



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: 2/25/26

LOCATION OF PROPERTY: 514 Main Street

SUFFOLK COUNTY TAX MAP NUMBER: 1001-004-00-0300030000

PROPERTY OWNER: John & Alexandra Hinchon

ADDRESS: 514 Main Street, Greenport, NY, 11944 PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]@gmail.com

ARCHITECT/DESIGNER: _____

ADDRESS: _____ PHONE: _____

EMAIL ADDRESS: _____

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

Buildings

- 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).

- Proposed work includes replacing six 2nd floor windows at the back and back sides of the house with Anderson 400 Woodwright Windows. All six current windows are decrepit, the wood is rotting, and they are not energy efficient, to the point we've had snow enter the window sills during the wind & snow storms in January/February. All new windows will have the same frame size & shape as the current windows to maintain the same exterior appearance.*(cont. on following page)*

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 - 2nd Floor floorplan with marked windows that will be replaced

EXHIBIT B - Exterior photos of front and back of house from both Main Street & Carpenter Street

EXHIBIT C - Comparison photos of current window and its corresponding Anderson 400 Woodwright replacement window sketch

OTHER APPROVALS REQUIRED: _____

SIGNATURE OF OWNER OR AUTHORIZED AGENT: _____

DATE: _____

DESCRIPTION OF THE PROPOSED WORK (*continued*)

- Three of the existing windows (labeled 1, 2, 3 in Exhibit A) are not original to the house and will be replaced with awning-style windows, as they belong to a bathroom and a small bedroom. The new windows will now have a center grille with a traditional chamfer profile to mirror the rest of the historic windows of the home. The windows will be constructed of wood pine – with the interior painted white, consistent with the interior trims, and the exterior will be sealed with white Fibrex Cladding for weather-proofing. All exterior trim around the windows will replicate the existing trim. The interior hardware will be in a dark bronze finish to be cohesive with the rest of the historical window finishes of the home.
- The other three windows (labeled 4, 5, 6 in Exhibit A) are likely original windows that are rotting and structurally unsafe. Professional advice was to fully replace the windows rather than restore, given the rotting wood, which will improve energy efficiency and long-term functionality. The new windows will replicate the existing - double hung, with the center grille in a traditional chamfer profile, and match the existing frame with non-rotted wood. The windows will be constructed of wood pine – with the interior painted white, consistent with the interior trims, and the exterior will be sealed with white Fibrex Cladding for weather-proofing. All exterior trim around the windows will replicate the existing trim. The hardware will be in a dark bronze finish to be cohesive with the rest of the historical window finishes of the home.

