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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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December 16, 2021

Third Street Fire Station

5:00 p.m.

KAREN DOHERTY - CHAIRPERSON

LORI MEI - MEMBER

DENNIS MC MAHON - MEMBER

JANE RATSEY WILLIAMS - MEMBER

ROSELLE BORRELLI - MEMBER

PAUL PALLAS - VILLAGE ADMINISTRATOR

AMANDA AURICHIO - CLERK TO THE BOARD

	INDEX		
	ITEM	DESCRIPTION	PAGE
1			
2			
3	1	140 BAY AVENUE	
4		Applicant: Sasha Blaug and Judy Chi	
5	2	727 FIRST STREET	
6		Applicant: Stirling Silver LLC	
7	3	Discussion and possible motion on the	
8		revisions regarding the existing Historic	
9		Preservation Commission Guidelines.	
10	4	Discussion on the report from the	
11		November 29, 2021 Board of Trustees	
12		Regular Meeting regarding the Historic	
13		Preservation Commission recommendations.	
14	5	Discussion on the report regarding the	
15		Historic Greenport Builders Project.	
16	6	Motion to accept and approve the minutes	
17		of the October 21, 2021 regular meeting.	
18	7	Motion to schedule the next Historic	
19		Preservation Commission meeting for	
20		5:00 p.m. on January 20, 2022 at the Third	
21		Street Fire Station.	
22	8	Motion to adjourn.	
23			
24			
25			

1 (The Meeting was Called to Order at 5 p.m.)

2 CHAIRPERSON DOHERTY: So it's 5 p.m. I
3 would like to open the meeting. Thank you for
4 attending the Village of Greenport Historic
5 Preservation Commission meeting of December 16th,
6 2021 at the Third Street Fire Station. I'm
7 Karen Doherty and I'm Chairperson of the Historic
8 Preservation Commission. Will the other members
9 please introduce yourself.

10 MEMBER MC MAHON: Dennis McMahon.

11 MEMBER MEI: Lori Mei.

12 MEMBER BORRELLI: Roselle Borrelli.

13 MEMBER WILLIAMS: Jane Ratsey Williams.

14 CHAIRPERSON DOHERTY: We have a quorum.

15 We will now move to agenda *Item No. 1 -*
16 *(140 Bay Avenue). Discussion and possible motion*
17 *on the application of Sasha Blaug and Judy Chi.*
18 *The applicants seek approval to: Reconfigure the*
19 *second-floor windows on the front of the house to*
20 *create better symmetry with the windows on the*
21 *first floor and on the attic level, and the*
22 *second-level windows on the west side of the house*
23 *will be replaced with a new egress window.*
24 *SCTM #1001-5.-2-17.*

25 If you could please come to the microphone.

1 State your name and address and describe the
2 project for us a little.

3 JUDY CHI: Hello. I'm Judy Chi. The
4 property is 140 Bay Avenue. And the front of the
5 house -- we're currently under renovation. We
6 discovered that the second floor windows on the
7 front of the house, there's some rot and the
8 siding is rotted. So we thought that perhaps,
9 since we have to replace the windows, this might
10 be a good opportunity to make it a little more
11 symmetrical.

12 So in the application I submitted some
13 photos. The current elevation shows two windows
14 on the first floor and the front door, the three
15 kind of spread out very symmetrically across the
16 front. The second floor windows are two gang
17 side-by-side windows. Should I -- should I direct
18 you to the pages?

19 MEMBER WILLIAMS: It's Page 3 for us.

20 CHAIRPERSON DOHERTY: Yeah.

21 JUDY CHI: Yes. So Page 3 is the existing.
22 So that double window, what we're proposing is on
23 Page 4. Using the same size windows, and, you
24 know, matching everything exactly as far as the
25 two-over-one arrangement, but spreading it evenly

1 across the face of the -- of the house.

2 And then on the -- as you're looking at the
3 picture, on the left side, there's a window on the
4 west side of the house, which would be Page 6,
5 that would trigger us to have to provide now an
6 egress window. So there, I propose two options on
7 Page 7. One, to get the size that we'd need.
8 Option 1 is a casement style window. So it would
9 be made to look like a double-hung, and it would
10 have true divided lights, it would be the Andersen
11 400 series, and then the side would match exactly.

12 The other option, Option 2, would be to use
13 a true double-hung window, but then that means the
14 window has to get bigger, so that the bottom sash
15 will be big enough for the egress requirements.
16 So that ends up making the window -- I believe I
17 have a note here. Four -- okay. The original
18 window is 31-and-a-half wide. This would make it
19 35-and-a-half wide, so it would be four inches
20 wider, and then it would also get about four
21 inches taller.

22 So, again, you know, the double-hung window
23 would be matching the existing window that we
24 would be replacing two-over-two. All the trim and
25 everything would stay the same.

1 MEMBER WILLIAMS: I think -- I think the
2 choice of changing the windows on the front of the
3 house just makes it look beautiful, Judy.

4 MEMBER MC MAHON: Absolutely.

5 MEMBER BORRELLI: Yeah.

6 CHAIRPERSON DOHERTY: Yes.

7 MEMBER MC MAHON: Yeah, big improvement.

8 JUDY CHI: Okay, very good.

9 MEMBER WILLIAMS: It's lovely.

10 MEMBER MC MAHON: Yeah.

11 MEMBER WILLIAMS: And it looks like it
12 should be.

13 JUDY CHI: Okay, yeah. When I look at the
14 neighbors' houses, actually, they have that sort
15 of layout, too, so I don't -- it's kind of
16 interesting that our house and the -- with the
17 double in the middle.

