



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: August 31, 2021

LOCATION OF PROPERTY: 817 Main Street, Greenport, NY 11944

SUFFOLK COUNTY TAX MAP NUMBER: 1001 Section 002.00 Block 01.00 Lot 025.000

PROPERTY OWNER: Peter Saitta

ADDRESS: [REDACTED] PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ARCHITECT/DESIGNER: John D. Houstoun

ADDRESS: 15 West 36th Street, PH, New York, NY 10018 PHONE: 212.533.4250 x15

EMAIL ADDRESS: dhoustoun@h-h-architects.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

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## 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) AND SHUTTERS
- PORCHES AND STEPS
- TRIM AND DECORATIVE DETAIL
- GUTTERS AND LEADERS
- PAINT AND STAIN
- EXTERIOR LIGHTING
- OTHER

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

Proposed Architectural Work at main house includes painting existing shingle roofs, chimneys, porch ceiling, and sign post; sanding existing porch floor down to natural wood, staining, and sealing; removing front screen door; staining front door and trims; replacing exterior porch lighting fixtures; replacing attic windows, replacing front sign.

Proposed Architectural Work at converted garage structure includes replacing solid garage doors with garage-style glass doors and installing new rear door.

Proposed Landscaping Work includes new plantings, fences, driveway, pavers, in-ground swimming pool, fountain, exterior lighting, rear porch and deck.

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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 - Proposed Architectural Package with photos and specifications

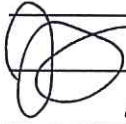
Exhibit B - Proposed Landscaping Package with site plan, photos, and specifications

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OTHER APPROVALS REQUIRED:

SIGNATURE OF OWNER OR AUTHORIZED AGENT:

DATE:

