



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: 1-31-2021

LOCATION OF PROPERTY: 140 Bay Avenue, Greenport 11217

SUFFOLK COUNTY TAX MAP NUMBER: _____ (SECTION-BLOCK-LOT: 5-2-17) 1001-005-00-02-00-017-000

PROPERTY OWNER: Sasha Blaug & Judy Chi

ADDRESS: _____ PHONE: _____

EMAIL ADDRESS: _____

ARCHITECT/DESIGNER: Frank Ullendahl

ADDRESS: 123 Central Avenue, Greenport NY 11944 PHONE: 631-477-8624

EMAIL ADDRESS: frank.ullendahl@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

Landscape Planting

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

- 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).

The proposed work includes:

Replacement of the roof shingles on the main house and garage structure with new shingles (and new plywood layer underneath on the house). The existing shingles are in poor condition and deteriorating (see photos in Exhibit A, pages 4 & 5). The proposed shingle specification is GAF Asphalt Timberline Architectural, Charcoal color (please see Exhibit A, page 6 & Sample 1). A building permit application will be submitted for this work pending HPC approval.

Replacement of six double-hung windows at the back of the house. The existing windows are in poor condition and not operable (cannot open/shut or stay open). The house has a mix of window styles, however, the predominant configuration is double-hung, 2-over-2. Please see Table A (Exhibit B, page 10) for with the tally of existing configurations. Of the six windows to be replaced:

- Qty (2) are 2-over-2
- Qty (4) are 6-over-6

The proposal for OPTION 1 is to replace all six windows as 2-over-2 configuration to improve the overall consistency of window styles on the house. The specification for the new windows is Anderson 400 Series, with insect screen (see Exhibit B, page 11). The proposal for OPTION 2 is to match all new windows with existing styles; the (2) existing 2-over-2 windows will be replaced with new 2-over-2, and the (4) existing 6-over-6 windows will be replaced with new 6-over-6 (see Exhibit B, page 12).

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 & B - Document with site map, key plans, photos and specifications

Sample 1 - GAF Asphalt Timberline Architectural shingle sample in Charcoal color

OTHER APPROVALS REQUIRED: _____

SIGNATURE OF OWNER OR AUTHORIZED AGENT: _____

DATE: _____

140 BAY AVENUE, GREENPORT

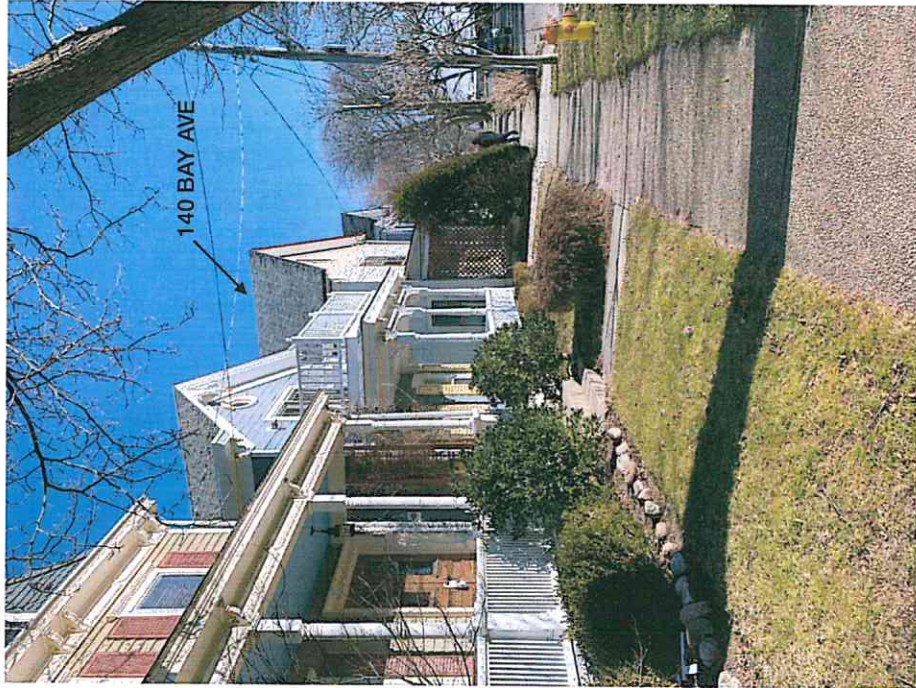


APPLICATION FOR:
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140 BAY AVENUE, GREENPORT
SECTION-BLOCK-LOT: 5-2-17
OWNERS: SASHA BLAUG & JUDY CHI
DATE: 1-31-2021