18 MEMBER MC MAHON: Yeah, it's all lovely.

19 MEMBER WILLIAMS: Just out of curiosity,
20 this has nothing to do with the approval, but over
21 the door, that window, that's not a staircase
22 there?

23 JUDY CHI: It -- that window ended up being
24 in a closet.

25 MEMBER WILLIAMS: Oh.

1 JUDY CHI: So it is a little bit odd. What
2 we're going to do on the interior, the front is a
3 bedroom, is -- we'll have a closet open into the
4 bedroom, and probably -- maybe we won't even put a
5 door on the closet, but maybe the closet, we'll
6 put a door with glass, so that you kind of still
7 see the light through the window. It's a little
8 strange to have a window in the closet, but --

9 CHAIRPERSON DOHERTY: That's true.

10 MEMBER MC MAHON: In our old houses, we all
11 have windows in our closets.

12 (Laughter)

13 JUDY CHI: Yeah. You know, when I lived in
14 San Francisco, there was a closet that had a
15 window and -- but, you know, the East Coast
16 standards, that could be a bedroom, but --

17 (Laughter)

18 MEMBER MC MAHON: I think the side, the side
19 window is not so much a concern, that -- to me
20 anyway. I think how you handle it is really up to
21 you.

22 JUDY CHI: Okay.

23 MEMBER MC MAHON: The egress, I think
24 structurally and aesthetically-wise, we try to
25 keep the head heights the same.

1 JUDY CHI: Okay.

2 MEMBER MC MAHON: But if the window drops
3 down below the 18-inch --

4 JUDY CHI: Okay.

5 MEMBER MC MAHON: -- area, that becomes a --
6 it has to just be special glass, and it -- maybe
7 it's --

8 JUDY CHI: Oh, right, right, it has to be
9 tempered.

10 MEMBER MC MAHON: But egress-wise, it's an
11 egress window. So that's --

12 JUDY CHI: Okay.

13 MEMBER MC MAHON: -- something you might
14 want to throw back to the Building Department.

15 JUDY CHI: Okay.

16 MEMBER MC MAHON: Maybe you have to go wider
17 to achieve that.

18 JUDY CHI: Okay.

19 MEMBER MC MAHON: I don't think -- you
20 certainly have the understanding of the style and
21 everything we want to achieve.

22 JUDY CHI: Okay.

23 MEMBER MC MAHON: So if it goes wider, who
24 cares. For you, practicality-wise and sense-wise,
25 it's better to have a taller window, only because

1 you just pull the bottom sash. You pull the
2 bottom framing out and you leave the header, which
3 is --

4 JUDY CHI: Right.

5 MEMBER MC MAHON: -- the structural part of
6 the window.

7 JUDY CHI: Okay.

8 MEMBER MC MAHON: So if you maintain the
9 structural, then you maintain the line that goes
10 around them.

11 JUDY CHI: Right.

12 MEMBER MC MAHON: The building as well. If
13 you have that corner view, you see that there's --

14 JUDY CHI: That all lines up.

15 MEMBER MC MAHON: Everything lines up. I
16 just don't want it to be a problem, because
17 anything less than 18 inches from the floor to the
18 bottom of the window --

19 JUDY CHI: Right.

20 MEMBER MC MAHON: -- becomes an issue.

21 JUDY CHI: Yeah, that's a good point. We're
22 probably getting close.

23 MEMBER MC MAHON: Okay. So that's only
24 thing you have to think about.

25 JUDY CHI: Yeah, we're very close. I think

1 it's like 24 inches right now, so yeah. I have to
2 check that with my contractor.

3 MEMBER MC MAHON: Yes.

4 JUDY CHI: So I guess if that's the case,
5 then maybe we'll go with the casement, because
6 then the casement style one --

7 MEMBER MC MAHON: Casements --

8 JUDY CHI: -- would stay exactly the same,
9 yes.

10 MEMBER MC MAHON: If you do them as you say,
11 then nobody will ever know the difference.

12 JUDY CHI: Okay.

13 MEMBER MC MAHON: And it is a side view. I
14 think the front view is really -- you nailed --
15 you nailed it on the front --

16 JUDY CHI: Okay, great.

17 MEMBER MC MAHON: -- which I think is super
18 important. So that's the only input I have on
19 that.

20 CHAIRPERSON DOHERTY: Jane, any questions?

21 MEMBER WILLIAMS: No, thank you, I do not.

22 MEMBER BORRELLI: Just one quick question
23 about the window up on the top in the attic area.

24 JUDY CHI: Yes.

25 MEMBER BORRELLI: You're not touching that,

1 are you?

2 JUDY CHI: No.

3 MEMBER BORRELLI: Okay.

4 JUDY CHI: No. It's kind of painted shut
5 now. If anything --

6 MEMBER BORRELLI: Okay.

7 JUDY CHI: -- just trying to make it
8 operable.

9 MEMBER BORRELLI: Okay.

10 MEMBER WILLIAMS: Is it stained glass?

11 MEMBER BORRELLI: Yeah.

12 JUDY CHI: You know, it's colored glass, but
13 it doesn't have like the --

14 MEMBER MC MAHON: The lead?

15 JUDY CHI: That mottled -- yeah.

16 MEMBER WILLIAMS: The wave kind of glass?

17 JUDY CHI: Yeah. I mean, it is a little bit
18 that wavy, but not the -- you know how some
19 stained glass is very wavy? It's not the
20 pronounced wavy, yeah.

