



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 27, 2020  
 LOCATION OF PROPERTY: 433 MAIN ST, GREENPORT, NY, 11944  
 SUFFOLK COUNTY TAX MAP NUMBER: 47.3801 4-7-16  
 PROPERTY OWNER: CHARLES KULSZISKI  
 ADDRESS: 433 MAIN ST GRNPRT 11944 PHONE: 917 647-3120  
 EMAIL ADDRESS: KULSZISKI@yahoo.com  
 ARCHITECT/DESIGNER: none  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_

### Type of Proposed Work

COMMERCIAL  RESIDENTIAL

### Site Work

- \_\_\_ FENCE
- \_\_\_ DRIVEWAY, WALK, PATIO, OTHER PAVEMENT
- \_\_\_ MAJOR EXCAVATION OR REGRADING, OR BERM
- \_\_\_ SWIMMING POOL, TENNIS COURT
- \_\_\_ OTHER STRUCTURAL LANDSCAPE ELEMENT
- \_\_\_ SIGNAGE- SUBMIT SCALE DRAWINGS TO INDICATING TO FOLLOWING:
  - SIZE OF EACH SIGN
  - COLOR
  - FONT
  - LOCATIONS OF ALL SIGNAGE ON BUILDING
  - PROPOSED MATERIALS

### 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

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# Building Alterations

- EXTERIOR WALL MATERIAL
- ROOF MATERIAL AND COLOR
- CHIMNEY MATERIAL
- FOUNDATION MATERIAL
- DOORWAYS (INCLUDING STORM/SCREEN DOORS)
- WINDOWS (INCLUDING STORM/SCREEN SASH)
- PORCHES AND STEPS
- TRIM
- GUTTERS AND LEADERS
- PAINT AND STAIN
- OTHER

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

PLEASE SEE ATTACHED

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LIST ALL EXHIBITS SUBMITTED WITH THIS APPLICATION (REFER TO THE INSTRUCTIONS FOR THE REQUIRED SUBMISSIONS).

PHOTOS 1-9, CHECKLIST, SITE PLAN, AZEK SAMPLE, RUBBER SAMPLE, COPPER SAMPLE, WINDOW TOP SKETCH

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OTHER APPROVALS REQUIRED: \_\_\_\_\_

SIGNATURE OF OWNER OR AUTHORIZED AGENT: \_\_\_\_\_

DATE: \_\_\_\_\_

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**For Official Use:**

SCHEDULED DATE OF HPC MEETING: \_\_\_\_\_

DATE OF APPLICATION: \_\_\_\_\_

LOCATION OF PROPERTY: \_\_\_\_\_

SUFFOLK COUNTY TAX MAP NUMBER: \_\_\_\_\_

PROPERTY OWNER (TENANT): \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**Approved:** DATE \_\_\_\_\_

**Disapproved:** DATE \_\_\_\_\_

**Conditions:**

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CHAIRPERSON

**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 type="checkbox"/>	<input checked="" type="checkbox"/> NO

#	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 type="checkbox"/>	<input checked="" 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.	Remit the Application Fee for a Certificate of Appropriateness Application Review \$175	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	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"/>
7.	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"/>
8.	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"/>
9.	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"/>
10.	Follow up with Village Hall staff to ensure that the application is complete	<input type="checkbox"/>	<input type="checkbox"/>
11.	Obtain the Certificate of Appropriateness at Village Hall once the Historic Preservation Commission approves the application	<input type="checkbox"/>	<input type="checkbox"/>

Charlie Kulsziski

I live at 433 Main Street. This home was built by Captain H. Case in 1837, and rebuilt with the heavy Italianate details probably right after 1865, by Wells Phillips, Vice president of the Peoples National Bank. My father, Paul Kulsziski, added a section to the rear in 1988. My father (and my brothers and I) stripped, repaired and repainted all of the original moldings. We removed and restored all of the windows. We removed the asphalt shingles on all three sides of the portico roof, and south side of the front roof in the 1990s and added slate to match the existing front. Our family has an interest in maintaining the antique quality of this home.

Description of work Part 1:

Remove disintegrated mold covered cedar siding that was installed in 1988 on back of portico facing away from street.

Install 1988 cedar siding that was saved from the original install.

See photo 1

I completed this work, replace in kind, without knowing it needed a Certificate of Appropriateness.

Description of work Part 2:

Restore/ Replace rotted moldings on dormers and cornice and roof edge.

Strip inside of yankee gutters, reline w epdm rubber.

Restore/ replace any underlying wood.

Remove asphalt on dormer roofs, replace with epdm rubber/ copper.

