



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: 2/6/2023

LOCATION OF PROPERTY: 455 Main Street Greenport, NY

SUFFOLK COUNTY TAX MAP NUMBER: _____

PROPERTY OWNER: Deborah B. Schade

ADDRESS: 455 Main Street Greenport, NY PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ARCHITECT/DESIGNER: Katherine Wilcenski

ADDRESS: [REDACTED] East Marion, NY PHONE: 631-[REDACTED]

EMAIL ADDRESS: [REDACTED]@gmail.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

Minor regrading for drainage and terraced stone steps into garden area.

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 proposed to improve the arbor and entryway into the side gardens of SpecialTea House at 455 Main Street. We will remove the existing hazardous trellis, crack concrete path, and rotted fencing. Our team of professionals will install two steps up of fixed bluestone slabs, a fixed natural bluestone walk, arbor, and fencing. We will adjust the existing drainage path by moving the railroad ties approx 48" toward the building facade, and transferring existing loose stone. We will also replace the loose stone patio in garden area with a fixed natural bluestone patio for improved safety and functionality. Work to be performed by Solstice Garden Company, and Briarcliff Landscape Inc.

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).

Design doc 001 - landscape plan view to scale with proposed work described and labeled.

Design pdf presentation outlining scope of work.

Design doc 002, perspective elevation drawing.

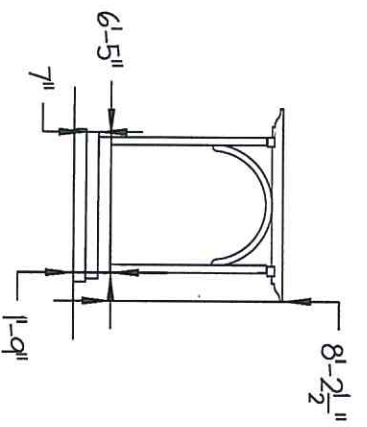
OTHER APPROVALS REQUIRED: _____

SIGNATURE OF OWNER OR AUTHORIZED AGENT: _____

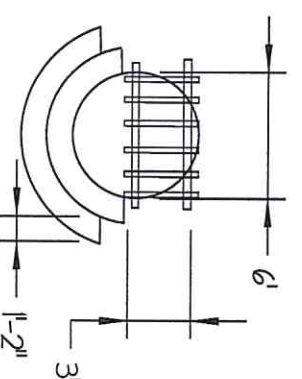
DATE: _____

CUSTOM CEDAR TRELLIS & STEPS

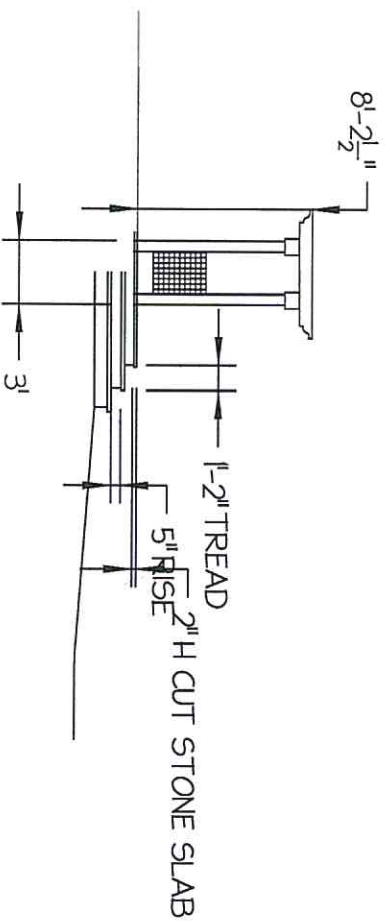
PERGOLA & STEP FRONT ELEVATION



PERGOLA & STEP PLAN



PERGOLA & STEP SIDE ELEVATION





Special Effects Garden Restoration

Vision Board & Inspiration

Scope Outline

Plan Details

Planting Selections

Project Scope Outline

- Selectively remove/ transplant overgrown and dying shrubs.
- Reshape garden beds.
- Add plantings – mix of deciduous and evergreen shrubs, native & pollinator friendly perennials.
- Remove old & degraded hazardous walkway with new secure walkway.
- Remove broken trellis, replace with new and move entryway to center of lawn.
- Expand existing brick patio ~150SF to create safe and contiguous access for patrons and pedestrians.
- Regrade existing earth to improve site drainage conditions.
- Install 2"x8" retaining edge along building façade where drainage is a concern.
- Add patio area in backyard 10'x15'.