21 I am curious if -- the last time we were
22 here for a meeting about a year ago, I think you
23 provided some historical details about the house.
24 Is there any way to find out more? There's one
25 photo of what the house looked like before.

1 MEMBER WILLIAMS: It's the one I gave you?

2 JUDY CHI: Yeah.

3 MEMBER WILLIAMS: Yeah.

4 JUDY CHI: And if --

5 MEMBER WILLIAMS: That's the only one I have
6 on file.

7 JUDY CHI: That's all? That's --

8 MEMBER MC MAHON: (Laughter)

9 MEMBER WILLIAMS: And that's the only one
10 the Village has, also.

11 JUDY CHI: Okay.

12 MEMBER MC MAHON: Is that right?

13 MEMBER WILLIAMS: Yeah.

14 JUDY CHI: Okay. I was just curious. Okay.
15 Thank you.

16 MEMBER WILLIAMS: It was part of the
17 Cultural Resource Center.

18 MEMBER MC MAHON: It didn't -- it doesn't
19 show on the 1840s map that my house is on? And
20 Lou Black didn't pick up on it?

21 MEMBER WILLIAMS: And, actually, it floated
22 with the house.

23 MEMBER MC MAHON: Oh, no, Lou Black didn't
24 pick up on the rest of the history --

25 MEMBER WILLIAMS: No.

1 MEMBER MC MAHON: -- of that?

2 MEMBER WILLIAMS: Yeah. Was this Louie
3 Black's house?

4 MEMBER MC MAHON: No.

5 MEMBER WILLIAMS: It was near, the same
6 street.

7 MEMBER MC MAHON: Yeah.

8 CHAIRPERSON DOHERTY: Okay?

9 MEMBER WILLIAMS: No. I'll look.

10 JUDY CHI: Oh, I was just curious, just
11 because, you know, things are -- at some point, we
12 probably will have to repair the porch. There's a
13 lot of rot there, and I was curious if the
14 balustrades that are there are original.

15 MEMBER MC MAHON: Most likely not.

16 JUDY CHI: Okay.

17 CHAIRPERSON DOHERTY: Yeah.

18 MEMBER MC MAHON: I'm just looking at the
19 style.

20 CHAIRPERSON DOHERTY: Thank you very much.

21 JUDY CHI: Okay.

22 CHAIRPERSON DOHERTY: You did an excellent
23 job --

24 JUDY CHI: Thank you.

25 CHAIRPERSON DOHERTY: -- putting the

1 materials together.

2 ADMINISTRATOR PALLAS: Madam Chair, if
3 I may.

4 CHAIRPERSON DOHERTY: Yes.

5 ADMINISTRATOR PALLAS: Just one -- in the
6 application for the front windows, I believe, the
7 application states two-over-one. The proposed,
8 Page 5, Exhibit A, the photo shows two-over-one,
9 but it's just noted as a two-over-two. So I just
10 wanted to make sure that you were aware of that.
11 I don't know which way --

12 JUDY CHI: So Page 5, two-over-one is for
13 the second floor front windows, and the
14 two-over-two is the side window.

15 ADMINISTRATOR PALLAS: Understood,
16 but I'm --

17 JUDY CHI: Do I have an inconsistency?

18 MEMBER MC MAHON: No.

19 ADMINISTRATOR PALLAS: Yeah. In the style
20 it says two-over-two, double-hung two-over-two.

21 JUDY CHI: On Page 7?

22 MEMBER BORRELLI: Five.

23 ADMINISTRATOR PALLAS: Page 5.

24 JUDY CHI: Oh, you're right. Sorry, that's
25 a typo. That should say two-over-one. Thank you

1 for bringing that up.

2 MEMBER MC MAHON: I can't see, so I was --

3 CHAIRPERSON DOHERTY: Yeah.

4 MEMBER MC MAHON -- looking at the pictures
5 as well (laughter).

6 CHAIRPERSON DOHERTY: So, Paul, her
7 clarification will serve for the record?

8 ADMINISTRATOR PALLAS: Yes.

9 CHAIRPERSON DOHERTY: Okay. If there are no
10 further questions, I would like to vote on the
11 application.

12 I would like to note, we are only voting on
13 the work identified on your -- in your December 7th,
14 2021 application. For any other changes or
15 additions, you will need to come again before the
16 HPC for another Certificate of Appropriateness.
17 Thank you for your attention to this requirement.

18 I make a motion to approve the application
19 and issue a Certificate of Appropriateness, as the
20 application is in keeping with criteria of
21 Greenport Village Code Section 76-7. Is there a
22 second?

23 MEMBER BORRELLI: I'll second.

24 CHAIRPERSON DOHERTY: All in favor?

25 MEMBER BORRELLI: Aye.

1 MEMBER MC MAHON: Aye.

2 MEMBER MEI: Aye.

3 MEMBER WILLIAMS: Aye.

4 CHAIRPERSON DOHERTY: Aye.

5 All opposed?

6 (No Response)

7 CHAIRPERSON DOHERTY: No one. Motion

8 carries, application is approved.

