

social, cultural, historic, archaeological or educational importance” (i.e., Shinnecock Indian Contact Period Village Fort and Sugar Loaf Hill Shinnecock Indian Burial Grounds Archaeological Resource Area).

The Town could also designate additional CEAs of “exceptional and unique scenic qualities,” such as the Old Country Road corridor proposed for scenic resource protection or the greenbelt areas identified as “important scenic features: in the 1970 Master Plan “especially for motorists traveling along Montauk Highway and Old Country Road” (i.e., Beaverdam Creek Greenbelt, Speonk Creek Greenbelt, East River Greenbelt, Seatuck Creek Greenbelt).

ACTION ITEMS

- Consider the designation of scenic resource protection overlay zones for areas that were evaluated as part of this Area-wide Study. The ability to make this happen would require the enactment of a local law, the effects of which would need to be evaluated.
- Designate Old Country Road and South Country Road for Scenic Resource Protection and adopt criteria to reduce visual impacts from new development/redevelopment.
- Consider enacting a Vegetation Preservation Ordinance, subject to further review on a Town-wide basis.

HISTORIC RESOURCE PROTECTION STRATEGIES

For economic development purposes, the 1999 Comprehensive Plan recommended that the Town of Southampton promote the concept of hamlet heritage areas, modeled on the National Heritage Corridor Program and “link historic and cultural resources in order to spur resident and visitor appreciation of the Town’s historic character.” In

other states, such as Massachusetts, heritage corridor/area designations and plans have induced significant reinvestment in the community.

The 1999 Comprehensive Plan also notes: “In Southampton Town, architecture, scenery, history, recreation and the arts are in fact key to the vitality of the Town as a resort. They provide the scenic backdrops that make Southampton attractive to visit and keep a second home in. They provide a venue for people to enjoy the area, other than a day on the beach, and they make Southampton inviting – other than only in the summer, helping to support other local business venues. They reinforce the prestigious image of Southampton ... The Town should continue to promote historic and scenic preservation and support, in general, the efforts of the Town’s many historical associations, societies, and museums, including establishing of new visitor designations ... It is necessary to explore strategies for preserving Southampton’s architectural, scenic, and historic resources and enhancing economic benefit of these resources.”⁶

Implementation of such recommendations and action plans can be spearheaded and accomplished by Town officials in partnership with local historical societies, chambers of commerce, beautification groups, and civic associations.

There are two historic sites listed on the National Register of Historic Places located within the Study Area:

- (1) The Brick Mill (a.k.a. Fordham’s Mill) is located at 175 Montauk Highway, at the head of the Speonk River. Built in the first half of the 19th century, the Brick Mill was primarily used as a steam powered saw mill (the site also housed a carriage shop and a printing

⁶1999 Comprehensive Plan, “Economic Sectors”.

office for several years through 1895) until 1911, when the new owner, E.O. Fordham, converted the mill to utilize electric power. The site was used as a mill under different ownership through 1960 and is currently used as an antique store.

- (2) The Stephen Jagger House, formerly located at 112 Montauk Highway in Westhampton; however, the structure was destroyed by a fire in 1979. The house's brick foundation remains on-site.

While there are no other buildings or sites listed on the National or State Registers of Historic Places, there are several parcels within each hamlet that are potentially qualified for such listing and several others are considered to have local historical significance.

A "Historic or Cultural Landmark," under the Town Zoning Code, is a designated property or structure where additional regulations apply similarly requiring alterations and demolitions to undergo additional review by the Town's Landmarks Board and issuance of a Certificate of Appropriateness prior to building permit approval. The Fordham Mill, mentioned above, was designated a Town of Southampton Landmark in 1986.

The Town of Southampton presently does not contain any locally designated "Historic Districts" within its jurisdiction, with associated additional regulations. The Villages of Southampton and Sag Harbor do have historic districts. The Town of Brookhaven has eleven historic districts including its Main Street portion of the Hamlet of Eastport, and a little further west along the Montauk Highway -- the downtown area of East Moriches and the downtown area of Center Moriches.