 OBO PETER SATTA (OWNER)  
08/31/21





2

8/18/2021

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4



8/18/2021

20210303\_104114.jpg

5



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6





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10





**FRONT YARD  
BRICK PATHWAYS  
FENCING  
LANDSCAPING**

2



**FRONT YARD  
BRICK WALL &  
PERGOLA  
WITH GATE ENTRY  
TO BACKYARD**

3



**BACKYARD ENTRY  
BRICK & BLUESTONE  
PATHWAYS**

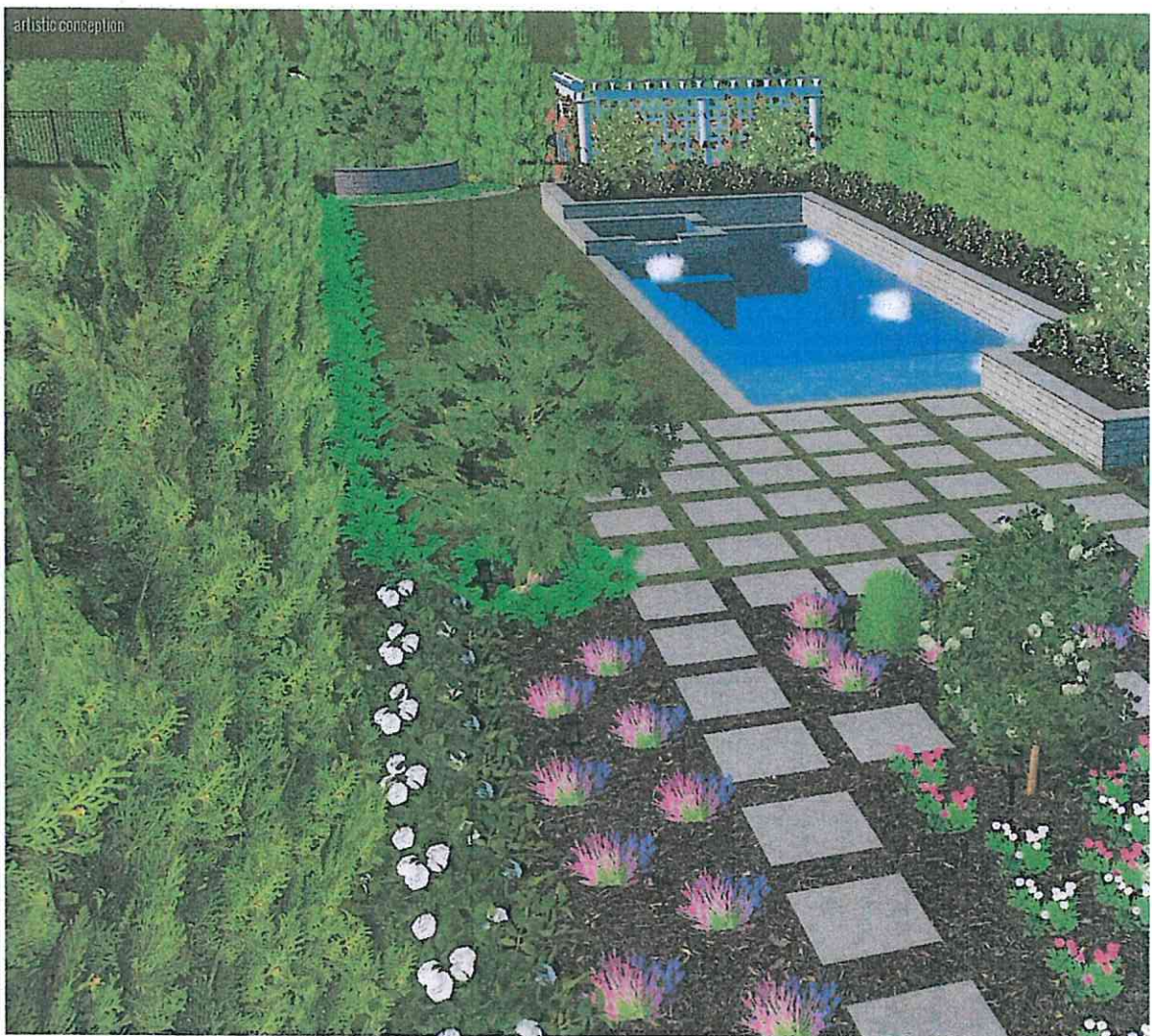
4



# FORMAL GARDEN WITH BRONZE FOUNTAIN



S



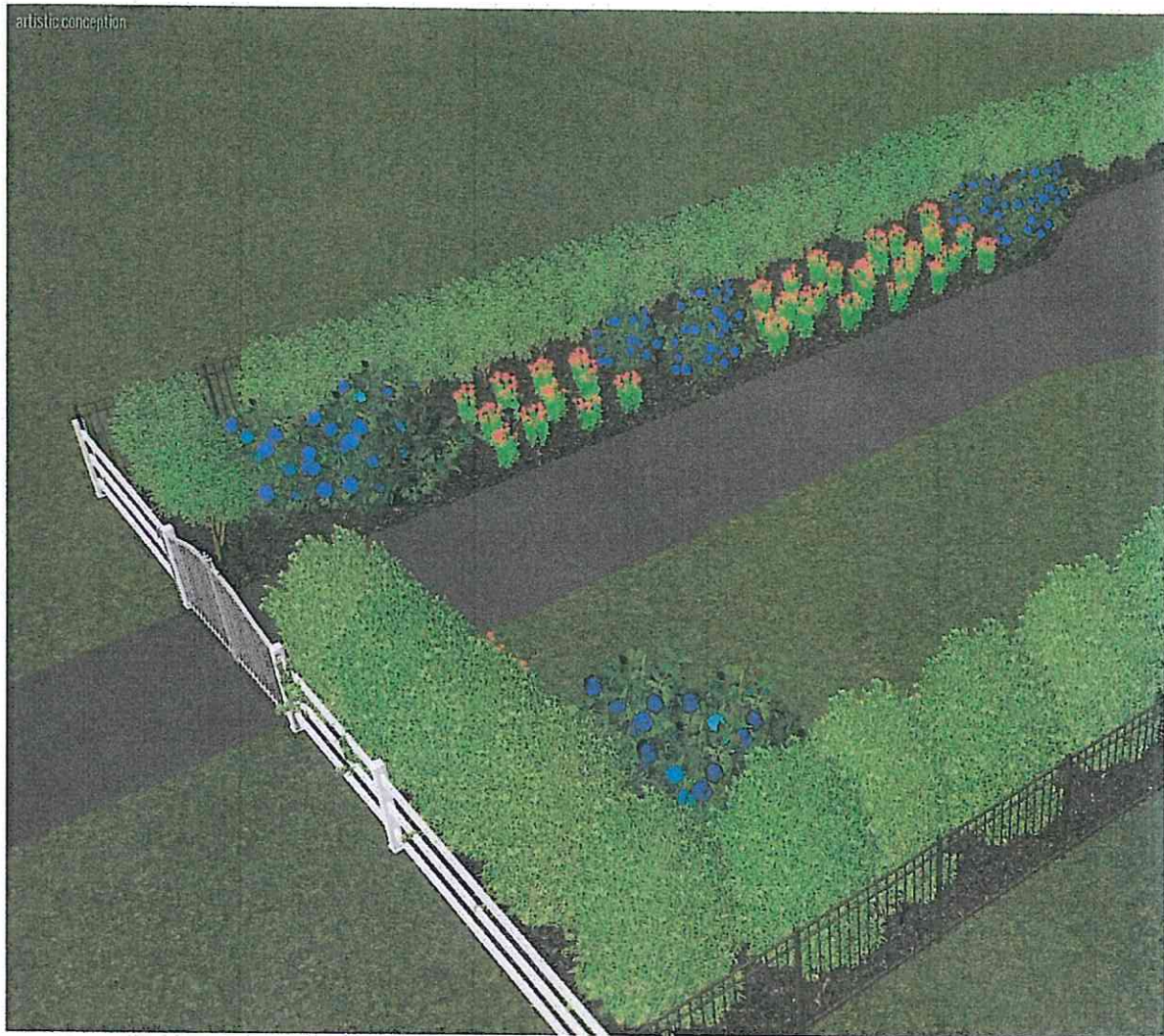
# **GUNITITE POOL WITH BLUESTONE WALLS & PATIO**

6



**BACK BRICK ENTRY  
PATH TO BACK OFFICE  
DOOR WITH PERGOLA  
OVER HEAD**

7



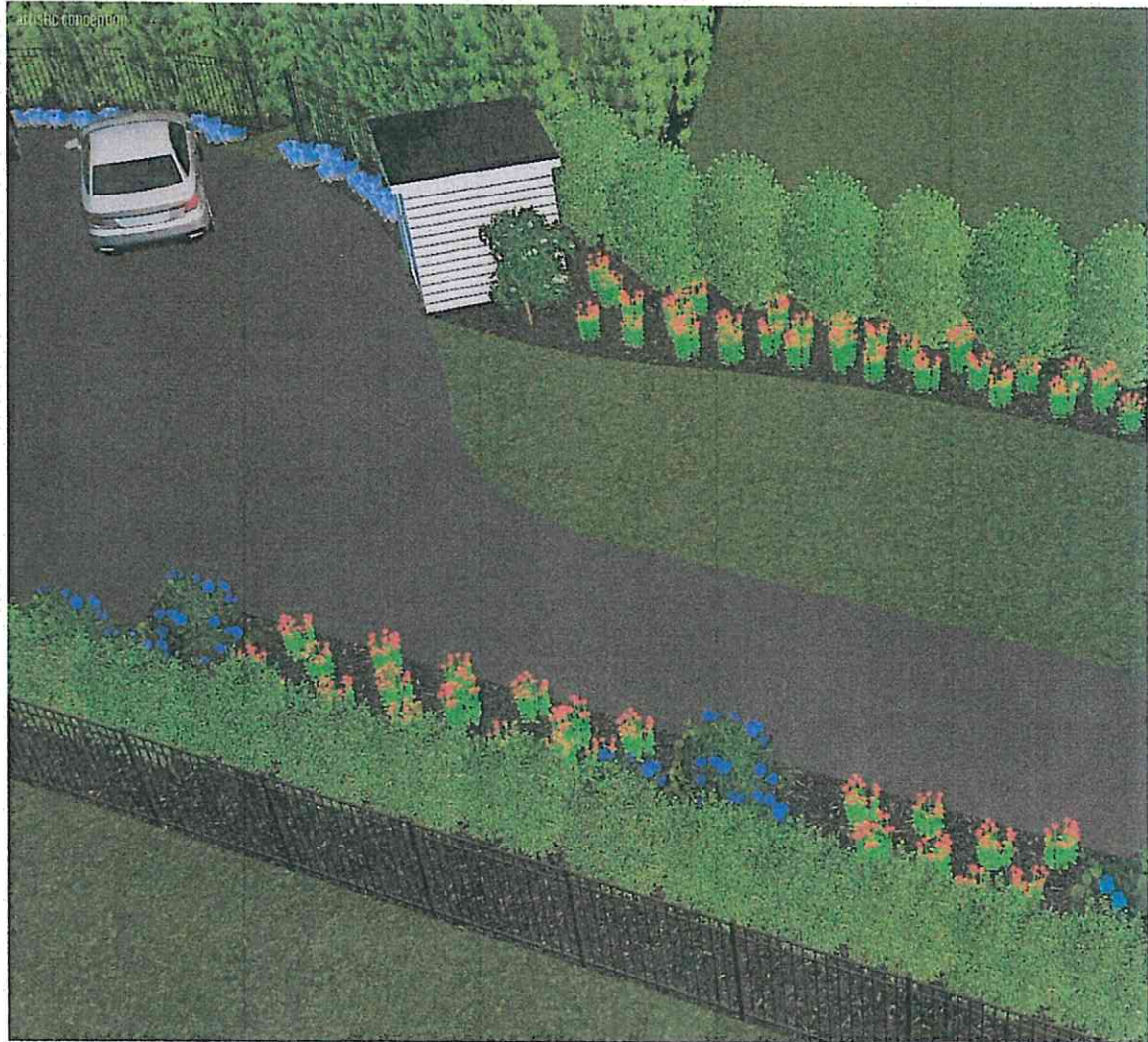
**EXISTING BACK  
DRIVEWAY & FENCING  
WITH PROPOSED  
ESTATE FENCE ON SIDES  
PLUS LANDSCAPING**

