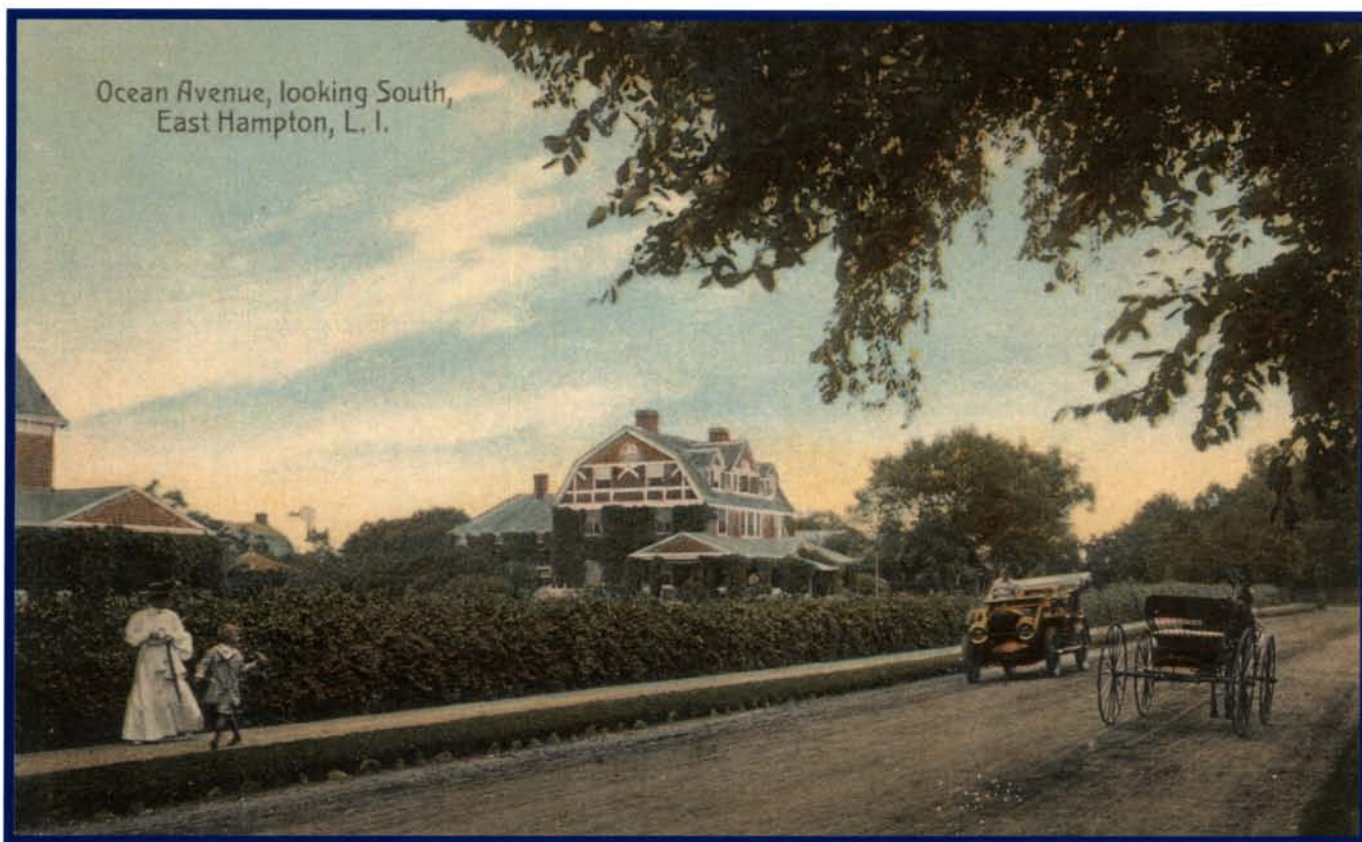
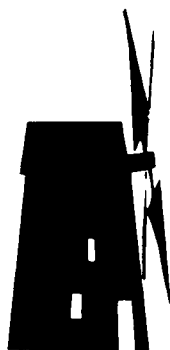


OCEAN AVENUE HISTORIC DISTRICT GUIDELINES



VILLAGE OF EAST HAMPTON
HISTORIC PRESERVATION PROGRAM

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**OCEAN AVENUE HISTORIC DISTRICT
GUIDELINES**

**Design Review Board
Inc. Village of East Hampton
86 Main Street
East Hampton, New York 11937
(631) 324-4150**

Adopted November 2007

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OCEAN AVENUE HISTORIC DISTRICT

East Hampton's early summer colony developed along Calf Pasture Lane which led from the south end of Main Street through pastureland to the beach by Hook Pond. By 1900, when this road was the main thoroughfare of a flourishing summer colony, it had been named Ocean Avenue.