The Southampton Town Code defines "Hamlet Heritage Resources" as "man-made objects at least 50 years old that are connected to human activity. These resources could be any buildings used to house human or animal activities, i.e., homes, sheds, garages, mills, barns, agricultural buildings, offices, schools, churches, commercial and public-use buildings. It could be structures such as bridges, canals, roads, docks, fences, monuments and sculptures. It could also be burying grounds, trails, archaeological and commemorative or historic sites. These resources, when grouped together, help convey the special heritage of an area."

A "Hamlet Heritage Resource Area" is "an honorary title bestowed in recognition of the special character of a neighborhood, hamlet or area. It honors the properties and the community that has cherished its historic heritage. Properties selected as hamlet heritage resources retain the same current Town rights, uses or regulations. Properties selected as part of Hamlet Heritage Resource Areas are not designated as Town landmarks or Town historic districts. The Hamlet Heritage Resource selection is for honorary purposes only."⁷

In Eastport, there are historic hamlet heritage resources concentrated along both sides of Montauk Highway (Main Street) between the western boundary of the Study Area at West Pond and East Pond, with some residences over 200 years old. There are also a few historic properties along South Bay Avenue, which formerly served as farmsteads for the areas duck farms.

In the Remsenburg area, several properties with historic significance are located along South Country Road (Main Street) between Dock Road and the Speonk River, including

⁷Section 330-5, "Definitions", Southampton Town Code.

numerous homes dating to the 1700s and 1800s, former boarding houses, historic churches and burying grounds. There are also a few historic hamlet heritage resources in Speonk, including the aforementioned Fordham Mill and the train station.

In Westhampton, there are a few heritage resources with historic significance scattered along Montauk Highway and Old Country Road, including the structures dotting the Casa Basso Restaurant properties such as castle-shaped building that formerly served as the pottery studio of famous sculptor Theophilus Anthony Brouwer.



The specific sites are discussed in Appendix B, “Historical Profiles Report of Eastport, Speonk-Remsenburg, and Westhampton.”

There is an opportunity for the Town of Southampton to use the buildings on the parcels identified as hamlet heritage resources as potential examples for design guidelines for each respective hamlet concept plan or streetscape recommendations.

Based upon the advice of Ronald Michne Sr. and Ronald Michne Jr., who completed the Historic Profiles Report for the Study Area, the following recommendations are made for protection of historic resources:

Potential Historic Hamlet Heritage Area Designations, for honorary purposes only

The following areas could be delineated and potentially considered for nomination as Hamlet Heritage Resource Areas, subject to nomination procedures detailed in §330-333 of the Code of the Town of Southampton:

- “Eastport Main Street Historic Hamlet Heritage Area” (Montauk Highway, Eastport)
- “Remsenburg Main Street Historic Hamlet Heritage Area” (South Country Road, Remsenburg)
- “Beaverdam Historic Hamlet Heritage Area” (Montauk Highway and Nadine Drive, Westhampton)
- “Apaucuck Homestead Historic Hamlet Heritage Area” (South Road /Apaucuck Rd, Westhampton)
- “Tanners Neck Historic Hamlet Heritage Area” (Tanners Neck Road and Montauk Highway/North Quarter, Westhampton)
- “Brushy Neck Historic Hamlet Heritage Area” (Montauk Highway and Brushy Neck Road, Westhampton)
- “Fordham Mill and Speonk River Greenbelt”
- “Historic Hamlet Heritage Area” (Montauk Highway, Speonk/Westhampton)
- “Jagger Homestead Historic Hamlet Heritage Area” (South Road/Jagger Lane, Westhampton)
- “Old Country Road Historic Hamlet Heritage Area” (Old Country Road, Westhampton)
- “Culvertown Historic Hamlet Heritage Area” (South Road and Baycrest Avenue, Westhampton)

There is also potential to designate the train station in Speonk as a “Hamlet Heritage Area” and utilize this transit feature and historic asset for civic identity of the hamlet center, as recommended by the 1999 Comprehensive Plan Update. Redevelopment of the “Hoag Hospital”/“Kropps Boarding House” could also incorporate a historic design theme to emulate the 1920s original style of the main structure and provide a small hamlet green space area. In addition, in the vicinity of the former post office on Montauk Highway, east of South Phillips Avenue, a commemorative kiosk could be established to show old photographs of the area’s historical sites, past and present, as a hamlet heritage pocket park feature.

