



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

## 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: May 5th, 2022

LOCATION OF PROPERTY: 118 Broad Street, Greenport, NY 11944

SUFFOLK COUNTY TAX MAP NUMBER: 1001 - 2 - 5 - 27

PROPERTY OWNER: Mary Kathleen Beatty, George T. Beatty

ADDRESS: [REDACTED] PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ARCHITECT/DESIGNER: LaChapelle Architecture PLLC

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

---

## 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).

Remove existing additions at back (north) of house and add a 540 SF addition. The addition will be generally within the footprint of the older additions, extending 24' from the rear of the house. Addition will be approximately half the height of the house, and only visible at driveway. Windows, siding, and eave details to match style of house. See Exhibit A for detailed written description.

---

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 - Photos of Nearby Properties Showing Appropriateness
- Exhibit C - Photos of 118 Broad Street
- Exhibit D - Plans and Elevations.

---

OTHER APPROVALS REQUIRED:

SIGNATURE OF OWNER OR AUTHORIZED AGENT:

DATE:

construction permit

  
4-5-2022



**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"/>	tbd <input type="checkbox"/>
12.	Obtain the Certificate of Appropriateness at Village Hall once the Historic Preservation Commission approves the application	<input type="checkbox"/>	tbd <input type="checkbox"/>





## Village of Greenport Building Department

236 Third Street, Greenport, New York, 11944

(631) 477-0248 Ext. 212

[www.villageofgreenport.org](http://www.villageofgreenport.org)

### ASBESTOS CERTIFICATION FORM

---

#### 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.

---

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: Thomas Beatty George T. Beatty

Property Owner's Signature: 

Date: 4 / 5 / 2022

Exhibit A - Written Description  
of Proposed Work



# LaChapelle Architecture

May 5<sup>th</sup>, 2022

Exhibit A

Referenced Property:

**118 Broad Street  
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 118 Broad Street (between 1<sup>st</sup> and 2<sup>nd</sup> streets) is a single-family home in an R-2 one- and two-Family residential district. The home is situated within the greater Greenport Village Historic District listed on the National Register of Historic Places.

The property is included in the National Register of Historic Places 1984 inventory of contributing structures for this district under the address 116 Broad Street. It is listed there as a “(t)wo-story Italianate house; shallow gable roof; 2/2 windows, shelf lintels, modern siding.” It lists the original construction date as 1860.

The home does indeed contain many Italianate elements (prominent cornice, near flat roof, tall narrow windows, ornate porch) but is notably lacking the characteristic eave brackets or belvedere. It may be that those brackets were removed at some point or simply never included.

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 dressed in field stone. The rear porch was closed in at some point to become a kitchen. There is no record of when these changes were made.

A further addition to the rear (north) of the kitchen was designed by N. Mazzaferro P.E., and the Village issued building permit #1002 for this work on May 27, 1986. Construction was completed that summer.

### Secretary of Interior’s Standards

The proposed work at 118 Broad Street 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

# LaChapelle Architecture

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 (formerly the back porch – conversion date unknown), as well as the 1986 rear addition (labelled ‘folly’ in existing plan A3), and replace them with a modern usable kitchen addition. The gross square footage removed will be 380 square feet of these two non-historic additions, replaced by 540 gross square feet addition in the same footprint, but squared off (see Exhibit D, existing plan drawing A3 and proposed plan drawing A4). The existing east stoop and west small porch entry to the demolished portion will be rebuilt.

The west wall of the addition will be partially visible from Broad Street (see Exhibit D, SK-018). The rest of the proposed addition is invisible to the street.

The new foundation wall is proposed to be clad in field stone to match the existing original foundations as feasible.

The existing shingle siding is a 24” x 12” 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 12” fiber-cement shingle which comes in a matching 24” x 12” size. The installation will match the existing coursing, with a 1-3/8” overlap, yielding a 10-5/8” exposure typically. The product is essentially identical to existing.





# LaChapelle Architecture

## SHINGLE SELECTOR

Purity Shingle			Profile Shingle			Emphasis Shingle		
Textured surface available with straight, wavy, or thatched edges.			Striated surface.			Extra-thick, Dutch-edged shingle with non-slip grain texture.		
NOMINAL SPECIFICATIONS			NOMINAL SPECIFICATIONS			NOMINAL SPECIFICATIONS		
Size:	12" x 24"	12" x 34"	Profile 9:	Profile 12:	Profile 11:	Size:	14" x 25 1/2"	
Exposure:	11"	10 1/2"	9" x 32"	12" x 24"	14 1/2" x 32"	Exposure:	13"	
Thickness:	11/64"	11/64"	Exposure:	8"	11"	Thickness:	9/32"	
Pcs./Bundle:	18	19	Thickness:	11/64"	11/64"	Pcs./Bundle:	11	
Bundles/Sq.:	3	3	Pcs./Bundle:	19	18	Bundles/Sq.:	4	
Sqs./Pallet:	20	20	Bundles/Sq.:	3	3	Sqs./Pallet:	10	
Lbs./Sq.:	168	166	Sqs./Pallet:	15	20	Lbs./Sq.:	268	
			Lbs./Sq.:	177	165			

*WeatherSide® Fiber-Cement Siding accessories allow faster, easier, more accurate installation and include:*

- Siding Nails
- Pre-Primed Individual Corners (9", 12", 14", and Emphasis® Backer Strips (9", 12", and 14" available)

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

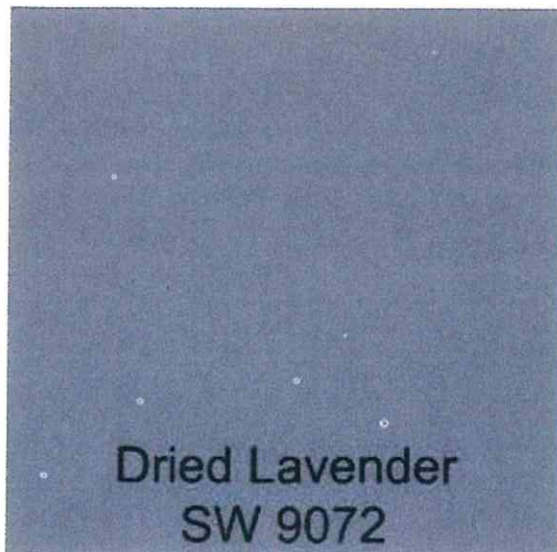


# LaChapelle Architecture

Doors at the addition will be Anderson 400 series or similar, to match existing historic doors on the house, with inset panels and glazing above with muntins.



The color of the siding will be matched professionally using the supplier's spectrophotometer - initial match using paint swatches and sample is SW 9072 "Dried Lavender" by Sherwin Williams. In addition to the new siding the whole of the existing siding will be repainted, as the paint is inconsistently faded.





# LaChapelle Architecture

Trim color will all be white to match the existing; Sherwin Williams SW 7006 Extra White.



