they're absolutely
18 extraordinary with the hooded, curved trim on
19 the top. Yes, two over two windows would be
20 appropriate for this, throughout. That's what
21 certainly would have been there.

22 I would guess, too, this house was
23 clapboarded all the way up to the top gable, as
24 opposed to some of the ones in Greenport that
25 have added shingles up there. The gable cuts

540 First Street

1 the arched windows kind of in half, so I don't
2 think that would have been a thing they would
3 have done.

4 Let's see what else I have. They said the
5 front porch was removed. I don't think it was
6 removed. I think it was just enclosed, as you
7 said.

8 I was a little taken aback by the front of
9 the house. When we looked at it, I said,
10 where's the front door? That looks like an
11 awfully strange blank wall there, but from
12 everything I could see that is original. I've
13 heard these houses referred to as a Greenport
14 cross because of the cruciform shape of it, and
15 I think this one is a good example. And I also
16 did have trouble with the ridge lines kind of
17 lining up. That's what I was saying to you
18 about I don't know how this is going to meet up
19 with the new part, but I'm sure you figured out
20 a way.

21 So that's pretty much all there was.
22 There wasn't a lot on this particular house. I
23 think the windows are what makes this house what
24 it is.

25 CHAIRPERSON CLAUDIO: Yes. Okay.

540 First Street

1 Should we start on one end? That would be
2 logical. Lisa?

3 MEMBER GILLOOLY: Okay. Hi. I just have
4 only one question. On the top of north
5 elevation it says, "Existing windows being
6 replaced to have new trim to match existing
7 above the outer side casing. Head trim to
8 follow arch topped windows, new windows to
9 have."

10 So the outer side, the casing will be what
11 then?

12 MS. KRAMER: So we, typically, on these
13 older houses, when they had wood siding and
14 they added on vinyl siding, they needed to add
15 another piece onto the outside of the trim in
16 order to accept the siding. We're simplifying
17 that and keep going back to what we think was
18 original, which is just single piece trim.

19 CHAIRPERSON CLAUDIO: What profile do you
20 project on that?

21 MS. KRAMER: It will be flat.

22 CHAIRPERSON CLAUDIO: You're gonna do
23 flush.

24 MS. KRAMER: Yeah.

25 MEMBER GILLOOLY: But the arch windows

540 First Street

1 will be not flush or --

2 MS. KRAMER: They will be one piece, but
3 it will follow the --

4 MEMBER GILLOOLY: (Inaudible.)

5 MS. KRAMER: Yeah, the siding is typically
6 recessed back an eighth of an inch from the
7 casing so the trim projects slightly from the
8 casing, from the siding. Excuse me.

9 CHAIRPERSON CLAUDIO: So the trim is going
10 to project from the siding.

11 MS. KRAMER: Yes.

12 MEMBER MCMAHON: It's proud of the siding.

13 CHAIRPERSON CLAUDIO: It's proud of the
14 siding, okay.

15 MS. KRAMER: I thought you were asking me
16 if it was two pieces or one piece, and we are
17 proposing one piece.

18 CHAIRPERSON CLAUDIO: How much depth on
19 that?

20 MS. KRAMER: Five quarter inch is typical
21 and then shingles, the siding will be back
22 about an eighth of an inch from that.

23 CHAIRPERSON CLAUDIO: Lisa?

24 MEMBER GILLOOLY: That was it for now.

25 CHAIRPERSON CLAUDIO: Roselle?

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1 MEMBER BORRELLI: I got a couple of
2 questions. First, I think I'll start with the
3 curved windows. So you're gonna keep all of
4 the trim that's there now. When they put that
5 half-moon in to make the window straight
6 across, like on the side there. Over here
7 you're going to actually get curved windows,
8 right up to the top and you're keeping all of
9 that, looks like pretty thick trim, right? On
10 these curved pieces up on the top. All that
11 stays?

12 MS. KRAMER: That's our intention, yes.
13 Unless a contractor tells us for some reason
14 that we can't, in which case then we would tell
15 you.