There is also potential for the Suffolk County Law Enforcement facility on Old Country Road (former BOMARC Missile Silo Site) to be considered for a Cold War Heritage Trail designation. Based upon a review of the current uses at other former military installations involving Cold War missile sites (i.e., BOMARC and NIKE facilities), it appears that some have been reclaimed into parkland, nature trails, riding stables, environmental education centers, and active recreation areas. Several NIKE sites are listed on the National Register of Historic Places and many are entitled “Gateway National Recreation Areas” of the United States National Park Service. There may be an opportunity at the County-owned BOMARC site for adaptive re-use as parkland coupled with historic preservation efforts to restore this Cold War missile sites as an eco-tourism regional attraction. Restoration of unique radar antennae at Camp Hero - State Park in Montauk is an example underway on the East End of Long Island. The New York State Office of Parks, Recreation and Historic Preservation should be contacted about heritage trail programs for historical interest, tourism promotion and economic development, should Suffolk County and Town of Southampton consider promoting honorary historic heritage designation of this

site, alternative land uses which allow public access, historic tourism and potentially recreation.

The 186-acre Suffolk County BOMARC site is currently listed as a Residential Receiving Area District in the Central Pine Barrens Plan and potential site for multi-family housing. In Section II of this Area Study Report, continued law enforcement uses was recommended for this site as part of the Westhampton PDD Study. Should the county facilities be relocated, potential new uses include office development, non-nuisance light industrial, and uses which are recreational in nature. There are several missile silos existing on the County-owned BOMARC property. Some of these buildings are being used for storage of county records. Removal of these silos would be difficult given the manner in which they were constructed. Adaptive re-use appears to be the most likely alternative for these structures.

Potential Interpretative Opportunities/Visitor’s Center/ Hamlet Heritage Trailhead

In Eastport, the last remaining duck farm on River Avenue may be considered for honorary Hamlet Heritage Area designation as well. In the prior chapter, the “Issues and Opportunities Map” indicates the potential for an Interpretative Center at this agricultural resource. Alternatively, a “Southampton Town/Eastport Community Visitor’s Center” could be established at the former Otto Sperling Chicken Farmhouse, built in 1922, provided there is sufficient community interest. This property and adjoining vacant land is located on the south side of Montauk Highway, north of the railroad tracks at the Town’s western gateway. If purchased by the Town through the Community Preservation Fund or other resources, a recreational area could be established which incorporates a partnership with a not-for-profit historical society and/or the Eastport Chamber of Commerce for property management and maintenance

purposes with a trailhead origination point for hamlet heritage walking tours of the community. Downtown revitalization funds from Suffolk County and other resources could also be applicable for upkeep and improvement of the site as small-scale information center about the assets of the entire South Fork of Long Island, as Eastport has become known as “the Gateway to the Hamptons.”

Potential Listings on the National and State Registers of Historic Places:

There is also potential for considering nominations for listings on the National and State Registers of Historic Places for a “Remsenburg Main Street Historic District”, a collective grouping of historic homes and other heritage resources could be nominated in a manner similar to the effort successfully undertaken for Sagaponack Main Street, which is comprised of over 100 properties that hold an honorary designation on the New York State Register of Historic Places.

Several individual properties in Eastport, Remsenburg, and Westhampton could potentially qualify for listings on National and State Registers of Historic Places.

Hamlet Heritage Area designations are suggested, presenting the least controversy and celebrating in an honorary fashion – the community’s history and historic resources.

