

Property of
Springs Historical
Society



HISTORIC, CULTURAL AND RECREATION RESOURCES
PLANNING AND IMPLEMENTATION PROGRAM
SPRINGS, EAST HAMPTON, NEW YORK

PETER WOLF

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PREPARED FOR:
THE TOWN OF EAST HAMPTON, NEW YORK
THE SPRINGS CITIZENS PLANNING COMMITTEE

PETER WOLF
JULY 1977

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30 July 1977

Mr. Armand De Rose, Chairman
Planning Board, Town of East Hampton
159 Pantigo Road
East Hampton, N.Y. 11937

Dear Mr. De Rose:

We are pleased to submit herewith our report Historic, Cultural and Recreation Resources: Planning and Implementation Program, Springs, East Hampton, New York. This work was performed under contract from the Town of East Hampton by resolution dated 23 February 1977. This work was undertaken in close liason with the Springs Citizens Planning Committee appointed by the Town Supervisor.

Our findings and analyses suggest that a unique and significant opportunity exists within Springs to establish a coherent Historic District of some 435 acres which would encompass approximately 40 buildings entirely or partially over 100 years old as well as valuable woodland, wetlands, fields and open meadows which afford vistas to Accabonac Harbor. A draft sample ordinance to designate and administer the proposed Springs Fireplace Road Historic District is attached for your review.

In addition it is suggested that this time be seized to establish more carefully considered policy guidelines for the evolutionary growth of the retail business zone within the proposed historic district. The outlined approach recommended herein might also serve as a guide to townwide policy for other small retail business zones scattered throughout the community. The alternative is traditional strip development found throughout the United States with its attendant problems of parking, safety, and visual disfigurement of the surrounding community.

The cultural life of Springs focuses on Ashawagh Hall and its surrounds. Excess and unnecessary highway paving currently bisects this area. A short segment of street closing is advisable south of Ashawagh Hall. This intervention would permit the establishment of a fine community green to serve the cultural needs of Springs and to serve as a gateway to the historic district.

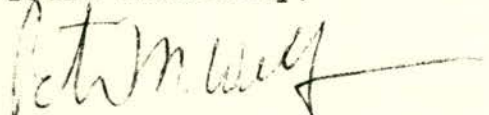
Active recreation facilities must be expanded somewhat to serve the projected 1985 and 1995 population of Springs, the fastest growing community in East Hampton. Acquisition of approximately 15 acres of woodland is proposed in two separate parcels in areas designated within this report. Undivided woodland away from the water, in Springs, is currently available and less expensive than most property in East Hampton. A purchase of these parcels to be landbanked in anticipation of future need will prove a prudent management of municipal funds.

It should be noted that the majority of our recommendations require little or no financial expenditure on the part of the Town of East Hampton. Most may be accomplished through the implementation of progressive policies. I suspect these would be heartily endorsed by the great majority of our citizens who are by and large aware, progressive and interested in a positive long term future for Springs and for the Town of East Hampton.

Indeed, the establishment of a locally designated historic district is likely to bring additional funds into East Hampton as more fully discussed herein.

We appreciate the opportunity to serve East Hampton, a community of important diversity. This diversity and quality must be both appreciated and revered if it is to remain for our enjoyment in years to come. I hope that our investigations and suggestions may assist in this regard.

Yours cordially,



Peter Wolf, Ph.D., A.I.P.

Attachments filed at the Town Planner's Office, Town of East Hampton:

1. Historic Sites Map at 1" = 200' (11 sheets).
2. Historic Sites Identification Listing.
3. Historic District Photographic Inventory.
4. Springs Fireplace Road Historic District Map at 1" = 200'.

PW:sk

I. ACKNOWLEDGEMENTS

This report could not have been prepared without the committed assistance of many citizens and officials within the Town of East Hampton. Members of the Springs Citizen's Planning Committee participated in data assembly, policy decisions and review of work and recommendations at critical stages. Mrs. Else O'Sullivan and Mr. and Mrs. Melville King were especially helpful in the assembly of historical data and documentation and mapping.

Mr. George Sid Miller Jr. gave with unending generosity of his time as both a member of the Springs Citizen's Planning Committee and as liason member for this study to the East Hampton Town Planning Board. His detailed knowledge of the Fireplace Road area and appreciation for its environmental and topological features was of great assistance to our work.

Mr. Thomas Thorsen, Town Planner and Gene Cross, his assistant, contributed significantly to the conceptualization of this study, and thereafter offered continued assistance and supplied needed data in early stages of our work.

On my own staff, Marc Berman participated in every aspect of this project, from its planning through to final concepts and the formulation of recommendations. Without his tireless effort on work tasks which far exceeded our original expectations, I doubt that we would have met the proscribed deadline for this report. Drafting and designing of report illustrations and presentation diagrams used at various public meetings and review sessions were prepared by Stacy L. Rose and Howard Zweig. Editing and report preparation were given much appreciated attention by Silvia Kolbowski.

The illustration of the Talmage farm which appears on the cover of this report was contributed by Joan Baren of Sag Harbor, an artist of great sensibility and interest in historic structures.

Finally, I want to thank both the East Hampton Town Board and the East Hampton Planning Board for the opportunity to undertake this interesting and challenging assignment. Without their recognition of the issues here addressed, no work of this specialized nature would have been possible.

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II. BACKGROUND

Springs presents specialized problems--and special opportunities, in terms of planning. This became obvious through our initial work prepared in 1976 on behalf of the East Hampton Town Board, and published as Historic and Commercial Land Management Report, Springs, East Hampton, New York, June 1976. This study concluded that two particular attributes of Springs, the fastest growing segment of the Town of East Hampton, ought to be more thoroughly explored. These were (1) the impact of retail business development as a design and planning matter and (2) the potential for the establishment of a historic district in Springs along Fireplace Road.

In accepting these recommendations, the East Hampton Town Planning Board asked us to extend our inquiry in further work related to Springs to include data collection, analysis and specific recommendations relative to: active recreation amenities; historic buildings and districts; and the potential for clustered multi-use activity centers. We have in fact gone somewhat beyond this charge as requested by The Springs Citizens Planning Committee. We have incorporated some planning concepts for the rearrangement of the Cultural Center in Springs and of the small retail business area along Fireplace Road. Both proposals are occasioned by the existence of these areas within the proposed Springs Fireplace Road Historic District.

The goal of this study is to provide reliable information and carefully considered recommendations to the citizens of the Town of East Hampton, to the East Hampton Town Board and the East Hampton Town Planning Board. It is understood that the next major objective of the East Hampton Town Planning Board is a major reconstitution of the Comprehensive Plan, prepared in 1966. This report is intended to be of assistance to the Planning Board and other town agencies in the massive and complex undertaking which such a reconstitution implies. It is also possible and desirable that a number of the specific recommendations contained herein proceed into implementation stages long before the complex and arduous task of a thorough revision of the existing Comprehensive Plan is completed.

The work contained in this report was prosecuted in close liason with the Springs Citizens Planning Committee and its various subcommittees. Working sessions and review sessions were held monthly throughout the formative stages of this work. Policy decisions reflected in this report grow largely from these sessions. At each meeting public participation was invited, as well, and in fact received.

It must thus be recognized that this document does not preport to represent a Comprehensive Plan for Springs. Our task was much more focused, much more circumscribed. It will be noticed that we do deal with a number of issues and land use types which must inevitably become synthesized into an overall plan and development strategy for Springs and for Springs as a component of East Hampton. But our job, limited by contract, time and resources committed, was to focus on these matters as independent entities within the whole. Thus the following principal specialized issues are considered in the work which follows:

1. Active recreation areas: location and adequacy relative to anticipated development patterns and timing, present, 1985,1995.
2. Retail Business zones: largely undeveloped areas, adequacy to 1995. Suggested development standards and prototype plans.
3. Cultural Center: potential for Springs in response to community request; suggested design scheme and objectives.
4. Historic Sites: spatial distribution throughout Springs. Recommendations relative to their acknowledgement and protection and establishment of a Springs Fireplace Road Historic District.
5. Historic District: Proposed Springs Fireplace Road Historic District boundaries. Means of land conservation and building preservation within the District. Goals and objectives for the formation of a planning review procedure for the District.
6. Pertinent Legal and Financial Characteristics of Historic Districts. A summary review of the operational mechanisms and benefits of Historic Districts elsewhere. Proposed ordinance for the Town of East Hampton.

Finally, there is an underlying attitude which guides our work. It is a conviction that the land must not be viewed by public decision makers and developers alike as a large sheet of graph paper whose coordinate lines of delineation are simple abstractions of roads and zoning designations. This is the traditional way. The way that has transformed areas of haunting beauty and satisfying variety into the homogeneous, gridded, undifferentiated communities which sprawl across America.

Nor should the land be treated as the private preserve of those who would possess it, dominate it, exclude others from its use, enjoyment and as a basic resource for the foundation of family

life and emotional as well as personal security.

What is needed is a vastly increased probity. A more careful and more thoughtful approach to the satisfaction of demands for settlement which are anticipated in our community. And among the first step toward this effort is the discovery and determination of special resources which are not suitable for intensive, additional traditional development. These may be: distinctive physical and topographic aspects of the land itself which suggests its more appropriate use as preservation and conservation for public use and enjoyment; lands of fragile composition whose natural function as estuary, wetland, barrier, reservoir, or farm is of fundamental importance to the collective community, an importance which obviates its valid use and transformation for individual settlement; areas which have obtained cultural and historic distinction through the imprint upon them of prehistory and history. These limited areas of archaeologic and historic significance reveal our continuity as a culture and as a community, they reveal an aspect of community as distinctive, rare and precious as those attributes contributed by distinctive topography and fragile natural areas such as dunes, wetlands and water basins. Indeed, these special man made contributions enhance the public environment and lend individuality, distinction and grace to the entire community. They too are a precious and special irreplaceable resource worthy of notation, observation and preservation.

Distinctions such as these are slowly gaining recognition. But slow recognition is inadvisable when irreversible change looms. Once these unusual resources become concrete roads, retail business establishments and houses for our citizens, they are lost forever, irretrievably, smashed beyond recall for all generations which follow. And such loss is absolutely unnecessary. It is wasteful in the most profound sense. This wasting of community resources can be eliminated entirely through the determination and exercise of sound land planning policies in our community. It is acknowledged that it is difficult to change old established patterns of regulation. It is acknowledged that implementing new and more careful ways of moulding the growth of a community is time consuming and delicate work. It is acknowledged that a clear vision and strong commitment to a long time frame is necessary. But all of these are possible, and worth the effort. This report attempts to give some suggestions which may enable our community to move in these directions.

III. POPULATION TRENDS AND DISTRIBUTION

East Hampton's population must be subdivided into two aspects due to the significant influx of visitors and part time residents during the summer months. This large "seasonal" population must be distinguished from a considerably smaller "resident" population. Both sectors are growing rather rapidly, but at different rates.

As indicated in our previous analysis, Historic and Commercial Land Management Report, Springs, the consistent growth of resident population in the Town of East Hampton, of the order of 3-5 per cent per year compares reasonably with other well located, attractive communities around the country. On the other hand, a growth rate of some 7-9% per annum, as Springs has experienced in recent years, represents an exceptionally fast increment of population increase, one which merits special concern for the continuing quality of that area of the town.

As indicated in Table 1, The Town of East Hampton is now composed of somewhat more than 13,000 permanent residents, according to the most recent determinations of the Nassau Suffolk Regional Planning Board. From this base, an average annual growth rate of about 4.8 per cent is anticipated through 1985, with an estimated population some ten years hence of about 19,000 permanent residents. The following decade, 1985-1995 may experience a slower rate of growth because it is built upon a larger base population. However, another 6,000 or so people are expected to become residents during that period.

In the Springs, however, a growth rate of over 7% per annum is anticipated on average through 1985, a rate of growth that is nearly 50% more rapid than the town as a whole. In the following decade, as projected by the Nassau Suffolk Regional Planning Board, this growth rate will moderate to about 4.5% per annum. A total resident population increase of about 1775 people is expected during the decade 1975-1985. An additional nearly 2000 new residents are anticipated for the 1985-1995 period.

The seasonal population within Springs is not expected to continue to grow at a rate which equals that of the resident population as indicated in Table 2. As more seasonal visitors become residents this ratio shifts. As land and housing becomes more expensive relative to other parts of the New York metropolitan region, seasonal visitors go elsewhere. Thus while the resident population in Springs currently accounts for only some 31-32 per cent of the estimated seasonal population, this ratio is expected

TABLE 1

ESTIMATED RESIDENT POPULATION
Town of East Hampton and Springs 1970-1995 (1)

	1970	1975	1980	1985	1990	1995	Estimated average annual percentage increase	
							1970-85	1985-95
East Hampton (2) (includes village)	10,980	13,053	15,549	18,992	22,066	25,637	4.86%	3.50%
Springs (3)	2,172	2,731	3,470	4,503	5,425	6,496	7.15%	4.43%
Springs as % of E. H.	19.80	20.10	22.32	23.71	24.59	25.34	--	--

Notes:

1. This is permanent resident population. For seasonal population see table 2.
2. Source: Nassau Suffolk Regional Planning Board. Population estimates and projections 1975-1995.
3. Source: Nassau Suffolk Regional Planning Board. Population estimates and projections 1975-1995.

TABLE 2

ESTIMATED RESIDENT AND SEASONAL POPULATION⁽¹⁾
Springs 1970-1995

	1970	1975	1980	1985	1990	1995	Estimated average annual percentage increase	
							1970-85	1985-95
Resident Population ⁽²⁾	2,172	2,731	3,470	4,503	5,425	6,496	7.15%	4.43%
Seasonal Population ⁽³⁾	7,059	8,712	10,410	13,059	14,919	16,240	5.67%	2.44%
Resident Population as % of Seasonal Population	30.77	31.35	33.33	34.49	36.36	40.00	0.25%	0.55%

Notes:

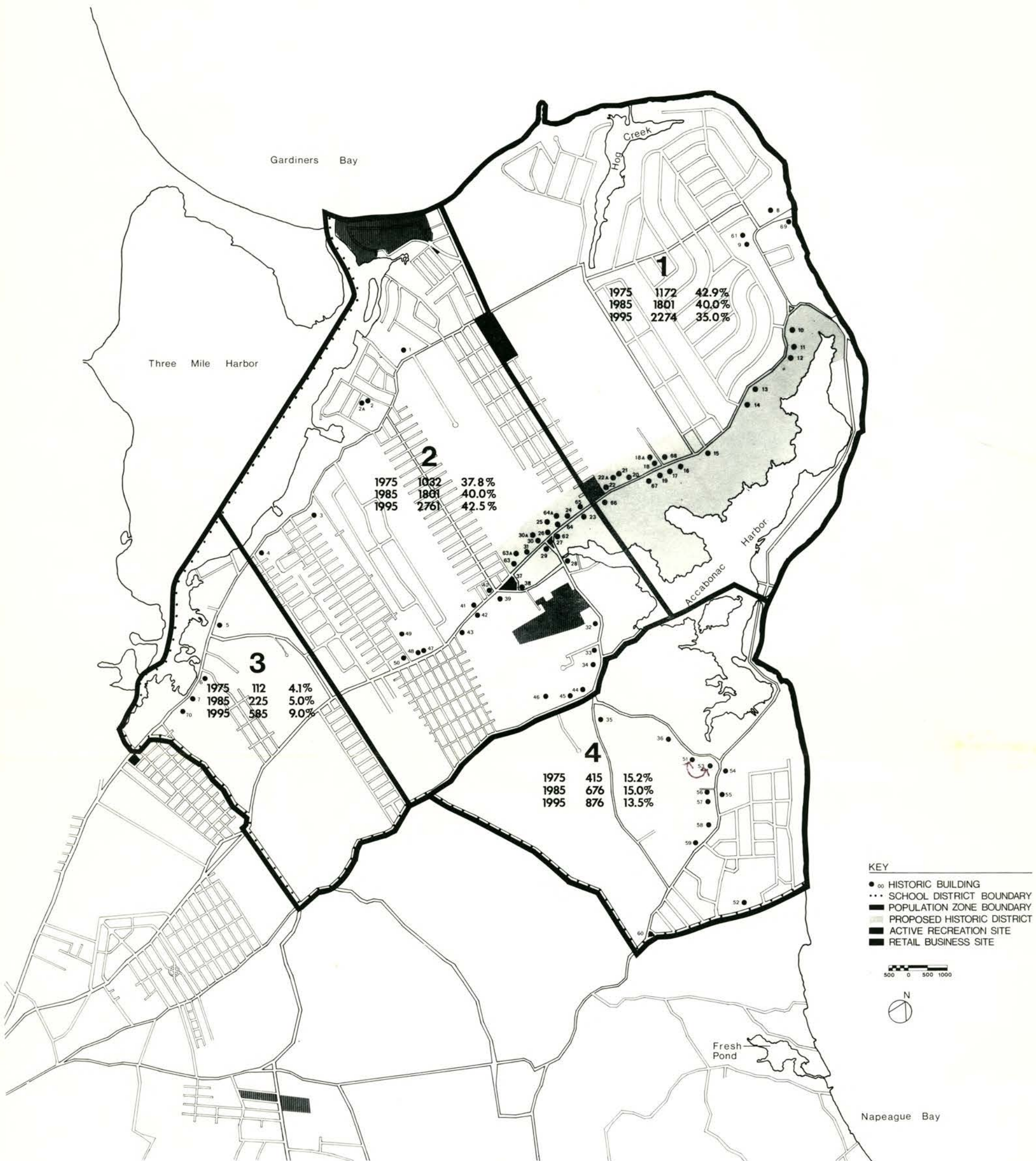
1. Seasonal Population is defined as the total population during the summer months
2. Source: Population Estimates and Projections 1975-1995, Nassau-Suffolk Regional Planning Board, 1975
3. This figure is derived by factors ranging from 3.25 to 2.50 times the figures for Resident Population. The factor decreases in time due to an expected increase in the proportion of resident population to seasonal. The factors are derived from figures presented in Historic and Commercial Land Management Report, Springs, East Hampton, N.Y., I.A.U.S. 1976, Table 2, Seasonal/Resident Population 1970-1985.

to rise to nearly 35 per cent by 1985 and 40 per cent by 1990.