EXISTING CONDITIONS:



Existing grade and direction of water flow

CONCERNS WITH EXISTING CONDITIONS:

- Unsafe access and egress
- Hazardous pathway and trellis
- Poor drainage, water pools in path and grade is sloped toward the building.

General location of pooling water after rainfall

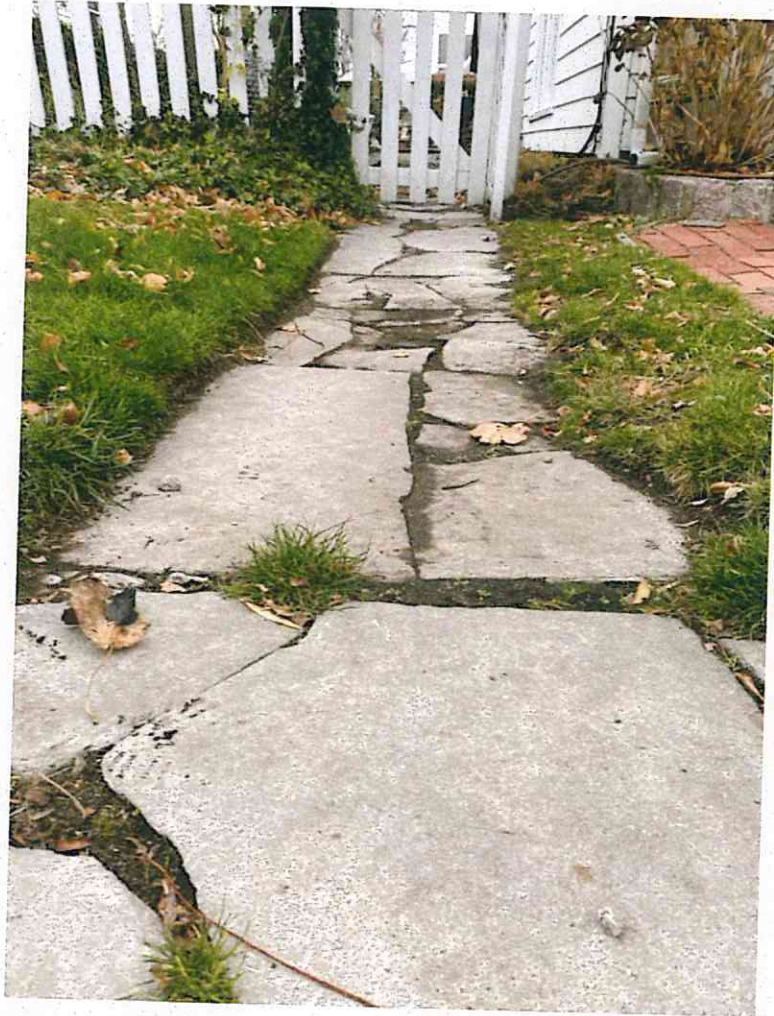
General location of pooling water after rainfall (further degrades and erodes sand set brick walk)

Existing cracked, uneven, narrow path of entry.

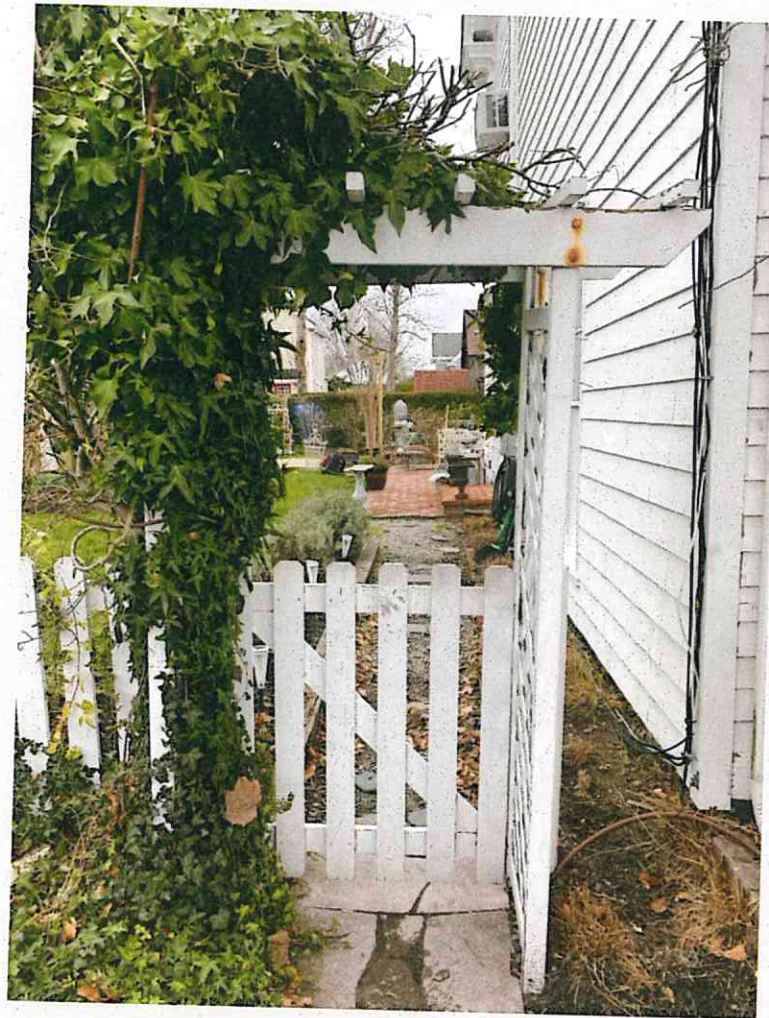
EXISTING CONDITIONS:



- Proposal to improve aesthetic and functionality of garden egress.
- Remove broken/dysfunctional trellis .



Existing path from sidewalk to trellis is uneven, unsafe, and contributes to poor drainage.



Existing trellis entryway is not level, being uprooted by overgrown vines. The gate latch itself is broken and difficult to open. A concern for egress.



Existing path from trellis to garden area is uneven, and not designed for optimal drainage. Currently grade slopes toward building and may lead to water damage at foundation.



Restoration Plan

Expand existing brick patio area for a safe and level path.

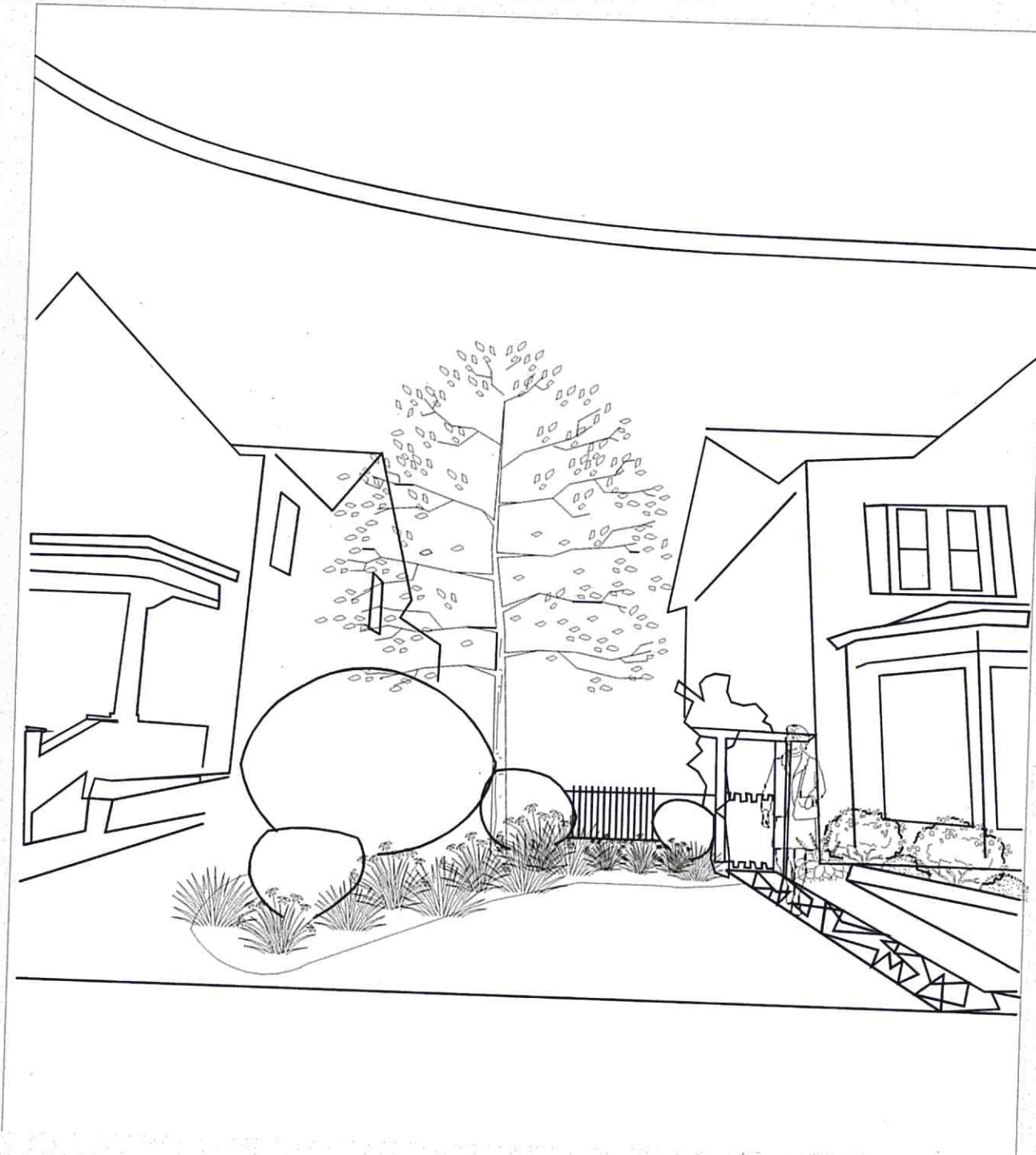
Adjust grade, incorporate new plant material, and retaining edge to improve drainage conditions.