16 MEMBER BORRELLI: You're taking that
17 little semi moon thing off of the windows to
18 make them straight because your going to bring
19 it right back up to a curve.

20 MS. KRAMER: Yes.

21 MEMBER BORRELLI: Beautiful. I think
22 that's lovely. Perfect.

23 I have an issue with the front elevation.
24 Looking at the street and looking at the
25 original map, and, of course, Robert being

540 First Street

1 correct, it is in a cruciform. So my question
2 to you is on the interior of that, when you go
3 in that side door, to the left in that block
4 that there's nothing there except you're putting
5 a porch, is that wall --

6 MS. KRAMER: That's where the stair is.

7 MEMBER BORRELLI: The stair is there. So
8 I would have thought that, initially, like,
9 originally, I'm not sure what it looks like the
10 staircase and where the window would have been,
11 but I would have thought that there would have
12 been a squared off window like everything else
13 on the first floor is square straight across
14 the top. Whereas, on the top, you got like the
15 Palladian windows on the top in the curved
16 form. So you don't think that there might have
17 been, it just looks so strange to me --

18 MS. KRAMER: Why don't we look at the plan
19 together so I can show you. The stair is
20 magnificent and you wouldn't in a million
21 years want to --

22 MEMBER BORRELLI: Put a window there.

23 MS. KRAMER: You can't. There stair is
24 right there.

25 MEMBER BORRELLI: Okay. I was just

540 First Street

1 thinking because it just looks odd.

2 MS. KRAMER: I know. You would think that
3 there would be an entry there, but there wasn't
4 and we're remaining true to that. We wouldn't
5 want to move the stair or remove the stair. We
6 had to convince the owners to keep this old,
7 beautiful stair. We wouldn't want to remove
8 that.

9 MEMBER BORRELLI: So I think the reason
10 why they did it, I'm just trying to figure it
11 out, like get in the head of the builder here
12 because, if you keep the cruciform format to
13 where it is to the map of the street. I'm
14 talking the original map of 1909 then that is
15 the best way, I'm assuming, to put that house
16 in that shape and sacrifice in the front.
17 Like, if you look at my map, you can see how
18 the house is sitting.

19 MS. KRAMER: Can I see? I don't know what
20 you're talking about.

21 MEMBER BORRELLI: Here's your house.
22 Here's the cruciform form, right?

23 MS. KRAMER: Yes.

24 MEMBER BORRELLI: If they were to take
25 this and turn it, it's not fitting the best

540 First Street

1 possible way they could make use of the long,
2 elongated land. So I was just thinking that
3 with a porch over the front, I don't know, it's
4 very modern to me. Like this porch would be
5 square columns with just a profile up on the
6 top without turning the columns or putting a
7 base and then doing something a little more, it
8 just looks very modern to me. It almost looks,
9 I hate to say, out of place with the circular
10 top with the very flat-roofed bottom. It looks
11 like you've done two different, like you had
12 two different ideas instead of work cohesive in
13 the original idea of let's restore the house.
14 Keep the Palladian type circular windows and
15 then just keep it a block form.

16 MS. KRAMER: I'm very happy to speak to
17 that and that is an intentional design
18 decision. The reason for that is that the
19 original structure stands on its own and we
20 would like to keep it that way and we're not
21 going to fix what's not broken.

22 We prefer to do our modern intervention.
23 It is exactly that. I have worked with the New
24 York State Preservation Department of Parks
25 people and so the philosophy of the New York

540 First Street

1 State Historic Preservation, it's not a
2 commission. It's a -- I don't remember what
3 it's --

4 CHAIRPERSON CLAUDIO: Their standards.

5 MS. KRAMER: Yeah, their standards and
6 their philosophy, as well as the National
7 Historic is that your modern intervention
8 should be just that and do not make something
9 fake old. You want to make sure that you make
10 a distinction between something that's new,
11 something that's old. Something that's new can
12 be inspired by something that's old. That's
13 why we borrowed the vocabulary of the flat roof
14 from the rest of the elements on the house.
15 Which are essentially flat and the bays are
16 essentially flat and that's why we did that.