An effort has been made, for planning and projecting purposes, to determine the likely spatial distribution of the present and future resident population in Springs. Toward this end, Springs has been subdivided into four resident population zones, as depicted in figure 1. Using actual counts of present dwellings within these zones, and projecting subdivision and building trends from both existing old filed maps, filed subdivisions and the zoning base, an attempt has been made to model population growth in Springs both spatially and across time to the year 1995. This spatial and temporal model which should be reviewed periodically (at least every five years) is presented in figure 1 and Table 3. As indicated, most of the current resident population resides in zones 1 and 2. Together these compose over 80 per cent of the present population in Springs. Though rapid relative growth may be anticipated from small present base populations in zones 3 and 4, by the year 1995, it is projected that zones 1 and 2 will still contain over 75 per cent of the resident population. It should be observed, nevertheless, that zone 3 is expected to double in population between 1975-1985 and zone 4 to grow by over 60 per cent. In the following decade zone 3 will again more than double, while growth in zone 4 is expected to moderate.

It was the determination of the Springs Citizens Planning Committee that our planning for future development and new facilities be limited to the anticipated requirements of the resident population. It was considered undesirable, imprudent and inadvisable by this Committee to project needs within Springs that may require considerable capital expenditures and expansion of public facilities for a seasonal population. Furthermore, it is anticipated that townwide planning policies are required to provide for the seasonal population throughout the community on an integrated planning basis. Finally, normal market forces will determine the extent to which seasonal visitors influence new development of retail business centers, public facilities, overnight accommodations, restaurants and other recreational facilities.

Thus the work which follows relative to active recreation requirements, retail business planning and other interrelated matters focuses on the existing and anticipated resident population. The anticipated spatial distribution of this population at benchmark years of 1985 and 1995 form the basis for the suggested timing of the implementation of recommended interventions.



**SELECTED EXISTING CONDITIONS
AND
PROPOSED HISTORIC DISTRICT**

TABLE 3

ESTIMATED SPATIAL DISTRIBUTION OF RESIDENT POPULATION BY ZONES (1)
Springs 1975-1995

	1975		1985		1995		<u>Percent Increase</u>	
	Population ⁽³⁾	Percent	Population ⁽³⁾	Percent	Population ⁽³⁾	Percent	1975-85	1985-95
Zone 1	1,172	42.9	1,801	40.0	2,274	35.0	53.67	26.26
Zone 2	1,032	37.8	1,801	40.0	2,761	42.5	74.52	53.30
Zone 3	112	4.1	225	5.0	585	9.0	100.89	160.00
Zone 4	415	15.2	676	15.0	876	13.5	62.89	29.59
TOTAL	2,731 ⁽²⁾	100.0	4,503 ⁽²⁾	100.0	6,496 ⁽²⁾	100.0	64.88	44.26

Notes:

1. For location of population zones see figure 1.
2. Population Totals: Source, Nassau Suffolk Regional Planning Board.
3. Spatial Distribution determined from material provided by Suffolk County, Department of Public Works, Town of East Hampton and study projections.

IV. ACTIVE RECREATION TRENDS AND RECOMMENDATIONS

Recreation is a broad topic which encompasses many forms of active and passive experience ranging from athletics to solitary walks, from cultural gatherings to restaurant dining. Our particular charge and the focus of this section of the report is to investigate active recreation facilities, their capacity and spatial distribution relative to the anticipated needs of the Springs community through 1995. A much broader range of issues is addressed in the Open Space Plan, prepared by Thomas Thorsen and now adopted as a part of the Comprehensive Plan of the Town of East Hampton. Active recreation may be defined for the purposes of this investigation as activities related to play and sport undertaken out of doors by people of all ages on public property. This obviously encompasses a vast number of possibilities.

From the point of view of planning, active recreation areas are traditionally constituted into four basic types defined by use and service radius as follows:

1. Playgrounds- Supervised areas for use by young children for organized small area play activities. This area usually includes play equipment and seating in a paved or level area. Service requirements are approximately 1.5 acres of playground area per 1,000 population serving a $\frac{1}{2}$ mile radius.
2. Neighborhood Parks/Children Playfields are semi-supervised areas for use by young children for non-organized play activities. No equipment is required but some cleared open land is needed for such activities as kite flying and running. Service requirements are approximately 2.0 acres of playfield space per 1,000 population serving a radius of $\frac{1}{2}$ mile.
3. Playfields are large open areas for use by children and adults. This includes uses for baseball, soccer and football fields and does require some development for its use. It can also offer a track area layed out around the perimeter of the site. Service requirements are approximately 1.5 acres of playfield per 1,000 population serving a radius of 1.5 miles.
4. Community Parks/Court Activities are developed areas for organized court sports for use by adults and children. Uses include tennis, basketball, handball, etc. Open surfaced areas are required with some parking and lighting for nighttime use. Service requirements are approximately 1 acre of court facilities per 1000 population serving a radius of 2.0 miles.

Due to the predominantly rural character of Springs and the relatively large amount of private open space surrounding most dwellings, emphasis on separate and specialized playgrounds and supervised areas for very young children seems unwarranted. This viewpoint, endorsed by the Springs Citizens Planning Committee, has led to the decision to analyze and provide for the active recreation needs of the Springs community on the basis of multiuse facilities while incorporating all or at least several of the four basic types of recreation services outlined above. These would be developed from time to time in a manner suitable to local residents and current needs.

In order to provide a useable standard for the analysis of active recreation space and facilities, a synthetic planning factor was developed which incorporates the goals and requirements of those four categories outlined above. Two separate integrated determinations were made to arrive at a planning factor of 6.0 acres/1,000 population, with an average service radius of 1.1 miles per active recreation area.

These were derived as follows:

<u>Type</u>	<u>Recommended Area/1,000 population (acres)</u>
Playgrounds	1.5
Neighborhood Parks/ Children's Playfields	2.0
Playfields/Ballfields	1.5
Community Parks/ Court Activities	<u>1.0</u>
TOTAL	6.0 acres/1,000 population

Thus, with no projected overlap of use, provision of approximately 6 acres of active recreation space per 1,000 people would provide for a high standard of public active recreation space and includes area for parking.

It was further determined that these combined multiuse facilities could most reasonably service a zone described by a radius of approximately 1.1 miles. This derivation follows from the following recommended spatial distribution characteristics related to active recreation areas.

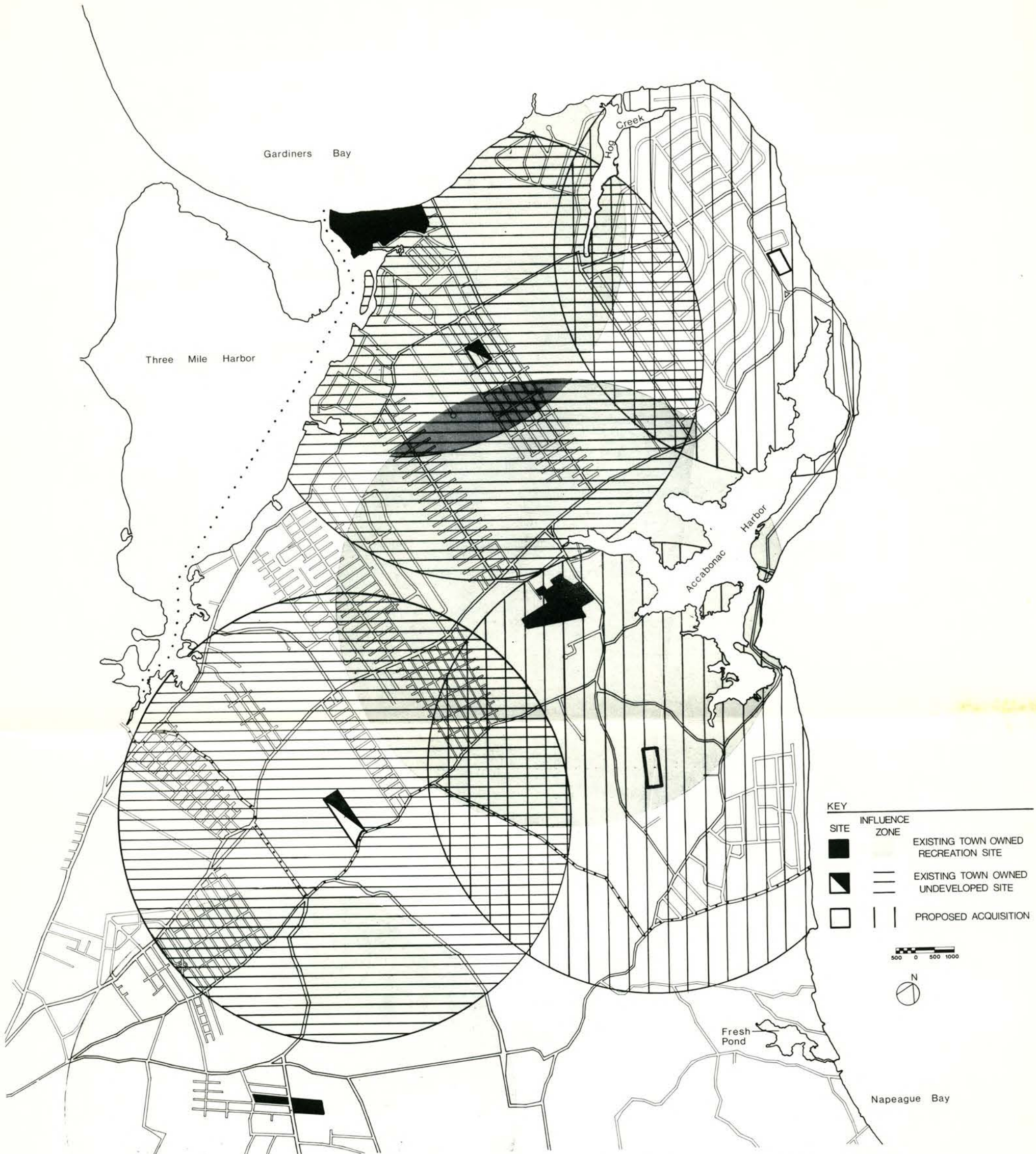
<u>Type</u>	<u>Radius (miles)</u>
Playgrounds	0.5
Neighborhoods Parks/ Children's Playfields	0.5
Playfields/Ballfields	1.5
Community Parks/ Court Activities	<u>2.0</u>
TOTAL	4.5
AVERAGE	1.1 miles

When first considered on a Springs wide basis, as depicted in Table 4, it is evident that ample active recreation space already exists within Springs to service the anticipated population to the year 1995. Indeed, there are some 49 acres of such space now serving active recreation purposes at the combined facilities found at the Springs School, Abrahams Path Recreation Park, and Maidstone Park Ball Field as follows:

Springs School Park and Fields	-	29.6 acres
Abrahams Path Recreation Park	-	14.5
Maidstone Park Ball Field	-	4.9

With these combined facilities, as depicted in Table 4, there is currently an actual surplus of active recreation space of about 30 acres in Springs. This surplus is expected to diminish to about 10 acres by the year 1995. However, unlike the retail business zoned land as will be discussed below, the existing recreation areas are not all in optimum locations. Thus, spatial requirements are not met, though overall space needs are fulfilled.

Examination of figure 2 reveals certain significant gaps in the present spatial coverage of active recreation areas in Springs if one applies a 1.1 mile service radius to each active recreation site now in use. Thus there are significant gaps or deficiencies in large segments of planning zones 1, 3 and 4. The following analysis and recommendations are based on the assumption that these gaps should be filled out, thereby providing during the next twenty years for more equitably distributed active recreation facilities to residents in various parts of the Springs school district.



ACTIVE RECREATION SITES AND INFLUENCE ZONES

TABLE 4.

SURVEY OF ACTIVE RECREATION SPACE (in acres)
Springs 1975-1995

	<u>Resident Population</u>	<u>Existing Active⁽¹⁾ Recreation Area</u>	<u>Required Active⁽²⁾ Recreation Area</u>	<u>Surplus Active Recreation Area</u>
1975	2,731	49.00	16.39	32.61
1985	4,503	49.00	27.01	21.99
1995	6,496	49.00	38.98	10.02

Notes:

1. This figure is based on the area of sites currently serving as active recreation areas for Springs

Springs School Parks and Fields	29.6 acres
Abrahams Path Recreation Park	14.5 acres
Maidstone Park Ball Field	<u>4.9</u> acres
	49.0 acres

2. Based on a planning factor of 60 acres of active recreation space per 1,000 population.

It is obviously not possible or desirable to suggest that each recreation site will and can service only those people who reside within a precise 1.1 mile radius of the site itself. For certain activities such as tennis and organized games on ball fields, a much wider influence zone can be reasonably postulated. However, an attempt has been made to apply the derived planning criteria to the anticipated population base in 1985 and 1995 within each of the four planning zones in order to analyze and more closely calibrate the scale of potential facility deficiency at various periods during the next twenty years.

A zone by zone analysis of active recreation space projected needs and anticipated availability is portrayed in Table 5. In reviewing this table, it should be remembered that the service zone of each multiuse recreation facility of some 1.1 miles as described in figure 2 is not necessarily coherent with the boundaries of the four planning and population zones. Thus overlap in service which may appear at certain areas based on the 1.1 mile radius criteria is not necessarily related to the underlying population distribution. It is this population distribution to the year 1995 which should be served. The anticipated spatial distribution of the Springs population to the year 1995 is understood and arrayed on the basis of the projected growth and development within the four planning zones, as depicted in figure 1. This anticipated development pattern is used as the basis of our analysis and projections depicted in table 5.