Remove/ Replace any slate necessary to get to moldings/ gutter/ dormers.

Remake rotted moldings in Azek

See photos 2,3,4,5,6

Description of work Part 3:

Remove Remake window trim on 1998 addition to match 1862 section.

Make molding from Azek.

Remove Replace disintegrating mold covered cedar siding on 1998 addition and replace with new cedar siding.

Remove corners on siding of 1998 addition and replace with white Azek to match 1862 section.

See photo 9, SEE PHOTO 10

Description of work Part 4:

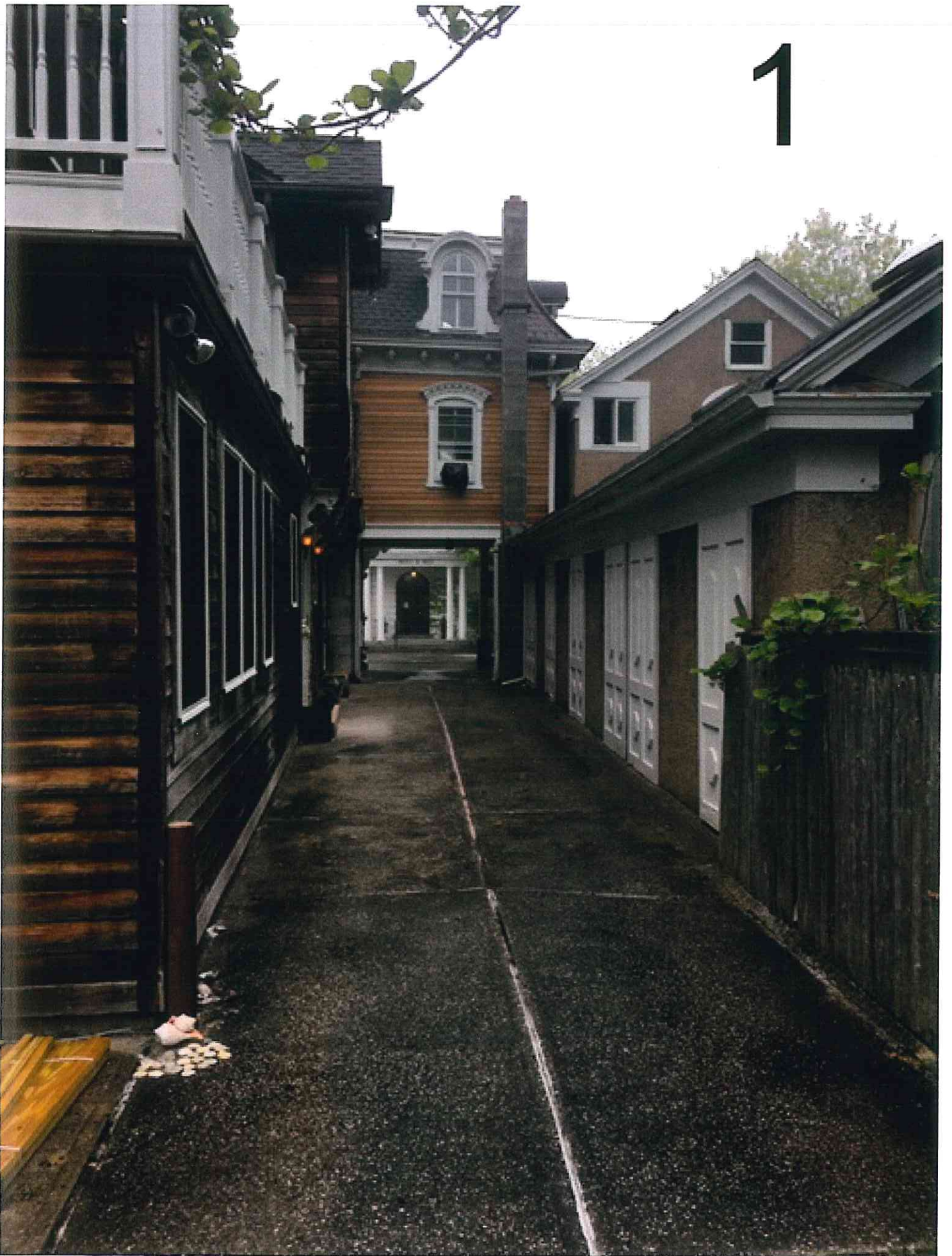
Strip existing cement siding on front 1886 section.

Restore clapboard

Paint: Dark Blue body, white trim, Ornaments in light grey/blue, red

See paint swatches

1



2





3





5





7





9