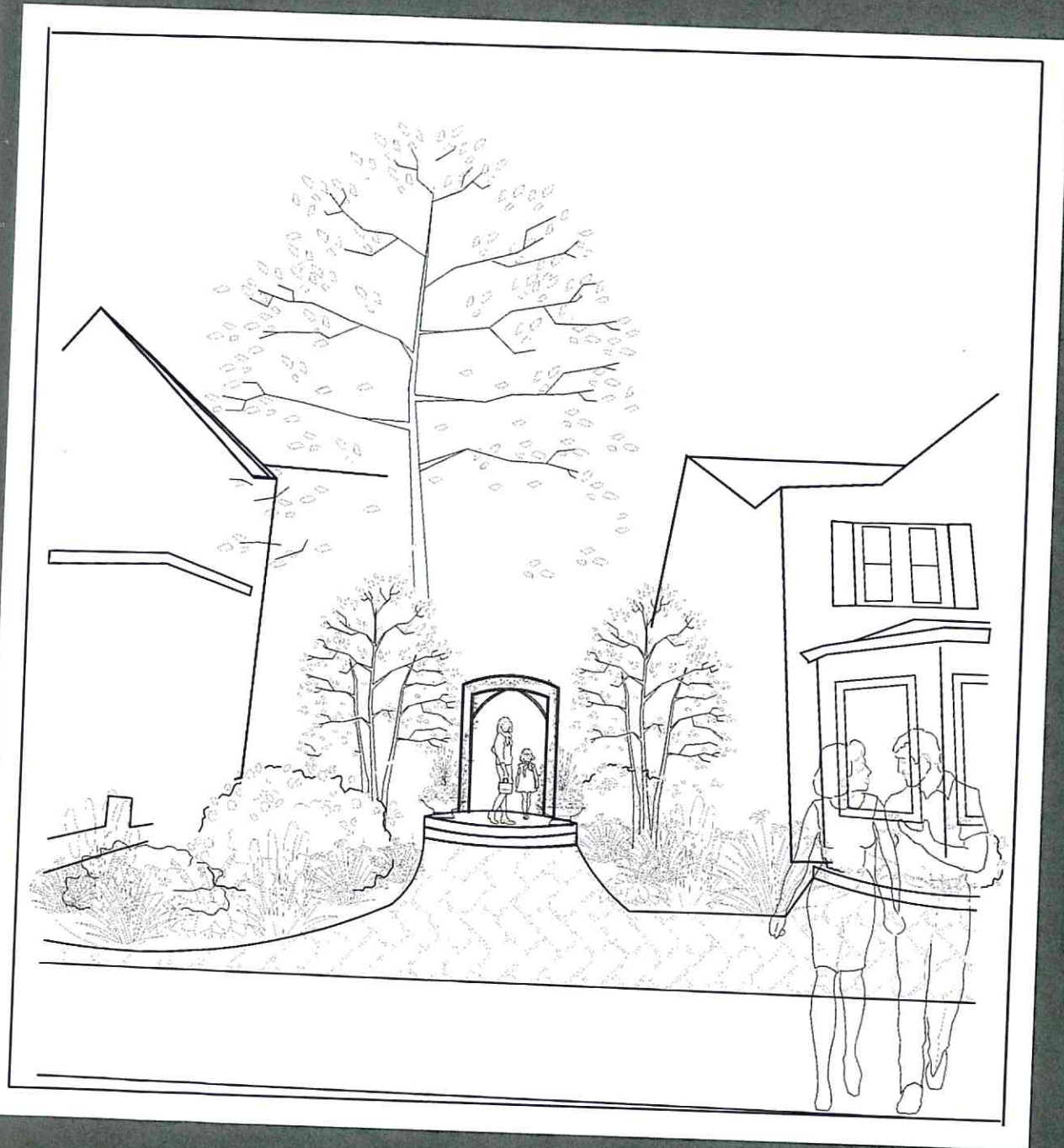
Add two steps to centrally located trellis

EXISTING CONDITIONS:

SKETCH - PERSPECTIVE

- Existing site condition concerns:
 - Unsafe access and egress
 - Hazardous pathway and trellis
 - Poor drainage, water pools in path and grade is sloped toward the historic building.