EXHIBIT A

**STREETSCAPE VIEW
SHOWING ADJACENT PROPERTIES**



VIEW LOOKING EAST



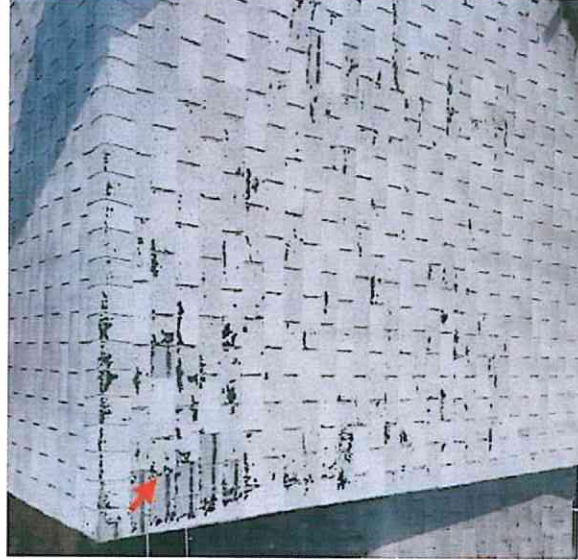
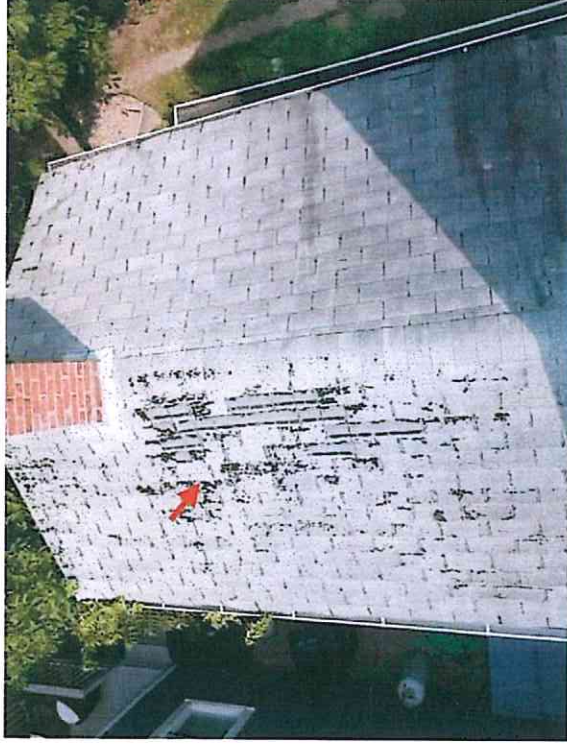
VIEW LOOKING WEST

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EXHIBIT A

**140 BAY AVENUE, GREENPORT
SECTION-BLOCK-LOT: 5-2-17
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EXISTING ROOF - MAIN HOUSE
SHOWING DETERIORATION



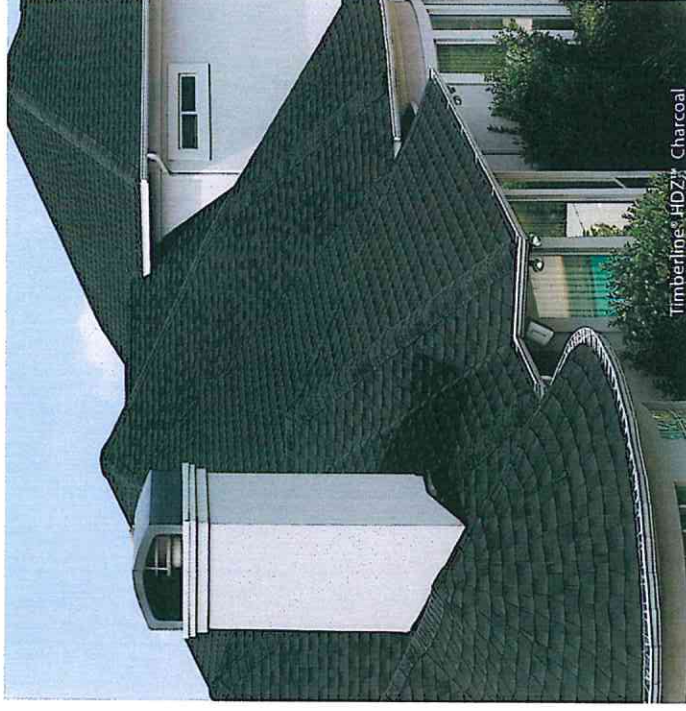
EXISTING ROOF - GARAGE
SHOWING WEAR (MOSS GROWTH)