9 JUDY CHI: Thank you.

10 CHAIRPERSON DOHERTY: Thank you very much.

11 *Agenda Item No. 2 - 727 First Street.*

12 *Discussion and possible motion on the application*
13 *of Stirling Silver LLC. The applicant seeks*
14 *approval to: Replace the roof with new shingles,*
15 *replace windows, paint the wood siding, paint the*
16 *trim and windows, remove the rear kitchen stove*
17 *chimney, replace partial stockade fence with a new*
18 *stockade fence and reinstall glass on the south*
19 *porch, per old photos. Section S -- excuse me --*
20 *SCTM #1001-2.-5-33.7.*

21 So could you please state your name and
22 address for the record, and briefly describe the
23 project for us.

24 SOFIA ANTONIADIS: Hello. Stirling Silver LLC.

25 My name is Sofia Antoniadis. The property is

1 located at 727 First Street.

2 There was a request for more color chips, so
3 I'll just distribute this.

4 CHAIRPERSON DOHERTY: Sure. Thank you.

5 MEMBER MC MAHON: Thank you.

6 CHAIRPERSON DOHERTY: Thank you so much.

7 MEMBER MEI: Thank you.

8 SOFIA ANTONIADIS: I got as many as I could
9 from the paint store.

10 MEMBER MEI: That's okay.

11 MEMBER BORRELLI: We could share, Sofia.

12 MEMBER MEI: Thank you.

13 ADMINISTRATOR PALLAS: I have one.

14 CHAIRPERSON DOHERTY: Okay.

15 MEMBER WILLIAMS: We'll share one.

16 MEMBER BORRELLI: We could share.

17 SOFIA ANTONIADIS: And this is a photo of
18 the old house.

19 CHAIRPERSON DOHERTY: Oh, how neat. Thank you.

20 SOFIA ANTONIADIS: So the color selection, I
21 was assisted with -- by Back Street Designs,
22 Ruth Shank. And we gave two selections based on
23 the roof, the roof that we're selecting, which is
24 either slate or a gray. I think it was called Fox
25 Hollow Gray. One of the problems is, is that the

1 roof material is sometimes not available in the
2 color, so that's why we have two alternates. So
3 if we go with the gray, we're going to probably
4 request -- we're going to do one color range, and
5 if we go with the slate color, we'll go with the
6 greens.

7 So the house is a Stick Victorian. And I
8 don't know if you know anything about Mike and
9 myself, we like to restore homes pretty much to
10 the way they looked, or as original as possible.
11 And when we FOILED any records the Town -- the
12 Village had, we were forwarded the SPLIA report,
13 and that photo, I believe, is from the SPLIA
14 report that I enlarged.

15 There is a porch shown on that drawing that
16 was removed, I believe, in the '70s, and depending
17 on the financial -- you know, how much it costs,
18 we'd like permission to probably reinstall it on
19 the -- on the south side.

20 There's a stockade fence that needs
21 replacing in the back, it's on the property line.

22 And the windows, right now, the windows look
23 like they're in good condition and may be
24 salvaged, and that's why I have in the application
25 permission to replace in kind one -- one-over-one,

1 but may not happen. It may not happen, I'm not
2 quite sure, it depends when we -- when we start,
3 because, like I said, we'd like to preserve
4 whatever we can.

5 And there's a chimney, a kitchen chimney
6 that seems obsolete, it's not visible from the
7 street, that we'd like to take down in the back.
8 It's a small chimney, probably what, 12-by-12. I
9 don't think anyone would really notice it gone.

10 CHAIRPERSON DOHERTY: Okay.

11 MEMBER WILLIAMS: Was it originally for a
12 wood stove or a furnace?

13 SOFIA ANTONIADIS: I believe it was for a
14 wood stove, because I saw in the kitchen -- or
15 maybe -- maybe it's a stove itself --

16 MEMBER WILLIAMS: Right.

17 SOFIA ANTONIADIS: -- because I saw the hole
18 in the kitchen.

19 MEMBER MC MAHON: Yeah. A lot of times that
20 would have just been a kitchen stove.

21 MEMBER WILLIAMS: Yeah.

22 SOFIA ANTONIADIS: A kitchen stove.

23 MEMBER MC MAHON: Yeah, yeah, no
24 significance.

25 CHAIRPERSON DOHERTY: Anymore questions?

1 MEMBER WILLIAMS: No. Just by personal
2 choice, I favor the gray roof. I -- the green
3 ones look very new to me. And I appreciate the
4 fact that you're trying to keep it as historic as
5 possible. That's a great house.

6 MEMBER MC MAHON: It is so funny when you
7 say that, because when people started, green
8 became the big hit, not just because of Greenport.

9 MEMBER WILLIAMS: Oh.

10 MEMBER MC MAHON: But I prefer it, I
11 actually do. The gray looks more like a weathered
12 shingle.

13 SOFIA ANTONIADIS: Uh-huh.

14 MEMBER WILLIAMS: Yeah.

15 MEMBER MC MAHON: And that's a lot of -- a
16 lot of people try to roll that way. And I
17 certainly understand supply, being a builder --

18 SOFIA ANTONIADIS: Right.

19 MEMBER MC MAHON: -- because there's
20 nothing.

21 SOFIA ANTONIADIS: Well, the green is
22 actually like a slate color. It's not really --

23 MEMBER MC MAHON: Oh, yeah, because it --

24 SOFIA ANTONIADIS: It's not green.

25 MEMBER MC MAHON: Yes, of course.

1 the original. So let's hope that financially
2 that's doable.