17 MEMBER BORRELLI: Well, your italianate
18 style would have had a flat roof so that
19 doesn't bother me at all. It's maybe that it's
20 starting to look like an office.

21 CHAIRPERSON CLAUDIO: I want to jump in
22 here too. You have nine columns going on. All
23 are new to the structure as it exists. You do
24 not have a statement about what columns would
25 have been. Clearly it should be a turned

540 First Street

1 column to be in keeping with that period. I,
2 too, find they're oversized columns and the
3 plainness of them with the elements that you
4 have maintained, restored, and I congratulate
5 you on that, but the columns are off putting as
6 they are designed.

7 MS. KRAMER: When you say "turned" you
8 mean round?

9 CHAIRPERSON CLAUDIO: Turned columns are
10 appropriate to the house period.

11 MS. KRAMER: When it was originally built.

12 CHAIRPERSON CLAUDIO: There are many
13 different varieties of that, of course, and
14 treatments, but I think you have (inaudible)
15 so a historic home with many of the elements.
16 Particularly these historic, distinct windows,
17 which you're only eliminating one, which is
18 kind of a sad thing too. But I have a real
19 problem with the columns. I do not think they
20 are in keeping with the house. I don't think
21 they're appropriate.

22 MS. KRAMER: Personally, I obviously
23 disagree because we are, like I said,
24 deliberately making a design decision to
25 distinguish the new from the old and I can

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1 recall very vividly a conversation that I had
2 with someone from the State about the project
3 where it was being considered for the register
4 and she advised me not to mimic old and to make
5 a clear modern distinction because that is the
6 way history will then look back upon this
7 project as seeing that something was done now
8 in 2025 versus something that was original. If
9 we try the make it look farmhousy, with
10 capitals, then it's going to be, then you're
11 going to introduce a new style that's not
12 Italianate.

13 So how do you decide what this porch, what
14 these porches are really going to look like? So
15 that's one of the reasons why we're making it
16 clean and simple and not farmhouse, not a
17 turned, round column because we're not in those
18 days anymore. We're --

19 MEMBER MCMAHON: We've had this discussion
20 also at some point because almost every house
21 in Greenport has an addition on it in some
22 fashion. So our conversations in the past have
23 said that you steal from one section and bring
24 it into dominance. You know, you take certain
25 elements and you bring them forward but you

540 First Street

1 leave it. You make the addition look like it
2 was the addition. You don't have to
3 incorporate it and change everything to make it
4 so cookie cutter. But I understand where
5 you're coming from. Making an obvious change,
6 an obvious change.

7 MS. KRAMER: Right. That's the intention.

8 CHAIRPERSON CLAUDIO: So I would counter
9 that an obvious change would be the extension
10 on the back or a clear change to the home. You
11 have chosen, admirably, to keep the historic
12 distinguishing elements of the house. Adding
13 these two porches with these two modern,
14 oversized, squared columns that I see no, they
15 just kind of, there's no historic justification
16 for them and I don't think, in my view of the
17 house, they add a distinct this is today's
18 renovation versus yesterday's home.

19 I don't see any other element in the front
20 or the sides of the house that say that. I get
21 that on the railing of your master second-story
22 fence or whatever, but this, to me, is jarring
23 and inappropriate.

24 MR. HARPER: Could I comment on what I
25 think Meryl is referring?

540 First Street

1 CHAIRPERSON CLAUDIO: Yes.

2 MR. HARPER: Are you referring to the
3 Secretary of Interior of Standards?

4 MS. KRAMER: Yes, that's what I'm
5 referring to.

6 MR. HARPER: If I'm not mistaken, what
7 that refers to is not that the house should be
8 made to look like it's different. It states
9 that any additions to it should be subservient,
10 and as Dennis said, visibly distinct from the
11 main house. But it doesn't say anything about
12 the main house needing to look new or modern.
13 It's only in an addition, not what was there.
14 The Secretary of Interior Standards are to
15 preserve what is there or to go back to what
16 would have been there.