- end -

Exhibit B - Photos of Nearby  
Properties Showing  
Appropriateness



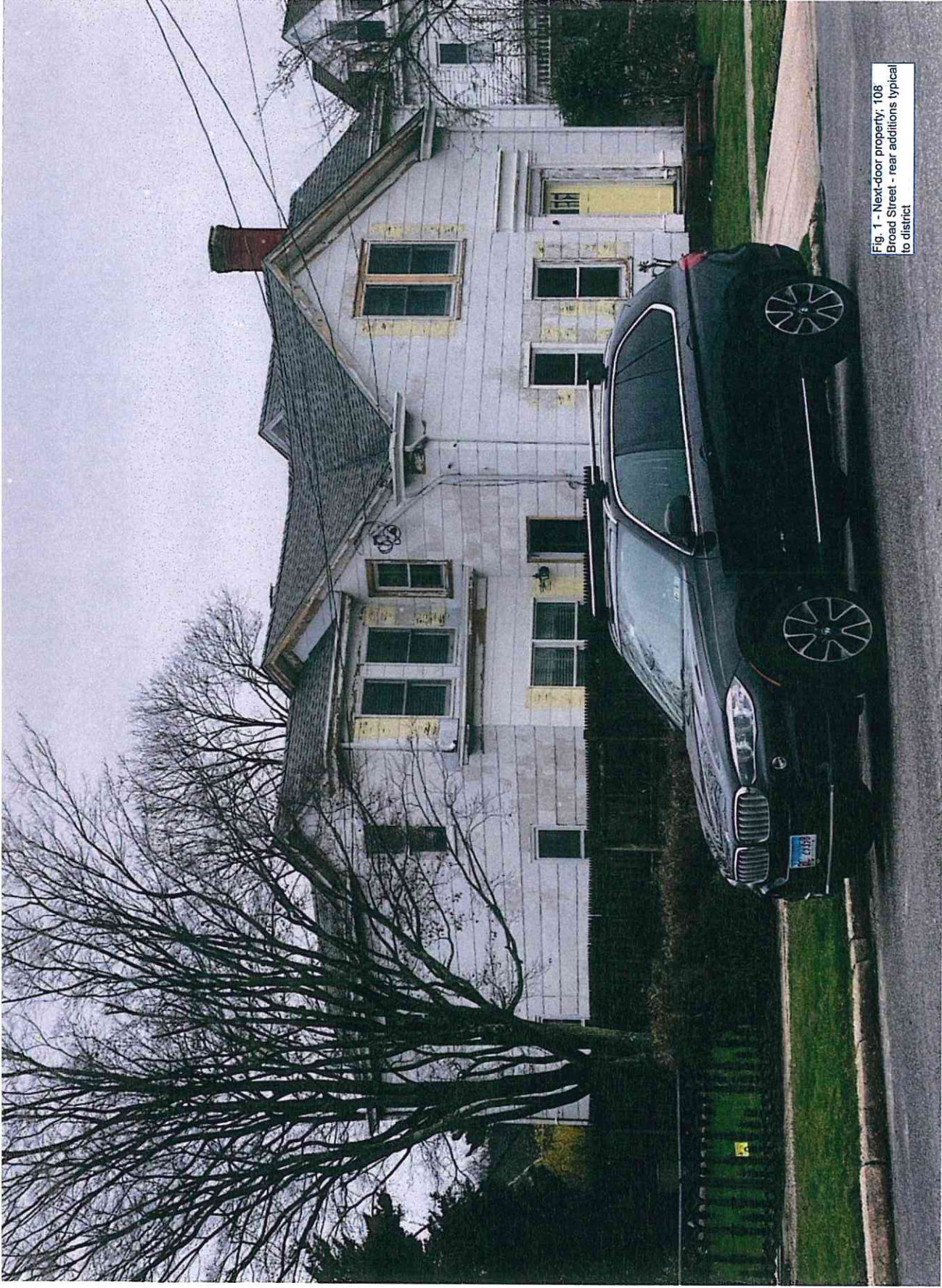


Fig. 1 - Next-door property, 108 Broad Street - rear additions typical to district