EXHIBIT A: 2nd Floor Floorplan with labeled windows to be replaced

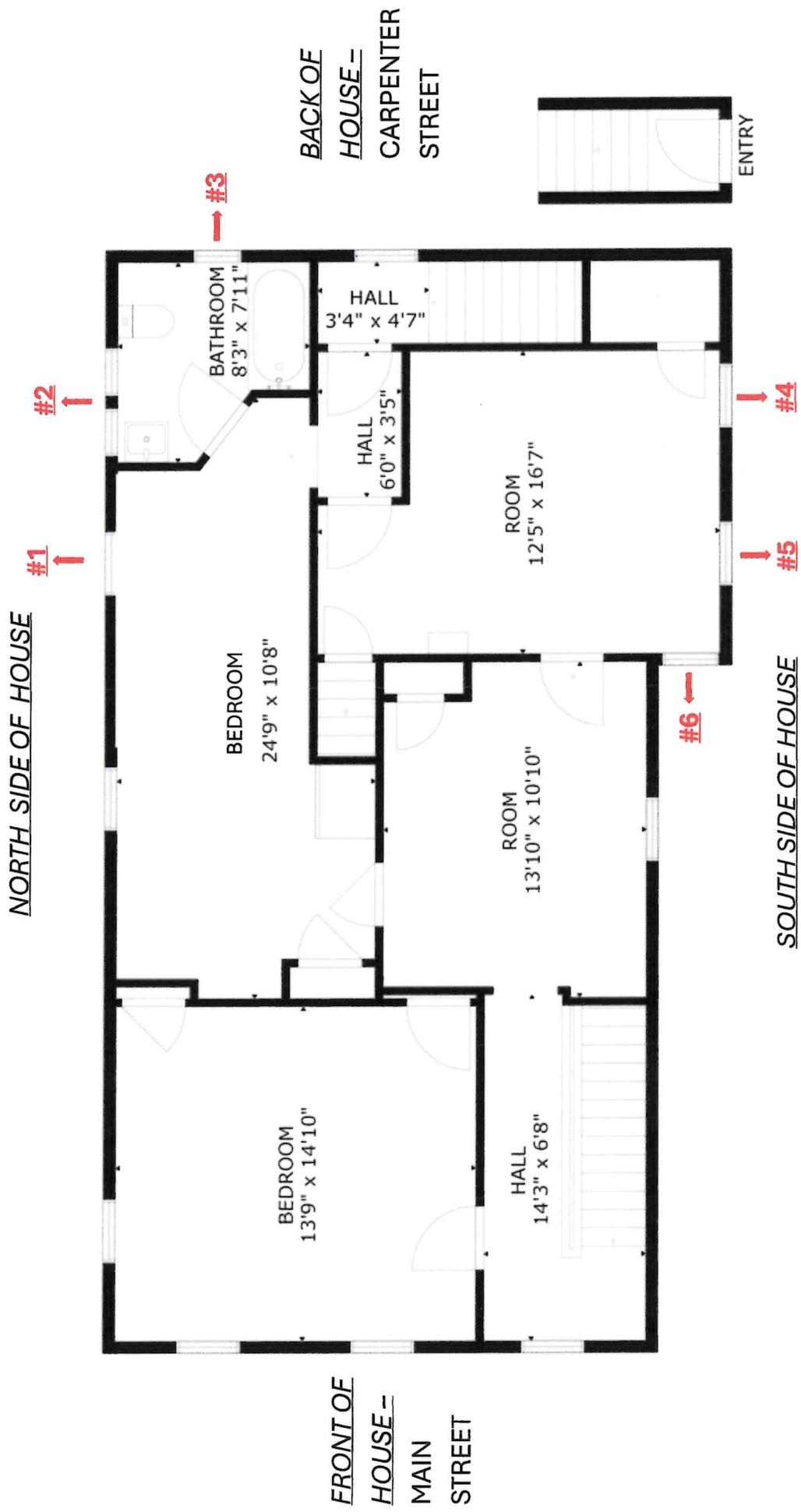


EXHIBIT B - Exterior photos of front and back of house from both Main Street & Carpenter Street

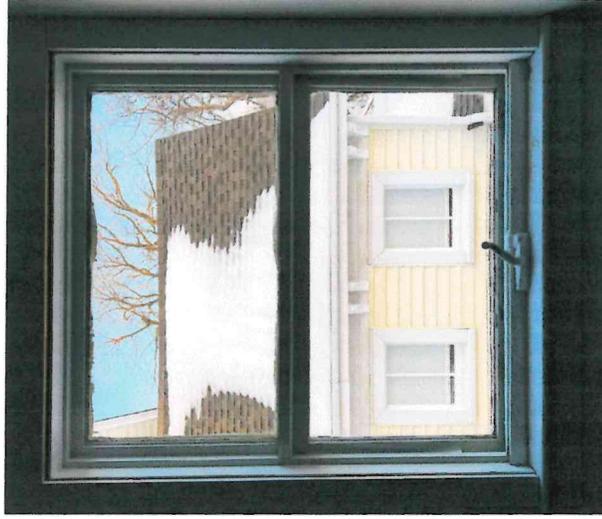


View from Main Street: Front & South Side *(The south side is most visible from the street)*

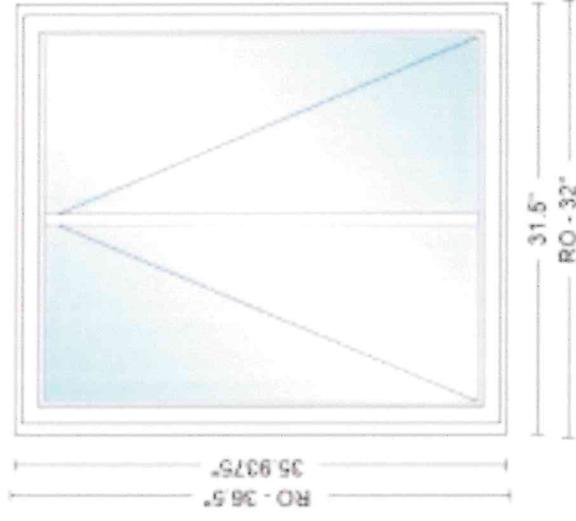


View from Carpenter Street: Back Side

EXHIBIT C - Comparison photos of the current windows and its corresponding Anderson 400 Woodwright replacement window sketch



