

Inc. Village of Southampton
Board of Architectural Review and Historic Preservation
July 25, 2022

Due notice has been given, the public hearing of the Board of Architectural Review and Historic Preservation for the Village of Southampton was held in the municipal board room of Village Hall at 23 Main Street, Southampton, NY and via Videoconference on Monday, July 25, 2022 at 6pm.

Board members Chair Jeffrey Brodlieb, Sarah Latham, Peter DeWitt and M. McIntire are present. Board member John Gregory is present via video conferencing.

MOTION by Chair second by S. Latham
To open tonight's meeting.
On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Counsel for the board, Alice Cooley is present. Alex Wallach, Planner Director is present via videoconference.

Motion by Chair second by P. DeWitt
To Approve the minutes of July 11, 2022
On vote: On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Chrischar, LLC**, 40 Elm Street, there is a written decision in the file. The request to move the structure was withdrawn at the previous hearing.

Motion by Chair second by P. DeWitt
To **approve** the written decision of **Chrischar, LLC**
On Vote: Chair, J. Gregory, P. DeWitt
Nay: M. McIntire, S. Latham

On the application of **Circles East End, LLC**, 41 Gin Lane, there is a written decision in the file.

Motion by Chair second by P. DeWitt
On Vote: Chair, P. DeWitt, M. McIntire, J. Gregory
Nay: S. Latham

On the application of **Walnut Street Partners, LLC**, 54 Walnut Street, there is a request for an adjournment to September 12, 2022

Motion by Chair second by M. McIntire
To **adjourn** the application of **Walnut Street Partners, LLC** to September 12, 2022
On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **1 Hampton Rd JNH, LLC**, there is a request for an adjournment to August 8, 2022

Motion by Chair second by P. DeWitt
To **adjourn** the application of **1 Hampton Rd JNH, LLC**
On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Anthony and Debra Celebre**, 196 Hill Street, Joseph Pagac, Architect, is here to represent the applicant. Plans were submitted to the file Thursday; the owners have since made updates. Mr. Pagac can present the updated plans with the understanding that the record will need to be held open. The transom over the front window and door were eliminated, the front of the house was connected by the low porch roof to the garage. In doing that, that massing was stepped back. The shed dormers were added back to the rear of the house.

The Board would prefer to see the middle gable eliminated. Debra Celebre, owner of the property, has driven around and taken photographs of houses she wanted to emulate. She would like to keep the third gable; she thinks it adds to the charm.

Motion by Chair second by S. Latham

To **adjourn** the application of **Anthony and Debra Celebre**

On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Jill and Richard Blanchard**, 55 First Neck Lane, affidavits of mailing and posting have been submitted. Lisa Zaloga, Architect, is here to represent the applicant. This is to demolish and reconstruct an enclosed porch. The footprint and height will remain the same, and a low railing is proposed above. Ms. Latham prefers the existing porch; the muntin and panel sections add character. In her opinion there is no need to add the balcony. Ms. Zaloga notes that the windows on the westside do not operate. Mr. DeWitt also prefers what is existing as well. Mr. Gregory doesn't think it is necessary to copy what is there, he does like the windows all around. That aside he does think that the balcony is an unnecessary ornamentation.

Motion by Chair second by M. McIntire

To **adjourn** the application of **Jill and Richard Blanchard**

On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **Heart of the Hamptons**, is adjourned

On the application of **Andrew Spreitzer**, there is a request to adjourn to August 8, 2022

Motion by Chair second by P. DeWitt

To **adjourn** the application of **Andrew Spreitzer**

On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **68 Pelham Street, LLC**, there is a request to adjourn to August 8, 2022