PROPOSED - NEW ROOF SHINGLES



**GAF TIMBERLINE ARCHITECTURAL
COLOR: CHARCOAL
MATERIAL: FIBERGLAS ASPHALT CONSTRUCTION
STYLE: WOOD SHAKE LOOK**



PROPOSED - WINDOWS REPLACEMENT

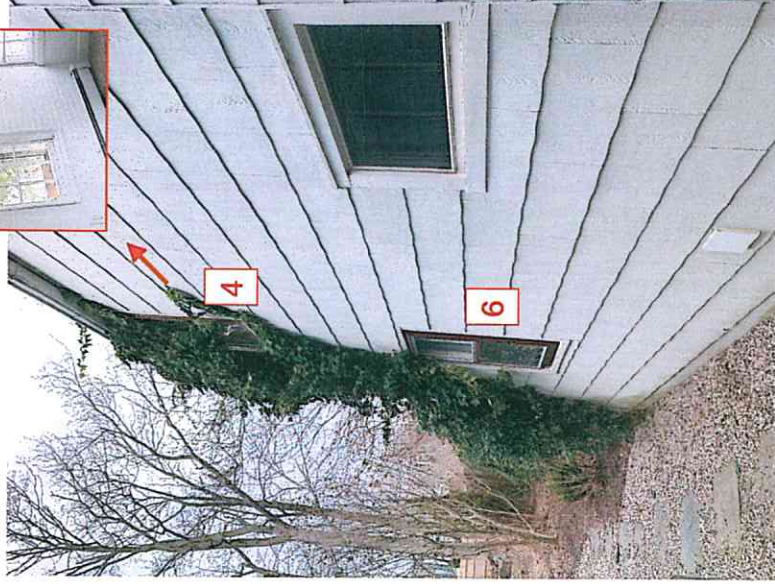


BACK (SOUTH FACE)



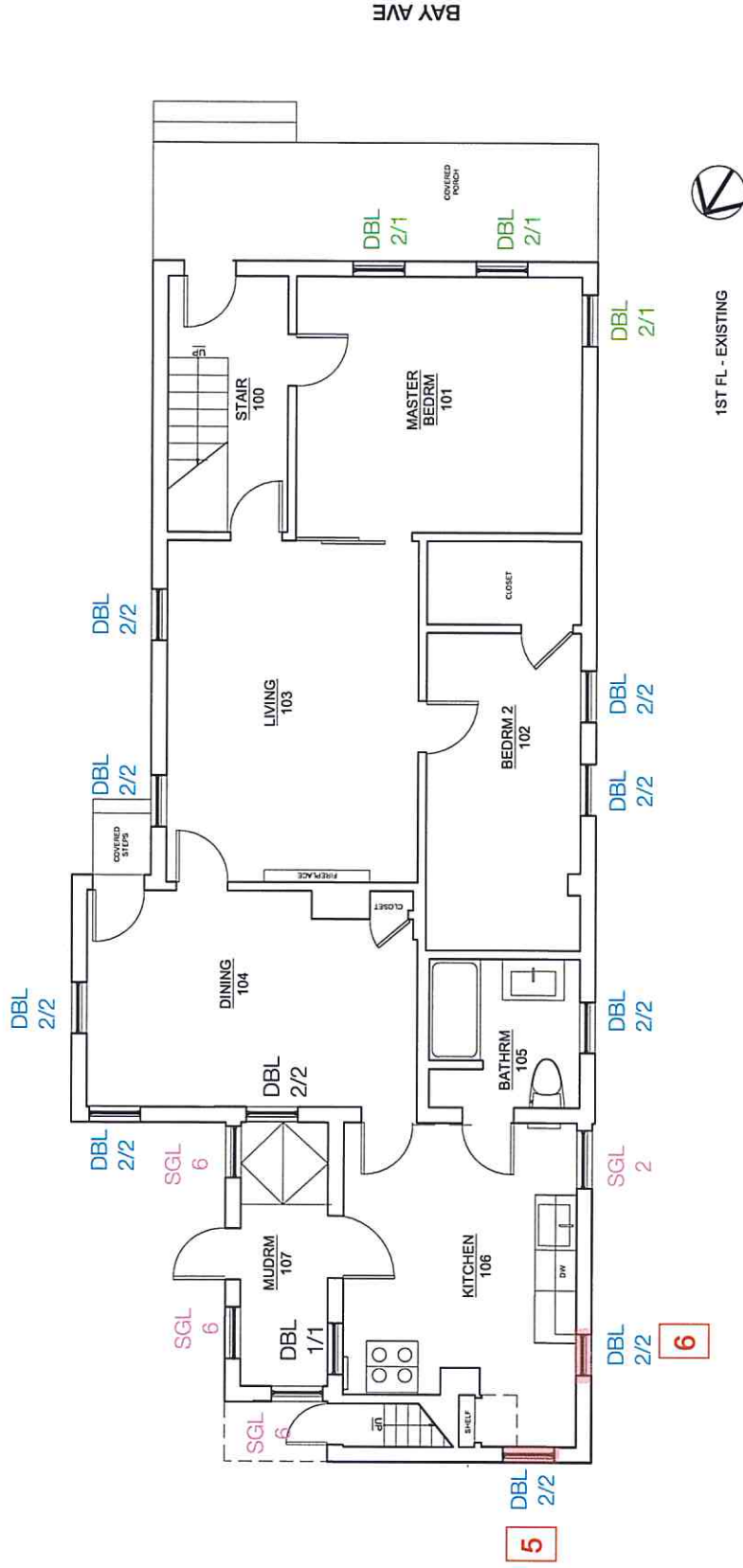
SIDE (EAST FACE)