Fig. 2 - Nearby property, 633 1st Street - existing/proposed coloration typical



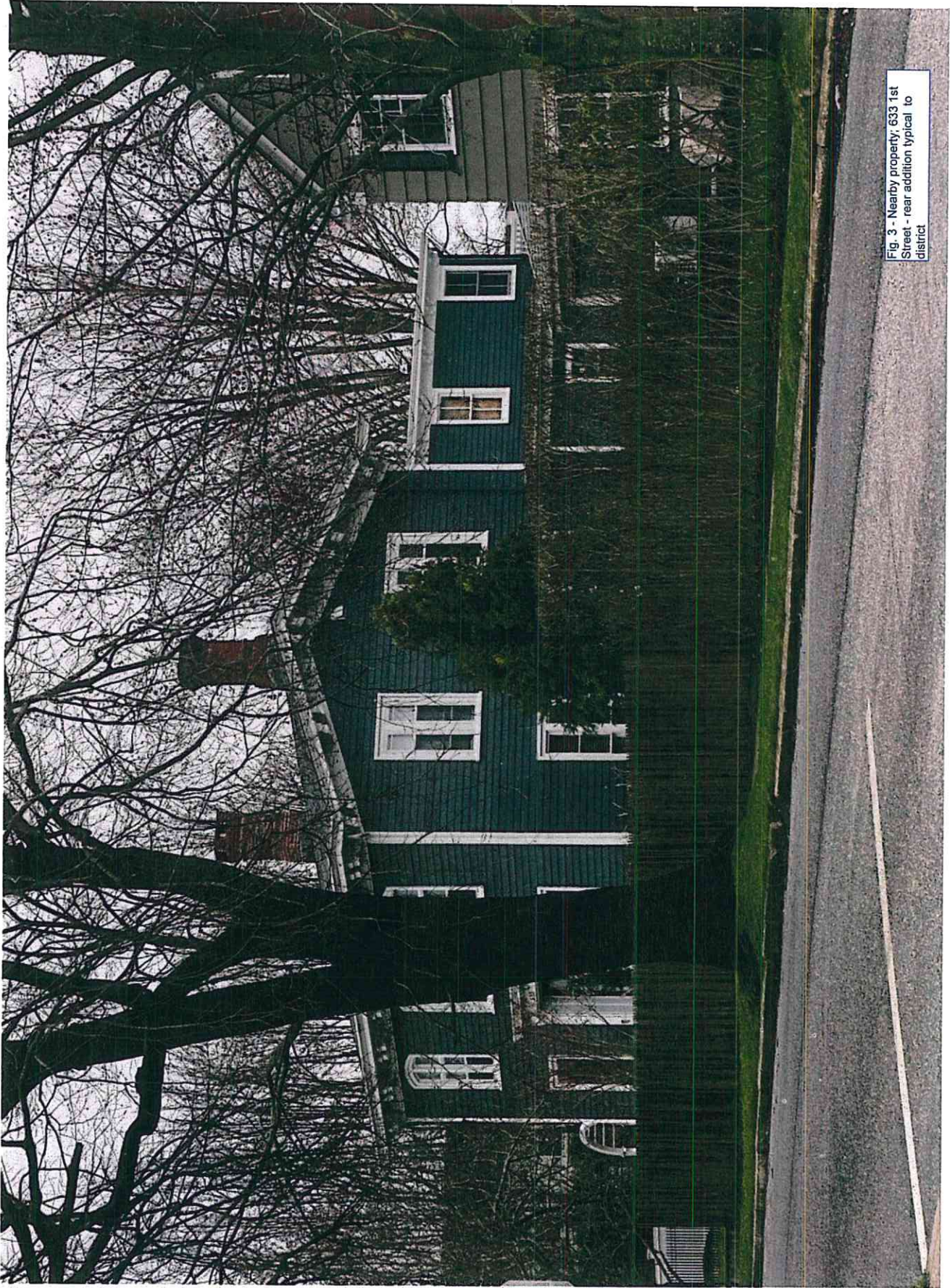


Fig. 3 - Nearby property; 633 1st Street - rear addition typical to district





Fig. 4 - Nearby property, 602 1st Street - rear addition typical to district





Fig. 5 - Nearby property, 440 2nd Street - rear addition typical to district



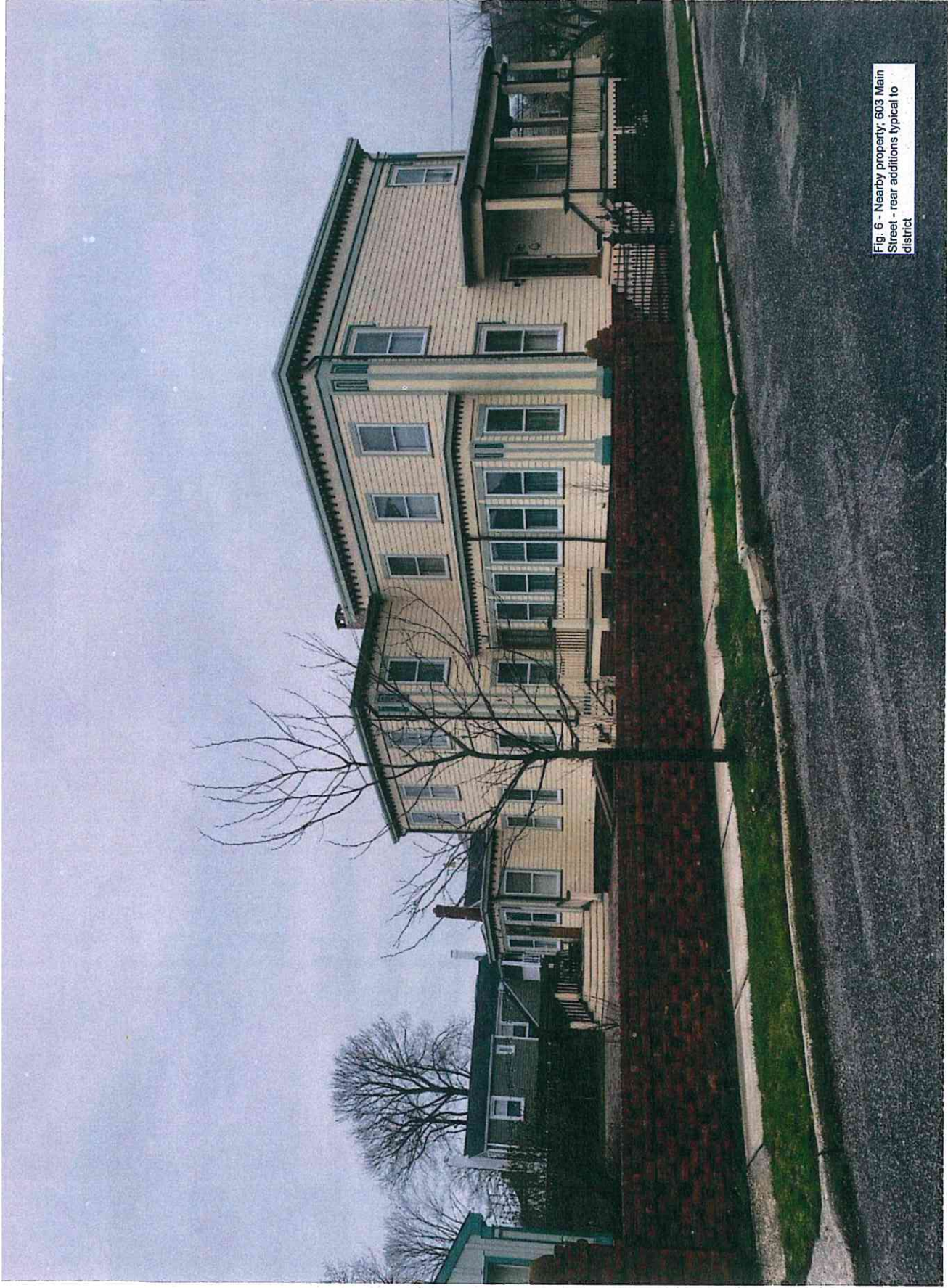


Fig. 6 - Nearby property, 603 Main Street - rear additions typical to district



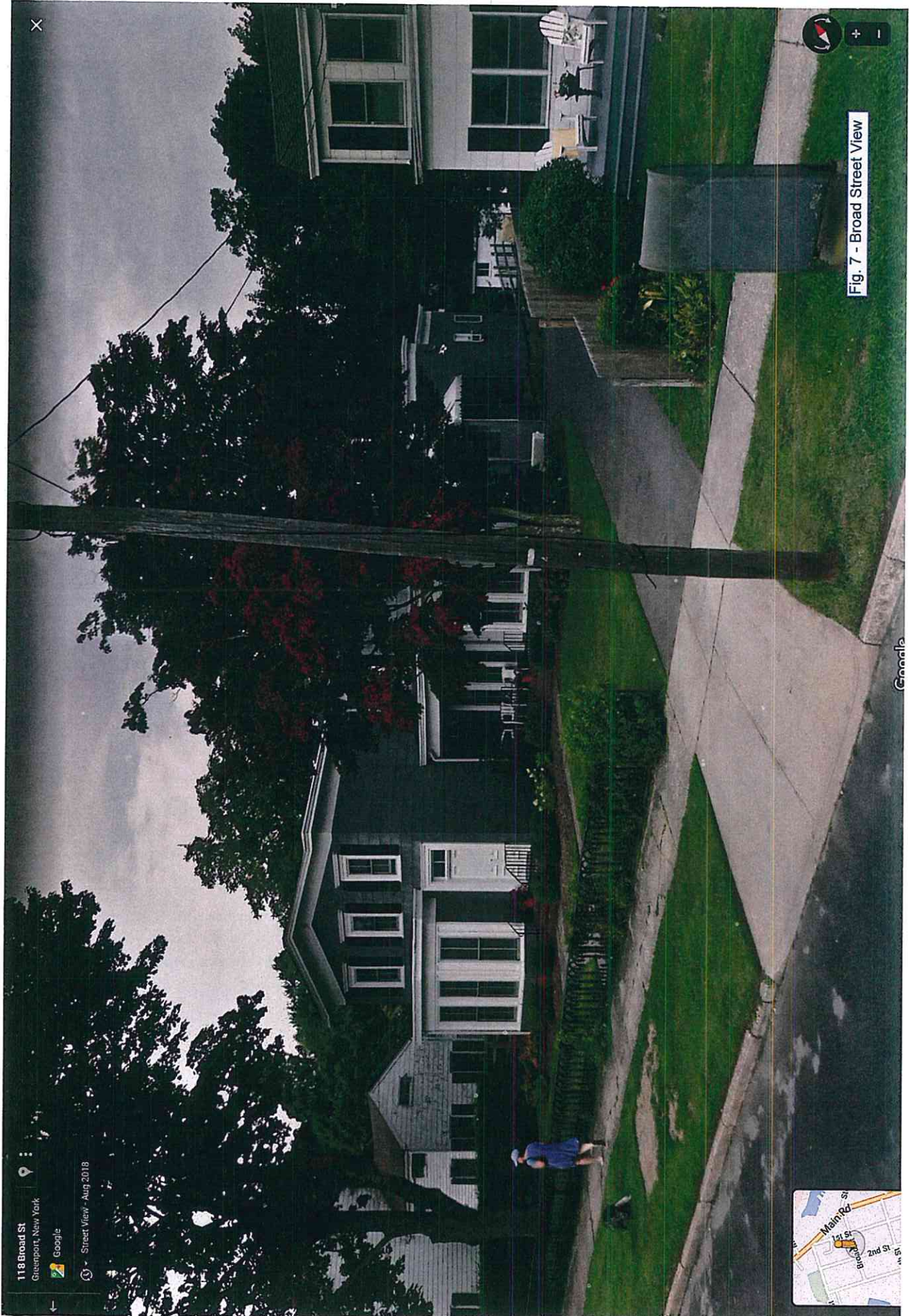


Fig. 7 - Broad Street View

Exhibit C - Photos of 118 Broad  
Street



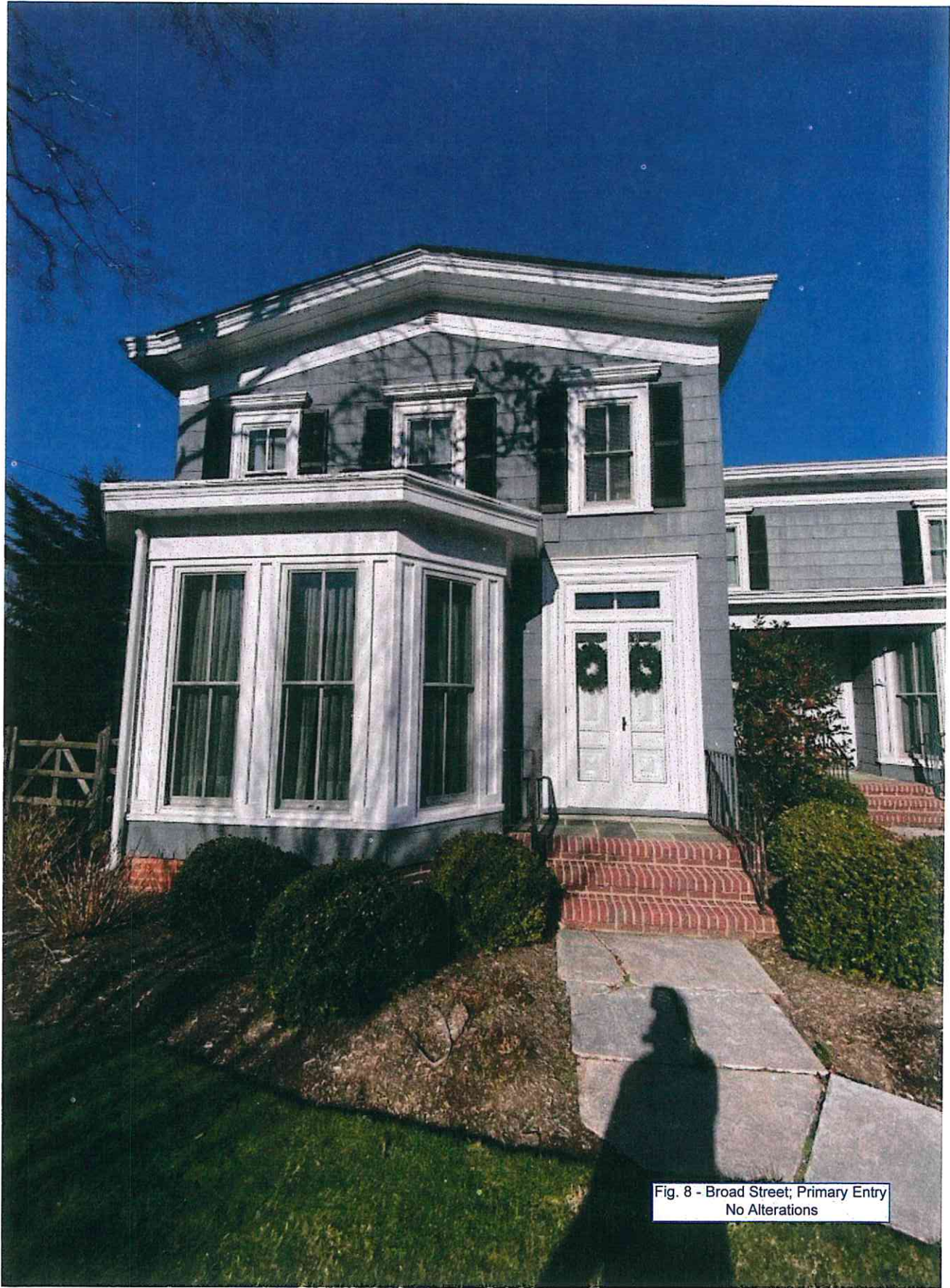


Fig. 8 - Broad Street; Primary Entry  