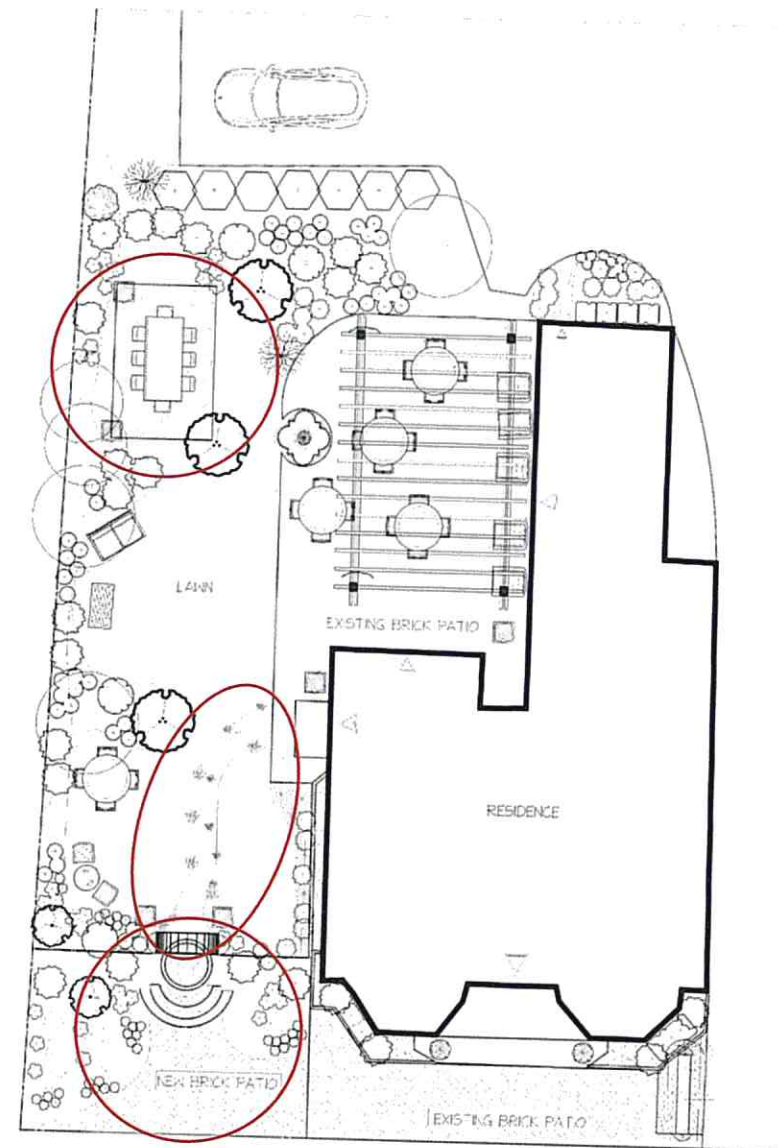


PROPOSED ALTERATIONS:

- Move trellis to central location.
- Add steps to accommodate grade change.
- Expand existing brick patio for safety & aesthetic continuity.
- Reshape garden beds & add plant material.

PROPOSED ALTERATIONS OVERVIEW:

- New Bluestone Patio @backyard - 10'X15'
- Add steppingstone pavers from garden entry to building.
- Move trellis to central location.
- Add steps to accommodate grade change.
- Expand existing brick patio for safety & aesthetic continuity.