As revealed in our data, marginal deficiency in active recreation areas currently exists in planning zones 1, 3 and 4. If no remedial action is taken, this deficiency is expected to mount to some 23 acres by the year 1995. It is on the basis of this expected short fall, that a total acquisition program of approximately 15 acres is recommended for sites within planning zones 1 and 4 during the next decade. In addition, improvement for multiuse recreation purposes of 24 acres of vacant property at two sites already owned by the Town of East Hampton is suggested during this same period. Specifically, in zone 3, development of an existing town held property of some 18 acres into an active recreation site is proposed, and in zone 2, a 6 acre site should be utilized. These suggested interventions, timed to expected growth and distribution of the Springs population should result in the following situation by the end of the 1985-1995 period. Within planning zones 2, 3 and 4 a surplus of developed active recreation land would be available. This condition would relieve pressure on required land acquisition and development for these purposes well into the succeeding decade. In zone 1, some deficiency of multiuse developed active recreation land would occur, due in part to a relative paucity of undeveloped land available. However, within the requisite 1.1 mile radius of

TABLE 5.

DEVELOPED AND PROPOSED RECREATION AREAS BY ZONE 1975-1995
(in acres)

	Planning Zone ⁽¹⁾	Population ⁽²⁾	Required Area ⁽³⁾	Area developed at beginning & target period	Recommended Acquisition	Recommended ⁽⁵⁾ Development	Deficit(-) or sur- plus (+) at end of target period
1970- 1978	1	1,172	7.0	0	5.0 ^A	5.0 ^A	- 2.0
	2	1,032	6.0	33.0	-	-	+27.0
	3	112	1.0	0	-	-	- 1.0
	4	415	2.0	0	10.0 ^B	-	- 2.0
1979- 1985	1	1,801	11.0	5.0	-	-	- 6.0
	2	1,801	11.0	33.0 ⁽⁴⁾	-	-	+22.0
	3	225	1.0	0	-	18.0 ^C	+17.0
	4	676	4.0	0	-	10.0 ^B	+ 6.0
1986- 1995	1	2,274	14.0	5.0	-	-	- 9.0
	2	2,761	16.0	33.0 ⁽⁴⁾	-	6.0 ^D	+23.0
	3	585	4.0	18.0	-	-	+14.0
	4	876	5.0	10.0	-	-	+ 5.0
TOTAL by 1995		6,496	39.0	72.0	15	39.0	+33.0

Table 5. (cont.)

Notes:

1. For location of planning zones see figure 1.
2. Population figures based on projected breakdown according to zone for 1975, 1985 and 1995 as demonstrated in Table 3 .
3. Based on a planning factor of approximately 6 acres of active recreation area per 1,000 population, determined to the nearest acre.
4. Though Springs is serviced by approximately 49 acres of Active Recreation Space (see Table 4) only 33 acres are placed within the Springs School District. The remaining area is located at the Abrahams Path Recreational Park in East Hampton, though its service sphere extends into Springs (see figure 2.).
5. All development is for multi-use active recreation sites and includes area for parking.
 - A. Approximate location - Fireplace Road Southeast of Driftwood Drive.
 - B. Approximate location - Barnes Hole Area, between Neck Path and Old Stone Highway.
 - C. Approximate location - Old Town Disposal Site - Accabonac Road.
 - D. Approximate location - Town Property - Old File Map #455 - South of Fort Pond Boulevard, East of Three Mile Harbor Road.

of this zone, abundant active recreation space will have been provided within zone 2. Indeed, the proposed excess of about 23 acres of such land in zone 2 is suggested as a means of actually fulfilling requirements of people in zone 1 within an appropriate service radius.

An analysis of both the acreage data, population growth characteristics and spatial distribution information leads to the following specific recommendations as depicted in figure 2 and table 5:

1. As soon as possible approximately five acres should be purchased and developed for active recreation purposes within planning sector 1. A site on Fireplace Road southeast of Driftwood Drive is suggested as indicated on figure 2. This property should be used for court games, playfield and some playground activities.
2. As soon as possible approximately 10 acres should be purchased in planning sector 4 in the Barnes Hole area. A site between Neck Path and Old Stone Highway is suggested, as illustrated in figure 2. This purchase should be landbanked and held for development as an active recreation site during the 1979-1985 period. This area is well located, dry and appropriate for such a conversion. It should become a multiuse facility for ballfield, courts, playfields and playground.
3. By 1985 the 18 acre former dump site owned by the Town of East Hampton, within planning zone 3 and northwest of Accabonac Road should be converted to a multiuse recreation facility. All four types of active recreation should be provided. The location of this site is depicted on figure 2.
4. Between 1986-1995, it is projected that 6 acres of property within Old Filed Map #445, which is to be owned by the Town of East Hampton, should be developed for recreation uses. This property is located south of Fort Pond Boulevard and east of Three Mile Harbor Road as depicted on figure 2. Playground facilities, children's playfields and court facilities are suggested as families increase in this area.

Completion of this proposed conversion of about 24 acres of certain town owned properties combined with the recommended acquisition and development of about 15 acres of land within Springs would assure excellent active recreation facilities for Springs residents through 1995.

All of the proposed land acquisitions are in dry areas which do not possess waterfront acreage. Current land values in these areas are estimated at \$6,000 - \$10,000 per acre for undeveloped land. Thus at a current cost basis, land acquisition costs of \$90,000 - \$150,000 would have to be sustained to implement these suggestions. If taken at an average cost figure, and considering these purchases would provide for at least the next twenty years, an average annual cost of about \$6,000 per year is involved.

In addition, it should be noted that a number of other small areas of public land are scattered throughout Springs within more recent subdivisions or through previous acquisition. These could serve, as needed, as smaller neighborhood parks restricted to playgrounds, children's playfields and quiet places for adults to gather. Such a need is now experienced by some young families with small children and by some older people whose ease of movement is restricted. It is anticipated that demand and desire for this type of small scale local neighborhood recreation facility will expand as the population increases in both groups. Fortunately there are scattered sites throughout Springs which can accommodate this more restricted aspect of active recreation.

Paths and Trails

Bicycle paths, pedestrian paths and equestrian trails are recognized as important facilities which provide for active recreation participation. In addition, of course, they form a part of the transportation infrastructure which may be used as an alternative to total dependence on the automobile. As an aspect of both the active recreation facilities available to residents within Springs, and as a sensible and appealing means of short distance travel, a system of paths and trails should be planned and systematically developed throughout Springs, and by extension throughout the Town of East Hampton.

Though the Town of East Hampton already possesses a detailed study relative to the provision of bicycle trails, our suggestions relative to a more diverse and comprehensive set of paths and trails are as follows:

1. Bicycle paths-should be provided adjacent to major arteries and separated from them by a protective strip of land at least 10 feet wide. These paths, which should be paved, could be provided in most instances within the existing publicly owned rights-of-way. Occasionally easements will have to be obtained from abutting private owners. These paths can be shared by pedestrians. When cyclists ride in groups they should use the

street. Such a system would inevitably link all major recreation, cultural, historical and retail business activity centers.

2. Equestrian trails- these should be incrementally established along existing major path systems and passing trails which lace through woods and fields in many areas of Springs and throughout the Town of East Hampton. These existing trails may be identified on standard Department of Public Works maps used habitually by the East Hampton Town Planning Board in subdivision review. Wherever possible, as subdivision activity occurs, reserve areas or trail easements should be established along these paths and equestrian trails described as a permitted use within them. In instances where this approach is not feasible such as single parcel development, it is suggested that these paths be continued through the requested donation of a restricted easement. Such donations can have positive local property tax benefits to owner. The Town of East Hampton must cooperate to see that assessments and tax are adjusted to reflect such donations.

Both bicycle paths and equestrian trails are considered a fundamental part of the overall active recreation program which is desirable in Springs. There exists a tradition in the area of maintenance and use of horses for pleasure. This activity is clearly in keeping with both the past and the desirable future of Springs. The establishment of equestrian trails should be actively addressed and planned for now. As population growth and development continue, it will become extremely difficult and perhaps even impossible to plan and establish a coordinated trail system. What is required now is a policy determination with respect to this aspect of recreation. If the Planning Board gives appropriate and recommended attention and priority to this matter, such a policy will lead to the evolutionary growth of an equestrian trail system in Springs.

Enjoyment and use of bicycles should also be encouraged. Bicycles are a positive form of recreation, sound environmentally and ecologically, and an attractive way for people of almost all ages to travel short distances. Thus bicycle travel should be made both agreeable and safe through the provision of special bicycle paths along major arteries. In addition, bicycle racks should be available at all major activity centers, both retail business and recreational.

In our judgement, motorized minibikes, motorcycles and other related motorized, two wheeled means of travel should be restricted to the public streets. They are fundamentally disturbing to residents when allowed in other areas. They, in fact, contrary to

slow and quiet travel afforded by horse, foot or bicycle, represent an environmental assault, especially in terms of noise pollution. This characteristic alone should link them exclusively to travel corridors shared by the automobile.

V. HISTORIC RESOURCES AND COMMUNITY DEVELOPMENT: FINDINGS AND RECOMMENDATIONS

Findings

Every community is a mixture of its own past and its immediate present. These are reflected in the character of its people, the nature of its institutions and most visibly in the arrangement and appearance of its buildings. In addition enlightened community leaders recognize that a growing community's physical future is imprinted in its present subdivision, zoning and building code laws, rules and regulations long before this future is manifest visibly.

With East Hampton there is a recognizeable intersection of forces and circumstances to which this report is partially addressed. These might be briefly summarized without unnecessary elaboration:

1. The community, and especially Springs, is growing rapidly;
2. The community is unusually endowed with many domestic, public and business buildings over 100 years old;
3. The community is composed of many people who enjoy and appreciate its present ambience, a comfortable mixture for the most part of more recent structures amid a generous array of older buildings;
4. The community is directed, in terms of physical development, by planning regulations and a zoning ordinance which are dynamic instruments, often modified to reflect new ideas, the evolving will of the people and improved procedure. Since 1957, when adopted, the East Hampton Town Zoning Ordinance has been amended about 104 times, or about 5 times a year, on average. The Rules and Regulations of the Planning Board, adopted in 1966, have been amended at least 8 times.
5. The Zoning Ordinance has been modified in number of important and enlightened ways in recent years to reflect the public interest in certain natural resources such as wetlands preservation and maintenance of sand dunes along the Atlantic Ocean.
6. Even more recently the Zoning Ordinance and the Open Space Zoning Ordinance were amended to extend Site Plan Review by the Planning Board to many types of non-residential applications for a building permit to include "cultural features such as paleontological and archaeological remains, old trails, historic buildings and sites and agricultural fields."

The Open Space Zoning Ordinance now permits, by recent amendment, under Uses for Open Space which may be approved by the Planning Board, "cultural aspects such as historic places, buildings and works of art; paleontological and archaeological sites; and such open spaces which will assure that each of the above cultural aspects are adequately protected in the public interest

7. However, no such official review currently extends to the application for an ordinary subdivision or building permit within residential areas, a zoning designation which covers about 97 percent of the community, and a similar percent of Springs.
8. Therefore, the Town of East Hampton, currently, is not in possession of any means to identify, enhance or safeguard the great majority of these irreplaceable resources as a routine and integrated aspect of the zoning, planning and development process. This deficiency is not in the best long term interest of the Town of East Hampton from either the viewpoint of its present citizens, future generations, or its principal industry, tourism.
9. In recent years, around the country and throughout New York State, historic architectural resources have become increasingly cherished and recognized for what they are: irreplaceable; just as dunes, wetlands and agricultural fields are irreplaceable and lost forever once transformed or destroyed.
10. Within Springs, the subject of this report, there are an estimated 2,000 dwellings presently. Of these, only some 70 primary buildings are wholly or in part over 100 years old. These are arrayed on figure 1 and listed in an attachment delivered as a part of this report to the office of the Planner, Town of East Hampton. Each building is identified on a large scale, 1" = 200' topographic map which is conveyed, along with this report, to the Office of the Planner, Town of East Hampton. They are also identified in Appendix A attached which is keyed to figure 1.

This stock of older buildings currently represents a mere 3.5 percent of the estimated structures in the Springs. If none are demolished or burned (which is entirely unlikely) less than twenty years from now, it is projected that these older structures will then represent only 1.5 percent of the buildings in the area.

11. There are a considerable number of archaeologically significant sites throughout Springs, including some Indian sites, some from early white settlement days, including foundations, and wells and other remains. However, these are not specifically identified in our mapping at the request of the Sebonac Archaeological Society. It has been their experience, and the experience of other archaeological groups around the country, that revelation of archaeological sites with inadequate protection to them is likely to result in the eventual loss of important material that should be preserved for public use, display and enjoyment.
12. From a scan of figure 1, it is quite clear that a significant concentration of older structures remains along the original settlement spines of Springs. Thus some 7 buildings are found in a 2 mile section of Three Mile Harbor Road; 12 older structures are arrayed along a 2.5 mile segment of Old Stone Highway.
13. By far the most concentrated evidence of historic buildings is the 31 major structures compacted in a 2 mile stretch of Fireplace Road between Sand Lot Road to the south and Gerard Drive to the north.

Along this short segment of Fireplace Road, these older structures are mingled with a great deal of open and still undeveloped land which is composed of woods, fields, waterview vistas, wetlands and marshes in their historic relationship to the older buildings. It is because of this unique and universally admired condition, relatively unchanged since the days in which Springs was a thriving farm and fishing community, that a special opportunity exists to define and preserve a historic district which encompasses some 31 buildings in excess of one hundred years of age along a short road segment.

This area, and the immediate fields, woods, and wetlands which form its setting, constitute a vivid and unique combination of land forms, primary buildings and outbuildings of great character and integrity. This area suggests a coherent district and should be treated as such.

Historic District Characteristics

As indicated on figure 3, the proposed Springs Fireplace Road Historic District is centered on Fireplace Road itself. It is comprised of approximately 435 acres or some 8 percent of the land (excluding Gardiners Island) mass of Springs. Within it there are a total of approximately 80 dwellings. Of these, some 31 or approximately 39 percent are fully or partially over 100 years old. Almost all are made of cedar shingle exterior and built in an unspectacular, rural vernacular mode. Many possess shingled outbuildings ranging from small sheds to large barns which contribute to the rural and peaceful ambience of the area.

Within the proposed District as depicted in figure 3, there are approximately 435 acres of land, composed as follows:

<u>Type</u>	<u>Approximate Acreage</u>
Private Residential	312
Nature Conservancy	70
Public	38
Roads	10
<u>Retail Business</u>	<u>5</u>
TOTAL	435

A further characteristic of this area, in terms of planning considerations, is that an unusual number of scenic easements have been granted to the Town of East Hampton in a parcel by parcel effort to protect older buildings, maintain scenic vistas and enhance the public environment. Currently, there are approximately 20 acres of land or over 6% of the residential property burdened by scenic easements, as indicated on figure 3. These have been defined and granted without any hardship to owners or developers. On the contrary, they enhance the quality and desirability of all nearby property.

Historic District Recommendations

Our proposals relative to the identification, establishment and implementation of a Historic District within Springs may be summarized as follows:

1. Determine that in principal a Historic District is desirable and in the best interest of both current property owners within the proposed district, and of public benefit to Springs and to the Town of East Hampton. This might be accomplished by holding a public hearing relative to the concepts and recommendations contained in this report. Then, if approved in concept, the following is suggested.
2. Establish agreed upon boundaries for the Historic District. Recommended boundaries are illustrated in Figure 3. A more detailed outline of the proposed boundary is contained on a large scale 1" = 200' map delivered to the office of the East Hampton Town Planner as a supplement to this report. Our specific boundary suggestion is:

From the mid-street line of School Street opposite the S.E. corner of the property now and formerly owned by the Town of East Hampton (surrounding Pusy's Pond and bounded by School Street, Amagansett Springs Road, Springs Fireplace Road and Sand Lot Road) North along the mid-street line of School Street to the mid-street line intersection with Amagansett Springs Road (Old Stone Highway). East along Amagansett Springs Road to the intersection with the mid-street line of Shipyard Lane. Northeast along the mid-street line of Shipyard Lane to the intersection of the mid-street line of Harbor Lane. Northwest along the mid-street line of Harbor Lane to the Shoreline of Accabonac Harbor.

The district boundary from this point proceeds in a generally northerly direction following the western shoreline of Accabonac Harbor. The shoreline is defined as the property line (M.H.W. line) separating private landholdings from the property now or formerly owned by the Trustees of the Town of East Hampton.