Other Preservation Initiatives and Historic Resource Protection Strategies⁸

The New York State Office of Parks, Recreation and Historic Preservation encourages barn preservation initiatives and

⁸It is noted that there are specific issues relative to the presence of cultural resources within the Study Area that may also have relevance in other parts of the Town. The following section on other initiatives and strategies responds on a more comprehensive Town-Wide basis, although the initiatives and strategies could be applied, where appropriate, to selected areas within the Study Area.

other programs that help provide incentives for historic preservation. Hamlet heritage area designations at a local level can go a long way to help raise awareness by simply designating a group of properties in an honorary manner without “zoning restrictions” per se.

Given the value of real estate, properties in the Study Area continue to be purchased for development purposes with original structures torn down and replaced with larger residences, commercial buildings and other substantial changes. There is also a concern that more and more historic buildings will be lost to new development, purchased by investors and newcomers to the Hamptons not interested in preserving the community’s heritage resources. There is also a sentiment among community members that more needs to be done to preserve and protect hamlet historic resources, perhaps using “special character districts” and other overlay zoning tools to ensure new development is compatible with existing development and providing incentives to property owners to ensure property upkeep and conservation.

The establishment of Historic Districts and Local Landmark designation under the present Southampton Town Code requires owner consent. Popular sentiment, particularly among owners of historic properties, appears to be that the restrictive nature of the current zoning requirements are overly onerous for private property owners, and therefore, there is little benefit to the property owner. In the event the Town wants to establish an historic district within the Study Area, it is suggested that the Town revisit the issues involved with historic districts and consider providing incentives for property owners, financial and otherwise, to make the historic designation more attractive and beneficial to the property owner and community alike. Issues such as favorable property tax relief, special permitted use considerations or additional zoning allowances, reduced parking requirements

and other incentives should be considered. For example, a historic farmhouse that is part of a historic district could be allowed on an as-of-right basis to have more than one accessory apartment, provided that the historic façade is maintained.

To streamline the regulatory process while affording greater protections for historic resources, a handbook of acceptable design guidelines or standards for each historic district could be prepared as part of a comprehensive Town-Wide historic preservation planning effort and local legislation for property owners and the Building Inspector to reference when considering alterations and additions. As indicated previously, the above referenced concept has a Town-Wide focus, which could be applied to selected areas within the Study Area. For example, acceptable fence styles, appropriate accessory structures and other design concerns could be detailed in the handbook so as to streamline the permitting process and not create an added layer of approval requirements mandating additional review by the Landmarks and Historic Districts Board and issuance of Certificates of Appropriateness for all proposed construction activities. Demolitions, major additions, and new construction however, would remain in the purview of both the Landmarks and Historic Districts Board and the Town's Architectural Review Board (or as proposed in the 1999 Comprehensive Plan, its successor - a Design Review Board.)

The State Environmental Quality Review Act (SEQRA) requires that impacts to cultural resources be considered when reviewing projects. Part 617, Section 617.11(5) of the SEQRA regulations requires that agencies consider the potential for a project to result in: "the impairment of the character or quality of important historical, archaeological,

architectural, or aesthetic resources or of existing community or neighborhood character."⁹

According to the New York State Central Pine Barrens Plan adopted in 1995, "the Southampton Town Planning Department utilizes SEQRA, the State Historic Office Archaeological Sensitivity Map, Suffolk County Archaeological Association archaeological sensitivity map and other criteria (including the presence of certain ecological or geological features such as outwash plains north of the Ronkonkoma Moraine, ponds, streams, kettleholes and estuaries) to determine when a Cultural Resource Survey should be conducted for development sites. The use of certain land use techniques such as clustering has been employed to provide protection for archaeological sites when they are discovered. The Town is restructuring its land use programs and is currently preparing an update of its comprehensive plan which will include an inventory of cultural resources."

The Draft Cultural Resources Study, commissioned by the Town in 2000, however, has not yet been deemed complete and adopted.

Finally, the State Environmental Quality Review Act (SEQRA) rules and regulations permit local governments to designate a specific geographic area within its boundaries as a Critical Environmental Area (CEA). To be designated a CEA, an area must have exceptional or unique character covering one or more of the following:

⁹In addition, Part 617, Section 617.12(9) of the SEQRA regulations designates as a Type I action: "any unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places, or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in said National Register, or that is listed on the State Register of Historic Places."