8



**EXISTING BACK  
PARKING LOT WITH  
PROPOSED PLANT  
SCREENS & LATTICE  
WALLS TO SCREEN  
POOL EQUIPMENT**

9



**PROPOSED BACK  
LANDSCAPING ON  
EXISTING DRIVE**

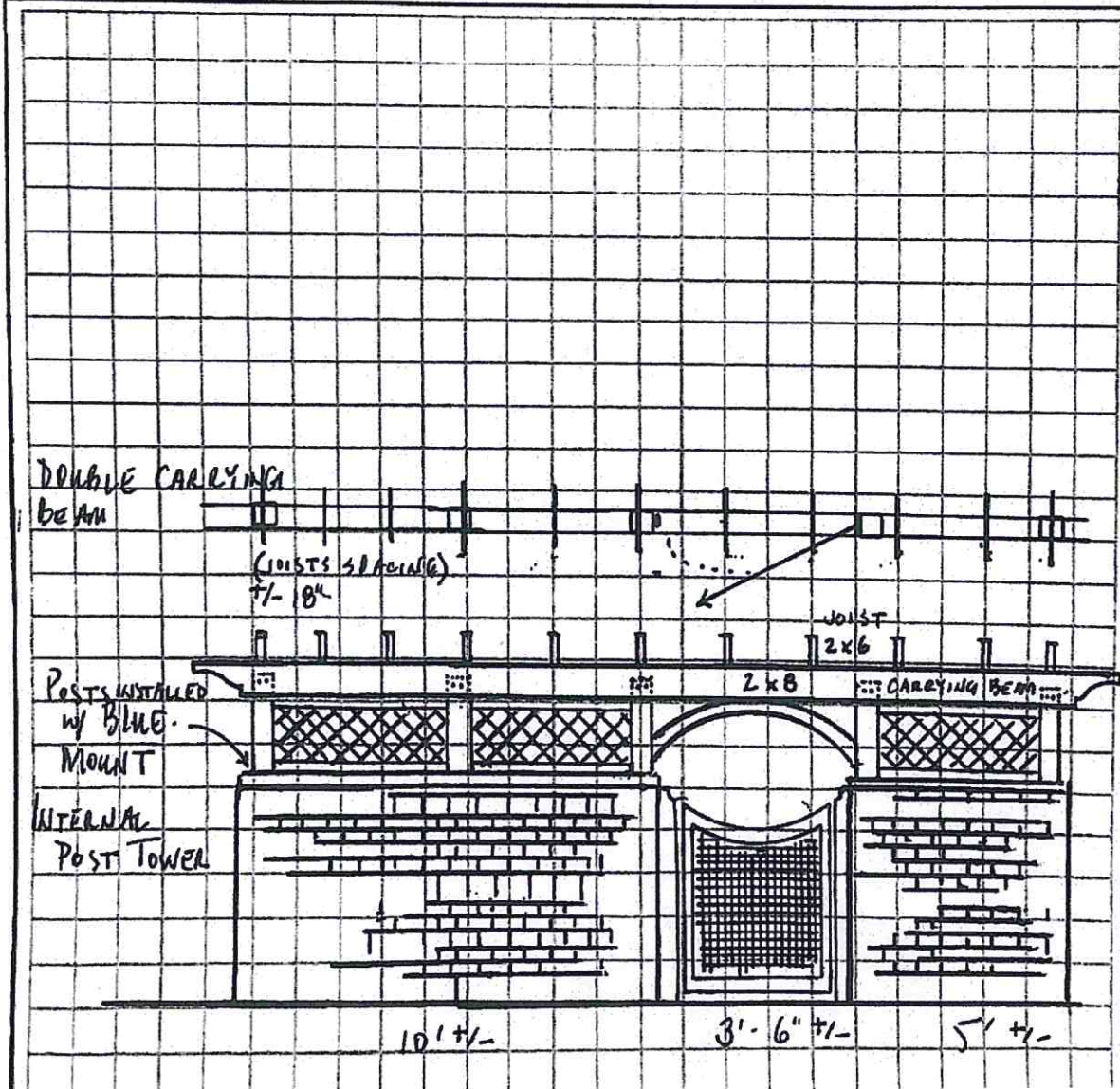


**BACK  
EXISTING GATE &  
FENCE ON DRIVE  
PROPOSED STORAGE  
SHED**

Customer #	Date 5/29/21	Order #	Cust. Street 817 MAIN ST.	Salesman 294
Digsafe #			City, State GREENPORT, N.Y. 11944	
Underground pipe or wire	Clear Fence Line	Wire on Fence	In	Outside
Extra Long posts	Paved Areas	Core Drilling	Trees / Stumps in Fence line	Ledge / Rock
			Fence on Wall	

<b>GRADE</b> 					<b>Grade Notes</b> DesignscapeS-DAN (631) 484. 3488 (631) 475. 0677
Select one: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					

Show grades and curves from face side of fence											
<b>CURVES</b> HL, HR, Straight Rail, Curved Rail		Notes: SCALLOPS		Top depth inches		Straight Rail		Curved Rail		Notes:	
The curves shown here are high rail. HL or HR LONG, HL or HR SHORT, HL or HR SHORT END, HL or HR LONG END				SMOOTH, ANNULAR, CL. HILL, REVERSE				Select one: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			