17 MS. KRAMER: But not to do fake old. Not
18 to try and replicate something old when it's
19 clearly an addition.

20 MR. HARPER: Well, that's the addition,
21 but the front of the house is essentially
22 staying the same. And if there was a porch
23 there, I can guarantee you it had turned
24 columns.

25 MS. KRAMER: But there never was.

540 First Street

1 MR. HARPER: I doubt that they would have
2 been anything but. If go you around Greenport
3 Village, just right here. Take a look at a few
4 houses along Third street, and along, what's
5 this one?

6 THE CLERK: South Street.

7 MR. HARPER: South Street. I took
8 pictures of their porches just a couple of
9 weeks ago because we had one where they wanted
10 a hip roof on the porch and it should have been
11 extended to the whole front facade, all of
12 those have turned columns.

13 MS. KRAMER: I lived in a house on the
14 corner of Second and Broad and it was squared
15 columns.

16 MR. HARPER: Probably replacements. I
17 agree with Janice that they're out of
18 proportion and they're not historic and that's
19 what the Commission is, a Historic Preservation
20 Commission.

21 MEMBER BORRELLI: I just have one comment.
22 I live in a historic house that initially and
23 always had square columns, so I have kept the
24 square columns. Even though they did things
25 differently in the front of house. But what I

540 First Street

1 was going to say is, I don't think the porch
2 like you're making it was original but that's
3 fine. That's the design.

4 What I might do, and this is just what I
5 was thinking, since it's not an original porch,
6 to keep that front porch where you've got that
7 over the front door, like a vestibule type of
8 entryway with a porch. And I might have just
9 put, instead of the porch part here
10 (indicating), might have just put lattice work
11 up and grow something there so you don't see
12 that there's no window and see it's sort of
13 blank.

14 That said, with your porch, I would keep it
15 square because I think it's okay. I mean, if
16 that was your design to put that in, but maybe I
17 would just beef them on the bottom up and just
18 make them a little bit thicker on the bottom,
19 and left the square ones that you have because
20 right now, and it's my opinion, it looks almost
21 like, not that you didn't think about it, but
22 you didn't give it that much thought to a
23 design. It just looks too bare for me. I like
24 square columns. I always liked them, but if you
25 just make them a little thicker on the bottom

540 First Street

1 and then let them go thinner, you know, which
2 wouldn't turn them, but it would give them a
3 little bit more importance and that's what I
4 think.

5 MEMBER MCMAHON: Are you thinking to scale
6 them down perhaps?

7 MEMBER BORRELLI: No, to beef them up.

8 MS. KRAMER: Well, right now, they're
9 basically a four by four with cladding.

10 MEMBER BORRELLI: They look like cigarette
11 sticks to me, match sticks, you know? That's
12 just my thought.

13 MEMBER GILLOOLY: I can see both sides.
14 If there were columns that had crumbled and you
15 were trying to replace them with historic, what
16 was there, but since there wasn't anything
17 there then it would fall more into a modern,
18 distinguished addition. So I can see both.

19 MS. KRAMER: I think, I'm wondering if we
20 can -- I hear what you're saying. I,
21 personally, would really have a hard time
22 making these turned columns. I would much
23 prefer them to be square. I wonder whether the
24 flat roof itself and the transition to the
25 columns, it's hard to see in this rendering,

540 First Street

1 but there is a line, like a shadow line at the
2 roof. But maybe we could introduce, I think
3 what we would do is look at, take your comments
4 and internalize those and come back because do
5 you agree, Marina?

6 MS. DECONSILIIS: Yeah, if I'm hearing
7 what everyone is saying, maybe we could put a
8 little more texture. Something to bring the
9 scale into something that speaks to the
10 existing trim without replicating.