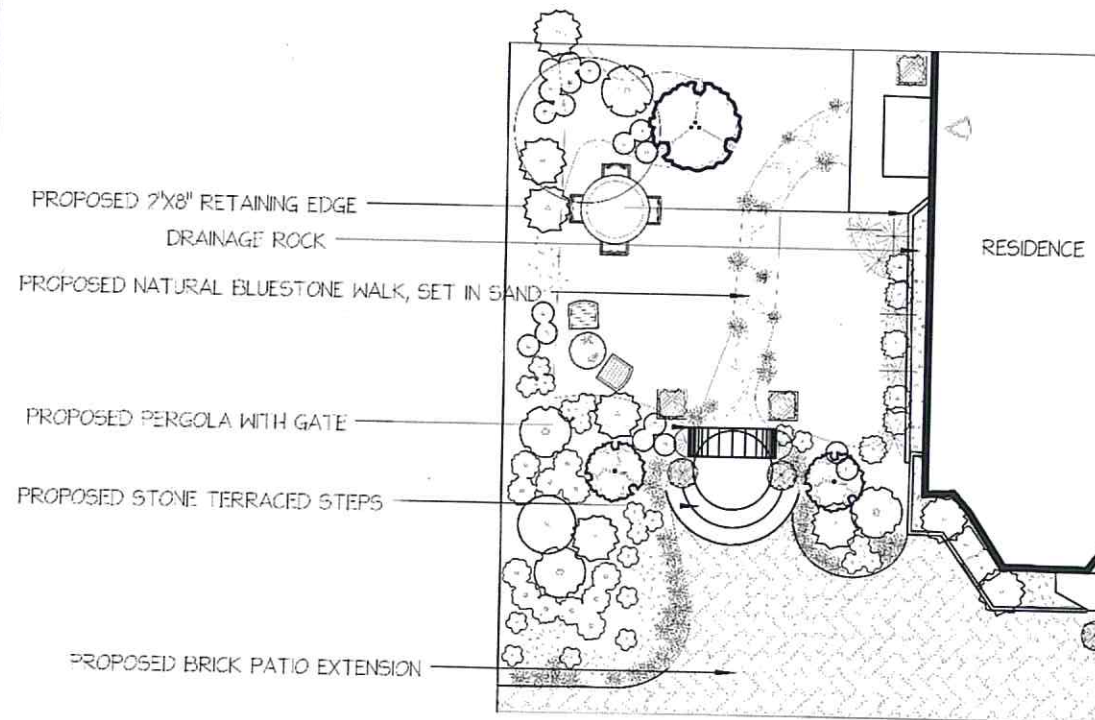


PROPOSED ALTERATIONS FOR ENTRY:

- Move trellis to central location.
- Add steps to accommodate grade change.
- Expand existing brick patio for safety & aesthetic continuity.
- Reshape garden beds & add plant material.

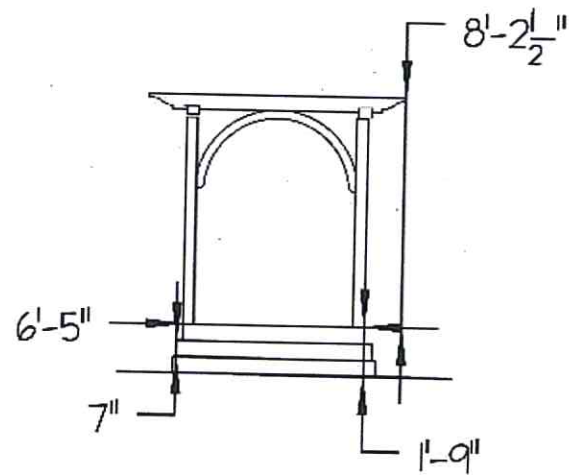
GARDEN ENTRY PLAN VIEW

SCALE: 1"=4'