**Special Travel Considerations**  
No

**Payment Arrangements**  
1/2 Deposit  
Balance Upon Completion

**Is Job Pinned?**  
Yes  NO

**Drive Time?** 60 min

**Start Time** 8a

**Stop Time** 6p

**Length of Carry** 75'

**Any other Special Equipment?**

**Power and Water Location.**  
Show them on layout

**Where do we Park?**  
Driveway  
entry gate  
+ pergola  
on Brick wall

# FENCING/PERGOLAS IN JOB ENTRY GATE & PERGOLA ON BRICKWALL



**CIRCLED DRIVE PILLARS  
(2) 6' COLUMNS  
12" X 12" DIAMETER  
(NO GATES ON DRIVE)**





**FRONT GATE ON  
MAIN STREET WITH  
CONCAVE TOP**



# **FRONT FENCING & GATE POST**



**ENTRY PERGOLA  
OVER BRICK WALL  
PERGOLA STYLE**



**BACK PERGOLA  
OVER BACK OFFICE  
DOOR & BRICK  
PATIO**



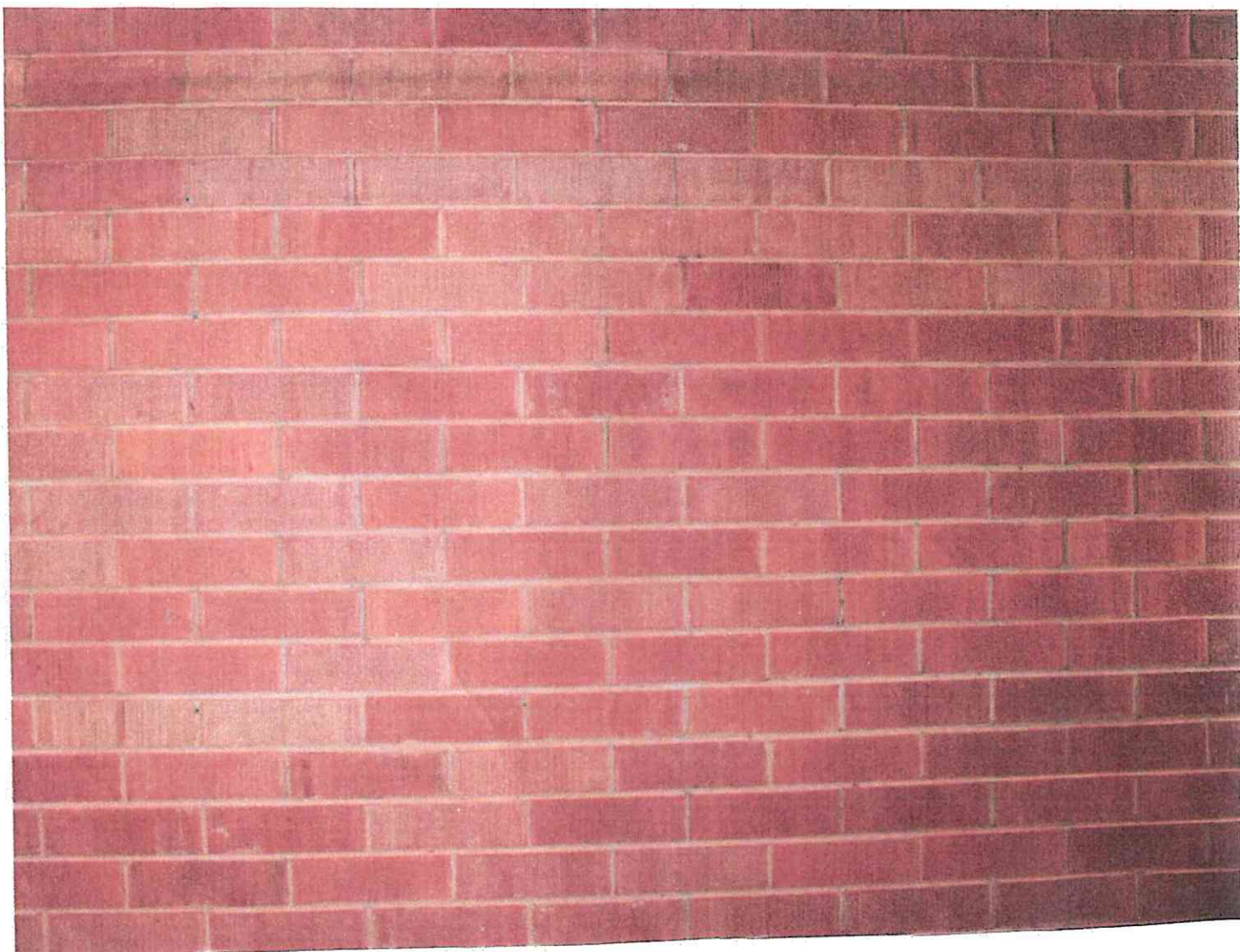
**BACKYARD POOL  
FENCING ALONG  
PERIMETERS**