North along this line until a point approximately 350' S.W. of the mid-street line of Gerard Drive along the easterly edge of the property now owned by the Town of East Hampton and in part formerly owned by Ethel Miller (bounded by Gerard Drive and Springs Fireplace Road).

Following the eastern edge of said property in a northeasterly direction inland from Accabonac Harbor for approximately 350' to the mid-street line of

Gerard Drive. West along the mid-street line of Gerard Drive to the mid-street intersection of the roadway connecting Springs Fireplace Road and Gerard Drive. West along the mid-street line of said roadway to the intersection of the mid-street line of Springs Fireplace Road.

South along the mid-street line of Springs Fireplace Road to a point approximately 410' North of the northern edge of Hog Creek Road, or to a point opposite the northerly edge of the property known as map 2872 (now or formerly the property of Wesley Miller). From this point West, Northwest along the northern edge of Map 2872 for approximately 520' to the western boundary of said property separating said property from the property known as map 2872 Section 1. Southwest along this line to the intersection of the mid-street line of Hog Creek Road. From this point northwest along the mid-street line of Hog Creek Road to a point approximately 750' inland from the western edge (inland edge) of Springs Fireplace Road.

Along this line, approximately 750' inland (west) of the western (inland) edge of Springs Fireplace Road. South/southwest along this line to a point approximately 500' Northeast of the mid-street line of Gardiner Avenue or to a point along the Southern edge of the property now or formerly owned by Burgland/Marder.

Southeast along this line to the intersection of the mid-street line of Springs Fireplace Road along the mid-street line of Sand Lot Road. Southeast along the mid-street line of Sand Lot Road to the intersection of the mid-street line of School Street.

3. Develop and implement a Historic District ordinance for use throughout the Town of East Hampton. This ordinance should further specify that the first Historic District within the

Town is the Springs Fireplace Road Historic District. A proposed draft ordinance is described below (see Section VI). It is composed of features that are considered appropriate to our own situation and have proven successful and acceptable elsewhere.

4. Through work by the proposed Springs Fireplace Road Historic District Committee (to be further discussed below) and continuing efforts by the East Hampton Town Planning Board, extend the scenic easement program to incorporate an additional 90-95 acres of land.

Of these proposed new scenic easement areas, approximately 43 acres are currently defined as wetlands on recent topographic maps produced by New York State Department of Environmental Conservation.

The proposed schematic outline location for these new scenic easements is presented in figure 3 attached. They are also illustrated at larger scale on a separate map presented to the office of the Town Planner. These easements are devised with the following objectives:

- (a) refrain from limiting the development rights of any private owner of land;
- (b) protect and enhance significant views and vistas across open land, into woodland and to Accabonac Harbor from public rights-of-way and public waterways.

It is acknowledged in advance, that the suggested specific location, angle, arrangement and scale of any one scenic easement as it affects any individual property may require adjustment due to topography, siting problems, incremental changes which may occur on nearby property etc. These must be considered suggestions only and a part of a dynamic and flexible planning system to be precisely planned with each property owner.

However, the overall objective is considered to be of great significance to the long term quality and character of the proposed Historic District. It should be further noted that the recommended scenic easements as portrayed in figure 3, do take into account all of those issues and characteristics which could be reasonably observed in brief field studies and map inspections undertaken over the past several months. This field work was carried out under the supervision of and with the assistance of Mr. George Sid Miller, Jr. in his capacity as Planning Board member serving as study liaison and in his capacity as an appointed member of the Springs Citizen Planning Committee.

5. Assure that retail business development within the historic district is carried out in a manner consistent with overall objectives for the evolutionary growth and development of the District itself. This can be accomplished through the careful application of reasonable development standards and procedures. A suggested approach for this retail business zone which is placed almost precisely in the center of the proposed historic district is more fully described in Section IX following.
6. Establish a Springs cultural center at the base of the proposed Historic District. This area, which in fact now functions rather like a community center, and has for a very long time, could be vastly improved physically at little public expense. The major suggestion is the closing of one unnecessary segment of Old Stone Highway in the vicinity of Ashawagh Hall, as discussed in greater detail in Section VIII following.
7. Within the proposed historic district, attempt over time to improve and enhance the public environment without any disturbance to private property owners. This can be accomplished in any number of ways. Some that are most effective and important include:
 - (a) place all utility lines underground;
 - (b) inaugurate distinctive and attractive and limited signage along the roads and in retail business areas;
 - (c) provide for bicycle and pedestrian paths along Fireplace Road within the publicly owned right-of-way; establish horseback riding trails wherever they currently exist;
 - (d) limit automobile traffic and speeds to the extent possible within the district, including the exercise of strict traffic, parking, and safety standards.
8. Determine a policy with respect to the National Register of Historic Places, once the historic district has been locally recognized and implemented. This should be done under the leadership of the Springs Fireplace Road Historic District Committee, in collaboration with the Springs Historical Society, Sebonac Archaeological Society, the East Hampton Planning Board and the East Hampton Town Board. The importance and potential benefits of obtaining a listing in the National Register will be more fully discussed and will be

made more evident in Section VII following. In addition, it is strongly suggested that this same alliance of groups determine a policy relative to specific sites within Springs which it considers desirable to nominate for inclusion on the National Register. While the two nomination processes are quite different, and the considerations relative to sites in many respects more stringent and demanding in terms of individual building quality than those applied to Districts, there is every reason to collaborate in a Springswide determination relative to the National Register. Indeed, the review committees and field representatives from the National Register who would inspect proposed properties, will want evidence that a community wide approach is being taken.

9. While public policy relative to the above recommendations is being formulated, implement a moratorium on issuance of building permits and subdivision processing. This moratorium should not exceed one year in duration, and it should be restricted to land within the proposed Springs Fireplace Road Historic District.

VI. HISTORIC DISTRICT ORDINANCE: BACKGROUND AND RECOMMENDATION

Recent Experience with Historic Resource Planning and Community Development Elsewhere

Special planning for historic sites and districts within communities has been undertaken since 1931 when Charleston, South Carolina established the first historic district ordinance. For the past 20 years, planning for these specialized areas has become more and more urgent within fast growing communities or decaying urban cores, and this trend has accelerated. Today, as documented in the Directory of Landmark and Historic District Commissions, published by the National Trust for Historic Preservation, there are over 450 such local governmental commissions throughout the United States. In New York State there are now 18 historic district commissions. This growing trend recognizes a specialized need; a public resource; a community interest that merits time and attention beyond the conventional planning process. The focus of this crucial and significant movement is at the level of local government and most generally associated with the planning process itself.

A new body of law has, in fact, grown up in response to this dynamic trend in American culture. For those interested, an up to date and competent working legal bibliography with all major citations is contained in Historic Preservation Law, An Annotated Bibliography, Landmarks and Preservation Law Division, The National Trust for Historic Preservation, Washington, D.C. 1976.

To grasp the significance and power of this movement it is well to realize that a tremendous amount has been achieved recently with the support of the Congress and state and local lawmakers and officials. Briefly, some indicators are as follows as reported recently by the President of the National Trust for Historic Preservation:

1. Organizations active in historic preservation work have more than doubled since 1966, growing from fewer than 2,500 to more than 6,000 as of June 30, 1975.
2. The National Conference of State Historic Preservation Officers estimates that it will require \$4 billion in federal funds alone over the next decade to satisfy today's backlog of historic preservation needs.
3. In 1965, there were fewer than 100 municipal preservation commissions; today there are more than 450 cities and towns that have landmark or historic district commissions.

In New England alone, it is reported that there are another 100 such commissions in some stage of formation.

4. Whereas there were only a few professional preservationists at work in 1966, today all 50 states, the District of Columbia, and five territories have state Historic Preservation Offices. Most are staffed with a minimum of three professionals, and each has a professionally qualified review board.
5. When the National Register of Historic Places was first authorized and published in 1969, there were between 1,000 and 2,000 places listed. This year, the total has grown to 9,438 registered properties and 1,198 National Historic Landmarks, for a total of 10,636. Moreover, it is estimated by the National Park Service's Keeper of the Register that the Register may contain as many as 50,000 listings by 1980.
6. The National Trust for Historic Preservation, chartered in 1949 by the Congress to lead and assist historic preservation efforts, has experienced a vigorous growth in membership. In 1950, there were 330 members, by 1969, the total stood at 20,300. In June 1975, there were 75,000 members; today there are more than 100,000 members.

If one reviews the most successful and direct means of accomplishing the inherent objectives of historic preservation through the efforts undertaken around the country, it is quickly evident that two approaches emerge as most appropriate and most consistent with precedents within East Hampton. These are: 1) a strong emphasis on easements and 2) establishment of an historic district ordinance and historic district review commission or committee to work within the planning process already well established in East Hampton.

Within the community there already exists extensive experience with the land preservation easement. Indeed, as indicated in figure 3, an impressive number of preservation easements already exist within the proposed Springs Fireplace Road Historic District composing some 20 acres of land. All procedure, legal documents and enabling legislation are firmly in place to extend and continue this process.

However, we do not possess an Historic District Ordinance or the foundation for the establishment of an Historic District Review

Committee. To that end, a draft proposed Ordinance for the Town of East Hampton is presented below.

It is well to note that the State of New York authorizes units of local government to regulate historic areas (New York General Municipal Law 96-a (McKinney 1965)). However, this statute does not include any requirement or model concerning the establishment of an historic district, nor does it set forth procedures which the historic district commission or committee is to follow. Thus these may be devised locally to reflect as carefully as possible, the preferred process and preservation mechanism(s).

Historic District Ordinances: Background and Review

In order to present some background and review of general experience elsewhere, as well as to suggest the range of possibilities for a local historic district ordinance, the following section of this report is presented.

At the outset it is important to distinguish between the two different types of historic districts. One is "created" by municipal ordinance--or occasionally by state statute; the other is recognized by the National Register of Historic Places. Sometimes the two types of districts have coterminous boundaries, but often they do not. Many districts on the National Register are not controlled by local ordinance, and frequently municipal-ordinance-created districts are not listed on the Register.

The National Register of Historic Places is the nation's official list of districts, sites, buildings, structures, and objects which are significant in American history, architecture, archeology, or culture and therefore worthy of preservation. Properties of local, state, regional and national significance are included. The program is administered by the National Park Service, United States Department of the Interior. Districts on the National Register are only given limited protection from federal, federally funded, or federally-licensed efforts. The National Register status of a district provides no insulation against individual, corporate, or state acts not involving federal funds or licenses.

On the other hand, in historic districts created by municipal ordinance, demolition, exterior alteration, and construction of new buildings undertaken by individuals, corporations, and sometimes other governmental bodies are controlled. Although several hundred historic district ordinances have been enacted in the United States--and these ordinances differ from one another in many respects--there are a number of basic provisions that are common to all.

Public Purpose. Invariably the first section of an historic district ordinance declares that the preservation of a town's historic or architecturally significant structures is a "public purpose" and promotes the public health and welfare. A number of cases have dealt with the issue of historic preservation as a legitimate public purpose. The oldest of these is the 1896 United States Supreme Court decision involving the Gettysburg National Battlefield Park.

The economic benefits to the community of preservation controls have been held to endow such controls with a public purpose. In "Opinion of the Justices to the Senate," the highest court in Massachusetts was asked to render an opinion on the legality of an act pending before the legislature authorizing the establishment of the Nantucket Historic District. The court held that the proposed act promoted the public welfare and noted that

...Nantucket is one of the very old towns of the Commonwealth;...for perhaps a century it was a famous seat of the whaling industry and accumulated wealth and culture which made itself manifest in some fine examples of early American architecture; and...the sedate and quaint appearance of the old island town has to a large extent still remained unspoiled and in all probability constitutes a substantial part of the appeal which has enabled it to build up its summer vacation business to take the place of its former means of livelihood.

Historic District Commission. Another typical feature of an historic district ordinance is the creation of an historic district commission to administer the district under the ordinance. The ordinance specifies the number of commission members and any requisite professional background such as experience in architecture, law, planning, or real estate. Since an historic district commission deals with buildings that are architecturally significant, every commission should have one member who is an architect. Where there is more than one historic district in a town, each district may be represented by a limited number of members who sit with the main body of the commission when it considers matters from the particular district.

Boundaries. Boundary lines for an historic district are usually center lines of streets, center lines of alleys behind buildings, edges of natural features such as water courses, parks or property lines. The boundary line is established in one of two ways. The ordinance either recites in narrative the boundary line, or it states that the boundary is the boundary marked on

the municipal zoning map. The area that an historic district may cover varies widely. In 1973 the Massachusetts legislature passed an act to establish the Old Kings Highway Regional Historic District, which runs most of the length of Cape Cod and includes much of the area not included in the Cape Cod National Seashore.

Areas and Structures Controlled. Generally an historic district ordinance controls the demolition and exterior alteration of all buildings in the district, whether or not the buildings are historic or architecturally significant. The construction of new buildings is also controlled as is demolition.

Applications. A typical historic district ordinance requires that an application be submitted for new construction or to demolish or alter the exterior of an historic building. Applications are submitted to the historic district commission or the building permit department. Some commissions are empowered to deny demolition of a building for a certain length of time. Where an ordinance does not provide for permanently barring demolition or exterior alteration, there may be a stronger alternative than just a simple stay. For example, the Alexandria, Virginia, historic district ordinance requires that before a demolition permit can be issued the owner must offer the house for sale for three months if the offering price is less than \$25,000 and for as long as twelve months if the offering price is \$90,000 or more.

Appeal. Some form of appeal from an adverse decision of the review board is generally provided. Appeals are usually taken to the city council, the mayor and city council, or the zoning board, with further appeal to a court. Some ordinances provide for direct appeal to a court. The applicant for a permit always has a right of appeal.

Design Criteria. Historic district ordinances also contain design standards for exterior alterations and construction of new buildings in the district. For instance, the Savannah, Georgia, historic district ordinance enumerates sixteen factors to be considered in designing buildings to be constructed in the district: height, scale, facades, facade openings, rhythm of facade openings, building spacing, porch projections, types of materials, texture of materials, color of buildings, architectural details, roof shapes, walls, landscaping, ground cover and verticality or horizontality of buildings. The criteria used in Savannah reflect the results of a study of local conditions. The Dallas, Texas, ordinance has design criteria similar to Savannah's. In New Orleans, the ordinance provides that an application to erect,

alter, paint, add to, demolish, repair, or renovate the exterior of a building in the district must "conform with the quaint, traditional architecture of the Vieux Carre." In "City of New Orleans v. Levy" language in the ordinance such as "architectural and historical" and "quaint and distinctive" was challenged as being "vague and indefinite and without adequate standards." The Supreme Court of Louisiana held that these words were "not vague, and...constitute adequate standards, when read in context."

Proposed Historic District Ordinance

While it is acknowledged that details of any fully acceptable Historic Resources Ordinance would have to be drawn as a collaborative effort between the Town Attorney, Town Board and Town Planning Board following appropriate public hearings, it is perhaps helpful if initial suggestions are proposed in the outline form of a draft ordinance. These suggestions emerge from policy guidelines established by the Springs Citizens Planning Committee, and various public meetings in Springs, and are observant of experience with successful historic district ordinances elsewhere.

AN ORDINANCE TO ESTABLISH THE SPRINGS

FIREPLACE ROAD HISTORIC DISTRICT

Section 1. Legislative Intent

The purpose of this ordinance is to promote the educational, cultural, economic and general welfare of the public through the protection, enhancement, perpetuation and preservation of the Historic District. The Town Board declares that it is a public purpose to insure that the distinctive and historic character of the land and buildings within this Historic District shall not be injuriously affected, that the value to the community of those buildings having architectural and historical worth shall not be impaired, and that all aspects of said Historic District be maintained and preserved to promote its use for the education, pleasure and welfare of the citizens of the Town of East Hampton.