Today Ocean Avenue remains the heart of East Hampton's historic summer colony. Fourteen houses on Ocean Avenue dating from 1870 to 1907 correspond with the period during which the character of East Hampton's summer colony was established.

The growth of the summer colony coincided with the rise of the Shingle Style, which became particularly popular in East Hampton. The ten Shingle Style cottages in the historic district include some of the most distinguished examples in the Village. The 1888 Herrick House and 1889 Munroe House designed by Isaac Henry Green introduced the Shingle Style to East Hampton. The Munroe House with its gambrel roof, recessed porch and informal unpretentious design served as a model for many of the cottages that were to follow. The 1898 Quackenbush House by the architect Cyrus L. W. Eidlitz is one of the grandest Shingle Style houses in the Village. Three houses in the district, those built for F. H. Davies, E. Clifford Potter and Frederick G. Potter, are the work of Joseph Greenleaf Thorp, an East Hampton architect who developed his own reserved Shingle Style which to a great extent gives East Hampton's summer colony its unique character.

Three imposing Colonial Revival style country houses also make a major contribution to the character of Ocean Avenue. The prominent architectural firm of McKim, Mead and White introduced the Colonial Revival style to East Hampton with their transformation of the 1874 Satterthwaite house on Ocean Avenue for Charles G. Thompson in 1895. The Thompson House inspired the owners of the Terbell House and the Mershon-Draper House to remodel their houses in the Colonial Revival style in 1901.

The Ocean Avenue Historic District is adjacent to the Main Street Historic District and the sense of continuity between the summer colony and the traditional village center is one of the most fortunate circumstances of East Hampton's development. The harmony between the two areas is largely due to the sympathetic relationship that the informal and unpretentious summer cottages have to the Main Street farmhouses with their simple forms and plain exteriors. The Robert S. Bowne House and the James Gallatin House, two Shingle Style houses of 1889, are particularly evocative of the Main Street farmhouses. The Bates House, an 18th-century Main Street house moved to Ocean Avenue in 1894, makes a unique contribution to the sense of continuity between the two areas.

The historic district continues to Main Beach where the bathhouses of the summer colony residents have been since 1876. Main Beach Pavilion retains an informal character that contributes to the historic district. The open space of the Sea Spray property also makes an important contribution.

The Ocean Avenue Historic District Designation Report further describes the individual properties and the character of the historic district.

The preservation goals for the Ocean Avenue Historic District include:

- To maintain the architectural integrity of the historic properties, especially of the front facades and other components visible from the street.
- To allow additions and other changes to rear facades and in appropriate ways to side facades to allow the historic properties to be adapted to changing needs and lifestyles.
- To protect the character of the street by requiring that new construction or redevelopment of “non-historic” properties be compatible with the character of the district established by the historic residences.
- To maintain and enhance the elements that contribute to the overall setting: the expansive front yards; the rhythm of buildings on the street; the tree-lined street itself and the open space of the Sea Spray.