**FOUNTAIN FOR  
BACK GARDEN**

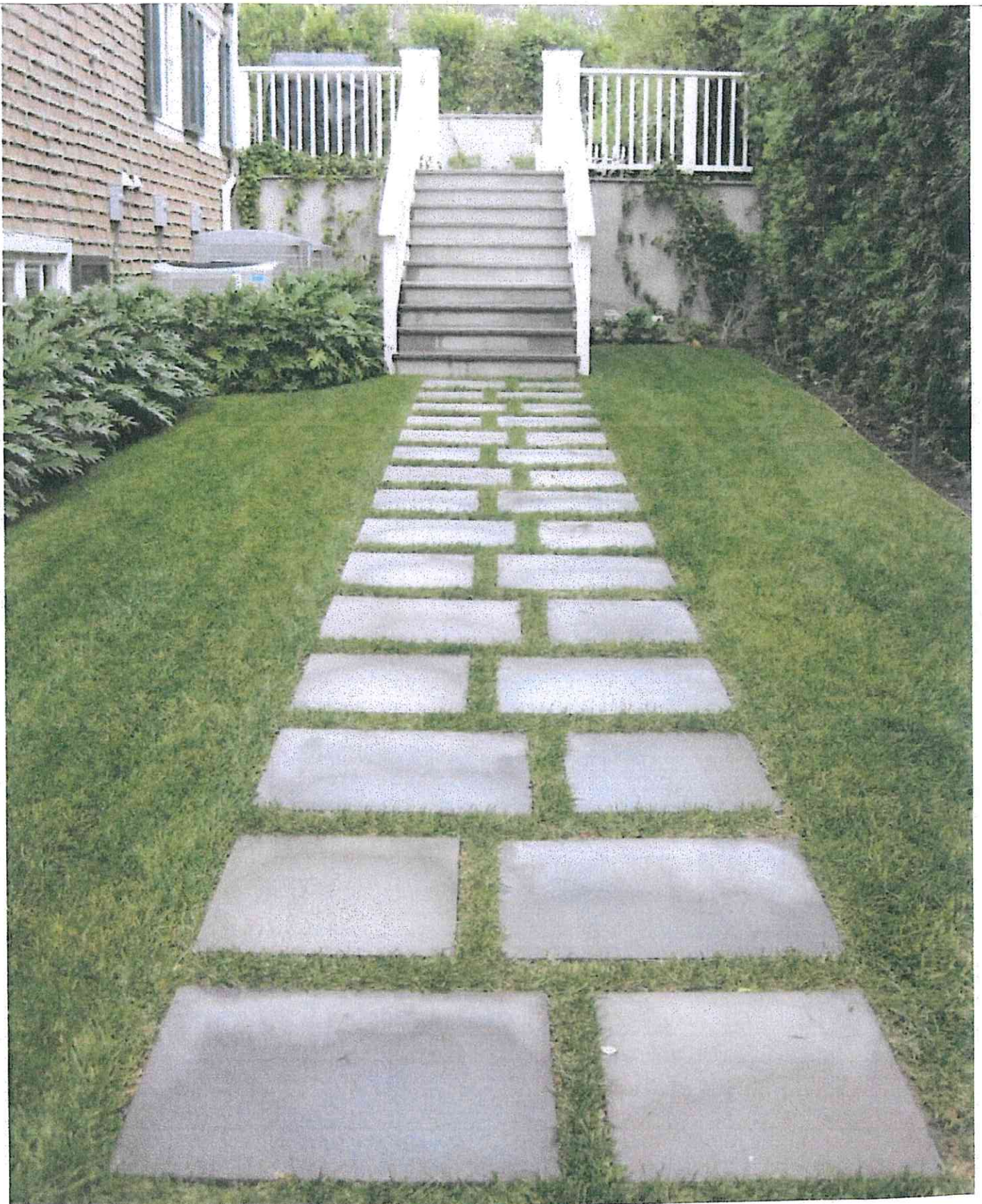


**BRICK FRONT  
WALKWAYS  
&  
BACK ENTRY  
WALKWAY**



**BRICK ENTRY WALL  
INTO BACKYARD**





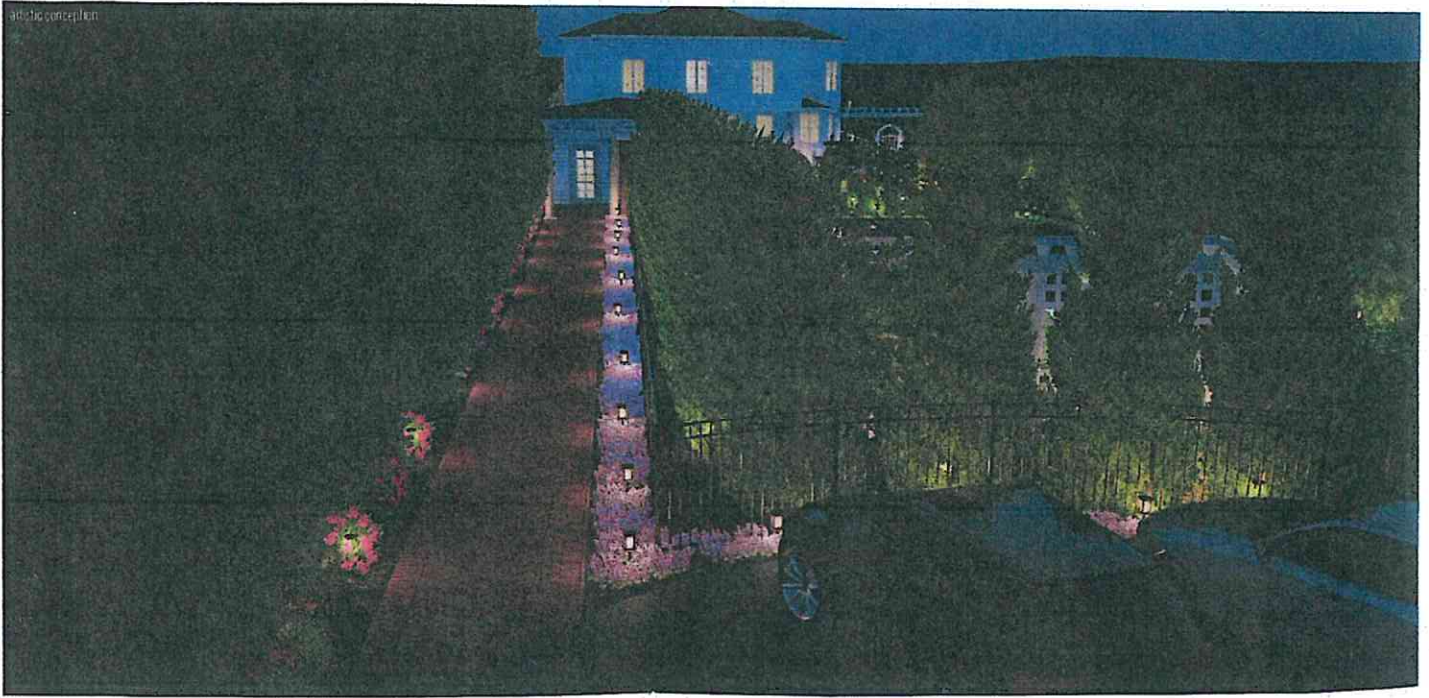
**BLUESTONE PATHS & PATIO  
IN GRASS**



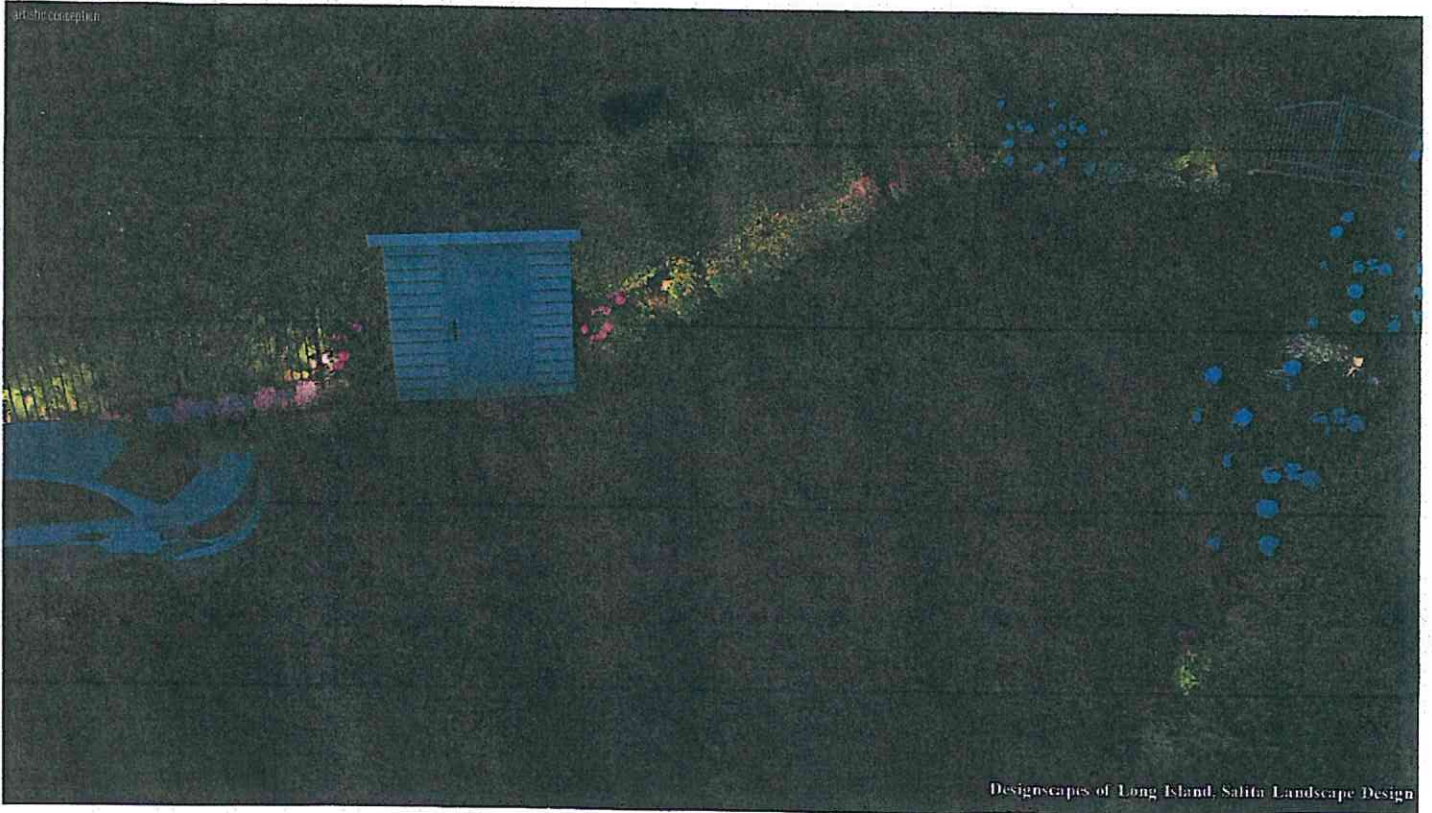
**ROCKFACED  
BLUESTONE  
RETAINING WALLS  
ON POOL WALLS**



# 12V CAST BRONZE & COPPER OUTDOOR LIGHTING BACKYARD



**12V CAST BRONZE &  
COPPER OUTDOOR  
LIGHTING  
BACK WALK TO  
HOME**



**12V CAST BRONZE &  
COPPER OUTDOOR  
LIGHTING  
BACKYARD PARKING  
AREA**

# SAITTA GREENPORT RESIDENCE - HPC APPLICATION

## EXHIBIT A



807 MAIN STREET (ADJACENT PROPERTY, SOUTH SIDE)



823 MAIN STREET (ADJACENT PROPERTY, NORTH SIDE)



768 MAIN STREET (OPPOSITE PROPERTY)



802 MAIN STREET (OPPOSITE PROPERTY)

CONTEXT PHOTOS - SURROUNDING PROPERTIES

SAITTA GREENPORT RESIDENCE HPC APPLICATION

817 MAIN STREET, GREENPORT, NY 11944