INTERIOR VIEW



SIDE (WEST FACE)

PROPOSED - WINDOWS REPLACEMENT - 1ST FLOOR









140 BAY AVENUE, GREENPORT
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EXHIBIT B

APPLICATION FOR:
 HISTORICAL PRESERVATION COMMISSION
 VILLAGE OF GREENPORT

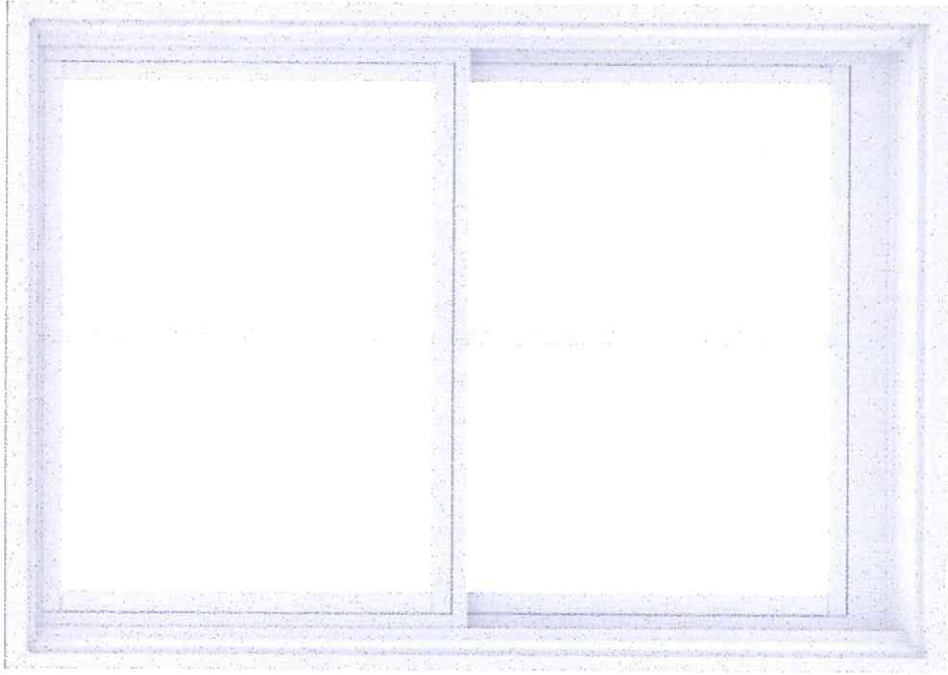
PROPOSED - WINDOWS REPLACEMENT - TABLE A - EXISTING WINDOWS BY STYLE

STYLE	DESCRIPTION	TAG	1ST FL	2ND FL	ATTIC	TOTALS
	DOUBLE-HUNG, 2-OVER-1	DBL 2/1	3	3	0	6
	DOUBLE-HUNG, 2-OVER-2	DBL 2/2	9	8	0	17 ←
	DOUBLE-HUNG, 6-OVER-6	DBL 6/6	0	4	3	7
	DOUBLE-HUNG, 13-OVER-2	DBL 13/2	0	0	1	1
	SINGLE FIXED, 2 LIGHTS	SGL 2	1	0	0	1
	SINGLE FIXED, 6 LIGHTS	SGL 6	3	0	0	3
						35

DOUBLE-HUNG
2-OVER-2 IS THE
PREDOMINANT
WINDOW STYLE

PROPOSED - NEW REPLACEMENT WINDOWS - OPTION 1

FOR WINDOWS 1, 2, 3, 4, 5 & 6



EXTERIOR VIEW

ANDERSON 400 SERIES

COLOR: WHITE

MATERIAL: VINYL EXTERIOR SIDE (WOOD INTERIOR)