3 SOFIA ANTONIADIS: We're going to price
4 that out.

5 MEMBER WILLIAMS: Is the upstairs porch
6 usable above it? Is it safe?

7 SOFIA ANTONIADIS: To me, it looked sturdy.
8 It's beautiful. It has --

9 MEMBER WILLIAMS: That is beautiful.

10 SOFIA ANTONIADIS: It has the original
11 posts. And a lot of the detail is pretty much
12 original to the house, except for the porch on the
13 first floor. But, yeah, the porch looks intact,
14 and it has the -- I believe, the original door
15 with the glass that frames the door, rather
16 than --

17 MEMBER MC MAHON: Sidelights, yes.

18 MEMBER WILLIAMS: Oh, yeah.

19 SOFIA ANTONIADIS: It is -- oh, sidelights
20 it's called?

21 MEMBER MC MAHON: Yes, yeah. Very nice,
22 yeah, that's great. Even the little funky window
23 above that, too, is very cool, that gable end
24 detail.

25 CHAIRPERSON DOHERTY: Roselle?

1 MEMBER BORRELLI: No. I was just looking
2 at -- it looks like the porch that they did on the
3 bottom, I mean, it's nothing original, because if
4 you look at the columns on the top, if the columns
5 on the top are original, the ones on the bottom
6 are new, because they took out the covered porch.

7 SOFIA ANTONIADIS: True, true, that's right.

8 MEMBER MC MAHON: Yeah. No, they -- yeah,
9 everybody --

10 MEMBER BORRELLI: Yeah.

11 MEMBER WILLIAMS: But they're similar.

12 MEMBER MC MAHON: There was a lot of that
13 going on everywhere --

14 MEMBER BORRELLI: Similar.

15 MEMBER MC MAHON: Not just Greenport.

16 MEMBER BORRELLI: Yeah.

17 MEMBER MC MAHON: It's just everybody wanted
18 to make that summer room.

19 MEMBER BORRELLI: Like the ones on the top
20 are more majestic, more --

21 SOFIA ANTONIADIS: Yeah.

22 MEMBER BORRELLI: And the ones on the bottom
23 are more Colonial looking.

24 SOFIA ANTONIADIS: They're beefy --

25 MEMBER BORRELLI: Yeah.

1 SOFIA ANTONIADIS: -- the ones on top and
2 they are inverted, I believe.

3 MEMBER BORRELLI: Right?

4 SOFIA ANTONIADIS: Yeah.

5 MEMBER BORRELLI: They're pretty, yeah. And
6 then the other thing, Sophia, that -- like the
7 windows, right, compared to the -- well, they
8 had -- this looks like asbestos shingling on this
9 '70s picture.

10 SOFIA ANTONIADIS: That was asbestos that
11 was removed.

12 MEMBER BORRELLI: Right.

13 SOFIA ANTONIADIS: And there's a storm
14 window on that. That's why you see two-over-two.

15 MEMBER BORRELLI: That's what I was going to
16 say, the windows are changed from here.

17 SOFIA ANTONIADIS: No, it's a storm, because
18 I have some of those storms.

19 MEMBER BORRELLI: Okay.

20 SOFIA ANTONIADIS: The windows inside seem
21 to be original with the pulls and the pulleys.

22 MEMBER BORRELLI: Okay, okay.

23 SOFIA ANTONIADIS: And then the storm
24 windows actually are two-over-two.

25 MEMBER WILLIAMS: Oh.

1 MEMBER BORRELLI: And the originals are
2 nothing over -- one-over-ones or what?

3 SOFIA ANTONIADIS: They're one-over-ones.

4 MEMBER MC MAHON: Yeah, it wouldn't be any
5 other.

6 MEMBER WILLIAMS: They're one-over-ones.
7 This is the storm, I guess, yeah.

8 MEMBER MC MAHON: My house has five
9 different types of windows. They go from
10 two-over-twos to one-over-ones, six-over-six,
11 whatever was available. So that's typical of
12 Greenport.

13 MEMBER MEI: So just to clarify, so if you
14 do do the windows, you're going to do
15 one-over-one?

16 SOFIA ANTONIADIS: Right, we're going to
17 match what's there.

18 MEMBER MEI: Okay. Thank you.

19 MEMBER BORRELLI: So can I just get
20 clarification on the colors? I'm just -- so
21 you're either going to do the left side combo, or
22 you're going to do the right side combo?

23 SOFIA ANTONIADIS: Yes. It's in the back of it.

24 MEMBER BORRELLI: Right, right.

25 MEMBER WILLIAMS: And the greener?

1 SOFIA ANTONIADIS: We're probably going to
2 go more with the greener color, because when we
3 were assessing the neighbors, the funeral parlor
4 is a really bold gray, and if we do something too
5 light, it's going to just disappear, and we have
6 to counterbalance it a little bit.

7 MEMBER BORRELLI: Yeah.

8 SOFIA ANTONIADIS: And then when I'm reading
9 more about Stick Victorian and Eastlake,
10 they're -- they have like a little bit of -- I'm
11 not sure what you call it.

12 MEMBER BORRELLI: More drab, drab.

13 SOFIA ANTONIADIS: A little drabby. But I
14 didn't really want it too drabby.

15 (Laughter)

16 SOFIA ANTONIADIS: Something fresh.

17 MEMBER MC MAHON: No mustard yellow?

18 (Laughter)

19 CHAIRPERSON DOHERTY: So I wanted to tell
20 you I appreciated you looking up the history on
21 the house, on the original house, and trying to
22 restore it as close to that as you could, or as
23 you can, so thank you very much for that.