08/31/2021



**EXISTING**



**PROPOSED**



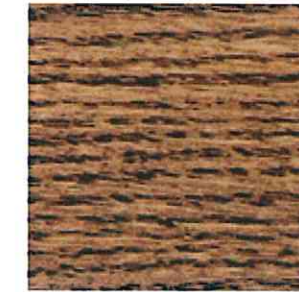
**EXTERIOR - FRONT**



**PORCH PENDANT LIGHT**  
CHAPMAN & MYERS  
CHELSEA MEDIUM HANGING  
LANTERN  
PRODUCT ID #: CHO5003  
SIZE: 20.5"H X 9"W  
COLOR: DARK BRONZE  
WATTAGE: (3) 60W  
CANDELABRAS



**ROOF + CHIMNEY**  
BENJAMIN MOORE COLOR  
#HC-100 GLOUCESTER SAGE



**FRONT DOOR STAIN**  
MINWAX GEL STAIN COLOR  
#211 PROVINCIAL TOP COATED  
WITH CLEAR EXTERIOR  
PROTECTIVE FINISH



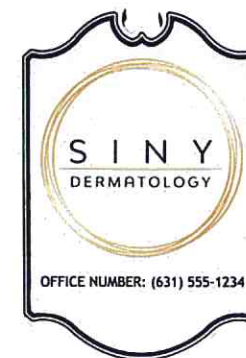
**ATTIC PICTURE WINDOWS**  
ANDERSEN 100 SERIES  
PRODUCT ID #: 100REC1040  
SIZE: 11-1/2"W X 47-1/2"H (TO  
BE V.I.F.)  
COLOR: WHITE  
MATERIAL: FIBREX  
GLASS: CLEAR LOW-E  
GRILLE: COLONIAL 3/4" WIDTH



**PORCH LIGHT SCONCE**  
CHAPMAN & MYERS CHELSEA  
LANTERN  
PRODUCT ID #: CHO2113  
SIZE: 31"H X 9.25"W X 13.25"D  
COLOR: DARK BRONZE  
WATTAGE: (3) 40W  
CANDELABRAS