No Alterations





Fig. 9 - Broad Street; Secondary Entry  
No Alterations





Fig. 10 - East View / Driveway





Fig. 11 - East View / Driveway  
Rear portion to be demolished



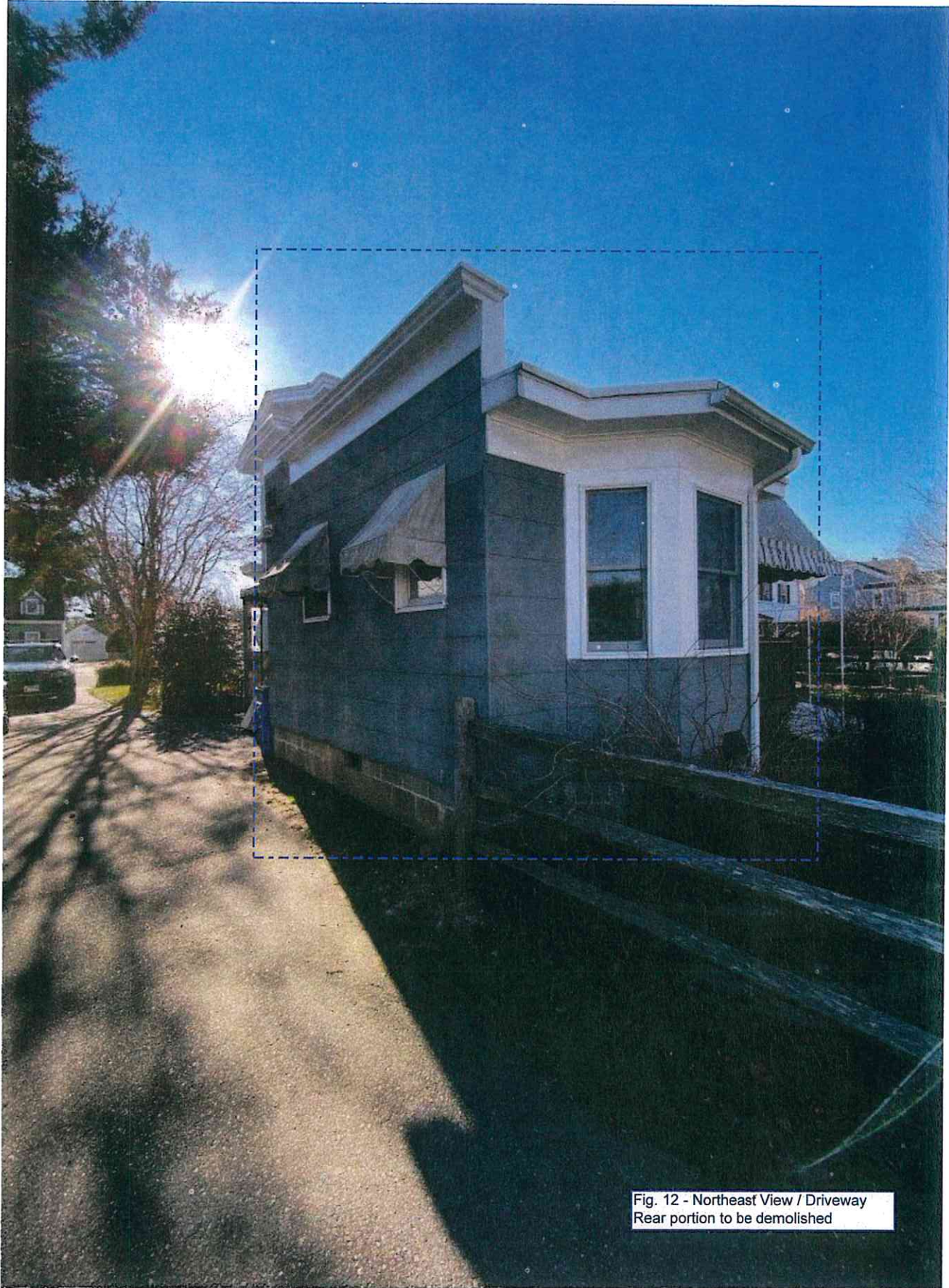


Fig. 12 - Northeast View / Driveway  
Rear portion to be demolished



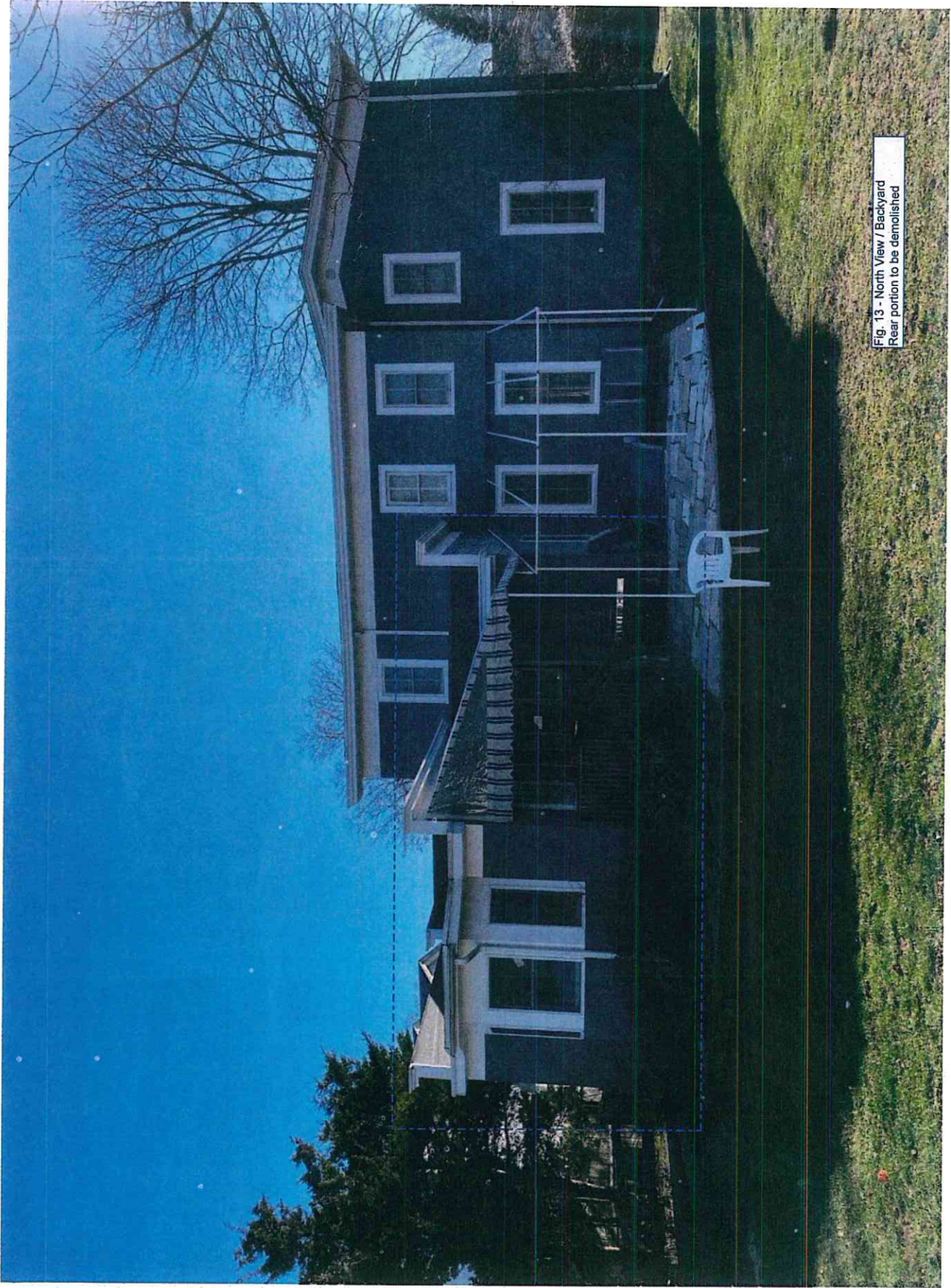


Fig. 13 - North View / Backyard  
Rear portion to be demolished



Exhibit D - Plans and Elevations of  
Proposed Work

118 Broad St  
Greensport, New York  
Google  
Street View - Aug 2018

proposed demolition

SK-000

118 Broad Street  
Existing-Front View

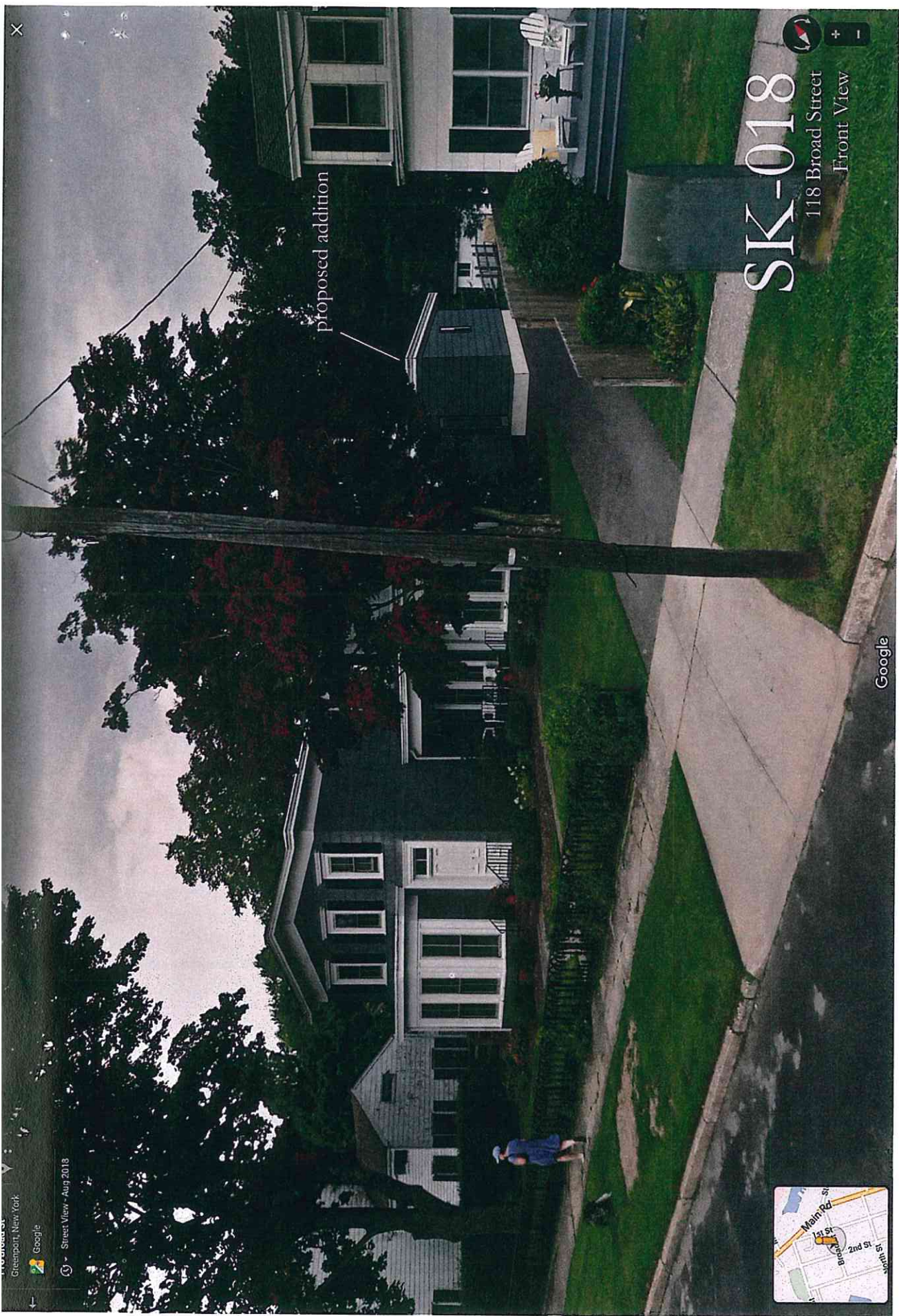


Google



X





proposed addition

SK-018