11 MEMBER MCMAHON: I have that detail on my
12 house. I think you would appreciate it as
13 well. Each corner has an indentation and --

14 MS. KRAMER: It's like a bevel.

15 MEMBER MCMAHON: Well, it's routed.

16 MS. KRAMER: Routed, I know exactly what
17 you mean.

18 MEMBER MCMAHON: Yes, it's a block corner.

19 MS. KRAMER: It's a reentrant corner.

20 MEMBER MCMAHON: That's correct. I
21 actually just did the carport that's finished
22 that we approved that has that exact same
23 detail as well. It really breaks it up.

24 MS. DECONSILIIS: It adds more texture.

25 MEMBER MCMAHON: It also adds a lot of

540 First Street

1 detail to it and it has a depth to it and it
2 actually scales it down.

3 CHAIRPERSON CLAUDIO: I really wanted this
4 to give a yes vote on this for me. I feel that
5 it is not clearly a new addition to the house
6 with the statement you're trying to make. It
7 doesn't resonate with me. You know, you're
8 talking about the back of the house, I get it,
9 because that is a new thing. So I would
10 really --

11 MS. KRAMER: We definitely want to be
12 consistent with our detailing. I think if we
13 have a flat roof porch with columns on the
14 front, we want to make it the same on the front
15 and the back.

16 CHAIRPERSON CLAUDIO: The nine columns
17 would be the same.

18 MS. KRAMER: Yeah, they would be the same.
19 So what we need to do is take a look at, like
20 you said, maybe making a reentrant corner or
21 maybe adding an additional piece of trim that
22 might give the flat roof a little bit more
23 detail so it's a little less stark.

24 MEMBER BORRELLI: So traditional, square
25 columns with a little bit of a base. Just like

540 First Street

1 Dennis said, a little bit of trim and then
2 takes the column up. It doesn't have to be as
3 ornate but they are square. It could look
4 good, I think.

5 MS. KRAMER: I can't see.

6 MEMBER BORRELLI: (Showing phone photo)
7 takes away the neatness, but they are square.

8 (Crosstalk among members.)

9 MEMBER MCMAHON: Here we go (showing phone
10 photo).

11 MS. KRAMER: Oh, that's interesting.
12 That's added.

13 MEMBER MCMAHON: Yeah, that's a dado. One
14 piece has two dados on it and then the other
15 piece, the returning piece has (inaudible).

16 MEMBER BORRELLI: Yeah, I have that too.

17 CHAIRPERSON CLAUDIO: It's my column.

18 MEMBER MCMAHON: That's the carport
19 itself.

20 CHAIRPERSON CLAUDIO: All right.

21 MS. KRAMER: So I just want to be able to
22 have a takeaway. Is this the only element?

23 CHAIRPERSON CLAUDIO: Well, I don't think
24 we've quite finished. Roselle, are you good?

25 MEMBER BORRELLI: I'm good. As long as

540 First Street

1 you keep that trim around those, it's stunning.
2 It's going to be beautiful. It's just a great
3 feature of the house.

4 MS. KRAMER: We agree.

5 CHAIRPERSON CLAUDIO: It's exciting. I
6 mean, I hate to see the back one go, but I love
7 that you're keeping the three sides and that
8 you're making them proud. That's great.

9 Have you lifted the asphalt shingle to see
10 what's under there?

11 MS. KRAMER: Not yet.

12 CHAIRPERSON CLAUDIO: What if it's some
13 beautiful shingle? You know? It's been on
14 there since at least 1977 and protected.

15 MS. KRAMER: But it also might be nailed
16 through.

17 CHAIRPERSON CLAUDIO: It could be
18 anything.

19 MEMBER BORRELLI: Expect anything.

20 CHAIRPERSON CLAUDIO: The back accessory
21 building, you have casement windows. Is that a
22 firm window decision?

23 MS. KRAMER: Not necessarily. The reason
24 why we have casement, I meant to mention that
25 on the main house, there are two because of

540 First Street

1 egress.

2 CHAIRPERSON CLAUDIO: That was a necessary
3 window.

4 MS. KRAMER: Yes. I think we could easily
5 make the windows in the accessory structure
6 double hung if that's preferable.

7 CHAIRPERSON CLAUDIO: Yes, that's not a
8 hardship to do. Two over two would be the best
9 but a double hung is great too.