HISTORIC HOUSES IN THE OCEAN AVENUE HISTORIC DISTRICT



Everett Herrick House, 1888
Isaac Henry Green Jr., architect



Herrick Carriage House & Windpump Tower, 1888
Isaac Henry Green Jr., architect



George E. Munroe House, 1889
Isaac Henry Green Jr., architect



Robert S. Bowne House, 1889
James H. L'Hommedieu, architect



James Gallatin House, 1889
James H. L'Hommedieu, architect



F. H. Davies House, 1899
Joseph Greenleaf Thorp, architect

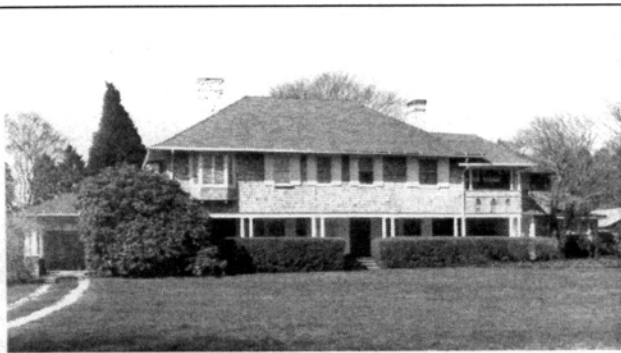


Cyrus L. W. Eidlitz House, 1897
Cyrus L. W. Eidlitz, architect



Schuyler Quackenbush House, 1899
Cyrus L. W. Eidlitz, architect

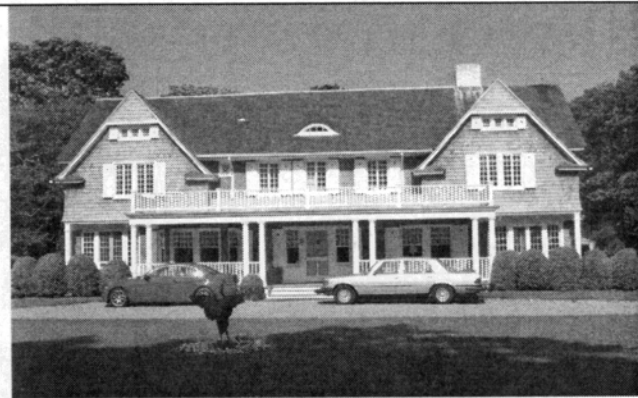
HISTORIC HOUSES IN THE OCEAN AVENUE HISTORIC DISTRICT



E. Clifford Potter House, 1899
Joseph Greenleaf Thorp, architect



Frederick G. Potter House, 1905
Joseph Greenleaf Thorp, architect



Arthur Van Brunt House, 1907
John Custis Lawrence, architect



Satterthwaite-Thompson House, 1874 (remodeled
in the Colonial Revival style in 1895 by
McKim, Mead & White, architects)



Terbell House, 1869-1870 (remodeled as
"Maidstone Hall" in the Colonial Revival style in
1901 by Walter E. Brady, architect)



Mershon-Draper House, c. 1871 (remodeled in the
Colonial Revival style in 1901)



Bates House, 18th-century house moved from Main
Street in 1894 and remodeled in 1898

SUMMARY OF WORK THAT IS EXEMPT FROM REVIEW

Work that is exempt from review for a property with a historic house:

- Installing a new wood shingle roof
- Installing a new composition shingle roof with shingles of a rectangular design, a small scale, and a uniform dark gray or dark brown tone no lighter than the color of weathered wood shingles
- Replacing wood shingles on walls with new shingles of the same material, texture and coursing
- Replacing painted wood clapboards with new painted wood clapboards of the same material, texture and coursing
- Any painting of an existing painted surface, using the same color or any new color
- Application of a clear wood preservative or of a light gray stain on wood shingle siding
- Storm/screen windows and storm/screen doors
- Window shutters
- Gutters and leaders
- Replacement-in-kind of porch steps, porch flooring and railings to porch steps
- Any work in the "back yard", such as a pool, shed, garage or fence
- Installing a post-and-rail fence with two rails
- Installing a picket fence less than four feet in height
- Driveways and walkways
- Exterior lighting
- Landscape plantings
- Any minor repair where the purpose of the repair is to correct deterioration of a feature and to restore that feature to its original condition.

Work that is exempt from review for a property with a non-historic house:

- All work listed above that is exempt for a property with a historic house
- Any work to the house which does not require a building permit

EXPEDITED REVIEW

Expedited review is intended to allow fast approval for projects which clearly meet the design review guidelines. The guidelines in this manual identify the work that is eligible for expedited review. In addition to the specific items listed in these guidelines, any application for work which clearly meets the criteria listed below is eligible.

Expedited review allows approval of an application by the Chairman or the Vice Chairman of the Design Review Board without waiting for the next full Board meeting.