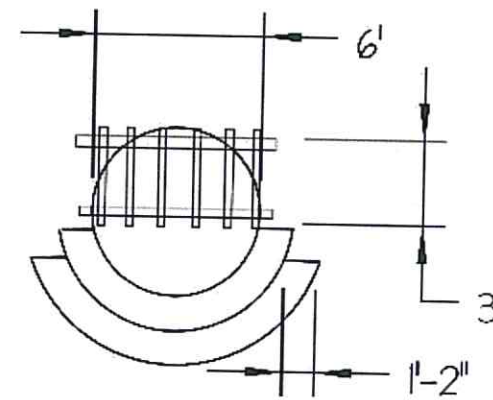


CUSTOM CEDAR TRELLIS & STEPS

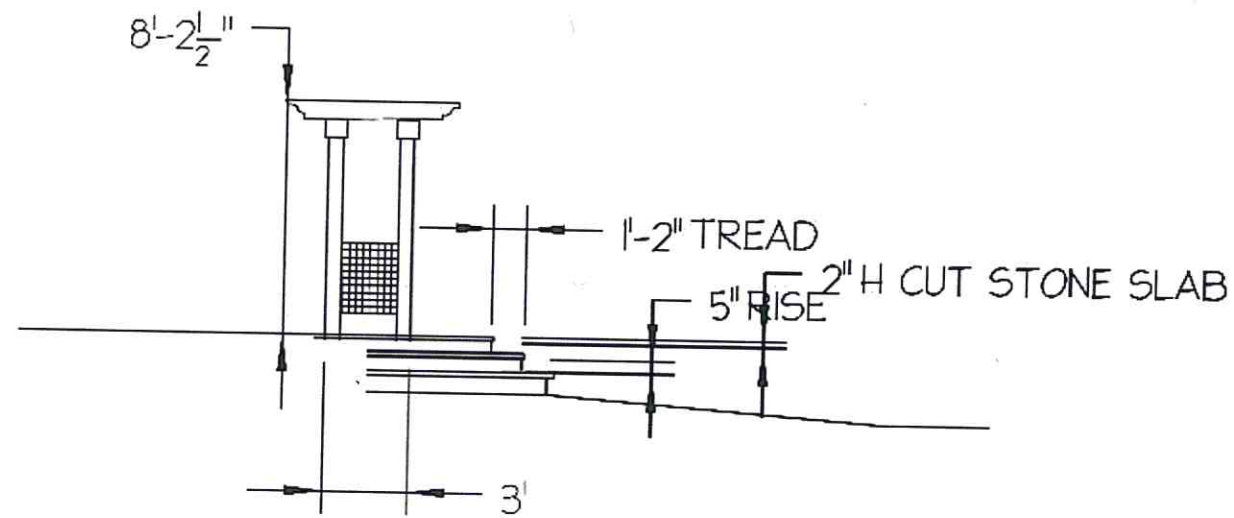
PERGOLA & STEP FRONT ELEVATION



PERGOLA & STEP PLAN



PERGOLA & STEP SIDE ELEVATION





- General Concept for Stone Steps-
-Brick patio/walk leading to curved terraced stone steps with brick landing.

-Herringbone brick pattern in aged/tumbled brick as below.





- General Concept for Backyard stone path-
-Natural stone steps set in sand, to match stone of terraced steps.





- General Concept for Backyard stone patio
- Square cut stone set in sand, to match stone of terraced steps.

A collage of four images. The top-left image shows an outdoor restaurant patio with tables, chairs, and a server in a white shirt. The top-right image is a close-up of a garden with white flowers. The bottom-left image shows a woven basket. The bottom-right image is a close-up of a garden with pink and purple flowers. A white diamond shape is overlaid on the collage, containing text.

Planting & Design Inspiration –
romantic garden, floral, lush,
beautiful, outdoor
entertainment