10 MS. KRAMER: I'm trying to find the, I
11 don't have the benefit of having, so the window
12 on the gable end, basically.

13 CHAIRPERSON CLAUDIO: It's the front
14 facing one that gave me pause, actually, yes,
15 facing the street.

16 MS. KRAMER: We could make that double
17 hung, two over two.

18 CHAIRPERSON CLAUDIO: Perfect.

19 All right. So, Dennis?

20 MEMBER MCMAHON: I would be glad to show
21 everybody that detail and how it's put together
22 if that suffices everybody else. I think it
23 will jazz it up.

24 MS. KRAMER: Would you mind sharing the
25 address so we could see it in person?

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1 MEMBER MCMAHON: No, absolutely, 133
2 Central Avenue. That's my house and then
3 that's the corner detail on my house. The
4 carport is on the corner of Central and
5 (inaudible). And I'm sure we wouldn't mind it
6 because everybody's always poking around
7 anyway.

8 CHAIRPERSON CLAUDIO: I just want to say
9 that the house is going to be magnificent. The
10 staircase that's never been painted with the
11 newel post is very exciting. The floors are
12 quite beautiful, looking in the window, but the
13 house has such potential and it's wonderful to
14 see so, thank you.

15 I'd like to hold you over to next month if
16 it's not a hardship to see those columns. Or is
17 there a race on time here?

18 MS. KRAMER: Well, I know the owners are
19 wanting to move forward.

20 MEMBER MCMAHON: You've got a long way to
21 go, so columns would probably be the last thing
22 anyway, right?

23 MS. KRAMER: Yeah, if we could get a
24 building permit, but I don't know how you would
25 do it contingent upon --

540 First Street

1 THE CLERK: I could probably arrange for a
2 building permit to be given. I'll talk with
3 the building inspector. We can work that out.
4 I mean, it would be very contingent upon
5 nothing being done with the columns. In other
6 words, we won't issue a C of A, but it will be
7 held over for the next but you can start work.
8 He'll issue you a permit if everything is in
9 order with him.

10 MS. KRAMER: I don't think that will be a
11 problem. I don't think they're going to start
12 --

13 CHAIRPERSON CLAUDIO: I want you to know
14 that I emailed the homeowners a copy of the
15 Residential Tax Credit Program that they are
16 clearly eligible for. So they will come to
17 you, I'm sure, if that resonates with them to
18 move forward with it, but it seems a great
19 opportunity for them.

20 MEMBER BORRELLI: If I could also just say
21 something for the record, for the history on
22 the house. The house isn't on the 1873 map,
23 but it is on the 1909 map. So somewhere
24 between 1873 and 1909, it got built. It was
25 the original home to John B. Reeve, who was the

420 Carpenter Street

1 tax collector in Greenport at the time.

2 MS. KRAMER: Reeve?

3 MEMBER BORRELLI: Reeve, yes, R-E-E-V-E.

4 MS. KRAMER: My house was built by a
5 Reeve.

6 MEMBER BORRELLI: There are Reeves and
7 Reaves (phonetic). So they were two different
8 families, but he was the tax collector.

9 CHAIRPERSON CLAUDIO: We can give you this
10 and pass it on, but we have to move on and get
11 our last applicant in because we're backed up
12 at six.

13 MS. KRAMER: Okay. Thank you very much.

14 CHAIRPERSON CLAUDIO: Thank you.

15 All right.

16 So moving onto Item Number 7, 420 Carpenter
17 Street. Discussion and possible motion on the
18 application of Bennett Brokaw Revocable Trust.
19 Applicant proposes the following: replace
20 existing vinyl siding on entire house with
21 Hardie Plank Siding (arctic white), replace
22 existing roof shingles in kind with GAF
23 Architectural Shingles (slate gray), replace
24 three existing windows with Anderson Double Hung
25 2/2 to match existing windows, install Lutec 12-

420 Carpenter Street

1 inch outdoor LED wall light in front, rear, and
2 upstairs porch of house, repair front stoop and
3 resurface existing concrete slab with bluestone.
4 Suffolk County Tax Map #1001-5-1-7.