24 SOFIA ANTONIADIS: Thank you.

25 MEMBER MC MAHON: Yeah, that's excellent.

1 MEMBER BORRELLI: Was it -- was it part of
2 the funeral home and the Horton Furniture, or it
3 wasn't part of that?

4 SOFIA ANTONIADIS: It was actually --

5 MEMBER WILLIAMS: It was.

6 SOFIA ANTONIADIS: When you go to --

7 MEMBER WILLIAMS: Yeah, The Horton Family
8 lived in this house.

9 MEMBER BORRELLI: So this was the house, and
10 the furniture store was -- and the funeral parlor
11 was where it is?

12 SOFIA ANTONIADIS: Right. They -- I think
13 the -- even the corner house belonged to a partner
14 of the funeral home.

15 MEMBER BORRELLI: Oh, yeah?

16 SOFIA ANTONIADIS: So they had the Horton
17 Funeral home, and the Hortons lived in that one.

18 MEMBER BORRELLI: The little house on the
19 corner? Okay.

20 SOFIA ANTONIADIS: And then the funeral home
21 was extended. And then it was split up, because
22 they sold it off, I'm not quite sure when. But
23 the deed, actually, it's interesting, because the
24 chain of deeds indicate that the Horton -- a
25 Horton did build the house, or was the first

1 owner, so it goes back at least 120 years.

2 MEMBER WILLIAMS: Their furniture business,
3 I believe, was where the Op Shop is now.

4 MEMBER BORRELLI: Yeah.

5 MEMBER WILLIAMS: The Horton Furniture
6 business. So they -- and that's how they began
7 building caskets and turned it into a funeral
8 parlor.

9 SOFIA ANTONIADIS: Interesting.

10 (Laughter)

11 CHAIRPERSON DOHERTY: Any other questions?

12 MEMBER WILLIAMS: No, thank you.

13 CHAIRPERSON DOHERTY: Okay.

14 MEMBER BORRELLI: I like -- I like either
15 set of colors, really. I think this is beautiful
16 on the left.

17 MEMBER MC MAHON: Yeah.

18 CHAIRPERSON DOHERTY: Yeah.

19 MEMBER BORRELLI: I really do. But I like
20 the one on the right, too, so.

21 SOFIA ANTONIADIS: Well, we'll see what roof
22 is available.

23 MEMBER BORRELLI: Yeah.

24 CHAIRPERSON DOHERTY: So thank you very much.

25 MEMBER WILLIAMS: Thank you.

1 CHAIRPERSON DOHERTY: If there are no
2 further questions, I would like to vote on the
3 application. I would like to note, we are only
4 voting on your December 1, 2021 application. For
5 any other changes or additions, you will need to
6 come again before the HPC for another Certificate
7 of Appropriateness. Thank you.

8 I make a motion to approve the application
9 and issue a Certificate of Appropriateness, as the
10 application is in keeping with the criteria of
11 Greenport Village Code Section 76-7. Is there a
12 second?

13 MEMBER MEI: Second.

14 CHAIRPERSON DOHERTY: All in favor?

15 MEMBER BORRELLI: Aye.

16 MEMBER MC MAHON: Aye.

17 MEMBER MEI: Aye.

18 MEMBER WILLIAMS: Aye.

19 CHAIRPERSON DOHERTY: Aye.

20 Motion carries, application is approved.

21 Thank you.

22 SOFIA ANTONIADIS: Thank you.

23 CHAIRPERSON DOHERTY: *Agenda Item No. 3,*
24 *Discussion and possible motion regarding revisions*
25 *to the existing Historic Preservation Commission*

1 *Guidelines.*

2 I would like to recommend to the Greenport
3 Village Trustees that they consider approving
4 revisions to our guidelines for a Certificate of
5 Appropriateness for buildings in Greenport's
6 Historic District. Several HPC Members and our
7 Legal Counsel, Mr. Joseph Prokop, added some
8 additions and modifications to the current
9 guidelines. They include additions on building
10 materials, Dark Sky friendly lighting
11 requirements, and the requirement that temporary
12 installations in the Historic District come under
13 our review. Some wording was also sharpened and
14 clarified.

15 It is important for us to keep pace with the
16 building industry, since people want to use
17 environmentally sound materials, and materials
18 that help conserve energy, and are low maintenance
19 and affordable in comparison with work by
20 artisans, which is no longer readily available.
21 The materials we specified can be used, since they
22 replicate historic materials.

23 Homeowners today are used to a lot more
24 exterior lighting for security and decoration than
25 was the case in the 19th and 20th Centuries.

1 Dark Sky friendly lighting is intended to reduce
2 glare, light trespass and sky glow. It will also
3 help preserve our rural nighttime environment and
4 the character, and keep the night sky visible in
5 Greenport.

6 Some other Historic Preservation Commissions
7 in the U.S. have enacted Dark Sky lighting
8 requirements. Also, several towns on the East
9 End, including East Hampton, Southampton,
10 Southold, Shelter Island and Westhampton Beach,
11 have Dark Sky lighting provisions and regulations.

12 We also included one additional provision
13 for the demolition of buildings that sustain
14 massive structural damage from a storm.

15 Lastly, I wanted to address the issue of
16 temporary installations, such as commercial
17 extensions or Instagram walls, to ensure that they
18 are appropriate and respectful to the character
19 and decorum of Greenport's Historic District.