Section 2. Purpose and Definitions

A. Purpose

That in order to promote the economic and general welfare of the people of the Town of East Hampton and of the public generally,

and to insure the harmonious, orderly and efficient growth and development of the municipality, it is deemed essential by the East Hampton Town Board that the qualities relating to the history of The Springs and a harmonious outward appearance of structures which preserve property values and attract tourists and residents alike be preserved; some of these qualities being the continued existence and preservation of historic areas and buildings; continued construction of buildings in general harmony as to style, form, color, proportion, texture and material between buildings of historic design and those of more modern design; that such purpose is advanced through the preservation and protection of historic structures and surrounding land which impart a distinct aspect to the Town of East Hampton and which serve as visible reminders of the historic and cultural heritage of the Town, the State, and the nation.

To establish a new Historic District Overlay zone through an amendment to the Town of East Hampton Zoning Ordinance, and to declare a first such zone as the Springs Fireplace Road Historic District, as specifically delineated on the zoning map on file in the town clerk's office of the Town of East Hampton.

For the purposes of this Article, two types of distinct areas are recognized and established as follows:

- (1) Springs Fireplace Road Historic District as specifically delineated on the Zoning Map on file in the town clerk's office of the Town of East Hampton and which
 - (a) has a special character or special historical interest or value due to the density of buildings in excess of one hundred years old; and
 - (b) the undeveloped areas surrounding these buildings which remain largely undisturbed, thereby revealing a settlement pattern and total setting which represents one or more eras in the history of the town; and
 - (c) causes such area by reason of such factors to constitute a distinct section of the Town of East Hampton.
- (b) is designated as an Historic District pursuant to amendment to the Zoning Ordinance.
- (c) to be known hereafter as the Springs Fireplace Road Historic District. (SFRHD)

- (2) Springs Historic Sites - Any parcel of land on which a building or portion of a building in excess of 100 years old is found. These buildings are designated on a topographic map at the scale of 1" = 200' dated 30 July 1977 and on file at the Town Planners office.

(a) To be known hereafter as Springs Historic Sites

B. Definitions

1. Exterior Architectural Feature:

The architectural style and general arrangement of such portion of the exterior of a structure as is designed to be open to view from a public way or waterway including kind, color, and texture of building materials, type of all windows, signs, and other fixtures appurtenant to such portion.

2. Review Committee

The duly appointed Review Committee which shall have limited jurisdiction over the exterior architectural features, siting and landscape screening of structures within the Springs Fireplace Road Historic District.

3. Certificate of Approval

A certificate from the Review Committee authorizing plans for alterations, construction, removal or demolition within the Historic District.

4. Improvement

Any building, structure, place, parking facility, fence, gate, wall, landscaping or other object constituting a physical betterment of real property, or any part of such betterment.

5. Scenic Easement

A scenic easement, once granted to the Town of East Hampton shall entitle the grantor to a reduction in property taxes based on the assess valuation of the donated easement. The grantor, in exchange, must maintain the easement as an open vista if so required by the terms of the grant of scenic easement. Failure to do so will (a) entitle the Town of East Hampton to maintain the vista as required and (b) entitle the Town of East Hampton to assess the grantor

an amount equivalent to the cost of said maintenance expense. Any granted scenic easement on a Springs Historic Site or within the Historic District is subject to periodic inspection by the Springs Fireplace Road Historic District Review Committee.

Section 3. Review Committee

The Supervisor of the Town of East Hampton shall appoint a Review Committee to be known as The Springs Fireplace Road Historic District Review Committee composed of 9 members; the appointment shall be made as follows:

- one member from a list submitted by the Springs Historical Society;
- one member from a list submitted by the Springs Improvement Society;
- one member from a list submitted by the Sebonac Archaeological Society;
- one member from a list submitted by the Baymen's Association;
- two members submitted from a list of property owners within the Historic District;
- one member who owns retail business property within the District;
- one member of the Town Planning Board who is a resident of Springs; if none so resides, another member of the Planning Board;
- one member who is an architect;

Members are to be appointed for terms of three (3) years, provided that of those members first taking office three (3) shall be appointed for one (1) year, three (3) for two (2) years, and three (3) for three (3) years. Members may serve for no more than two successive terms and each member shall serve until the appointment of a successor.

In the event of vacancy occurring during the term of a member of the Committee, the Supervisor shall make an interim appointment to fill out the unexpired term of such member, and where such member is required to have specified qualifications, such vacancy shall be filled by a person having such qualifications.

The members of the Committee shall serve without compensation.

The Committee shall elect from its membership a Chairperson and a Vice-Chairperson whose terms of office shall be fixed by the Committee. The Chairperson shall preside over the meetings of the Committee and shall have the same right to vote and speak on all matters as other Committee members. The Vice-Chairperson shall, in the absence or disability of the Chairperson, perform the duties of the Chairperson, and, if a vacancy shall occur in the office of the Chairperson, shall become Chairperson for the unexpired portion of the term of the Chairperson. In the absence or disability of both the Chairperson and the Vice-Chairperson, the Committee shall, by a majority vote of those present, choose one of their number to perform the duties of the Chairperson.

At least five (5) members of the Committee shall constitute a quorum for the transaction of its business or the performance of its functions, and the concurring vote of five (5) members of the Committee shall be necessary for the adoption of any recommendations, motions or other acts of the Committee.

A Secretary shall be elected by the Committee. The Secretary shall maintain a record of all resolutions, proceedings and actions of the Committee. The records of the Committee shall set forth every determination made by the Committee and the vote of every member participating therein, and the absence of or failure to vote of every other member. The records of the Committee shall be made available to citizens and public officials upon request.

Section 4. Powers and Duties

1. It shall be the duty of the Review Committee to exercise aesthetic judgement and maintain the desirable character of the Historic District and Historic Sites and prevent construction, reconstruction, alteration or demolition out of harmony with existing buildings insofar as siting, style, materials, color, line and detail are concerned; and thus to prevent degeneration of property, safeguard public health, prevent fire, promote safety and preserve the beauty and character of the Historic District.

2. In addition to the aforementioned powers, the Review Committee shall have the power to:

- retain or employ professional consultants, secretaries, clerks or other such personnel as may be necessary to assist the Review Committee in carrying out its duties;

- conduct surveys of buildings throughout Springs for the purpose of determining those of historic significance and pertinent facts about them;
- formulate recommendations concerning the preparation of maps, brochures and historical markers;
- cooperate with and advise the Town Board, the Planning Board and other municipal agencies in matters involving historic buildings;
- advise owners of historic buildings on problems of preservation and restoration.

3. In order to facilitate the addition of new buildings in relation to the open space scenic easement preservation pattern established for the Historic District, the Committee may permit or require within the Historic District modification of the rules and regulations of the Town of East Hampton zoning ordinance Section 500 relative to: placement of the structure on the building parcel including side, front and rear yard requirements; height of the building above grade; minimum size of a principal dwelling on a building parcel. However, with respect to the size of a building, under no circumstances may the Committee impose restrictions more onerous to the property owner than those proscribed by the Zoning Ordinance. Nothing contained in this ordinance shall be construed as authorizing the Review Committee in acting with respect to the Historic District, to regulate density of population.

4. In passing upon an application for new construction, renovation or alteration in the Historic District the Committee shall consider, among other things, the general design, landscaping and screening, the character and appropriateness of design, scale of buildings, location of proposed structures, arrangement, texture, materials and color of the structure in question, and the relation of such elements to similar features of structures in the immediate surroundings. The Committee shall not consider interior arrangement or interior design; nor shall it make requirements except for the purpose of preventing developments which are not in harmony with the prevailing character of the surrounding area or which are obviously incongruous with this character.

5. The Review Committee may refuse a Certificate of Approval for the siting, erection, reconstruction, alteration, demolition, partial demolition, or removal of any structure within the Historic District, which, in the opinion of the Committee, would be detrimental to the interests of the Historic District and against the public interests of the Town.

6. The Committee, on its own initiative, may file a petition with the Building Inspector requesting that said officer proceed under the public safety regulations to require correction of defects or repairs to any structure covered by this ordinance so that such structure shall be preserved and protected.

7. The Committee on its own initiative may require that any designated Springs Historic Site become subject to its jurisdiction if it is determined that such a Historic Site contains an individual building or group of buildings of exceptional architectural quality. Such a site will be known as a regulated Historic Site.

8. The Committee may agree to subject any Springs Historic Site to its jurisdiction upon the request of its owner. Thereafter, such a site will become a regulated Historic Site.

Section 5. Regulated Conduct

1. Application

This ordinance shall apply to all buildings, structures, out-buildings, walls, fences, steps, topographical features, earthworks, landscaping and screening, paving and signs in the Historic District or regulated Historic Site subject to this ordinance. No changes in any exterior architectural feature, including, but not limited to, construction, reconstruction, alteration, restoration, removal, demolition or painting, shall be made except as hereinafter provided.

2. Exception:

Nothing in this ordinance shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature which does not involve a change in design, material, color or the outward appearance thereof. Nothing in this ordinance shall be construed to prevent the construction, reconstruction, alteration or demolition of any exterior architectural feature which the building inspector shall determine is required by public safety because of dangerous or unsafe conditions.

Section 6. Procedure

1. Pre-application Review:

Prior to the preparation of subdivision prepreliminary submission,

or for individual buildings, working drawings and specifications or calling for proposals or bids from contractors, preliminary scale drawings and outline specifications, including proposed siting, landscaping and screening and color samples for outside work, shall be prepared for review and informal discussion with the Review Committee.

The required pre-application review shall not require formal application but does require notice to be given to the Chairperson of the Review Committee ten (10) days before the date of the meeting at which the preliminary drawings are to be discussed. All documents submitted at this meeting shall be in duplicate prepared in a form suitable for filing in a standard size office filing cabinet.

In the case of minor projects involving repair or alterations to existing buildings, if the preliminary drawings and other data are sufficiently clear and explicit, the Chairperson may grant preliminary and final approval at one review session. Should said data indicate alterations, remodeling, or repairs not changing the exterior appearance, the Chairperson may exempt the application from further provisions of this section and issue a Certificate of Approval.

2. Application

1. Except as above, no new construction or change in any exterior architectural feature in the Historic District or regulated Historic Site shall be commenced without a Certificate of Approval from the Review Committee, nor shall any building permit for such change be issued without such a Certificate of Approval having first been issued. The Certificate of Approval required by this section shall be in addition to, and not in lieu of, any required building permit.

2. Every application or review involving (a) subdivision within the Historic District or regulated Historic Site, (b) alterations and/or additions to existing structures in the Historic District or regulated Historic Site, or (c) the erection of any new structure within the Historic District or regulated Historic Site shall be accompanied by drawings signed by the surveyor, planner, architect or draftsman and submitted in triplicate for the proposed, subdivision, alterations, additions or changes and for new construction of buildings or property use. As used herein, drawings shall mean preliminary subdivision plates or plans and exterior elevations drawn to scale, with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of buildings, including proposed materials,

textures, and colors, including samples of materials or color samples, and the plot plan or site layout, including all improvements affecting appearances such as walls, walks, terraces, planting, accessory buildings, signs, lights and other elements. Such documents shall be filed with the Chairperson and the Chairperson shall cause such documents to be made available to the Review Committee.

3. In the case of application for the demolition of structures on regulated Historic Sites, or the demolition of an existing structure situated within the Historic District, the applicant shall submit legible photographs of all sides of the building under consideration and photographs showing contiguous properties.

4. In the case of application to repair, alter or make additions to a structure at a regulated Historic Site, or to structures situated within the Historic District, the application shall be accompanied by legible photographs of all sides of the structure.

5. In the case of application to construct a new building situated within the Historic District the application shall be accompanied by legible photographs of the adjoining properties.

6. All of the above mentioned data shall be filed with the Chairperson and the Chairperson shall cause said data to be made available to the Review Committee.

Section 7. Issuance of Certificate

1. Within a reasonable time after application is filed, but in all events within 45 days after such filing, or within such further time as the applicant may in writing allow, the Review Committee shall determine whether the proposed subdivision, construction, reconstruction or alteration will be appropriate to the preservation of the Historic District or regulated Historic Site. In passing upon appropriateness, the Review Committee shall consider, in addition to any other pertinent factors, the historic and architectural value and significance, architectural style, general design, arrangement, texture, material and color of the exterior architectural feature involved and the relationship thereof to the exterior architectural features of other structures in the immediate neighborhood.

2. Upon approval of the plans the Committee shall forthwith transmit a report to the Town Planning Board and cause a Certificate of Approval to be issued to the applicant. If the Review Committee review shall fail to take final action upon any case within forty-five days after the receipt of application for a Certificate of Approval, the application shall be deemed to be approved, except where a written mutual agreement has been made for an extension of the time limit.

3. When a Certificate of Approval has been issued, a copy thereof shall be transmitted to the town Building Inspector, who shall from time to time inspect the alteration or construction approved by such Certificate and shall make a periodic report of such inspection to the Review Committee listing all work inspected and reporting any work not in accordance with such Certificate or violating any ordinances of the Town. Similar inspections and reports may be made periodically by designated members of the Review Committee.

4. In case of disapproval, the Review Committee shall state the reasons therefor in a written statement to the applicant and may give verbal advice and illustrative drawing to the applicant and make recommendations in regard to appropriateness of design, arrangement, texture, material, color and the like of the property involved.

5. Among other grounds for considering a design inappropriate and requiring disapproval and resubmission are the following defects: Arresting and spectacular effects; violent contrasts of materials or colors and intense or lurid colors; a multiplicity or incongruity of details resulting in a restless and disturbing appearance; the absence of unity and coherence in composition not in consonance with the dignity and character of the present structure in the case of repair, remodeling or enlargement of an existing building or with the prevailing character of the neighborhood in the case of a new building; siting of a new structure or adding to an existing one, in such a manner as to endanger or damage the prevailing and planned open scenic easement vistas within the District.

6. The Committee may refuse to issue a Certificate of Approval for construction, demolition, removal or alteration within the Historic District or within a regulated Historic Site, if it deems the structure of such architectural or historical interest that the construction, demolition, removal or alteration will be detrimental to the public interest.

Section 8. Appeal

1. In any case where the Review Committee has denied an application for a Certificate of Approval, the applicant may appeal to the East Hampton Town Board for a notice to proceed. Such appeal shall be presented within forty-five (45) days after the filing of the decision of the Review Committee.

2. Any person or persons jointly or severally aggrieved by any final decision of the Town Board may appeal to a Court of record within thirty (30) days after the filing of the decision of the Board.

Section 9. Ratification

This Ordinance shall become effective upon ratification.

Special Observation Relative to the Proposed Draft Historic District Ordinances

One special observation relative to the recommended draft ordinance is in order. This observation is intended to illuminate our attitude toward the question of architectural design control with respect to the proposed Historic District Ordinance.

The expressive creativity of architects and planners should not be stifled as a result of this proposed ordinance. Rigid architectural controls which mandate replication of period styles are more than likely to lead to artificial, stultified exterior skins, not imbued with the power and energy of the transition of time. A more interesting and more agreeable Historic District is contemplated. One in which the vitality and inventiveness of architects, planners and landscape designers is given full expression, but one observant of the surroundings, scale, texture and formal characteristics of the great majority of structures within the District. Maintenance of a harmony of materials, proportion and rhythm are the core issues. Quite obviously, such an approach implies the potential for disagreement, personal interpretation, and legitimate disputes about aesthetics. But it is hoped that the anticipated breadth and sophistication of the nine member Review Committee will be of help. In addition, East Hampton and the New York metropolitan region possess a degree of sophistication and experience in the fields of architecture, planning and landscape design which suggests the availability of design professionals with the competence to fulfill the objectives of both the individual client and the public responsibilities relative to the proposed Historic District and regulated Historic Sites.

With this limitation in mind, it is suggested that a refined historic district ordinance be presented by officials of the Town of East Hampton for public review.

Following such a hearing, and any required revisions to the proposed ordinance, it is strongly recommended that such an ordinance be implemented as a separate and distinct entity as soon as practical. Such an ordinance would become a valuable and progressive tool to assure better planning and more careful development in years to come.

Due to the growing national interest in planning for areas and sites of historic importance, a large number of relatively new financial assistance opportunities now exist. More are on the horizon.