5 Hi. Please come up to the podium and state
6 your name and address.

7 MR. BROKAW: Bennett Brokaw, 420 Carpenter
8 Street.

9 CHAIRPERSON CLAUDIO: I believe
10 Ms. Gillooly is going to excuse herself from
11 this discussion. So you will have three voting
12 Board members for a quorum.

13 How long have you owned the property?

14 MR. BROKAW: I think it's about eight
15 years.

16 CHAIRPERSON CLAUDIO: So you did not know
17 that you were in the Historic District?

18 MR. BROKAW: When I bought the property on
19 the corner of Carpenter and Ludlam, I could not
20 put those two things together at that time.
21 The house was, you know what the house was.

22 CHAIRPERSON CLAUDIO: Yes.

23 MR. BROKAW: So I can't explain to you and
24 I do I apologize that I'm a bit after the fact.
25 We started out as a roof repair and a siding

420 Carpenter Street

1 repair. The vinyl siding was cracking and it
2 was losing its watertight effectiveness. They
3 were trying to replace section by section as a
4 repair. Then I said, you know what? For a few
5 more bucks, you can really do it right, and I
6 went, okay. And it just evolved. It was a
7 repair. That was my intention. So now I'm
8 spending a lot of money, and I hope it's going
9 to be very nice.

10 CHAIRPERSON CLAUDIO: I will tell you just
11 that the HPC does offer protection to you as an
12 investment so that we keep other properties
13 around you also doing good things that you're
14 doing. They are good things.

15 I might suggest to you that the whole
16 batten board treatment of the house might get
17 too much, and, actually, where you've done it
18 now, I might move the front of the house to a
19 horizontal Hardie board look. It's not
20 contingent on a vote, but I suggest it might be
21 an aesthetic element.

22 MR. BROKAW: I kind of had a change in
23 mind.

24 CHAIRPERSON CLAUDIO: So tell us.

25 MR. BROKAW: I'm here.

420 Carpenter Street

1 CHAIRPERSON CLAUDIO: Okay.

2 MR. BROKAW: The peak, I wanted to do,
3 switch to shingles on the peak to offset that
4 because I felt the same way.

5 CHAIRPERSON CLAUDIO: Okay. Excellent.

6 MEMBER MCMAHON: The scalloped shingles
7 are a good thing to that effect.

8 MR. BROKAW: Yeah.

9 MEMBER MCMAHON: I actually even like the
10 fact that you are taking the horizontal in the
11 other gable end.

12 CHAIRPERSON CLAUDIO: And that's what made
13 me feel, taking the horizontal gable and going
14 this way and what you've doing and then moving
15 that to the front of the house and the shingle
16 in the gable that you're proposing, I think it
17 would look historically more accurate and
18 visually stronger.

19 MR. BROKAW: I'm not happy that I had to
20 come in after the fact, but I am very happy
21 that I'm able to do what I'm doing.

22 CHAIRPERSON CLAUDIO: It's fun. You're
23 talking to the choir on that.

24 MR. BROKAW: It's good to have your
25 blessing.

420 Carpenter Street

1 MEMBER BORRELLI: I want to second what
2 Jan was saying because I definitely think that
3 you need to switch the siding to a horizontal
4 siding now because, basically, the houses in
5 Greenport at the time, a batten board like
6 you've got with little bead in the middle down
7 were really used for auxiliary, you know, like
8 the outhouses had them. The garage had it done
9 that way to distinguish between the main. And
10 the master house always had horizontal
11 clapboard and could have had the shingles in
12 the peak. Something like that, but in that
13 type of house, you really would have had that
14 batten board in the back on an auxiliary
15 garage, outhouse, shed, but never on the house.
16 It looks fine, but I would just switch now.