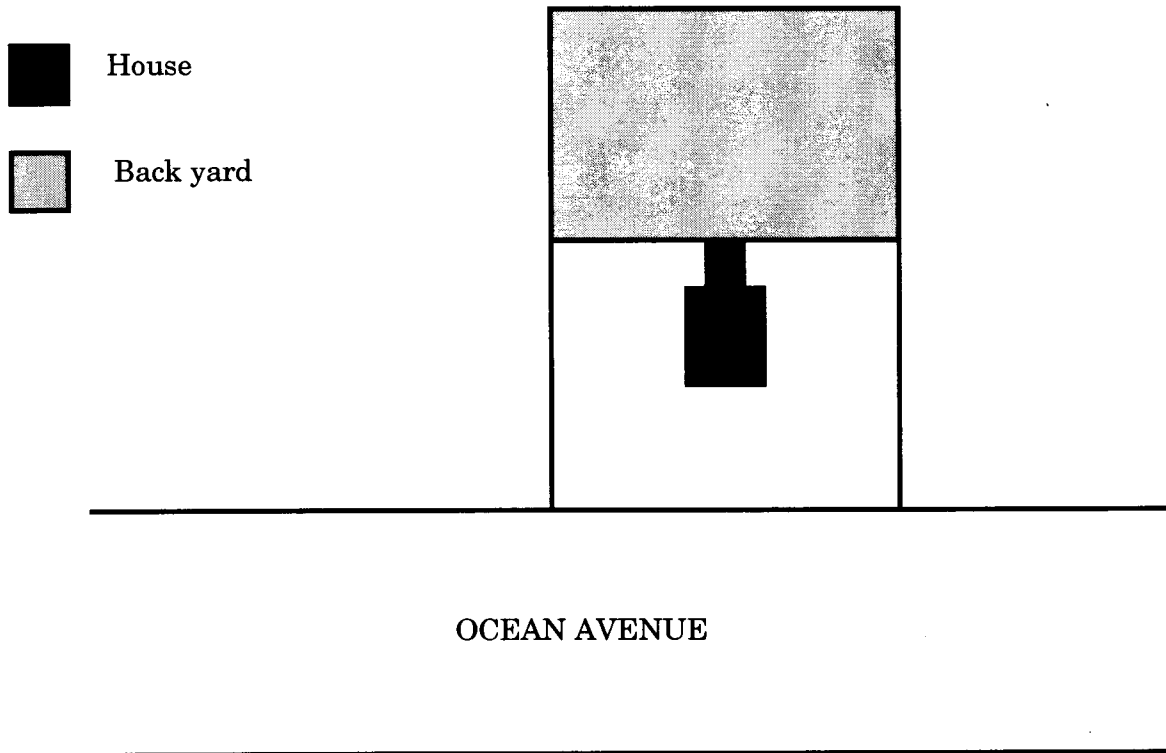
Chapter 176 Preservation of Historic Areas states the criteria for granting approval under expedited review:

1. The proposed work is listed as eligible for expedited review by the Design Review Board, and
2. The proposed work will have no effect on a historic feature of a contributing property, or
3. The proposed work will have no effect on the setting of a contributing property, or
4. The proposed work conforms to all relevant design guidelines adopted by the Design Review Board.

GUIDELINES FOR SITE PLANNING

BACK YARDS

All work in the back yard is **exempt** from review, except for an addition to the house. For these guidelines the “front” of a house is considered as facing Ocean Avenue and the “back yard” is considered as being away from Ocean Avenue.



BUILDING PLACEMENT AND ORIENTATION

The intent is to retain the character of the street established by the placement of the historic houses on their lots and their relationship with Ocean Avenue.

The historic houses are sited at the center of their lots and have generous front setbacks. The rhythm of the historic houses and their expansive lawn settings make a critical contribution to the character of the historic district.

- The rhythm of buildings on Ocean Avenue, as characterized by the historic houses, should be maintained.
- The area between the front façade and Ocean Avenue should remain free of improvements that would intrude on the setting.

FENCES AND WALLS

The intent is to retain the character of the streetscape and the relationship between the houses and the street by approving appropriate low fences along the street boundary and in front yards.

Post-and-rail fences, with two rails, were typical of the early summer colony and they predominate on Ocean Avenue today. Post-and-rail fences were sometimes combined with masonry gateposts and examples of this arrangement also remain. Three properties have traditional picket fences.

The guidelines for a fence also apply to an entry gate at a walk or driveway.

- Installing a post-and-rail fence with two rails is **exempt** from review.
- Installing a picket fence less than four feet in height is **exempt** from review.
- Review is required for any other type of fence along the street boundary and in front yards. The following fences and walls would detract from the setting of the historic district:
 - A solid board fence;
 - A chain link fence;
 - A vinyl fence;
 - A fence over 4' in height; and
 - A masonry wall along a property line.