A review of the information outlined below will reveal that there is considerable merit from the viewpoint of financial assistance to both a community and to individuals if a local community officially designates specified historic districts and sites. There is even greater potential for assistance, if sites and districts are able to qualify for acceptance by the National Register of Historic Places. It should be noted in this regard that the application and review procedure for consideration by the National Register is time consuming and relatively exacting. In addition, the very dramatic growth in interest in being designated a National Register Site or District has not been matched at either the state review level or federal review level by adequately increased staff. Thus a delay of several years in most cases must be anticipated. But this fact should not inhibit starting.

A. Federal Inducements for Preservation

The most recent and in some ways most significant inducement to historic preservation activities is to be found in the recent revision of the federal income tax regulations. These are likely to have a dramatic and rapid impact. Specific information of importance to the proposed planning for historic resources in East Hampton are as follows:

1. Tax Reform Act of 1976. Section 2124 of the act, "Tax Incentives to Encourage the Preservation of Historic Structures," provides several new incentives for historic preservation. The new section allows for the amortization of rehabilitation expenditures over a 5-year period for National Register properties, properties in a National Register historic district that are certified by the Secretary of the Interior as being significant to the district, or for properties located in historic districts designated under a statute of the appropriate state or local government if such statute is certified by the Secretary of the Interior as containing criteria that will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance to the district. Rehabilitation must be "certified." These tax related benefits are currently limited to owners who can use property depreciation allowances. The law also disallows deductions for demolition of certified historic structures and accelerated depreciation for properties erected on a site previously occupied by a historic structure on or after June 30, 1976.

Finally, the 1976 Tax Reform Act provides that a deduction is

allowed for the contribution to a charitable organization or a governmental entity exclusively for conservation purposes of (1) a lease on, option to purchase, or easement with respect to real property of not less than 30 years' duration or (2) a remainder interest in real property. Conservation purposes include the preservation of historically important land areas or structures.

Recently, Senator Strom Thurmond (D-S.C.) has introduced a bill into the U.S. Senate that would extend the provisions of the Tax Reform Act of 1976 to private owners of noncommercial certified historic structures.

The bill, S 1158, would permit individuals to deduct certified rehabilitation expenditures for historic structures that are not being used for commercial purposes. In introducing the bill, Thurmond noted that many historic structures "are in private hands and not commercially used. In fact, many of them are the homes of the owners. To deny to those owners the benefits granted commercial owners would be to thwart the expressed intent of the Congress."

It should be noted that to qualify for tax consequences including the now available 60-month amortization of certain rehabilitation expenses made in connection with qualified depreciable properties, the Secretary of the Interior must determine that the work meets certain standards with respect to the historic integrity of the rehabilitation work itself. As an information guideline to property owners, to local officials and to the proposed Springs Fireplace Road Historic District Committee, it is useful to recognize in advance what the standards are to determine if a rehabilitation project qualifies as a "certified rehabilitation" within the meaning of the 1976 Tax Reform Act. These standards are as follows:

- (1) Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.

- (2) Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum.

- (3) Deteriorated architectural features shall be

repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in the composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

(4) Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.

(5) Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(6) All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.

(7) Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment.

(8) Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

It is quite evident that these specific federal standards for rehabilitation are entirely consistent with the concepts contained in the proposed Historic District Ordinance, though they are clearly somewhat more specific and in certain instances somewhat more restrictive.

It is also pertinent to note that for federal qualification purposes the following definitions are operative:

(1) "Certified Historic Structure" means a structure which is of a character subject to the allowance for depreciation provided in section 167 of the Internal Revenue Code of 1954 which is either (a) listed in the National Register; or (b) located in a Registered Historic District and certified by the Secretary of the Interior as being of historic significance to the district, (including Registered Historic Districts designated under a statute of the appropriate State or local government if such statute is certified by the Secretary to the Secretary of the Treasury as containing criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance to the district.

(2) "Certified Rehabilitation" means any rehabilitation of a certified historic structure occurring after June 14, 1976, and prior to June 15, 1981, which the Secretary has certified to the Secretary of the Treasury as being consistent with the historic character of such property or the district in which such property is located.

(3) "Historic District" means a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects which are united by past events or aesthetically by plan or physical development.

(4) "Registered Historic District" means any district listed in the National Register or any district designated under a State or local statute which has been certified by the Secretary as containing criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance to the district.

(5) "Rehabilitation" means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those

portions and features of the property which are significant to its historic, architectural and cultural values.

Thus it should be quite evident that the overall intention contained within the proposed Historic District Ordinance are in conformance with the most recent federal standards for historic district recognition, and subsequent potential benefits under the 1976 Tax Reform Act. However, as is evident from the preceeding standards and definitions which accompany recent changes in the federal income tax laws, benefits to property owners, when no independent National Register qualification exists, are dependent upon designation under a state or local statute to create a "Registered Historic District." This consideration, independent of all others, suggests the wisdom and efficacy of creating by local ordinance the possibility of historic districts within the Town of East Hampton. Quite clearly, the proposed Springs Fireplace Road Historic District qualifies in all respects within the official federal definition of "Historic District."

2. Public Buildings Cooperative Use Act of 1976 directs the Administrator of the General Services Administration to acquire space for federal offices in buildings of historic architectural, or cultural significance, unless use of such space would not prove feasible and prudent compared with available alternatives. The act directs the Administrator, prior to undertaking a planning survey, to determine the public buildings needs of the federal government within a geographical area, to request the Chairman of the Advisory Council on Historic Preservation to identify existing buildings in the community that are of architectural, cultural, or historic interest and that are suitable for purchase to convert into federal office space. The act states that buildings of "historic, architectural, or cultural significance" include, but are not limited to, "buildings listed or eligible to be listed on the National Register..."

It might be of general interest to consider similar direction within the Town of East Hampton. Quite clearly additional public buildings will be required from time to time as the community expands. Just as surely, some of the larger and older historic buildings in town will become increasingly difficult for private owners to operate and to maintain. This intersection of trends offers an interesting opportunity for enlightened preservation efforts on the part of the Town of East Hampton. It is quite likely, considering present and projected construction costs, that the acquisition and rehabilitation of

an existing, high quality historic structure would result in an ultimate capital cost no greater than undertaking new construction. Maintenance and operating costs could be made comparable through proper attention during interior renovation.

B. Sources of Capital Funds - Federal Government

There are also a number of existing sources of capital funds within various federal government programs which may be used in conjunction with the planning for and preservation of historic resources. A summary description is as follows:

1. National Park Service Grants Matching grants are issued to states, the District of Columbia, territories and the National Trust for Historic Preservation. Funds may be used to acquire and preserve properties listed in the National Register. Grants now provide 50% of costs for planning (with a proposed increase to 70%), and 50% for acquisition or development. Funds may be transferred by State Historic Preservation Officers (SHPO's) to private organizations, individuals, or governmental subdivisions. The appropriation for FY 1977 is \$175 million. The Land and Water Conservation Fund Act (passed September 28, 1976) authorizes \$24.4 million for FY 1977, \$100 million each for FY 1978 and FY 1979, and \$150 million each FY 1980 and FY 1981 for NPS grants.
2. The Archeological and Historic Preservation Act of 1974 makes federal construction programs and all programs licensed or otherwise assisted by federal agencies responsible for the damage they may cause to the Nation's scientific, prehistoric, historic and archeological resources. The act provides agencies with specific authority to conduct necessary data recovery investigations in conjunction with authorized, funded projects. Federal agencies may seek appropriations, obligate existing funds, or use 1% of project funds to pay expenses.
3. Consultant Service Grants, provided by the National Trust on a matching basis, go to nonprofit or public organizations such as historical societies to pay for consultants on preservation problems. Grants average \$1,000 to \$2,000 and support projects such as historic district and property feasibility studies.
4. National Historic Preservation Fund, sponsored by the National Trust, provides low-interest loans to nonprofit or public member organizations to establish revolving funds for improving properties listed in or eligible for listing in the National Register. The original \$300,000 fund has been enlarged by a \$500,000 grant from the Mellon Foundation. Loans are expected to average between \$25,000 and \$50,000.

5. Title I Home Improvement Loan program provides FHA insurance for loans made by private financial institutions to finance property improvements that protect or increase the livability or utility of residential or other properties. Currently an owner of a single family home can borrow up to \$10,000 for 12 years. Maximum loans on multifamily structures are \$5,000 per dwelling unit, not to exceed \$25,000. All loans are made at market rates.

6. Historic Preservation Loan program is a new program which expands the existing Title I Home Improvement Loan program by providing FHA insurance for loans to finance the preservation, restoration or rehabilitation of residential properties listed in or determined eligible for listing in the National Register, including all residential properties within a National Register district. Available from private lending institutions at market rates, these loans will be for up to \$15,000 per dwelling unit (not to exceed \$30,000) for 15 years. (Community development block grants may be used to subsidize the market interest on both historic preservation and Title I Loans.) Proposed improvements must be reviewed by the State Historic Preservation Officer. The program is not yet operational.

7. Community Development Block Grant program supplies federal funds directly to communities for projects that will improve living conditions through housing and environmental changes. The community can use block grants to fund such preservation-related activities as surveys of cultural resources, development of a historic preservation plan; studies for the adoption of regulatory or protective ordinances; establishment of financial programs, including low-interest loans and grants for rehabilitation of historically and architecturally significant structures; establishment of a revolving fund for the acquisition, rehabilitation, and disposition of historic properties; or easement programs. While considered local money for the purposes of federal matching grant programs, block grant funding carries with it the responsibility to comply with federal laws and regulations protecting cultural resources. A total of \$3.148 billion has been appropriated for FY 1977.

8. 701 (Comprehensive Planning Assistance) can be used for the following preservation-related activities, as long as they are part of a comprehensive plan: development of criteria for evaluation of historic properties; surveys; identification of historic properties subject to destruction and/or deterioration; consideration of the relationship of historic properties to other elements of comprehensive planning in the jurisdiction; determination of preliminary cost estimates for the rehabilita-

tion or restoration of significant buildings or districts; preparation of district legislation, model preservation contracts, and general administrative and budgetary measures; and preparation of a historic preservation program outlining action needed. The reduced FY 1977 appropriation is \$62.5 million.

9. HUD Section 312 Loans are for repairs and improvements needed to make a privately owned property comply with local building codes. A total of \$50 million has been appropriated for FY 1977. This, together with \$30 million in funds that have been carried over or repaid into the Section 312 revolving fund, should provide for an \$80 million rehabilitation loan program in FY 1977.

10. Urban Renewal. Although the Urban Renewal program has been terminated some areas still have unexpended funds for uncompleted Urban Renewal projects. Where such Urban Renewal programs are still in effect, it is still possible for local agencies to write down the cost of historic properties to as little as \$1 where circumstances dictate, write down cleared land around historic properties, and provide \$90,000 for restoration and/or \$50,000 for moving properties listed in or determined by the Secretary of the Interior to be eligible for inclusion in the National Register.

11. Revenue Sharing is a form of financial assistance in which federal funds are allocated to state and local governments, to be used in accordance with the same state and local laws and procedures that govern other forms of state and local spending. On October 13, 1976, the President signed into law a measure which appropriates \$25.6 billion over the next 3 3/4 years. The new law also allows revenue sharing funds to be used for a wide variety of planning purposes and as a match for other federal programs.

12. Small Business Administration. On October 29, 1976, SBA published in the Federal Register an amendment to its regulations that will encourage rehabilitation of residential and commercial properties. The amendment provides that loans for the acquisition and rehabilitation of such properties will be granted by SBA if the rehabilitation is prompt and significant (costing more than one-third of the purchase price). Such rehabilitation will be for properties that will be sold immediately for the contractor's profit. This financial assistance will be on a deferred participation (guaranty) basis, repayable within 18 months (plus the period of rehabilitation), and secured by a first lien on the land and improvements.

It is quite evident that each of these federal programs, in one way or another, could be of importance to furthering the objectives of historic resources planning and implementation. A coordinated use of several programs is provided for in the potential for matching funds from one program with allocations from another. Thus a number of the objectives outlined above in this report could be implemented, with significant federal assistance. What is required is citizen interest, policy determinations and ultimately fund allocations toward goals related to planning and preservation of local historic resources.

C. Other Resources

1. Zoning is a very significant device available to the town to protect land and guide development and redevelopment. The virtue of the use of zoning powers is that a local municipality may, through an act of zoning, effect a situation relatively rapidly.

It is suggested that the Town of East Hampton for its part in assuring the realization of this project move swiftly to inaugurate a Historic District zoning descriptor and establish a special Springs Fireplace Road Historic District overlay zone.

2. The Nature Conservancy, the most organized and potentially helpful private organization to the objectives of conservation within the proposed Historic District is the Nature Conservancy. The Nature Conservancy is the only national conservation organization devoted exclusively to preservation of land through private action. The Nature Conservancy works in three ways especially to protect natural areas:

- a. By purchase of land with funds raised through public subscription;
- b. By acceptance of donations of land;
- c. By advanced acquisition of land for local, state and federal government.

Indeed, at the present time, as indicated previously, the Nature Conservancy is in possession of about 70 acres of land within the proposed Historic District. Further acquisitions or donations, especially of wetlands, open fields and unusual woodland would be most desirable.

3. Private Foundations. Another potential source of private

assistance in this project is from private foundations. Several have local resident board members. This source should not be overlooked when resources are being specifically assessed.

4. Revolving Funds This means of recycling, of specialized capital funds, is becoming increasingly used as groups gain experience and financial sophistication. It is basically a technique to rapidly turn over and hopefully maintain or even enhance a critical accumulation of capital. The original fund can be established with block grants, National Parks Service grants, National Trust funds, Urban Reinvestment Task Force funds, foundation grants, or other sources. Some revolving funds are set up to acquire, preserve, and sell historic properties; others are for preservation loans to owners. Proceeds return to the fund for other projects, so the funds and their impact are multiplied. Private organizations as well as local and state governments can utilize this technique.

5. Local Community interest. In addition to these federal, state, county, town and private programs and resources, an awareness of these trends and substantial interest in additional land preservation, and planning for historic resources exists within the Town of East Hampton. This is dramatically manifest in the wide public interest which this project has already attracted. This human resource in government and in the private sector is a critical ingredient for success. Therefore, with local, state and federal trends moving in the direction of increased interest, with a number of funded programs available, and with an aware and interested town, the stage should be set for a successful historic resources preservation program in Springs.

In addition, as the impact of preservation and adaptive reuse has been increasingly understood, as its coincidence with energy conservation, cultural preservation and wise community planning have been increasingly recognized, applicable programs and funding levels have expanded. This is a trend that is likely to continue, and accelerate. Thus it is of paramount importance that citizens and local officials become aware of these opportunities and options, and press for their utilization. Diligence and determination are required. But with will and the resource of many historic structures in relatively good condition within a definable historic district, significant progress should be realized.