Motion by Chair second by M. McIntire

On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **131 Herrick Road, LLC**, 131 Herrick Road, homeowner, Anne Chwat and Michael Krishman is here to present. Ms. Chwat explains that she has been living in the neighborhood for the last thirty years; she has watched the evolution of development in the area. Mr. Kirshman reviews the changes made – particularly, the center gables was removed, all transoms were removed, and the sweeping roofline was made linear. The windows were changed to bronze with white trim. The railing on rear balcony is a wire system; it will be bronze finished. Mr. Gregory would like to see a more consistent window design around the entire house; the wire railing is too modern and he would like to see something more traditional. He is concerned with the window over the door on the south elevation. The bronze windows

present too close to black and are too dark. Mr. Gregory would not be in favor of them. Mr. DeWitt thinks the windows in the center of the front elevation should be squarer; he does ask for the facia to line up with the ends of the columns as it would in a classical design. The dormer pockets still have not been addressed; two smaller dormers just the size of the windows could work. Ms. Latham agrees with the columns lining up to the facia. The garage in her opinion does not match the house; applicant agrees remove the cupola. She agrees with Mr. Gregory that the bronze windows are too dark. Mr. McIntire thinks the front and back are inconsistent with each other, he is also concerned with the railing on the rear porch.

Motion by Chair second by M. McIntire

To **adjourn** the application of **131 Herrick Road, LLC**

On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

On the application of **WLK Development Group, Inc.**, Brian Glasser, Architect is here to represent the applicant. The groups of windows on the reverse gable were reduced from three to two; the columns were reduced in size; and the roofline was simplified. The homeowner would like to keep the transom over the windows on the rear and the recessed windows on the side elevation. A landscape plan has been added to the file to demonstrate how they will mitigate any concern for the windows. Mr. DeWitt thinks getting rid of the gable really worked; it is a good design. Aside from the pocket dormer, he objects to the front yard parking. He knows it is permitted but would prefer to see the parking in the rear. Ms. Latham agrees. Mr. McIntire understands the comments about the parking, from the house perspective, he thinks it is a very handsome house. Mr. Gregory is still concerned with the amount of glass on the rear of the house, he thinks the transoms over the three windows need to be removed. Chair shares the opinions of the other Board members.

Motion by Chair second by M. McIntire

To **Adjourn** the application of **WLK Development Group, Inc.**

On the application of **20 Pheasant Close North, LLC**, 20 Pheasant Close North, affidavits of mailing and posting have been submitted to the file. John Laffey, Architect, is here to represent the applicant. This is an application for additions and alterations. Materials will match the existing structure. Mr. Gregory notes the design changes the existing home; he doesn't approve of the double transom windows on the front elevation. He questions the triangular windows and busy design over the breakfast room on the rear elevation. Ms. Latham thinks all the transoms should be eliminated. She also questions the telescoping pediments over the breakfast room. Mr. DeWitt agrees about the transom windows. He thinks on the front elevation the pediment over the second story addition is unnecessary. Mr. McIntire agrees, there is too much detail. He thinks it if is simplified it would be better received.

Motion by Chair second by M. McIntire

To **adjourn** the application of **20 Pheasant Close North, LLC**

Work Session:

The draft master plan is now available on the Village website. The Historic District and landmarking are addressed in the plan.

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Mark McIntire thinks that the movie theater is something that the Board should consider landmarking. This structure is important to Village history. Ms. Latham notes that the theater was surveyed in 1979. The building appears to be intact; she doesn't see why they couldn't move forward. Mr. DeWitt and Mr. Gregory agree.

Motion by Chair second by M. McIntire

To move forward with the process of reviewing the movie theater, 43 Hill Street for landmarking

On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Mr. Gregory brings up Gideon Hall, 209 Windmill Lane on as a property they should consider landmarking. Until the cut-off date was changed, they could not nominate this structure. It is not in great shape and is moving towards disrepair. The Board is in agreement.

Motion by M. McIntire Second by S. Latham

To move forward with the process of reviewing 209 Windmill Lane for landmarking

Motion by Chair second by M. McIntire

To close the meeting of July 25, 2022

On vote: On Vote: Chair, S. Latham, P. DeWitt, M. McIntire, J. Gregory

Respectfully submitted by Jacqueline Allen, July 25, 2022

Village Clerk

Date