

# Southampton Village Historic District Guide for Homeowners

## SOUTHAMPTON'S ARCHITECTURAL HERITAGE

*The Village of Southampton, first settled in 1640, is renowned for the diversity and integrity of its historic and cultural resources. These include the Thomas Halsey Homestead on South Main Street (reputed to be New York State's oldest surviving dwelling), the Old Burial Ground with headstones dating from the 17th century, and celebrated summer houses that display a variety of late Victorian and early 20th century architectural styles. Numerous historic civic, religious and commercial buildings such as the Parrish Art Museum, Village Hall, Agawam Park and Monument Square all contribute to the rich tapestry of the Village. These landmarks make up the large Southampton Village Historic District and three smaller historic districts, encompassing much of the downtown business area and nearby residential neighborhoods.*

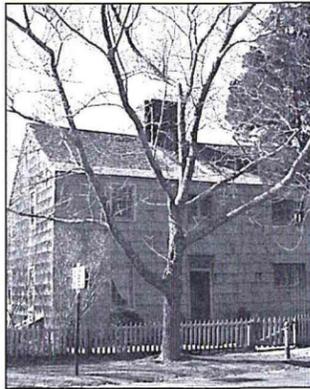
This pamphlet was produced by the Village of Southampton, Board of Architectural Review and Historic Preservation, with funding and support from the Certified Local Government program of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). Technical advice and text was provided by Zachary N. Studenroth, historic preservation consultant. Design and layout of the pamphlet was provided by Nina Kennedy, design consultant.

Wickapogue Rd. Inset

Beach Rd. Inset

North  
Main St.  
Inset

## Historic Preservation Ordinance (Village Code, Chapter 65)



The Historic Preservation Ordinance of the Southampton Village Code was adopted in 1986 to protect the historic character of the Village. Through administration of the code, appropriate controls and procedures ensure that proposed changes in the built environment that are visible from a public way are reviewed and

monitored by the Board of Architectural Review and Historic Preservation (BARHP). The Historic Preservation Ordinance was created to "...protect, enhance and perpetuate landmarks and historic districts that are necessary to promote the economic, cultural, educational and general welfare of the public."

The Southampton Village Code empowers the BARHP to administer the ordinance, whose purpose is to "...ensure harmonious, orderly and efficient growth and development; foster civic pride in the accomplishments of the past; and protect and enhance the Village's attractiveness to residents and to visitors." It is known that property values in historic districts are stabilized and often enhanced, and that through state and federal recognition, significant protections are enjoyed that may prevent unwarranted projects such as roads and large construction. The Southampton Village Historic District is listed on both the State and National Registers of Historic Places.

### Southampton Village Historic District

The Southampton Village Historic District was created in 1989 and later augmented with three smaller historic districts – Wickapogue Road, Beach Road and North Main Street – based on an architectural survey conducted in 1979 by the Society for the Preservation of Long Island Antiquities. The districts are also designated on the National Register of Historic Places, which is the official list of the nation's most significant historic buildings, archeological sites, landscapes and other cultural resources. The National Register serves many purposes; as a component of public and private planning, it helps to promote tourism and economic development, and increases appreciation of historic resources. While listing

on the National Register places no specific restrictions on private property owners, its benefits include certain protections from large-scale development and government-assisted projects, and in some cases qualifies property owners for preservation incentives such as federal rehabilitation tax credits.

### Board of Architectural Review and Historic Preservation (BARHP)

The BARHP administers the Historic Preservation Ordinance for the Village. Made up of five local residents, the BARHP is a volunteer board whose duties include:

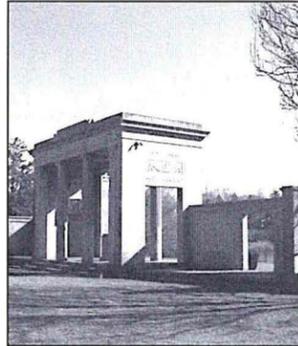
- designating landmarks and historic districts
- reviewing plans for new construction, demolition and alteration of existing buildings
- issuing Certificates of Appropriateness

Building permits, which are required for all external alterations, demolition and new construction, as well as for temporary and permanent commercial signs, cannot be issued by the Building Department for projects within the Southampton Village Historic District without a Certificate of Appropriateness.