17 MR. BROKAW: The original shingles were
18 asbestos from, I guess --

19 MEMBER BORRELLI: The '70s.

20 CHAIRPERSON CLAUDIO: We have to be
21 mindful of the clock.

22 Robert, do you have anything to add?

23 MR. HARPER: I concur with Roselle. It
24 should be clapboarded. Usually board and
25 batten was used for barns and carriage houses.

420 Carpenter Street

1 And time is short, so I'm going to just leave
2 it at that.

3 CHAIRPERSON CLAUDIO: Would you be good to
4 have in our issuance of the COA the clapboard
5 front of the house changing to a horizontal
6 clapboard? Would that --

7 MR. BROKAW: Um, here's my issue. The
8 material is bought and paid for and in big red
9 letters, you can not exchange it. It was
10 extremely expensive, but I did eat the cost to
11 do the gables.

12 MEMBER MCMAHON: I think the gable end
13 treatment would suffice on this, and what there
14 is on that street as well, even though it is a
15 garage, there is vertical white board planking,
16 just next to what was the old laundry.

17 CHAIRPERSON CLAUDIO: Can that Hardie
18 Board be switched to a horizontal treatment,
19 the same board is a different board?

20 MEMBER MCMAHON: No.

21 MEMBER BORRELLI: Have you ever seen what
22 the house looked like years ago? Have you ever
23 seen a photo? It was all clapboard,
24 horizontal.

25 MR. BROKAW: No.

420 Carpenter Street

1 MEMBER BORRELLI: And maybe don't even do
2 the shingle, you know, the scallop. It would
3 be fine also.

4 MEMBER MCMAHON: I think just the same he
5 did in the back.

6 MEMBER BORRELLI: Yes, exactly.

7 CHAIRPERSON CLAUDIO: All right.

8 So are we willing to make this here is what
9 we're referring to is information on your home
10 from 1977.

11 Are we ready to make a motion, or do we
12 want to hold this over?

13 MEMBER MCMAHON: I would say horizontal
14 clapboard in the gable ends to mimic what he's
15 already got going on would be very acceptable.

16 CHAIRPERSON CLAUDIO: What we're saying is
17 in that gable, instead of the shingle that we
18 were talking about there, horizontal board to
19 match what you've done in the rear of the
20 house.

21 THE CLERK: Janice, horizontal clapboard
22 in the gables and?

23 CHAIRPERSON CLAUDIO: That's it. He's
24 already got it up on the back part of the
25 house.

420 Carpenter Street

1 THE CLERK: And that's it. Okay.

2 CHAIRPERSON CLAUDIO: Yes.

3 (Crosstalk between members.)

4 All right. So I'm going to make a motion
5 that we approve the application as written with
6 the one change of a horizontal application of
7 Hardie plank boards in the front gable.

8 Good? Come talk to us. We're easy. We'll
9 help you with the project.

10 MR. BROKAW: Okay.

11 CHAIRPERSON CLAUDIO: Now you know. Thank
12 you.

13 MR. BROKAW: Thank you very much.

14 CHAIRPERSON CLAUDIO: Okay.

15 Wait, we have to adjourn. Do I have a
16 second?

17 MEMBER MCMAHON: Second.

18 CHAIRPERSON CLAUDIO: All in favor?

19 ALL MEMBERS: Aye.

20 CHAIRPERSON CLAUDIO: Motion carries.

21 Commission discussion on other current
22 preservation issues, you know, we're going to
23 have a discussion on the grants. There is a
24 letter in your packets that is a letter of
25 support from HBC. If there are any issues with

420 Carpenter Street

1 that, please advise me.

2 And motion to adjourn. Do I have a second?

3 MEMBER BORRELLI: I'll second.

4 CHAIRPERSON CLAUDIO: All in favor?

5 ALL MEMBERS: Aye.

6 (This meeting concluded at 5:58 p.m.)

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CERTIFICATION

I, D. Leigh Chapman, a Notary Public in
and for the State of New York, do hereby certify:

THAT the forgoing is a true and accurate
transcript of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set
my hand this 18th day of October, 2025.

D. Leigh Chapman

D. LEIGH CHAPMAN

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