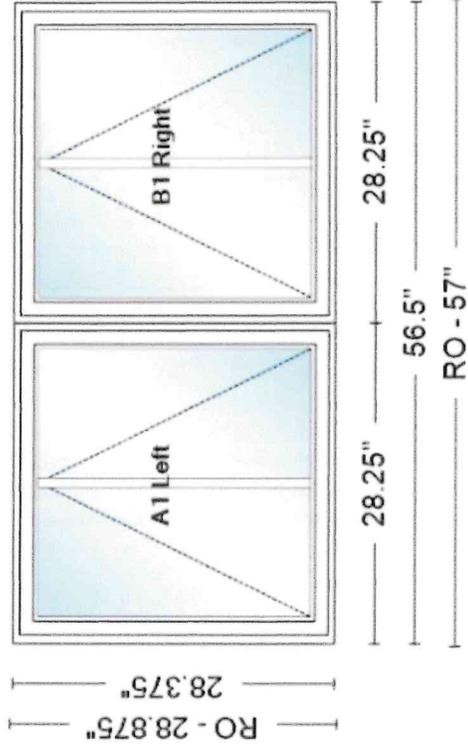
WINDOW #1
CURRENT CONDITION



WINDOW #1
ANDERSON 400 WOODWRIGHT
AWNING STYLE WITH CENTER GRILLE IN
TRADITIONAL CHAMFER PROFILE

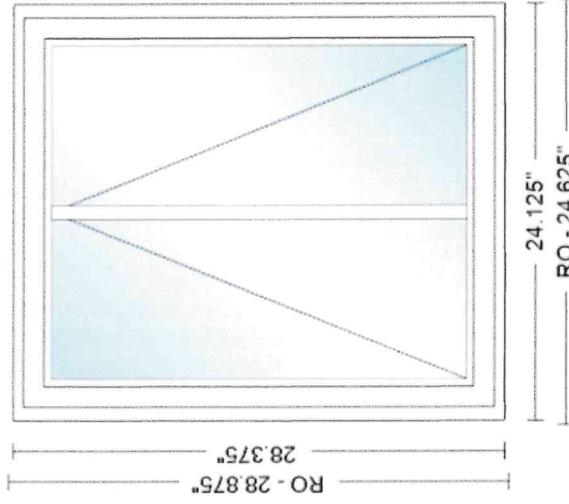


WINDOW #2
CURRENT CONDITION



WINDOW #2

ANDERSON 400 WOODWRIGHT
TWIN AWNING STYLE WITH CENTER GRILLE IN
TRADITIONAL CHAMFER PROFILE



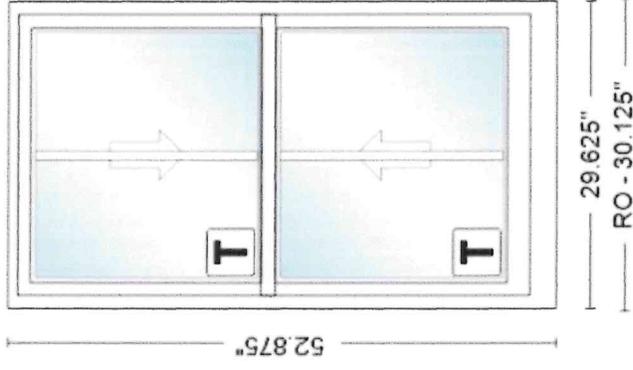
WINDOW #3
ANDERSON 400 WOODWRIGHT
AWNING STYLE WITH CENTER GRILLE IN
TRADITIONAL CHAMFER PROFILE



WINDOW #3
CURRENT CONDITION

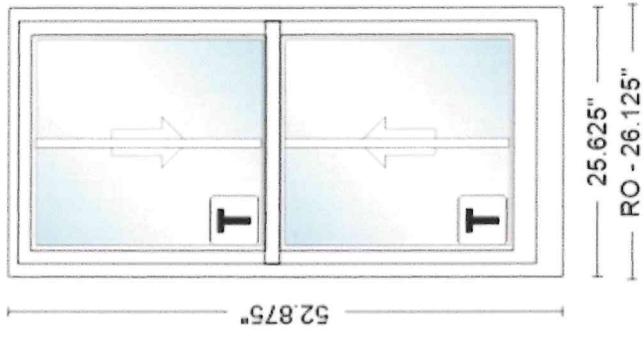


WINDOWS #4 & #5
CURRENT CONDITION



WINDOW #4 & #5

ANDERSON 400 WOODWRIGHT
DOUBLE HUNG STYLE WITH CENTER GRILLE IN
TRADITIONAL CHAMFER PROFILE



WINDOW #6

ANDERSON 400 WOODWRIGHT
DOUBLE HUNG STYLE WITH CENTER GRILLE IN
TRADITIONAL CHAMFER PROFILE

WINDOWS #6

CURRENT CONDITION