20 Before we vote on these guidelines, do any
21 members of the HPC or our Village Administrator
22 have any comments on the proposed revisions?

23 MEMBER BORRELLI: I was just wondering about
24 the not recommended, right, on the lighting.

25 CHAIRPERSON DOHERTY: Yeah.

1 MEMBER BORRELLI: And then it says
2 decorative party, landscape lighting that runs
3 past midnight, da, da, da, da, da, holiday
4 lighting from the day after Thanksgiving to
5 January 6th.

6 CHAIRPERSON DOHERTY: Right.

7 MEMBER BORRELLI: So we're recommend --
8 we're not recommending any, any holiday lights?

9 CHAIRPERSON DOHERTY: No, we will let
10 holiday lights.

11 MEMBER WILLIAMS: Yeah, that's allowed
12 from after.

13 CHAIRPERSON DOHERTY: From the day after
14 Thanksgiving.

15 MEMBER WILLIAMS: After.

16 MEMBER BORRELLI: Oh.

17 CHAIRPERSON DOHERTY: Until January the 6th.

18 MEMBER BORRELLI: Because the way I read it,
19 it says not recommended, and then Point 1, 2, 3,
20 4, decorative or party or -- so I don't know. I
21 just thought it was a little --

22 CHAIRPERSON DOHERTY: Okay. So I'll look at
23 that. But holiday lighting is exempt --

24 MEMBER BORRELLI: Oh, okay.

25 CHAIRPERSON DOHERTY: -- from the day after

1 Thanksgiving to January the 6th.

2 MEMBER BORRELLI: Okay.

3 CHAIRPERSON DOHERTY: Paul?

4 ADMINISTRATOR PALLAS: No comment on the
5 content, specifically. But if you do ultimately
6 vote to send this to the Board, I would just ask
7 that you provide that, a similar summary that you
8 just wrote, so that it's easier for the Board to
9 focus on it.

10 CHAIRPERSON DOHERTY: Okay.

11 ADMINISTRATOR PALLAS: On the changes.

12 CHAIRPERSON DOHERTY: So I'll draft a memo
13 and send that to you.

14 ADMINISTRATOR PALLAS: Yes, that would be
15 fine.

16 CHAIRPERSON DOHERTY: Okay.

17 ADMINISTRATOR PALLAS: Yeah.

18 CHAIRPERSON DOHERTY: Thanks.

19 MEMBER WILLIAMS: I'd like to say that as a
20 Board, I think we have really reviewed this
21 several times and gone back and forth on a lot of
22 issues. Dennis has introduced building materials
23 and certain things when those come up for the more
24 modern ones and stuff. So I think it's a solid
25 document.

1 MEMBER MC MAHON: Yeah. I only think the
2 only change -- I'm sorry.

3 MEMBER WILLIAMS: No. I'm proud to present it.

4 MEMBER BORRELLI: Me, too.

5 MEMBER WILLIAMS: Thank you.

6 MEMBER MC MAHON: Yeah. I think the only
7 thing that came up that really -- and it changes
8 every day, but the fence material that went from
9 an AZEK material to that, what was presented
10 before the Board, which was more cementuous and it
11 didn't have the shiny appeal. I think that has to
12 be added if it wasn't added.

13 CHAIRPERSON DOHERTY: Yeah.

14 MEMBER MC MAHON: And I'm not sure if we
15 have to go back in the notes to find it.

16 MEMBER BORRELLI: But that's what I was
17 thinking.

18 MEMBER WILLIAMS: It is.

19 MEMBER MEI: No, that's -- it's added.

20 CHAIRPERSON DOHERTY: It's added.

21 MEMBER MEI: Karen added it.

22 MEMBER BORRELLI: And Karen's, Karen's
23 clause with whatever Karen --

24 MEMBER MC MAHON: Pardon?

25 MEMBER BORRELLI: The preface that Karen

1 gave at the beginning --

2 MEMBER MC MAHON: Okay.

3 MEMBER BORRELLI: -- addresses -- kind of
4 addresses that.

5 MEMBER MC MAHON: Oh, yeah, yeah, it did.

6 MEMBER BORRELLI: I thought that was good.

7 MEMBER MC MAHON: I just didn't know if it
8 was that particular material.

9 MEMBER BORRELLI: Oh, I don't know.

10 MEMBER MC MAHON: And I can't see it.

11 CHAIRPERSON DOHERTY: Okay.

12 (Laughter)

13 MEMBER MC MAHON: Okay.

14 CHAIRPERSON DOHERTY: Okay?

15 MEMBER MC MAHON: Yeah, that's fantastic.

16 CHAIRPERSON DOHERTY: So thanks, everybody.

17 It was really a group effort. You know, we all
18 did it and contributed, and I think it's good to
19 keep the guidelines up to date.

20 MEMBER BORRELLI: Yeah.

21 CHAIRPERSON DOHERTY: I make a motion to
22 refer these guideline revisions to the Greenport
23 Village Trustees for their review and possible
24 approval. Is there a second?