VIII. SPRINGS CULTURAL CENTER: ANALYSIS AND RECOMMENDATIONS

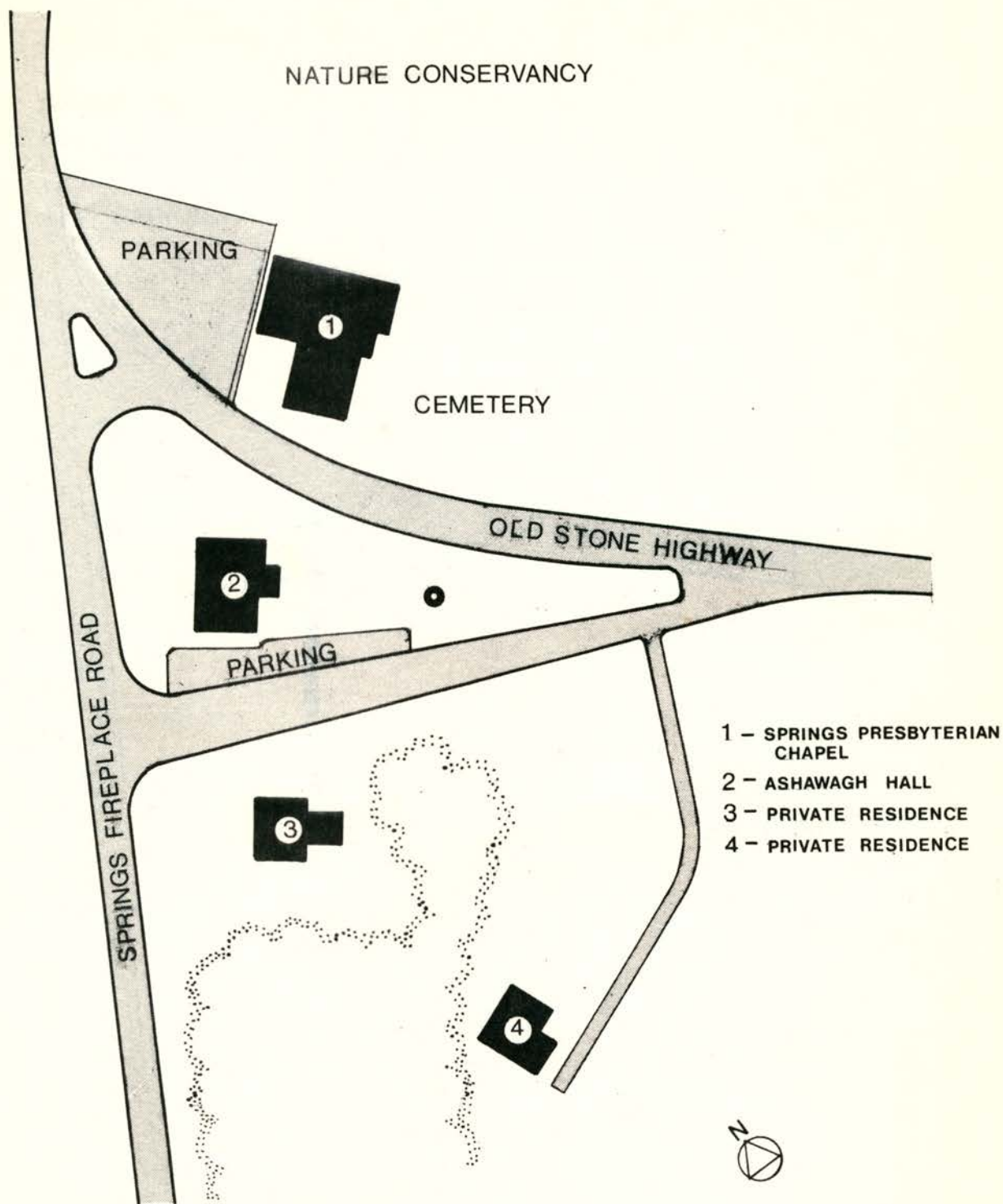
It was determined in meetings and policy decisions taken by the Springs Citizens Planning Committee that a strong desire exists for a more identified and more specific Cultural Center or Community Center in Springs. It was further determined that there was no desire to have this center mingled with commercial, retail business or dense residential units. There is however, substantial sentiment in favor of a small museum and archive within the center related to local history and culture.

The Ashawagh Hall area has served informally and habitually as the cultural and community focal point of Springs. There is no reason that this pattern should be challenged. The area is well located, adjacent to both extensively held public lands and Accabonac Harbor. In addition, access to it is exceptional.

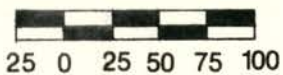
However, analysis of the physical and environmental attributes of the site as it is presently constituted reveals certain deficiencies as schematically illustrated in figure 4. Most particularly:

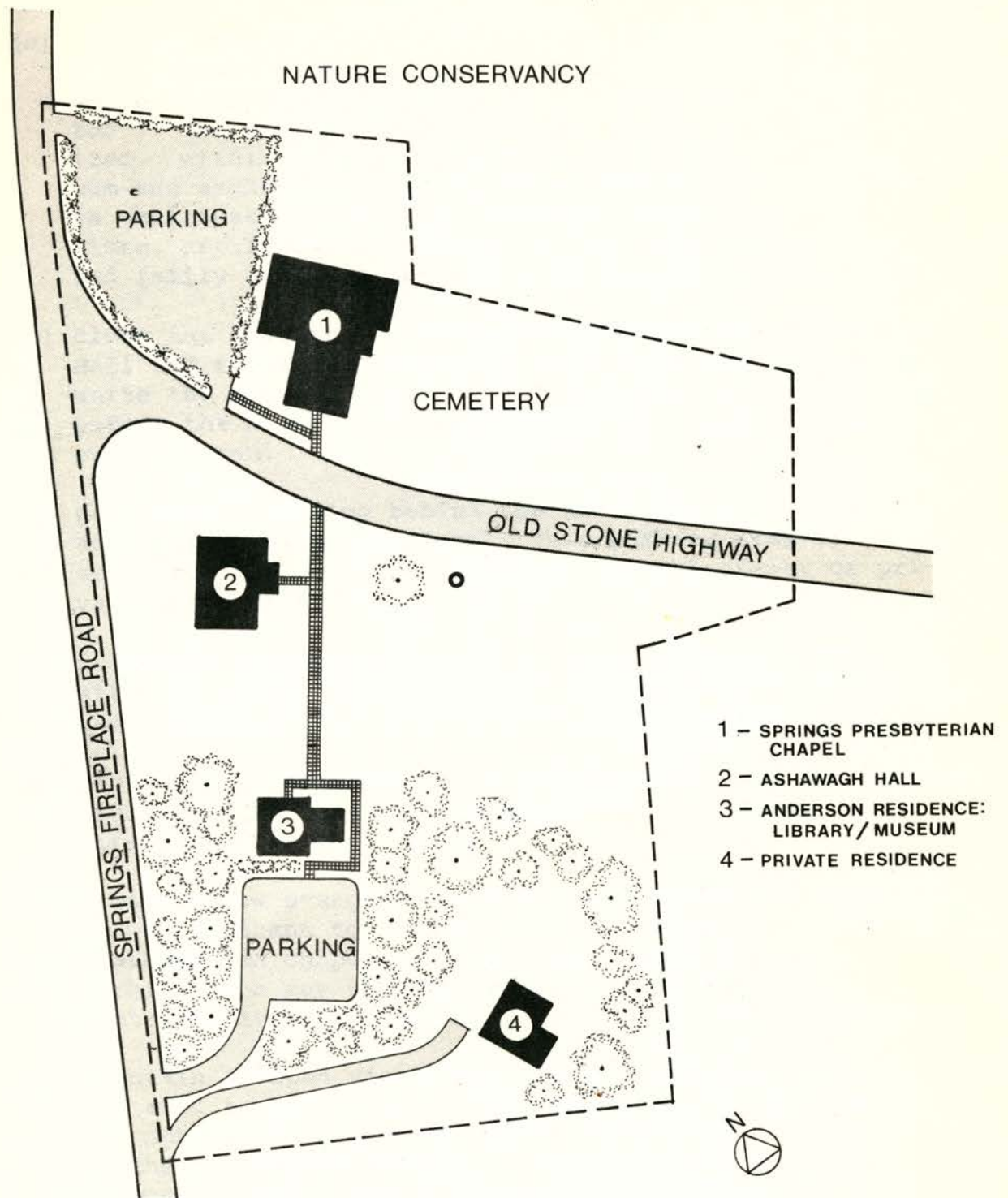
- (a) there is an excess of streets. These form a triangular residue of land upon which Ashawagh Hall sits;
- (b) there is inadequate off-street parking. Thus vehicles now intrude upon the grounds of Ashawagh Hall and are found on surrounding streets in the area;
- (c) none of the parking that is available at either Ashawagh Hall or the Springs Presbyterian Chapel is presently screened from public view. This leaves a cluttered and unsightly appearance which is both unnecessary and unbecoming. It is especially desirable that it be avoided if indeed this area becomes a part of the proposed Historic District;
- (d) unsightly utility lines are strung above ground throughout the site serving the three existing major structures and as a part of pole lines running along the surrounding streets.

These cosmetic and access matters are fortunately susceptible to rapid and inexpensive solution, as suggested in a proposed redevelopment scheme depicted in figure 5. The major components of this scheme are as follows:



EXISTING SITE: PROPOSED SPRINGS CULTURAL CENTER





- 1 - SPRINGS PRESBYTERIAN CHAPEL
- 2 - ASHAWAGH HALL
- 3 - ANDERSON RESIDENCE: LIBRARY/MUSEUM
- 4 - PRIVATE RESIDENCE

PROPOSED SPRINGS CULTURAL CENTER



- (a) plan for the eventual inclusion of the Anderson house as a component part of the Cultural Center. This house is expected to accrue to the Town of East Hampton if the present wish of the current owner is realized. Within this fine domestic building a small museum and archive related to local archaeology and history is anticipated. Fishing, farming, local economy, furniture, artifacts, prehistory of the area, books, maps and family archives are but a few content possibilities.
- (b) close the segment of Old Stone Highway south of Ashwagh Hall and return it to grass. This intervention would unite the present Ashawagh Hall property with the land before the Anderson House, thereby creating a large public green.
- (c) provide for parking behind the Anderson house with access from Fireplace Road. This parking area is screened from view from any public right-of-way or private adjacent buildings.
- (d) provide a new access to the private dwelling now situated south of the Anderson House at the time that the segment of Old Stone Highway is converted to lawn.
- (e) realign the intersection of Old Stone Highway and Fireplace road so that turning movements and travel in all directions are made safe.
- (f) create a low evergreen screen along the public right-of-way adjacent to the parking area west of the Springs Presbyterian Chapel. Secure agreements that this parking area may be used in conjunction with Cultural Center activities when not preempted by church functions.
- (g) maintain an open vista from the Cultural Center north and east to and across Accabonac Harbor to the west of the Springs Presbyterian Church across land now owned by the Nature Conservancy. This can be accomplished by occasional cutting of trees and shrubbery by Town crews within this visual corridor.
- (h) build a simple network of brick paths which link parking areas to both the north and south of the Cultural Center to the Anderson House, Ashawagh Hall and the Springs Presbyterian Chapel. In addition, provide a pedestrian walk and bicycle path along the remaining

branch of Old Stone Highway.

- (i) provide a low intensity, indirect, outdoor light system for the complex
- (j) undertake the relocation of all lines into underground conduit within 500 feet of the boundaries of the cultural center.
- (k) provide an enlarged area in Old Stone Highway adjacent to Ashawagh Hall for the drop off and pick up of the elderly and the handicapped.

It should be recognized, with this proposed modification to the existing cultural center area, that parking could still occur on the grass near Ashawagh Hall on special occasions. Such a means of handling parking for special occasions is implemented with great success on the green in East Hampton village in the vicinity of Guild Hall.

Overall, it is suggested that these minor modifications to the cultural center area will provide a number of significant improvements. Together these are likely to establish a more recognizable center for the Springs community - and one which is considerably more appealing.

IX. RETAIL BUSINESS ZONE IN THE HISTORIC DISTRICT: ANALYSIS AND RECOMMENDATION

Currently, most retail business expenditures on the part of Springs residents do not occur in Springs. It was determined as a policy matter by the Springs Citizens Advisory Committee that the current level of convenience retail business service was indeed the level of service that was desirable. This is also, parenthetically, about the only level of service that can reasonably be expected, considering the small size of the resident population and its proximity to established and growing retail business centers in both Amagansett and East Hampton Village.

It was further confirmed in our previous work, Historic and Commercial Land Management Report, Springs, East Hampton, New York that adequate undeveloped land now exists in retail business zones to satisfy demand to the year 1995. Nevertheless, our own investigation of town policy relative to retail business zone planning reveals a number of areas which we believe would benefit from some additional attention, evaluation and modification. These fall generally into two categories: 1) traffic and parking and 2) design.

Traffic and Parking

There are currently three sections within the Town of East Hampton Zoning Ordinance which control the provision for parking at retail business sites. These are as follows:

Section 604.02 Retail business buildings or structures shall have one square foot of parking space per each two square feet of gross floor area.

Section 604.021 Retail business lots less than 5,000 square feet in area may satisfy the area requirement for parking by a front yard or rear yard setback equal to 1/3 of the average lot depth and the area so provided shall be utilized for parking except that driveways and turn-arounds shall not be required.

Section 604.06 Parking requirements may be satisfied by demonstrating the provision of equivalent parking space on adjacent or neighboring property with 1,000' of premises in question.

It will be noted that Section 604.02 provides for only one square foot of parking space for each two square feet of gross floor area. This requirement, for most conventional convenience retail business enterprises, such as those found in Springs, is inadequate. While one could be very refined and describe the precise relationship between many diverse types of retail business activity and

parking requirements, such an exploration would lead to hopeless complexity in both planning for the future and casting an appropriate revised requirement in the zoning ordinance.

On average, considering the nature of retail business activity in Springs, and indeed throughout the Town of East Hampton, it is much more appropriate to require one square foot of parking space for one square foot of gross floor area in retail business zones. This revised standard, which is recommended, is used throughout our calculations and suggestions which follow.

It should also be noted that Section 604.021 permits the provision of parking on lots of 5,000 square feet or less through front or rear yard setbacks. This opportunity, while helpful to the retail business entrepreneur, encourages retail business parking directly off of major thoroughfares, uncontrolled and unscreened. This practice creates various opportunities for traffic accidents as cars back into and turn off of major arteries. It also induces a shabby, unattractive appearance surrounding retail business areas which is both unnecessary and unwarranted. The public environment is assaulted and the visual environment of neighbors severely diminished.

Section 604.06 provides another device which may exclude the retail business owner from in fact providing parking. By permitting parking use on adjacent property or within 1,000 feet of the premises, an unacceptable practice is endorsed. This is permitting parking for retail business uses on nearby, and often inappropriate land not necessarily zoned for retail business uses and not generally treated in terms of surface or landscaping as a parking area.

These problems and issues, which are acknowledged to be somewhat complex and difficult to mitigate, will be addressed again below in our recommendations relative to retail business zone planning and development practices.

Retail Business Space

Within the Springs School District, as indicated in Figure 1, there are currently three major areas zoned for retail business activity. Two of these are centrally located along the Fort Pond Boulevard spine at Fireplace Road and Three Mile Harbor Road. The third is situated as a pie shaped parcel at the intersection of Fireplace Road and School Street. In addition, there are other small areas of retail business activity scattered throughout Springs, some in retail business zones, others as preexisting non-conforming uses. These are more fully discussed

and described in our previous report of June 1976.

As indicated on Table 6, there is some 680,000 square feet of retail business land within Springs. This is the total area both zoned and effectively used for retail business purposes as nonconforming uses. Of this total, only some 229,000 square feet or about one third of the space is actually used for business enterprises and associated parking. This level of development currently services the resident population of some 2750 people.

To maintain this same approximate level of service by the year 1985, as indicated in Table 6, it is anticipated that an additional increment of some 149,000 square feet of retail business area, including parking at the recommended 1:1 ratio will be required. In the succeeding decade, another some 167,000 square feet is anticipated. These needs, a combined total of some 316,000 square feet can be more than met by the land already zoned in Springs for retail business purposes. Indeed, a surplus of over 75,000 square feet is anticipated even in 1995. In fact, all of the new projected growth and development can be properly and appropriately accommodated in the three major retail business zones available, which are now largely undeveloped. Additional undeveloped space for buffers and landscaping are amply available.

These zones, as indicated in figure 1, are well located, more or less in the center of the Springs School District, and arrayed on principal north-south arteries. As indicated on Table 8, there is only some 69,000 square feet of developed retail business area within these three zones, or approximately 30 percent of the total.

If the anticipated spatial distribution of the population is taken into account over the next twenty years, it is possible to make a projection of reasonable allocations of growth in each of the three major retail business areas by increments, as depicted in Table 7. By the year 1995, it is expected that retail business activity in these three zones will account for over 70 percent of all retail business building within Springs. Thus the precise ways that these three crucial zones are planned and developed is of the greatest importance.

Design Concepts and Standards for Retail Business Areas

In order to illustrate our overall concept of an appropriate approach to the incremental development of retail business areas

TABLE 6.