STYLE: DOUBLE-HUNG, 2 OVER 2

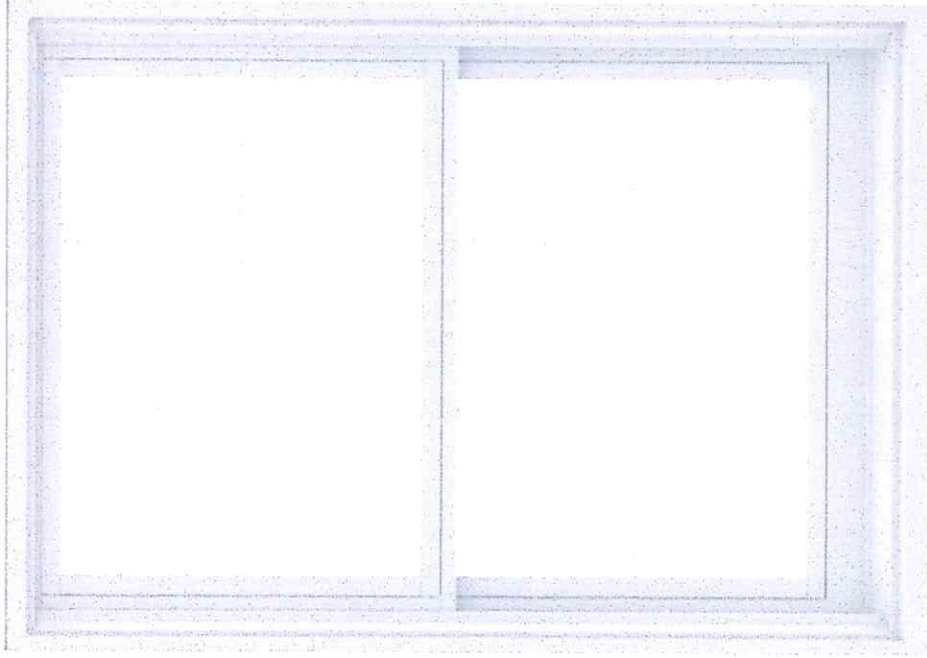
GRILLE WIDTH: 3/4"

GLASS: LOW-E CLEAR

NOTE: EXISTING WOOD TRIM TO REMAIN

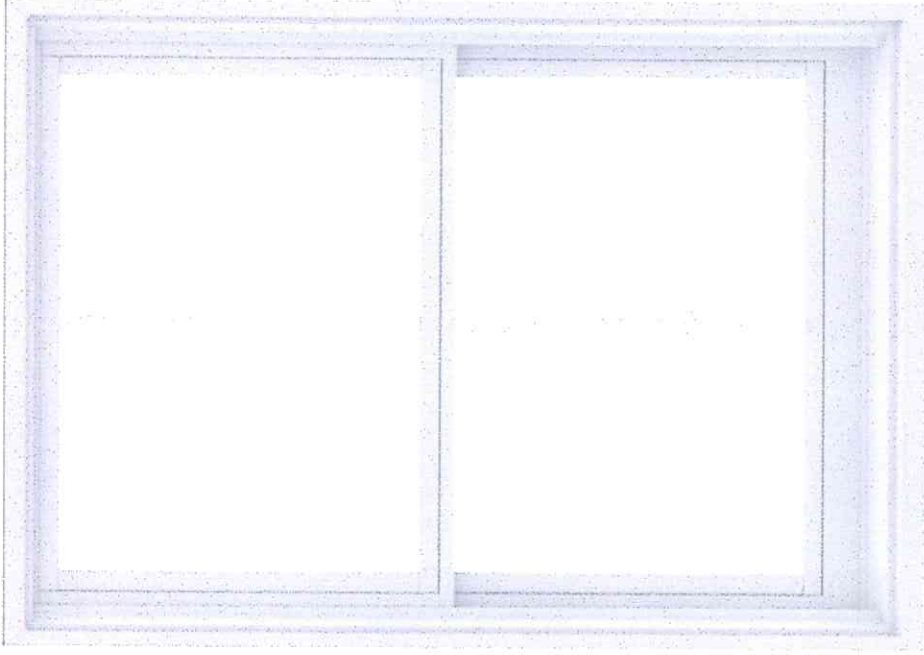
PROPOSED - NEW REPLACEMENT WINDOWS - OPTION 2

FOR WINDOWS 1, 2, 3 & 4



EXTERIOR VIEW

FOR WINDOWS 5 & 6



EXTERIOR VIEW