118 Broad Street  
Front View

Google

Greenpoint, New York  
Google  
Street View - Aug 2013



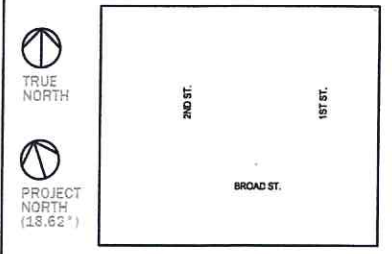






# BEATTY RESIDENCE

118 BROAD STREET  
GREENPORT, NY 11944



TAX MAP NO. XXX/-X-X

#	ISSUE / REVISION	DATE
.00	FILING SET	04.05.2022
-	-	-
-	-	-
-	-	-

DRAWN BY: J. LACHAPPELLE

CHECKED BY: J. LACHAPPELLE

NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE

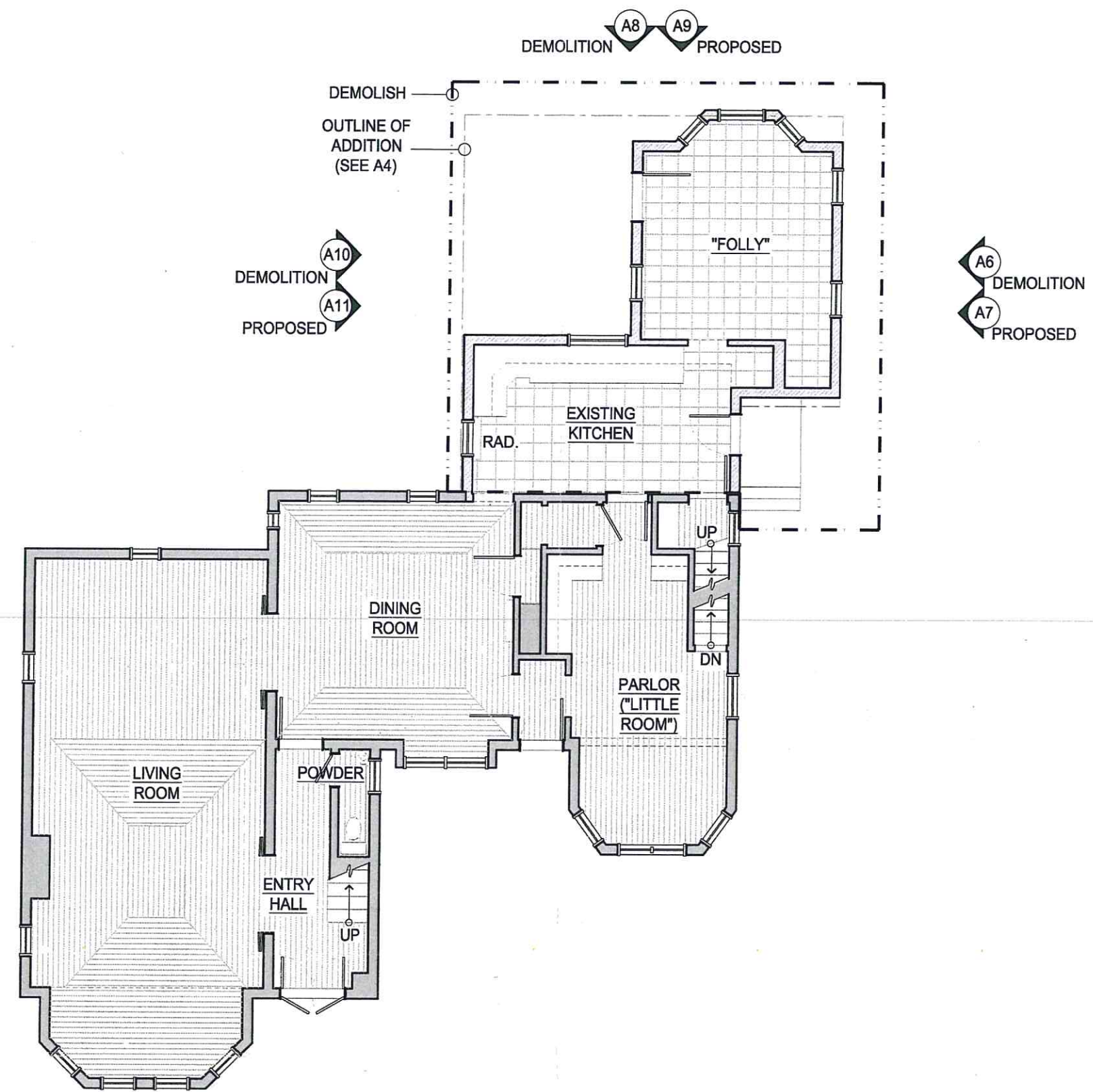
LaChapelle Architecture PLLC  
P.O. Box 1251  
Mattituck, NY 11952  
(646) 251-5058 jake@lachapellearchitecture.com

## DEMOLITION PLAN

SHEET NO:

# A3

SHEET 3 OF 13



TRUE NORTH (18.62°)

PROJECT NORTH

LEGEND:

EXISTING WALL

DEMOLISH WALL