- a benefit or threat to human health;
- a natural setting (e.g. fish and wildlife habitat, forest or vegetation, open space and areas of important aesthetic or scenic quality);
- social, cultural, historic, archeological, recreational, or educational value; or
- an inherent ecological, geological, or hydrological sensitivity to change which may be adversely affected by change.

The Town of Southampton has already designated the following areas as Critical Areas of Environmental Concern in Chapter 157 of the Town Code (Environmental Quality Review):

- The Aquifer Protection Overlay District
- Central Pine Barrens Area, as defined by NYS ECL §57-107(10)
- Freshwater wetlands and adjacent areas currently subject to regulations by NYS DEC pursuant to Article 24 of NYS ECL
- Areas of particular concern with respect to locations having social, cultural, historic, archaeological or educational importance:
 - Shinnecock Indian Contract Period Village Fort
 - Sugar Loaf Hill Shinnecock Indian Burial Grounds Archeological Resource Area

Historic, cultural, and archeological resources are non-renewable parts of our environment. Once a site is destroyed, it is lost forever. The importance of historic, cultural, and archeological resources to preserving our national heritage has been recognized by all levels of government in the United States and around the world. The unprecedented destruction of

these significant resources during periods of rapid development after World War II prompted national initiatives to preserve important prehistoric and historic sites and structures. (New York State Cultural Resources Management Handbook, 2001)

It is acknowledged that protection of historic hamlet resources, preservation of community character and design enhancements are concerns among Study Area residents.¹⁰ It is noted that the Town is considering a comprehensive evaluation of historic preservation/resource protection legislation and proposed revisions to the Town Code to address the following:

- Provision of incentives for historic designation;
- Creation of a design handbook;
- Procedures concerning demolition permits;
- Reorganization of boards (i.e., Historic Districts and Landmarks Board and Architectural Review Board); and
- Contemplated use of resident advisory groups for future historic districts.

While many of those strategies could be applied to properties within the Study Area, the above referenced action items could also potentially apply to those properties Town-wide.

Another potential zoning strategy is to consider the use of historic resource protection in a Special Character Overlay District, comparable to that recommended in the 2004 Bridgehampton Hamlet Center Study, which was adopted as an Update to the 1999 Comprehensive Plan. Such an overlay district could provide design controls and supplemental standards for new development/redevelopment

¹⁰The issue of cultural resource protection was raised as part of the Area-Wide Study, and the Town went so far as to commission a separate study to document past and present resources.

and preservation of hamlet heritage or community character. For example, the “Eastport Main Street Hamlet Heritage Area” could be designated as an Overlay District with certain zoning allowances and certain zoning restrictions (i.e. provide economic incentives, allow for setback and height waivers, parking space relief, ensure continuation/enhancement of historic façade as community benefit). Hamlet Historic Resources and other scenic resources dotting South Country Road in Remsenburg could also be better protected under provisions of a Special Character Overlay District. Old Country Road in Westhampton, Speonk and Eastport is proposed for a Scenic Protection Roadway Overlay District, but this could also entail historic resource protection measures as well. In addition, the Old Country Road Scenic Road Overlay District, as a Special Character Overlay District, could also provide landowners with economic incentives to promote continued viability of small family farms, plant nurseries and other agricultural resources with the community benefit of conserving the rural countryside, as suggested in the prior sections.

As with agricultural properties, the Town has encouraged community members to be mindful of the issues related to owner equity, property rights, and need to provide incentives for historic preservation. Favorable property tax relief is often considered as a potential economic incentive, similar to term easements provided for agricultural use and open space conservation uses. A comprehensive analysis of historic resource protection measures is beyond the scope of this Area-Wide Study.

ACTION ITEMS

- Consider establishment of Historic Hamlet Heritage Areas.
- Complete code revisions governing administrative procedures for demolition permits, reorganization of boards (i.e., Historic Districts and Landmarks Board, and Architectural Review Board), and related initiatives.