In determining whether to issue a Certificate of Appropriateness, the BARHP considers the following principles:

- features that make a significant contribution to the character of a landmark or historic district should be altered as little as possible
- alterations should be compatible with the historic character of the property, as well as nearby properties
- new construction must be compatible with the character of contributing properties in the historic district
- In applying the principle of compatibility, the BARHP considers the following factors:
  - general design and character of the alteration or new construction
  - scale and massing in relation to the property and surrounding neighborhood
  - texture, materials and color
  - importance of features to be changed to the historic, architectural or cultural significance of the property.

Of particular concern to the BARHP is the preservation of historic trees and landscape features that serve as screening between properties. Upper story decks that may impinge upon a neighbor's privacy are discouraged.



## Secretary of the Interior's "Standards for Rehabilitation"

Guiding the BARHP in its decision-making process and in issuing Certificates of Appropriateness are the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. These national standards serve as benchmark criteria for judging the appropriateness of rehabilitation goals and methods. The standards are described in a booklet published by the U. S. Department of the Interior (National Park Service), available from the Superintendent of Documents, U. S. Printing Office, Washington, D.C., 20240.

Other detailed technical advice for rehabilitation is available in the form of Preservation Briefs that may be obtained from the New York State Historic Preservation Office, Peebles Island, P. O. Box 189, Waterford, N.Y., 12188. These technical leaflets address specific preservation and restoration issues such as window rehabilitation, epoxy treatment for wood deterioration, and preservation tax credits for rehabilitating income-producing properties. These leaflets, booklets and related publications provide a body of professional work and research on which the BARHP is able to judge the appropriate treatment of historic buildings in Southampton Village.

For further information and guidance, consult Architectural Design Guidelines for Historic Districts and Landmarks (Village of Southampton, 2000) available at the Building Department. The following national, state and regional non-profit preservation organizations may also be consulted:

**The National Trust for Historic Preservation**  
1785 Massachusetts Ave., N.W., Washington, D.C. 20036

[www.nationaltrust.org](http://www.nationaltrust.org)

**The Preservation League of New York State**  
44 Central Avenue, Albany, N.Y. 12206

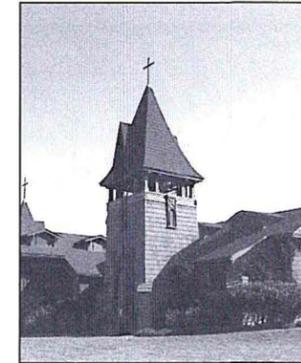
[www.preservenys.org](http://www.preservenys.org)

**Society for the Preservation of Long Island Antiquities**  
P. O. Box 148, Cold Spring Harbor, N.Y. 11724

[www.splia.org](http://www.splia.org)

### Designate Your Own Landmark!

Residents are encouraged to support efforts to preserve the beauty and historic character of Southampton Village. Any building, structure, site or landscape feature that is not already located within a historic district and that meets the criteria of the BARHP



is eligible for landmark designation.

Contact the BARHP in care of the Southampton Village Building Department for more information. The following publications are available at most libraries and may be helpful in determining whether your property

could be considered for designation:

Mary Mix Foley, *The American House*, Harper & Row, 1980.

Virginia & Lee McAlester, *A Field Guide to American Houses*, Alfred A. Knopf, 1984.

Marcus Whiffen, *American Architecture Since 1780*, MIT Press, 1981.

### Certified Local Government (CLG)

The Village of Southampton is a Certified Local Government (CLG), a program established by the National Historic Preservation Act of 1966 that encourages local communities to establish and administer effective preservation ordinances. As a CLG, the Village of Southampton receives professional guidance, program and financial support from the New York State Office of Historic Preservation. One of over two dozen statewide, Southampton's CLG program meets federal standards by establishing three basic components: a local Historic Preservation Commission (BARHP), a procedure for landmarking properties and districts, and a method by which proposed changes to these properties can be evaluated and regulated. The CLG program is administered statewide by the New York State Office of Historic Preservation.

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All information in this pamphlet is believed to be accurate as of the printing date. Please be aware that laws, rules, regulations and procedures may change over time and to check with the appropriate village office if you have any questions.

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