DEMOLITION A8 A9 PROPOSED

DEMOLITION A10 A11 PROPOSED

DEMOLITION A6 A7 PROPOSED

DEMOLISH

OUTLINE OF ADDITION (SEE A4)

"FOLLY"

EXISTING KITCHEN

DINING ROOM

PARLOR ("LITTLE ROOM")

LIVING ROOM

POWDER

ENTRY HALL

UP

DN

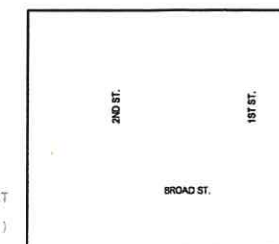
UP

RAD.



# BEATTY RESIDENCE

118 BROAD STREET  
GREENPORT, NY 11944



TAX MAP NO. XXX/-X-X

#	ISSUE / REVISION	DATE
.00	FILING SET	04.05.2022
-	-	-
-	-	-
-	-	-

DRAWN BY: J. LACHAPELLE

CHECKED BY: J. LACHAPELLE

NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE

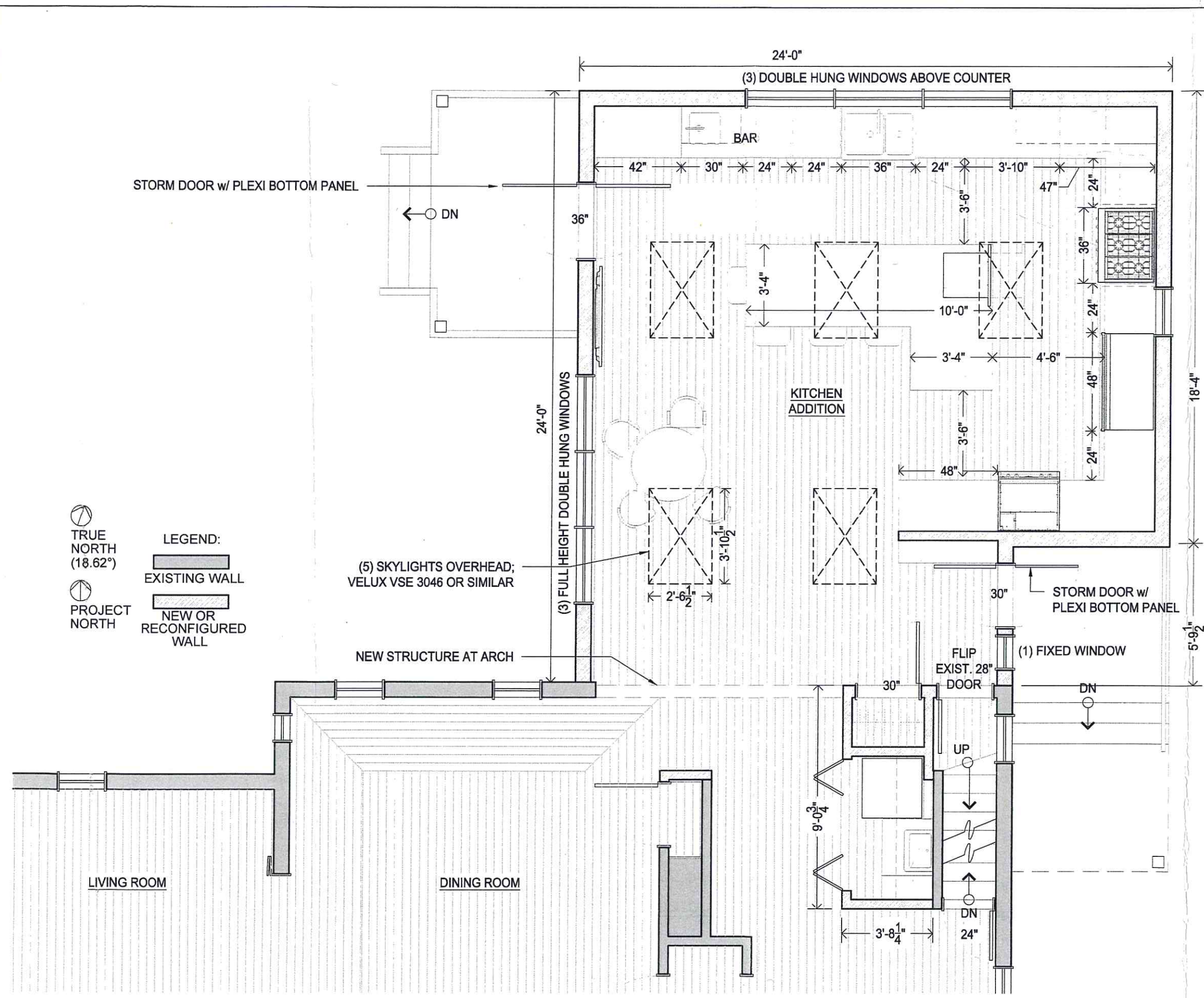
LaChapelle Architecture PLLC  
P.O. Box 1251  
Mattituck, NY 11952  
(646) 251-5058 jake@lachapellearchitecture.com