**ATTIC CENTER WINDOW**  
ANDERSEN 100 SERIES  
CUSTOM SINGLE-HUNG  
SPRINGLINE  
SIZE: 23-1/2"W X 47-1/2"H (TO  
BE V.I.F.)  
COLOR: WHITE  
MATERIAL: FIBREX  
GLASS: CLEAR LOW-E

**CUSTOM SIGN**



**EXTERIOR ARCH. SCOPE**

1. PAINT ROOF
2. PAINT CHIMNEY
3. REPLACE ATTIC WINDOWS
4. REMOVE FRONT STORM DOOR
5. STAIN FRONT DOOR AND TRIM
6. REPLACE PORCH LIGHT FIXTURES
7. REPLACE SIGN
8. PAINT PORCH CEILING
9. SAND AND STAIN PORCH FLOOR
10. NEW GLASS GARAGE-STYLE DOORS
11. NEW SIDING
12. NEW OFFICE ENTRY DOOR
13. NEW REAR DECK AND PORCH BY LANDSCAPE DESIGN

**SAITTA GREENPORT RESIDENCE HPC APPLICATION**

817 MAIN STREET, GREENPORT, NY 11944

08/31/2021

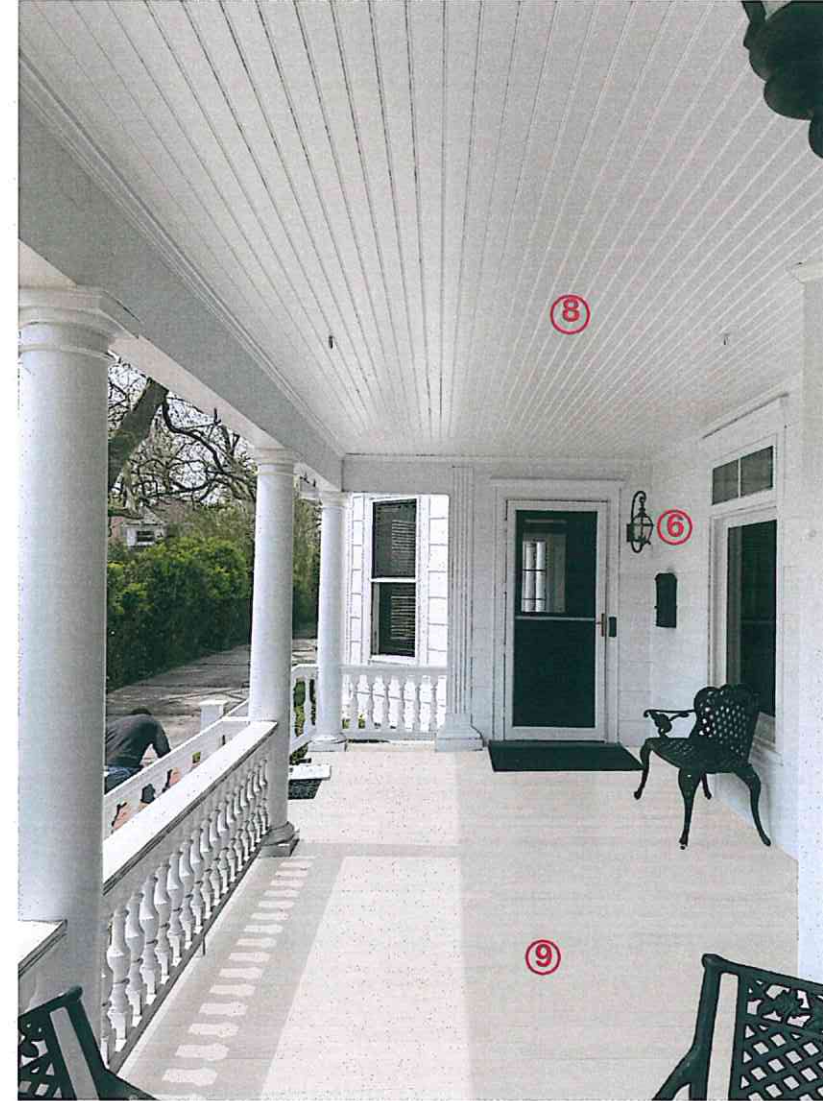




**EXISTING**



**PROPOSED**



**PORCH CEILING**  
BENJAMIN MOORE COLOR  
#OC-61 WHITE DIAMOND  
(INTENT TO MATCH EXISTING  
EXTERIOR WHITE PAINT)



**PORCH FLOOR**  
SAND OFF EXISTING FLOOR  
PAINT, STAIN W/ MINWAX  
WATER BASED WOOD STAIN IN  
WHITE WASH PICKLING COLOR

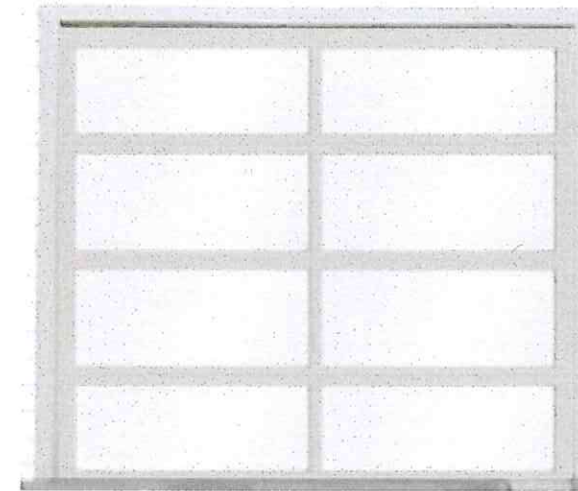


**PORCH LIGHT SCONCE**  
CHAPMAN & MYERS CHELSEA  
LANTERN  
PRODUCT ID #: CHO2113  
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COLOR: DARK BRONZE  
WATTAGE: (3) 40W  
CANDELABRAS

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13. NEW REAR DECK AND PORCH BY LANDSCAPE DESIGN

**EXISTING**



**GLASS GARAGE-STYLE DOORS**  
SIZE: 83-1/2"W X 71-1/2"H ( TO BE V.I.F.)  
COLOR: WHITE  
MATERIAL: INSULATED STEEL  
GLASS: CLEAR LOW-E  
PANEL DESIGN: VISTA