DRIVEWAYS AND WALKWAYS

Driveways and walkways are **exempt** from review.

SWIMMING POOLS, TENNIS COURTS, DECKS AND TERRACES

A new swimming pool, tennis court, deck or terrace should not detract from the setting of the historic district.

- A tennis court, swimming pool, deck or terrace and associated fencing located in the back yard is **exempt** from review.
- Swimming pools and tennis courts should be located in the back yard. The location of some houses on their lots makes it impractical for a swimming pool or tennis court to be placed in the back yard. The same is true for the three houses that face a side street (5 Pudding Hill Lane, 3 Terbell Lane and 4 Lockwood Lane). In these cases the Board will consider the impact of the pool or tennis court at the proposed location on the setting of the properties in the district.
- Proposed decks and terraces which are not in the back yard will be reviewed for their location and impact on the setting and architectural integrity of a historic house and the setting of other properties in the district.

GRADE CHANGES, BERMS AND RETAINING WALLS

Significant grade changes, berms or retaining walls would detract from the setting of the historic buildings and are inappropriate in the district.

Changing the grade and installing retaining walls can affect the setting of historic buildings, their relationship with the street, and the sense of the natural topography.

- Berms and retaining walls along the front property line or in the front yard are not appropriate in the historic district.

EXTERIOR LIGHTING

Exterior lighting is **exempt** from review.

LANDSCAPE PLANTINGS

Landscape plantings are **exempt** from review.

GUIDELINES FOR HISTORIC BUILDINGS

In the Ocean Avenue Historic District there are fifteen properties with historic residences. This classification is made on the individual property entry in the historic district designation report and on pages 3 and 4 of these Guidelines. These historic properties are:

Herrick House, 4 Ocean Avenue Herrick Carriage House, 8 Ocean Avenue Munroe House, 24 Ocean Avenue Bowne House, 32 Ocean Avenue Gallatin House, 4 Pudding Hill Lane Davies House, 50 Ocean Avenue Eidlitz House, 58 Ocean Avenue	Quackenbush House, 10 Lee Avenue E. C. Potter House, 6 Lily Pond Lane F. G. Potter House, 1 Lily Pond Lane Thompson House, 25 Ocean Avenue Bates House, 41 Ocean Avenue Terbell House, 47 Ocean Avenue Van Brunt House, 61 Ocean Avenue Mershon-Draper House, 67 Ocean Avenue
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WALL MATERIALS

The intent is to retain appropriate exterior materials, especially natural wood shingles.

Natural (not painted or stained) wood shingles predominate as the wall material on the Shingle Style houses on Ocean Avenue and make a major contribution to its cohesive character. Other distinctive wall materials that should be retained include the painted clapboard siding of the three Colonial Revival style houses.

- Historic houses with wood shingle walls should retain this treatment.
- Replacing wood shingles with new shingles of the same material, texture and coursing is **exempt** from review.
- Replacing painted wood clapboards with new painted wood clapboards of the same material, texture and coursing is **exempt** from review.
- Any other proposal to renew the siding on a building requires review.

ROOFS

Eleven of the fifteen historic residences retain wood shingle roofs. Other houses have composition shingle roofs of a color similar to that of the wood shingle roofs.

- Installing a new wood shingle roof is **exempt** from review.
- Installing a new composition shingle roof with shingles of a rectangular design, a small scale, and a uniform dark gray or dark brown tone no lighter than the color of weathered wood shingles is **exempt** from review.
- Installing any other roof material requires review.
- Existing and new gutters and leaders are **exempt** from review.

DOORWAYS

The intent is to retain front doorways that contribute to the historic character of a building.

Almost all of the historic houses retain their original front doors. These original doorways are significant features of the house and are part of the ensemble of the front porch.

- Review is required for any proposal to replace a door or components of a door enframingent.
- All significant elements of an original front doorway, including the door, should be retained, and repaired instead of replaced.
- If replacement of any component of an original doorway is necessary, the new material should match that being replaced.
- Any work affecting a side door is eligible for **expedited review**.
- Installing a storm/screen door at any doorway is **exempt** from review.

WINDOWS

The intent is to retain windows that contribute to the historic character of a building, especially on the front facade.