PROPOSED FIRST FLOOR PLAN

SHEET NO:

# A4

SHEET 4 OF 13



TRUE NORTH (18.62°)  
PROJECT NORTH

LEGEND:  
EXISTING WALL  
NEW OR RECONFIGURED WALL

(5) SKYLIGHTS OVERHEAD;  
VELUX VSE 3046 OR SIMILAR

NEW STRUCTURE AT ARCH

LIVING ROOM

DINING ROOM

BAR

KITCHEN ADDITION

STORM DOOR w/  
PLEXI BOTTOM PANEL

(1) FIXED WINDOW

FLIP EXIST. 28" DOOR

DN

UP

DN

24"

24'-0"

(3) DOUBLE HUNG WINDOWS ABOVE COUNTER

STORM DOOR w/ PLEXI BOTTOM PANEL

DN

24'-0"  
(3) FULL HEIGHT DOUBLE HUNG WINDOWS

18'-4"

5'-9 1/2"

2'-6 1/2"

3'-10 1/2"

3'-4"

10'-0"

3'-4"

4'-6"

3'-6"

24"

36"

47"

3'-10"

24"

24"

48"

24"

48"

30"

30"

9'-0 3/4"

3'-8 1/4"

36"

42"

30"

24"

24"

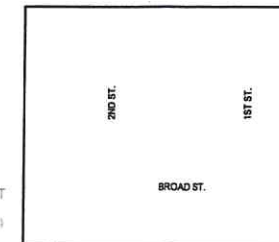
36"

24"



# BEATTY RESIDENCE

118 BROAD STREET  
GREENPORT, NY 11944



TAX MAP NO. XXX/-X-X

#	ISSUE / REVISION	DATE
.00	FILING SET	04.05.2022
-	-	-
-	-	-
-	-	-

DRAWN BY: J. LACHAPPELLE

CHECKED BY: J. LACHAPPELLE

NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE

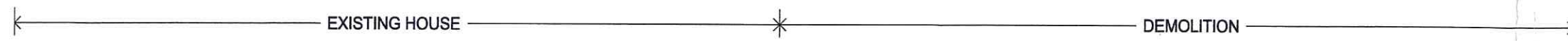
LaChapelle Architecture PLLC  
P.O. Box 1251  
Mattituck, NY 11952  
(646) 251-5058 [jake@lachapellearchitecture.com](mailto:jake@lachapellearchitecture.com)

EAST ELEVATION -  
DEMOLITION

SHEET NO:

# A6

SHEET 6 OF 13



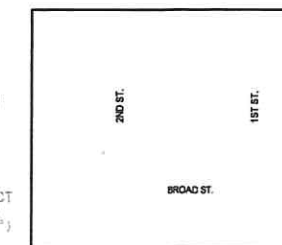
EXISTING HOUSE

DEMOLITION



# BEATTY RESIDENCE

118 BROAD STREET  
GREENPORT, NY 11944



TAX MAP NO. XXX/-X-X

#	ISSUE / REVISION	DATE
.00	FILING SET	04.05.2022
-	-	-
-	-	-
-	-	-

DRAWN BY: J. LACHAPELLE

CHECKED BY: J. LACHAPELLE

NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE

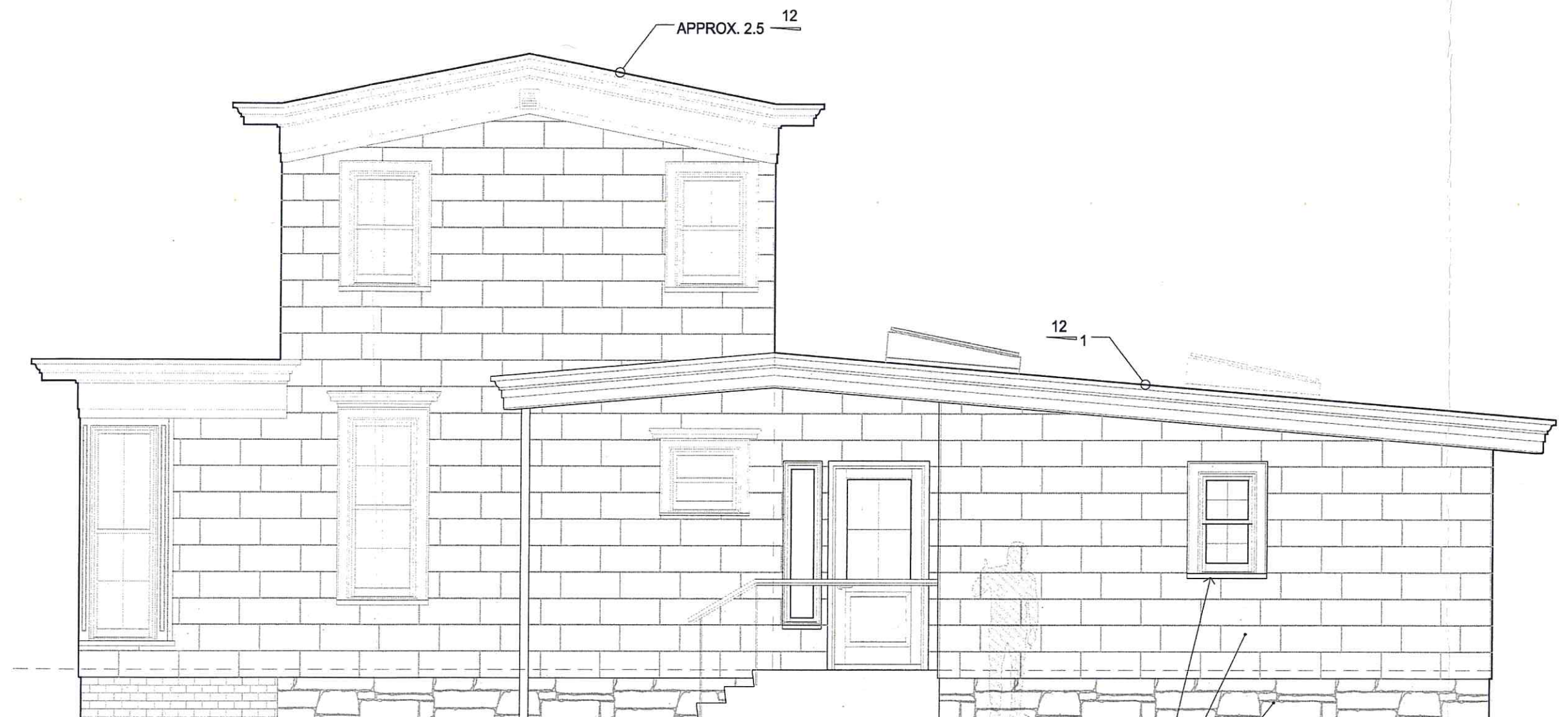
LaChapelle Architecture PLLC  
P.O. Box 1251  
Mattituck, NY 11952  
(646) 251-5058 jake@lachapellearchitecture.com

EAST ELEVATION -  
PROPOSED

SHEET NO:

## A7

SHEET 7 OF 13



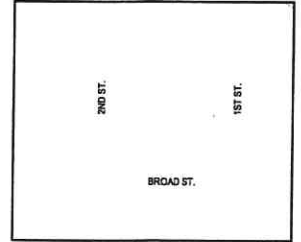
- ANDERSON 400-SERIES WINDOWS (OR BETTER) TO MATCH EXISTING; TRIM WIDTH AND PROFILE TO MATCH EXISTING
- GAF 'WEATHERSIDE PROFILE 12' CEMENT-FIBER SHINGLES TO MATCH EXISTING; 24"x12", PAINTED
- FIELD STONE CLADDING ON FOUNDATION TO MATCH EXISTING BALLAST FOUNDATIONS ON ORIGINAL HOUSE