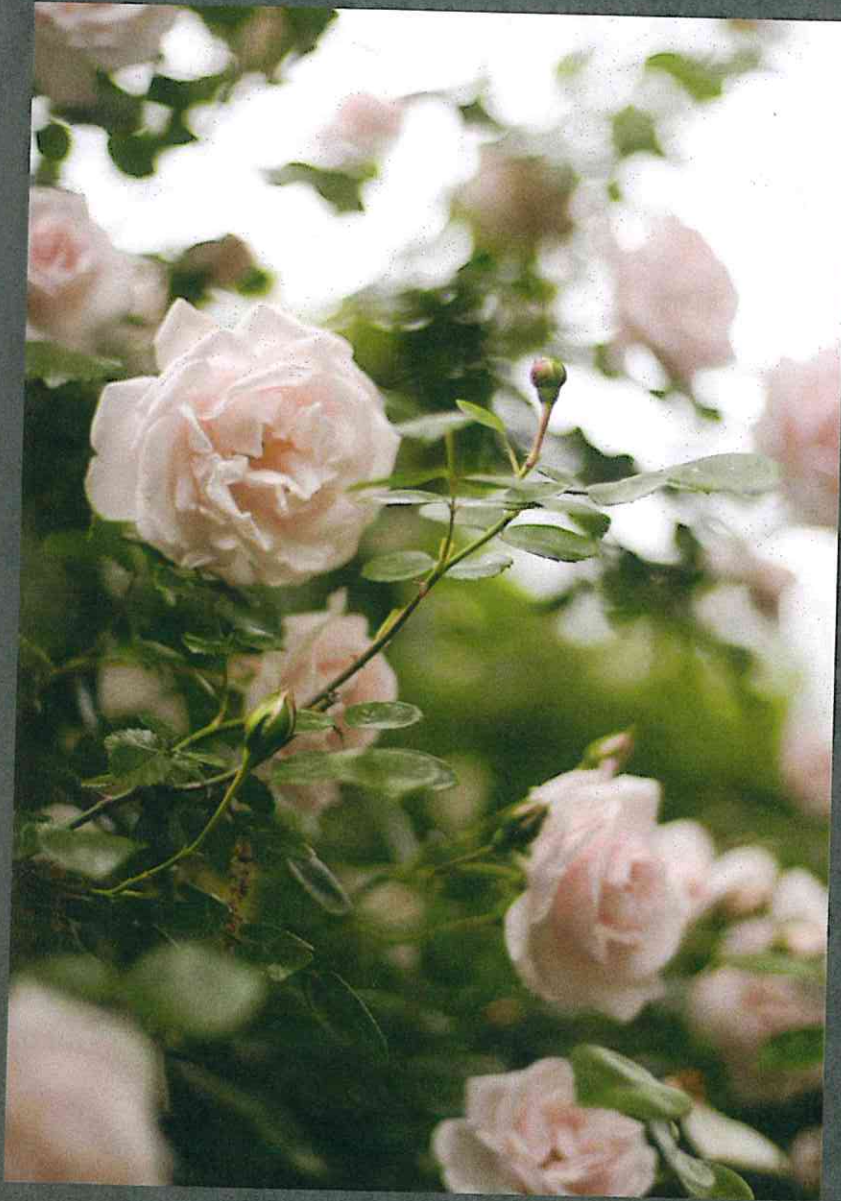


- Backyard Garden : Arrange planting beds & planters to create more defined garden spaces.



Planting Palette

Additional shrubs, perennials, and vines to enhance
the beauty & overall feeling of lush abundance.
(for street side and backyard garden)



- Shrub Rose, climbing Rose & Clematis



Allium, Delphinium, Fern, Oenothera



- Dappled Willow, French Lilacs, Nepeta



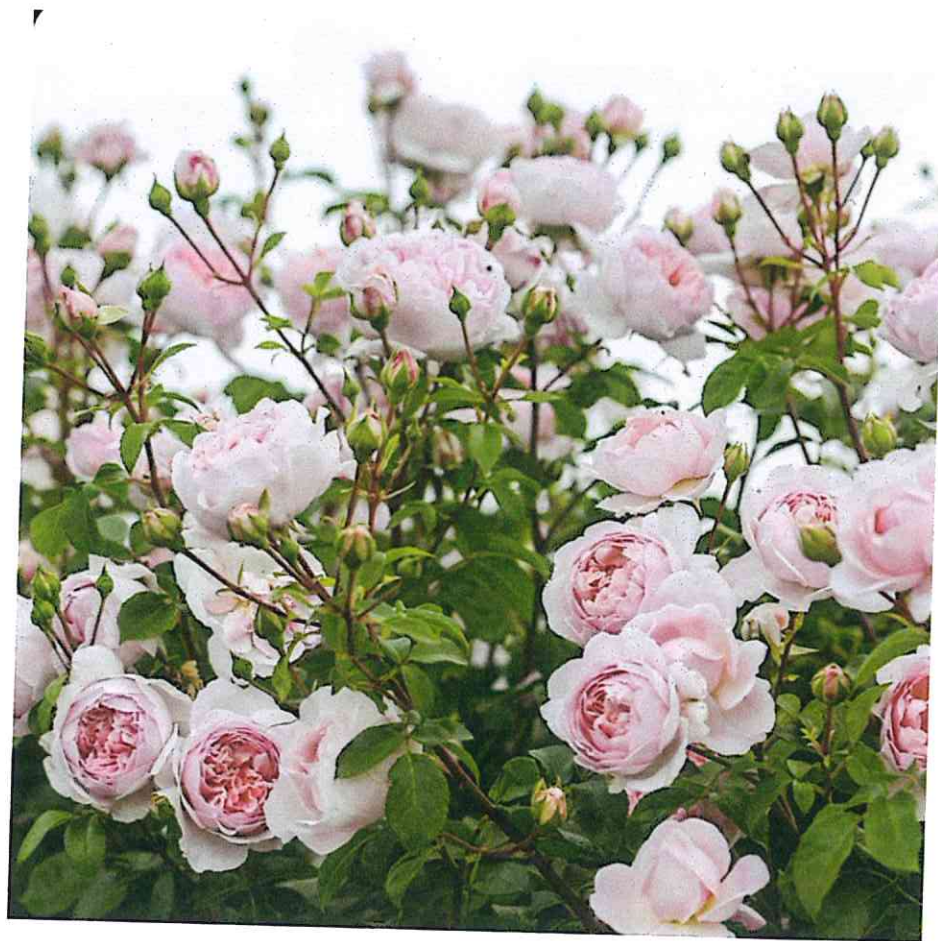
- Peonies and Spirea

Iris, foxglove, hydrangea





- Climbing Rose & Clematis,
Montauk Daisy, iris,
delphinium.



Lilac, Shrub Rose & Azalea



End.

Thank you for your review & consideration.