Many of the historic houses retain the original window sash which include the multi-pane and diamond-pane sash typical of the Shingle style. While most houses have plain window trim, others have special treatments such as pedimented windows, Palladian windows, large stair hall windows and eyebrow dormers. Original windows make an important contribution to the authentic historic character of the houses.

- Windows and their trim that contribute to the historic character of a house should be retained.
- For any request to replace window components the Board will consider the contribution the existing windows make to the historic character of the house. Replacement components for important windows, especially those on the front façade, should match the material, configuration and dimensions of the original.
- Existing and new storm windows, window screens and window shutters are **exempt** from review.

PORCHES

The intent is to retain original porches that contribute to the historic character of a house.

Porches were a defining feature of the early summer colony houses. Thirteen of the historic houses retain wide porches and many also have upper-story porches. These porches are another common element which gives the district a cohesive quality.

- The original features of the front porches should be retained. Deteriorated components should be replaced in kind.
- Replacement-in-kind of porch steps, porch flooring and railings to porch steps are **exempt** from review.

PAINT AND STAIN

The intent is to retain natural shingle siding.

The predominant wall material of wood shingle siding that is not painted or stained makes a major contribution to the character of the historic district.

Because the most important “finish” to maintain is the unpainted shingle siding, only proposals to paint or stain natural wood shingle siding will be subject to review.

- Any painting of an existing painted surface, using the same color or any new color, is **exempt** from review.
- Application of a clear wood preservative or of a light gray stain on wood shingle siding is **exempt** from review.
- Any other painting or staining of natural wood shingle siding requires review.

ADDITIONS AND ALTERATIONS

Additions and alterations are appropriate when they do not diminish the architectural integrity of a building or diminish the setting of the historic district.

Houses in this district have been enlarged in the past with additions to rear and side walls that were designed to leave the form and integrity of the original house intact. The goal of the historic district is to continue this tradition of building additions that respect the character of the historic house.

- Additions should not detract from the form and integrity of the historic house, especially as viewed from the street.
- Additions and alterations should not alter an important historic feature of a building and should be compatible with the historic building and with the character of the district in scale, height, massing, proportion and arrangement of windows and other openings, roof form, texture, materials and architectural details.
- Additions should be subordinate in scale to the historic building.
- Additions set back on the rear wall are encouraged.
- Additions to a side wall are appropriate when they are secondary to the historic house. A side addition should be set back from the front wall of the historic house and be subordinate in size and scale to the historic house.
- The Board realizes greater flexibility is required in reviewing additions or alterations to rear walls of houses where installation of doors, windows, and additions with more glazing than found in the historic house can be expected.

SUPPLEMENTAL GUIDELINES FOR HERRICK CARRIAGE HOUSE AND WINDPUMP TOWER

Special circumstances apply to the Herrick Carriage House since it is a small historic accessory building that is now a primary residence. The distinguishing feature is the tower that supported a windmill which supplied water to the Everett Herrick House. The following goals apply to a proposal to significantly expand the carriage house or to build a new residence on this lot.

- If the carriage house were proposed to be expanded with a large addition, the historic carriage house should be restored and be attached to the new construction by a minimal connector in order to retain the integrity of its original form.
- If a new primary residence were proposed the carriage house should be retained as an accessory building and restored.
- Because of the configuration of the lot and the location of the carriage house on the lot, it is understood that an addition or a new residence could be placed between the carriage house, at its present location, and Ocean Avenue.
- The carriage house could be moved to another location on the lot where it would remain visible from Ocean Avenue.

GUIDELINES FOR NON-HISTORIC BUILDINGS

In the Ocean Avenue Historic District there are fifteen properties with non-historic residences. This classification is made on the individual property entry in the historic district designation report. These non-historic properties are:

5 Hook Pond Lane	73 Ocean Avenue
4 Lockwood Lane	81 Ocean Avenue
9 Ocean Avenue	86 Ocean Avenue
18 Ocean Avenue	92 Ocean Avenue
33 Ocean Avenue	98 Ocean Avenue
37 Ocean Avenue	5 Pudding Hill Lane
55 Ocean Avenue	3 Terbell Lane
66 Ocean Avenue	

The intent of review of non-historic buildings is to see that any changes do not detract from the setting of a historic building and do not diminish the character of the historic district. Therefore any proposed changes to a non-historic building will be judged for their compatibility with neighboring historic buildings and with the character of the historic district.