# BEATTY RESIDENCE

118 BROAD STREET  
GREENPORT, NY 11944



TAX MAP NO. XXX -X-X

#	ISSUE / REVISION	DATE
00	FILING SET	04-05-2022
-	-	-
-	-	-
-	-	-

DRAWN BY: J. LACHAPELLE

CHECKED BY: J. LACHAPELLE

NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE

LaChapelle Architecture PLLC  
P.O. Box 1251  
Mattituck, NY 11952  
(646) 251-5058 [jake@lachapellearchitecture.com](mailto:jake@lachapellearchitecture.com)



NORTH ELEVATION -  
DEMOLITION

SHEET NO:

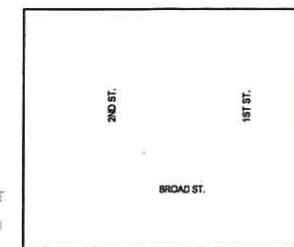
## A8

SHEET 8 OF 13



# BEATTY RESIDENCE

118 BROAD STREET  
GREENPORT, NY 11944



TAX MAP NO. XXX-X-X

#	ISSUE / REVISION	DATE
.00	FILING SET	04.05.2022
-	-	-
-	-	-
-	-	-

DRAWN BY: J. LACHAPELLE

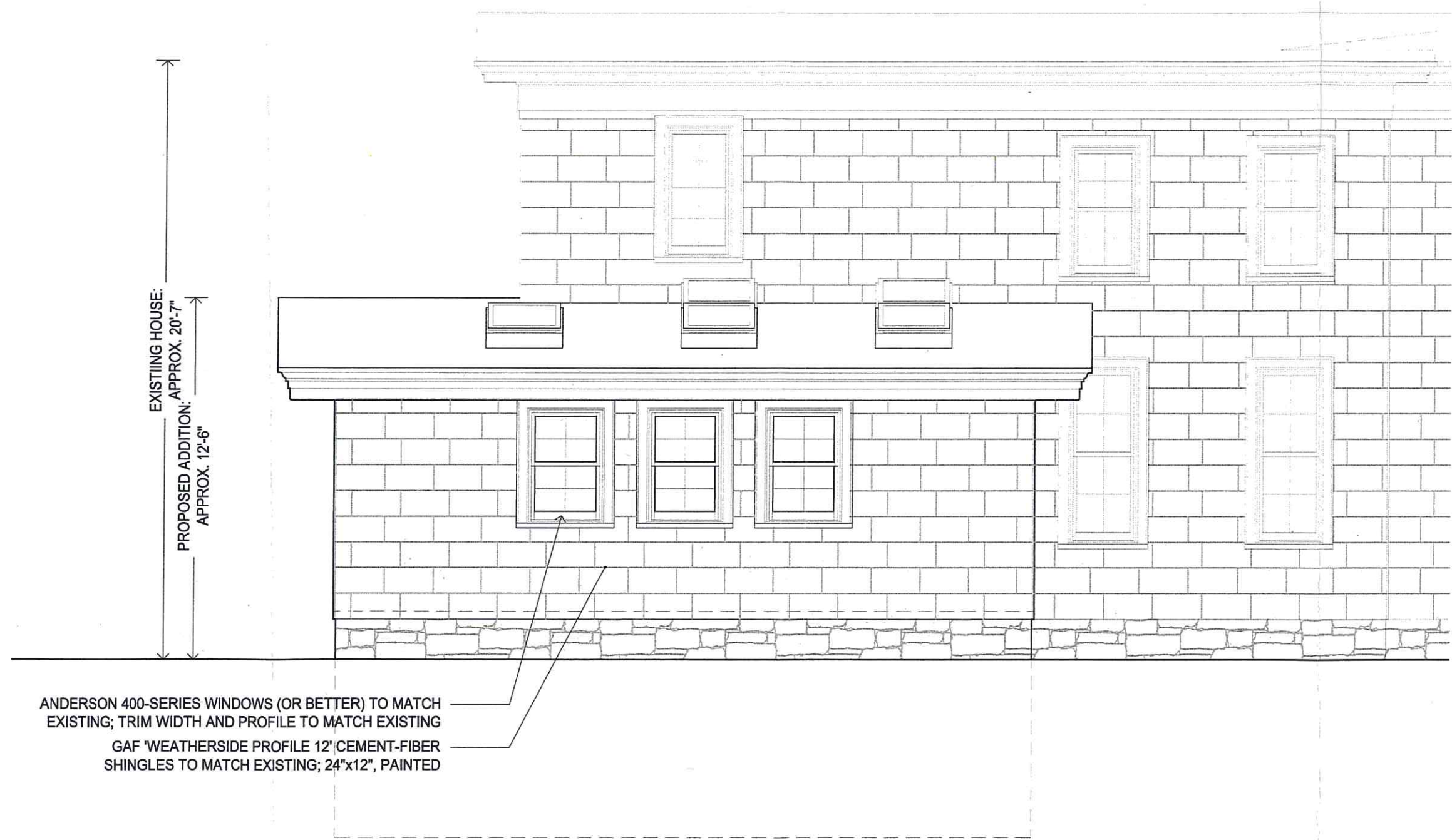
CHECKED BY: J. LACHAPELLE

NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE

LaChapelle Architecture PLLC  
P.O. Box 1251  
Mattituck, NY 11952  
(646) 251-5058 jake@lachapellearchitecture.com

NORTH ELEVATION -  
PROPOSED

SHEET NO:  
**A9**  
SHEET 9 OF 13

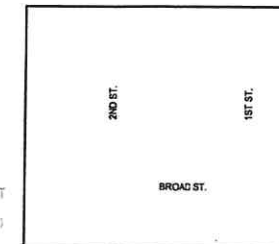


ANDERSON 400-SERIES WINDOWS (OR BETTER) TO MATCH EXISTING; TRIM WIDTH AND PROFILE TO MATCH EXISTING  
GAF 'WEATHERSIDE PROFILE 12' CEMENT-FIBER SHINGLES TO MATCH EXISTING; 24"x12", PAINTED



# BEATTY RESIDENCE

118 BROAD STREET  
GREENPORT, NY 11944



TAX MAP NO. XXX/-XX

#	ISSUE / REVISION	DATE
.00	FILING SET	04-05-2022
-	-	-
-	-	-
-	-	-

DRAWN BY: J. LACHAPPELLE

CHECKED BY: J. LACHAPPELLE

NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE

LaChapelle Architecture PLLC  
P.O. Box 1251  
Mattituck, NY 11952  
(646) 251-5058 jake@lachapellearchitecture.com

WEST ELEVATION -  
DEMOLITION

SHEET NO:

# A10

SHEET 10 OF 13



SECTION

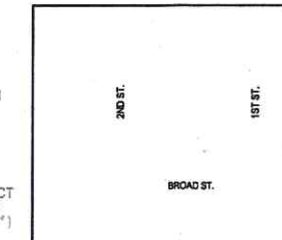
DEMOLITION

EXISTING HOUSE



# BEATTY RESIDENCE

118 BROAD STREET  
GREENPORT, NY 11944



TAX MAP NO. XXX/-X-X

#	ISSUE / REVISION	DATE
.00	FILING SET	04.05.2022
-	-	-
-	-	-

DRAWN BY: J. LACHAPÉLLE

CHECKED BY: J. LACHAPÉLLE

NOTE: DRAWING MAY BE PRINTED AT REDUCED SCALE

LaChapelle Architecture PLLC  
P.O. Box 1251  
Mattituck, NY 11952  
(646) 251-5058 [jake@lachapellearchitecture.com](mailto:jake@lachapellearchitecture.com)

WEST ELEVATION -  
PROPOSED

SHEET NO:

# A11

SHEET 11 OF 13



ANDERSON 400-SERIES WINDOWS (OR BETTER) TO MATCH EXISTING; TRIM WIDTH AND PROFILE TO MATCH EXISTING  
GAF 'WEATHERSIDE PROFILE 12' CEMENT-FIBER SHINGLES TO MATCH EXISTING; 24"x12", PAINTED