25 MEMBER WILLIAMS: Second.

1 CHAIRPERSON DOHERTY: All in favor?

2 MEMBER BORRELLI: Aye.

3 MEMBER MC MAHON: Aye.

4 MEMBER MEI: Aye.

5 MEMBER WILLIAMS: Aye.

6 CHAIRPERSON DOHERTY: Aye.

7 Okay the guidelines will be on their way.

8 *Agenda Item No. 4, Report on our Historic*
9 *Preservation priorities to the Greenport Village*
10 *Trustees at their November 29th, 2021 meeting.*

11 I was grateful that I was first on the
12 agenda, and presented our priorities to the
13 Trustees.

14 (Laughter)

15 CHAIRPERSON DOHERTY: They all -- they
16 thanked us all for our work on the project. At
17 this point, our work on these Historic
18 Preservation priorities is completed. It is now
19 up to the Trustees to decide on any further action
20 and what will become of them. Does anyone have
21 any questions about the meeting?

22 MEMBER WILLIAMS: No, I have no questions,
23 but I'd like to thank the three people who grew up
24 in the Village and brought suggestions to the
25 Board. I think it was very helpful.

1 CHAIRPERSON DOHERTY: And, actually, their
2 suggestions were the ones we adopted.

3 MEMBER WILLIAMS: Right, so thank you.

4 CHAIRPERSON DOHERTY: So that --

5 MEMBER BORRELLI: And I would just like to
6 say that the -- what the newspaper wrote about
7 Karen's speech and the presentation, how good --
8 you know, you got good press there, so that was
9 nice.

10 CHAIRPERSON DOHERTY: Or we did, yes.

11 MEMBER BORRELLI: Yeah, well.

12 MEMBER BORRELLI: That was good.

13 CHAIRPERSON DOHERTY: Yeah. So thank you all.

14 *Agenda Item No. 5, Discussion on the*
15 *Historic Greenport Builders Research Project.*

16 So we will have a few history projects on
17 tap for 2022. Jane is working on a very important
18 one, how Greenport homeowners can access historic
19 information and photos on their home. Her project
20 will help homeowners discover historic information
21 and details about their house or building that
22 they can use, not only for their own edification,
23 but as a guide to restoring historic details
24 during a reservation -- renovation. Thank you,
25 Jane --

1 MEMBER WILLIAMS: You're welcome.

2 CHAIRPERSON DOHERTY: -- for leading this
3 project. I'll ask Jane to talk to you more about
4 it when she has completed the work and it's ready
5 to be introduced.

6 MEMBER WILLIAMS: Thank you.

7 CHAIRPERSON DOHERTY: A second history
8 project, which will compliment Jane's work, is one
9 focusing on Greenport's historic builders. For
10 this, I'll need input from multiple people,
11 particularly Roselle, Dennis and Jane. I would
12 like to compile a list of builders, architects who
13 were active from 1800 to 1950 in the Village of
14 Greenport.

15 Besides historic information, I would like
16 to identify buildings or parts of structures still
17 extant, the building -- builder designed or worked
18 on. This document would include residential,
19 commercial and public structures throughout the
20 Village of Greenport, including the Historic
21 District, and other properties listed on the State
22 and National Register of Historic Places. There
23 is no hard deadline, but I hope to have it
24 completed by July 2022. So any questions?

25 MEMBER MC MAHON: No. I've worked on a lot

1 of them.

2 (Laughter)

3 CHAIRPERSON DOHERTY: So I'll be tapping all
4 of you on --

5 MEMBER MC MAHON: That will be me.

6 CHAIRPERSON DOHERTY: -- for information.

7 *Agenda Item No. 6, Motion to accept and*
8 *approve the minutes of the October 21, 20 --*
9 *October 21, 2021 meeting. Do I have a second?*

10 MEMBER MEI: Second.

11 MEMBER BORRELLI: Second.

12 MEMBER MC MAHON: Second.

13 CHAIRPERSON DOHERTY: All in favor?

14 MEMBER BORRELLI: Aye.

15 MEMBER MC MAHON: Aye.

16 MEMBER MEI: Aye.

17 MEMBER WILLIAMS: Aye.

18 CHAIRPERSON DOHERTY: Aye.

19 *Agenda Item No. 7, motion to schedule the*
20 *next Historic Preservation Commission meeting for*
21 *5 p.m. on January 20th, 2022, at the Third Street*
22 *Fire Station. Do I have a second?*

23 MEMBER WILLIAMS: Second.

24 MEMBER MC MAHON: Second.

25 CHAIRPERSON DOHERTY: All in favor?

1 MEMBER BORRELLI: Aye.

2 MEMBER MC MAHON: Aye.

3 MEMBER MEI: Aye.

4 MEMBER WILLIAMS: Aye.

5 CHAIRPERSON DOHERTY: Aye.

6 And before we adjourn, would anyone like to
7 say anything else to the members of the HPC?

8 (No Response)

9 CHAIRPERSON DOHERTY: *Agenda Item 8, I make*
10 *a motion to adjourn the meeting.* Do I have a
11 second?

12 MEMBER MC MAHON: Second.

13 MEMBER BORRELLI: Second.

14 CHAIRPERSON DOHERTY: All in favor?

15 MEMBER BORRELLI: Aye.

16 MEMBER MC MAHON: Aye.

17 MEMBER MEI: Aye.

18 MEMBER WILLIAMS: Aye.

19 MEMBER BORRELLI: Aye.

20 Thank you, everyone. Wishing you a Merry
21 Christmas and a Happy New Year.

22 MEMBER WILLIAMS: Thank you.

23 MEMBER BORRELLI: Thank you, same.

24 MEMBER MC MAHON: Thank you.

25 (The Meeting was Adjourned at 5:31 p.m.)