The following guidelines apply to any non-historic building, whether it is the principal building on a property or an accessory building. Because most work on a

non-historic building would probably have little or no effect on the historic district, the guidelines attempt to make the process as streamlined as possible.

- Any work to a non-historic building which does not require a building permit is **exempt** from review.
- Work that does require a building permit is eligible for **expedited review** if the proposed work is not visible from Ocean Avenue or if the work will not affect the setting of a historic building or the character of the district.
- If a proposed change (such as a major addition, change of roof line, or increase in height) has the potential to affect the setting of a historic building or the character of the district, it will be judged by the principals of compatibility in the "GUIDELINES FOR NEW CONSTRUCTION" section.

GUIDELINES FOR NEW CONSTRUCTION

ACCESSORY BUILDINGS

Any accessory building, such as a garage, shed or pool house, located in the back yard of a residence is **exempt** from review.

Placement and plans for accessory buildings at any location other than the back yard will be reviewed subject to the following guidelines.

- Accessory buildings should be sited to the rear of the main building. If the configuration of a lot does not allow the structure to be placed in the back yard, the Board will consider the impact of the structure at the proposed location on the setting of that property and others in the district. The Board realizes the special circumstances of the properties with minimal back yards and of the three houses that face a side street (5 Pudding Hill Lane, 3 Terbell Lane and 4 Lockwood Lane).
- Accessory buildings such as garages, sheds and pool houses should be compatible with the main building, its setting and with neighboring buildings.

RESIDENCES

The design of new construction should respond to the architectural traditions and character of the Ocean Avenue Historic District as established by the historic residences. A new building should fit into the existing context while preserving the sense of evolution and the authenticity of the historic district.

Although there is only one vacant parcel in the Ocean Avenue Historic District, the potential redevelopment of the fifteen non-historic properties could greatly alter the character of Ocean Avenue.

New buildings should be compatible with the historic buildings and with the character of the historic district. Compatibility will be judged using the following criteria which define the basic design elements establishing the character of the historic district. The design elements of a new building should be in harmony with the same elements of the historic buildings in the district.

Setbacks and Orientation

The historic residences have setbacks that range from 90' to 190.' The generous front-yard settings contribute to the rhythm and character of the historic district.

- The setback of a new residence should be within the range of the setbacks of the historic residences.
- The front facade of a new residence should face Ocean Avenue. The three properties that now face a side street (5 Pudding Hill Lane, 3 Terbell Lane and 4 Lockwood Lane) may continue that orientation.

Rhythm of Spacing of Buildings

The historic residences are located at the center of their lots, giving the historic district a consistent rhythm of buildings.

- The rhythm of buildings and the spaces between which characterize the district should be maintained by the siting of a new building on its lot.
- The proportions of the front facade of the new building may also affect its harmony with or disruption of the established rhythm of the surrounding historic buildings.

Scale

- The scale of a new building and its features should be in harmony with the scale of the historic residences.
- The width of the front facade should not exceed the width of the historic residences on lots of similar width. The characteristic scale and rhythm of the district is illustrated by 4 Ocean Avenue, 24 Ocean Avenue, 32 Ocean Avenue, 4 Pudding Hill Lane and 50 Ocean Avenue.

Height

- The height of a new residence should be within the range of heights of the historic residences.

Massing

- The massing of a new building should be consistent with that of the historic houses in the district which employ with restraint the more complex massing associated with the Shingle Style and Colonial Revival style.

- Many of the historic residences have a T-shaped plan with a rear extension set back from the side walls of the front block. This can be an important example for new construction.

Proportion and Arrangement of Windows and Other Openings

- The windows of a new building should generally be rectangular with a vertical proportion.
- The arrangement of windows and doorways should produce a balanced facade.
- The front facade and prominent side facades of new buildings should have a ratio of door and window area to wall area similar to that of the historic residences.
- A porch may enhance the overall compatibility with the historic district.

Roof Form

- New houses should have a roof form typical of that of the historic houses. The historic houses have gable, gambrel or hip roofs with minor intersecting cross gables and dormer windows that give them a moderately complex roofline.
- The roof slope should be within the range established by the historic roof types in the district.

Materials

- The materials of a new building should be in harmony with the materials of the historic residences where wood shingle siding and painted wood trim predominate.