**ROOF + CHIMNEY**  
BENJAMIN MOORE COLOR  
#HC-100 GLOUCESTER SAGE

**PROPOSED**



**EXTERIOR ARCH. SCOPE**

1. PAINT ROOF
2. PAINT CHIMNEY
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**EXTERIOR - REAR OFFICE WINDOWS**

**SAITTA GREENPORT RESIDENCE HPC APPLICATION**

817 MAIN STREET, GREENPORT, NY 11944

08/31/2021



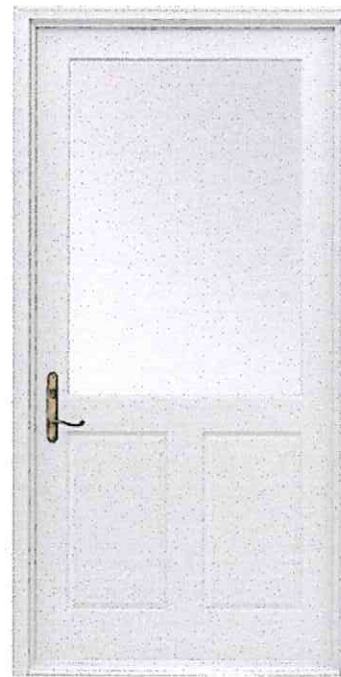
**EXISTING**



**PROPOSED**



**EXTERIOR - REAR OFFICE ENTRY**



EXTERIOR SIDE

Colony White

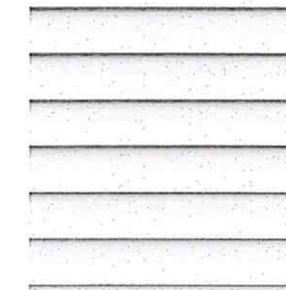
INTERIOR SIDE

White

ANTIQUE BRASS



**ROOF + CHIMNEY**  
BENJAMIN MOORE COLOR  
#HC-100 GLOUCESTER SAGE



**SIDING**  
WOOD SHIPLAP SIDING TO  
MATCH EXISTING

**NEW OFFICE ENTRY DOOR**

ANDERSEN STRAIGHTLINE #179 DOOR STYLE  
PRODUCT ID #: 100REC7050  
SIZE: 83-1/2"W X 59-1/2"H ( TO BE V.I.F.)  
EXTERIOR COLOR: COLONY WHITE  
INTERIOR COLOR: WHITE  
MATERIAL: MAPLE WOOD  
GLASS: LOW-E4  
HARDWARE: WHITMORE ANTIQUE BRASS



**ATTIC PICTURE WINDOWS**






































ANDERSEN 100 SERIES  
PRODUCT ID #: 100REC1040  
SIZE: 11-1/2"W X 47-1/2"H (TO BE V.I.F.)  
COLOR: WHITE  
MATERIAL: FIBREX  
GLASS: CLEAR LOW-E  
GRILLE: COLONIAL 3/4" WIDTH



**ATTIC CENTER WINDOW**

ANDERSEN 100 SERIES  
CUSTOM SINGLE-HUNG  
SPRINGLINE  
SIZE: 23-1/2"W X 47-1/2"H (TO BE V.I.F.)  
COLOR: WHITE  
MATERIAL: FIBREX  
GLASS: CLEAR LOW-E

**EXTERIOR ARCH. SCOPE**

1. PAINT ROOF
2. PAINT CHIMNEY
3. REPLACE ATTIC WINDOWS
4. REMOVE FRONT STORM DOOR
5. STAIN FRONT DOOR AND TRIM
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13. NEW REAR DECK AND PORCH BY LANDSCAPE DESIGN

Symbol	Qty	Common Name	Botanical Name	Container
	54	Boxwood	Buxus x 'Green Velvet'	Full Size
	75	Lavender	Lavandula Angustifolia	Full Size
	51	Peony, Pink and White	Paeonia lactiflora 'Sarah Bernhardt'	Full Size
	44	Privet	Ligustrum japonicum	Full Size
	79	Ajuga Bronze	Ajuga reptans	Full Size
	2	Bachelor Button	Centaurea cyanus	Full Size
	83	Bee Balm, Red	Monarda	Full Size
	23	Bigleaf Hydrangea	Hydrangea macrophylla	Full Size
	1	Black Eyed Susan	Rudbeckia hirta	Full Size
	16	Black Eyed Susan Daylily	Hemerocallis Black Eyed Susan	Full Size
	1	Bloodgood Japanese Maple	Acer palmatum 'Bloodgood'	Full Size
	38	Blue Angel Hosta	Hosta 'Blue Angel'	Full Size
	5	Bougainvillea, Purple	Bougainvillea glabra	Full Size
	43	Campanula, Blue Chips	Liatris spicata	Full Size
	2	Cape York Palm	Archontophoenix tuckeri	Full Size
	27	Climbing Rose	Bougainvillea glabra	Full Size
	35	Common Juniper, Narrow	Juniperus communis	Full Size
	10	Coreopsis Red	Coreopsis lanceolata	Full Size
	53	Cryptomeria	Thuja occidentalis 'Holmstrup'	Full Size
	14	Dipladenia, Vine	Mandevilla splendens	Full Size
	4	Dwarf Alberta Spruce	Picea glauca 'Conica'	Full Size
	24	Existing	X Cupressocyparis leylandii	Full Size
	43	Floribunda Rose, Pink	Rosa 'Iceberg'	Full Size
	1	Flowering Dogwood 'Rubra'	Cornus florida 'Rubra'	Full Size
	1	Golden Weeping Willow	Salix Alba Vitellina	Full Size
	19	Hydrangea, White	Hydrangea macrophylla	Full Size
	1	Kousa Dogwood	Cornus kousa	Full Size
	4	Kwanzan Cherry	Zelkova serrata	Full Size
	87	Mona Lavender	Plectranthus Mona Lavender	Full Size
	3	Moss	Sagina subulata	Full Size
	6	Peegee Hydrangea, White	Hydrangea paniculata 'Grandiflora'	Full Size
	27	Privet	Taxus x media 'Hicksii'	Full Size
	40	Rose Climbing Red	Rosa 'Double Knockout'	Full Size
	9	Siberian Iris	Iris sibirica	Full Size
	3	Siloam Daylily	Hemerocallis 'Siloam Double Classic'	Full Size
	27	Threadleaf Coreopsis Zagreb	Coreopsis verticillata 'Zagreb'	Full Size
	3	Tree Lilac	Syringa reticulata	Full Size

Symbol	Qty	Name
	79	Pathlights
	4	LED Pool, White