Architectural Details

- The conservative use of decorative detail on new residences would enhance their compatibility with the historic houses in the district where the use of decorative elements is restrained. New work should also reflect the tradition of quality in materials and construction found in the details of the historic houses.

GUIDELINES FOR DEMOLITION

No building that makes an important contribution to the district should be demolished.

In considering a proposal to demolish a building or structure or portion of a building or structure the following guidelines apply.

- No historic building or significant component thereof should be demolished.
- The Board will consider the historic and architectural significance of the building, the contribution the building makes to the historic district, and the impact of its removal on the character of the district.
- If an application for demolition is based on structural instability or on damage from fire, flood, hurricane or other casualty, a technical report prepared by an architect or engineer is required. The report will include an assessment of the nature and extent of the structural instability or damage and a determination of the feasibility of the restoration of the building and/or reconstruction of damaged or destroyed portions of the building. After reviewing the report the Board may determine that restoration/reconstruction is impractical or impossible and approve demolition.
- The Board may require adequate documentation of a historic building or portion of a building through photographs and measured drawings as a condition of approval when there is no alternative but demolition.
- Before approval can be granted for demolition of a historic or non-historic building or structure, the Board may require plans for new construction proposed for the site be submitted and approved.

GUIDELINES FOR RELOCATION

The intent is to retain the historic buildings on their original sites.

In considering a proposal to relocate a building the following guidelines apply.

- The consistent placement of the historic houses on their lots and their expansive lawn settings contribute to the character of the district. The historic houses should remain on their original sites.
- The Board will consider the historic and architectural significance of the building, the contribution the building makes to the historic district on its existing site, and the impact of its relocation on the character of the district.

GUIDELINES WHEN DESIGNATION IS LIMITED TO AN ACCESS STRIP

The Ocean Avenue Historic District includes the access strips to three flag lots (28 Ocean Avenue, 52 Ocean Avenue and 29 Ocean Avenue). The main portion of these lots and the buildings on them are not in the district. A fence, gate or other structure within the access strip would be the only work subject to review.

GUIDELINES FOR PUBLIC PROPERTY

PUBLIC PROPERTY

Public property should be managed in a way that maintains or enhances the setting of the historic district.

Village-owned property is an important component of the Ocean Avenue Historic District. The street itself, the sidewalk, street trees and street lights are part of the ensemble. The Sea Spray property is an important open space.

Any alteration to public property within the historic district is subject to review by the Design Review Board. This would include any plans to repave the street, install curbs, install additional parking, repave the sidewalk, change the street lights, install a fence and any improvement that would significantly increase traffic or the speed of traffic on Ocean Avenue.

- Any proposal should maintain or enhance the setting of the historic district.
- The Design Review Board shall hold a public hearing on an application for the following major projects: expansion of public parking; or construction of a new road.

PUBLIC BUILDINGS

The contribution public buildings make to the historic district and their compatibility with the setting of the historic houses should be maintained.

The tradition of bath houses where Main Beach Pavilion stands today dates back to 1876 when residents of the early summer colony built small individual bath houses at the end of Ocean Avenue. This later became a private enterprise run by Austin Culver who incorporated bathhouses into a large pavilion which he expanded with additions and by attaching other structures resulting in a long building with a variety of rooflines. Main Beach Pavilion, as it was reconstructed in 1986, retains the footprint and general form of the earlier pavilion. In that Main Beach Pavilion retains much of the plain and informal character that Austin Culver's Bathing Pavilion had 100 years ago, it contributes to the character of the historic district.

In 1902 the Sea Spray Inn was moved from Main Street to the end of Ocean Avenue. The capacity of the inn was expanded with three cottages built in the 1920s (the two west cottages and the east cottage). Four additional cottages, which had been officers' quarters at the World War I era Naval Air Station at Fort Pond, were moved here in the 1930s. The Sea Spray Inn burned down in 1978 and the Village purchased the Sea Spray property in 1979. The ten small Sea Spray cottages have only a minimal impact on the setting of the historic district.

Any alteration to village-owned buildings within the historic district is subject to review by the Design Review Board.

- These properties should be maintained in a way that enhances their compatibility with the setting of the historic district.
- Features of the property that contribute to the setting of the historic district should be maintained.
- The Design Review Board shall hold a public hearing on an application for the following major projects: demolition of a building; construction of a new building; or an addition to an existing building.