Resident Population/Effective vs. Developed RB Area
Springs 1975-1995 (in square feet)

	Population	Total Existing (1) Effective RB Area	Total Existing (2) Developed RB Area	Total Required ⁽³⁾ Developed RB Area	Surplus Effective RB Area Available	Additional Required Developed Area of last 10 yr. period
1975	2,731	± 680,000	229,140sq. ft.	229,140	391,999	--
1985	4,503	± 680,000	--	377,802	243,328	148,662
1995	6,495	± 680,000	--	544,931	76,199	167,129

Notes:

1. Effective RB Area is the total area zoned for retail business activity including areas of non-conforming retail business sites that predate current zoning.
2. Existing Developed Area is the total area currently developed for RB facilities and parking in both zoned and non-conforming areas.
3. This figure is based on a factor of 83.9 sq. ft./capita of Developed RB area and incorporates a parking factor of 1 sq. ft. parking area/1 sq. ft. Gross Leasable Area.

TABLE 7.

Existing and Required Developed Retail Business Area 1975-1995 by Zone
(in square feet)

<u>Three RB Zones</u>	<u>Existing</u>			<u>1985</u>			<u>1995</u>		
	Gross Floor Area	Parking ⁽¹⁾	Total	Gross Floor Area	Parking ⁽²⁾	Total	Gross Floor Area	Parking ⁽²⁾	Total
RB 1 Fort Pond Fireplace	18,907	9,453	28,360	37,500	37,500	75,000	50,000	50,000	100,000
RB 2 Fort Pond 3 Mile Harbor	17,613	8,807	26,420	56,321	56,321	112,642	125,000	125,000	250,000
RB 3 School Street Fireplace	9,467	4,733	14,200	15,000	15,000	30,000	17,386	17,386	(3) 34,771
TOTAL in year	45,987	22,993	68,980	108,821	108,821	217,642	192,386	192,386	384,771
Proposed New Development	--	--	--	62,834	85,828	148,662	83,565	83,565	167,129
<u>Other RB Areas</u> Existing	106,773	53,387	160,160	106,773	53,387	160,160	106,773	53,387	160,160
Proposed New Development	--	--	--	--	--	--	--	--	--
TOTAL	152,760	76,380	229,140	215,594	162,208	377,802	299,159	245,773	594,931

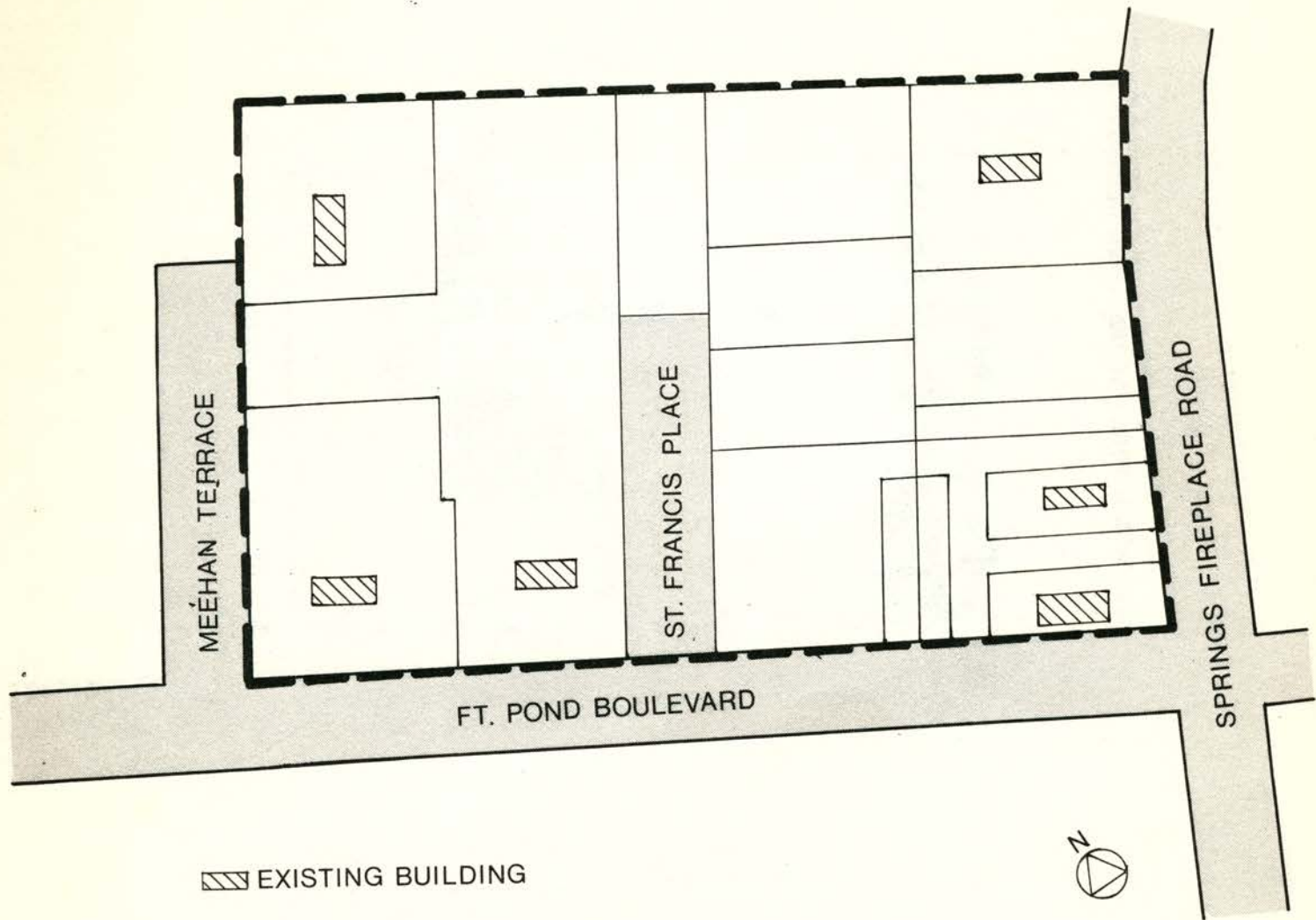
Table 7. (cont.)

Notes:

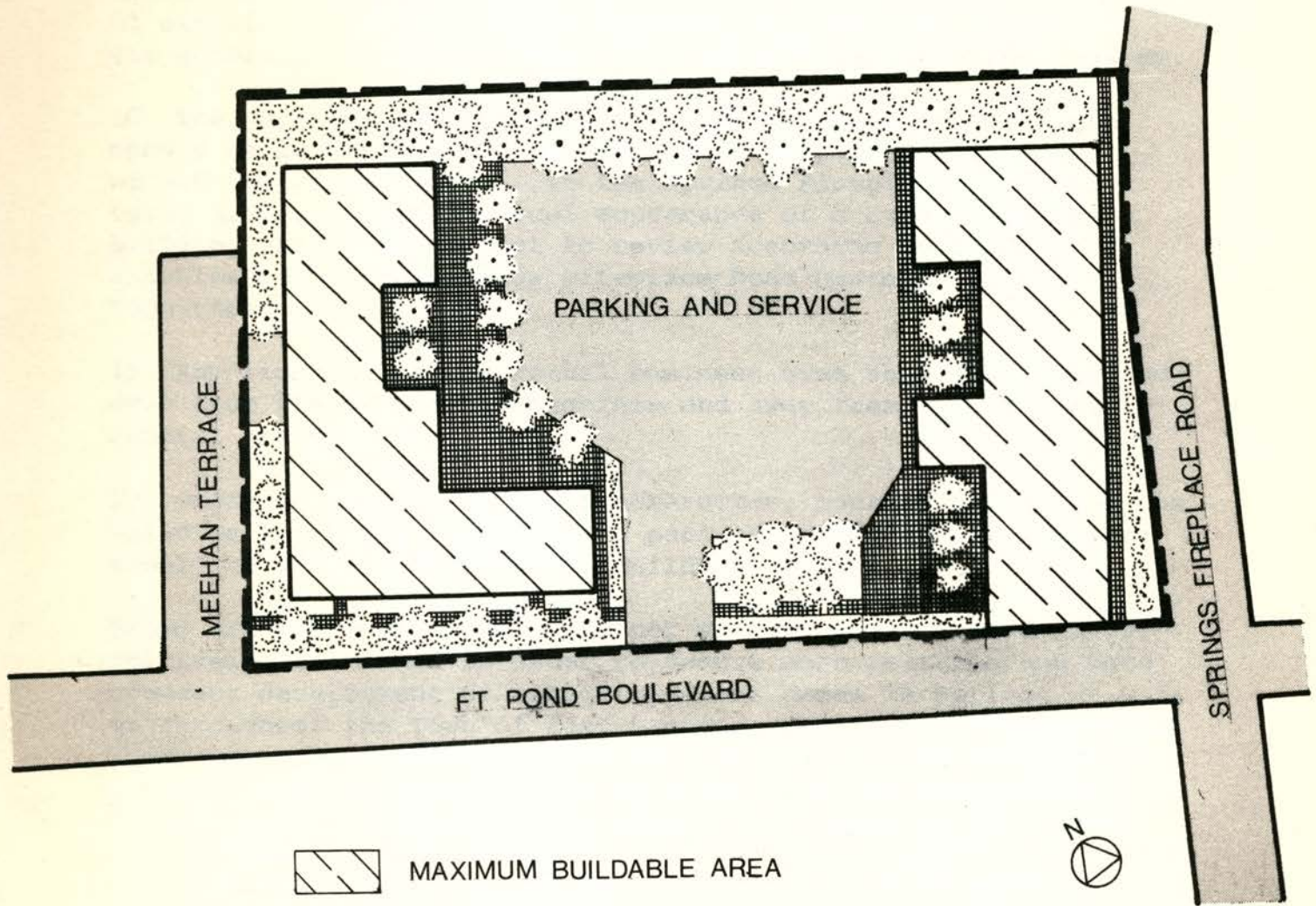
1. Currently existing parking is required as 1 sq. ft. of parking area for every 2 sq. ft. of gross floor area.
2. Proposed parking requirements are 1 sq. ft. of parking area for every sq. ft. of gross floor area.
3. This zone not built up to full potential as a result of relatively low projected population growth in this area.

in Springs, we have undertaken a schematic concept design of the one retail business zone within the proposed Springs Fire-place Road Historic District, so that an improved approach may be compared to the present situation (see figures 6,7.). This schematic illustration presents a proposed new approach to certain goals which we suggest can be obtained in plan, leaving the question of elevation and appearance aside for the moment. These goals might be listed as follows:

1. One square foot of parking area for every square foot of gross retail business building.
2. No on-street or adjacent parking. No parking should be permitted on the street in the vicinity of retail business zones for 1,000 feet.
3. All perimeters of the retail business zone should be screened to the extent possible so that parked vehicles cannot be seen at eye level except at access and egress points.
4. Parking should be internal. Within the parking area itself, if it exceeds 20,000 square feet in size, it should have planter areas provided at a ratio of one such area for every fifty parking spaces. Each of these planter areas should be a minimum of 100 square feet in size and provide for one evergreen tree of at least three inch caliper in an island.
5. All parking areas should maintain at least a 10 foot landscaped strip adjacent to residential areas. The plants should be evergreen.
6. Where a parking area abuts a street, it should be separated by a barrier at least two feet high but not over four feet. The barrier can be masonry wall, fence or hedge. If a wall or fence, there should be a landscaped strip adjacent to it between the wall or fence and the sidewalk or property line with a minimum width of three feet. All plants and hedges should be evergreen.
7. Should any parking lots be constructed with an uninterrupted frontage on a street of 40 feet or more, it should have at least a 10 foot landscape strip between the parking area and the street. This planting strip should have trees of at least three inch caliper planted at least 20 feet apart. Trees should be evergreen.
8. Pedestrian walks should be provided along the street perimeter of the retail business zone and also between internal parking



EXISTING CONDITIONS: RETAIL BUSINESS ZONE
SPRINGS FIREPLACE ROAD



CONCEPT PLAN: RETAIL BUSINESS ZONE
 SPRINGS FIREPLACE ROAD

areas and the entrance to retail business buildings.

9. Parking, access and egress routes for automobiles and delivery zones and platforms for trucks should be laid out in a competent and comprehensive manner which considers both internal circulation in the retail business area and the impact of its generated traffic on the surrounding arterial street system.

10. The physical appearance of the retail business structure should be in harmony with existing and proposed development within its general area. In the Springs Fireplace Road Historic District, the physical appearance of a retail business building should be subject to review according to guidelines established by the Springs Fireplace Road Historic District Committee.

11. Any lighting in the retail business area should be directed away from the public thoroughfare and away from abutting residential areas.

12. Signs should be uniform in character, mounted flush upon the building and become an integral part of its facade. Sign size should be in harmony with the building itself.

There are obviously numerous other matters which should be definitively determined in order to secure more reliable and more coherent development of retail business areas in Springs as well as throughout the Town of East Hampton. These include signage, lighting, numerous definitions, permit systems, fees, approvals, paving and engineering standards, drainage, surface materials appropriate to roads, further landscaping details, etc. Many communities possess ordinances related to this matter. We have above merely focused on the most pressing visual considerations and planning issues related to retail business development.

Implementation Considerations

It is quite evident that the foregoing, to be implemented, requires an entirely new coherent development strategy to the incremental addition of facilities within retail business zones. As currently constituted, each of the three large retail business zones in Springs is subdivided into a relatively large number of separate building parcels, as illustrated in figure 6. This traditional fractionalization of ownership compounds the problem of establishing and securing a workable means to gradually develop these zones. Three basic approaches seem possible.

These include:

1. Do nothing, and let the present regulations inevitably produce strip developed, poorly planning, hazardous and unsightly retail business areas.
2. Modify existing regulations so that they will enhance future individual development as much as possible.
3. Take a more active and innovative approach as a community to the development of retail business zones, in addition to modifying existing relevant regulations.

It is in regard to this third possibility that a few suggestions may be helpful.

One of the principal problems governing effective development of retail business zones is focused on the location of parking areas in relationship to stores. Both need to be in the proper location for the zone to function properly from the multiple viewpoints of storeowner, customer, automobile driver, delivery person, surrounding community. While each of these may assert a somewhat different attitude if no other interest was involved, the joint requirements of all can be best met with good planning. And in retail business areas this first and foremost means proper provision and placement of parking.

Thus, to accomplish an end state such as projected in figure 7, for the retail business zone at the intersection of Springs Fireplace Road and Fort Pond Boulevard, an innovative approach might be considered. Its components, far from definitively worked out at this point, might consist of the following elements if the Town of East Hampton itself became involved in the process:

1. Produce an agreed upon end state plan for the zone through the office of the Town Planner or consultants. Parking areas and building areas should be observant of existing property lines within the zone, to the extent possible.
2. The Town of East Hampton purchases (through condemnation process or otherwise) all areas designated for parking.
3. Town of East Hampton undertakes to provide parking space, landscaping and maintenance of the retail business zone. This undertaking is phased according to a predetermined capital improvement plan.

4. In order to qualify for a building permit to construct a store within the retail business zone, the owner must:

- a. conform to established design, lighting, and signage criteria;
- b. committ him/herself to a prorata maintenance fee payable to the Town of East Hampton semiannually for upkeep of common areas within the zone and public areas abutting the zone;
- c. undertake payment to the Town of East Hampton of a one time charge for the parking he/she would be required to provide on a 1:1 ratio basis. This payment would be composed of two elements: (1)pro-rata share of the original land cost and common area cost, plus interest if purchased by the town with bonded indebtedness; and (2)the current capital construction cost to the individual storeowner to provide the required paving, drainage and landscaping for his/her prorata share of parking, common areas, etc.

Through this approach, which might be easily monitored through a separate Town Retail Business Planning and Improvement Account, long term development in these zones could proceed in a model manner. No ultimate capital or maintenance cost would accrue to the Town. All capital, financing and operational charges would be borne by the retail business developer.

While this suggested approach is clearly speculative and raises some issues of finance, law and administration, it contains the seed of a possible new and completely innovative approach that could succeed. No model or prototype for it exists, though of course it is related in concept to the imaginative approach to road development worked out by Mr. DeRose and The East Hampton Town Planning Board in reference to public improvements within old filed map areas.

X. CONCLUSION

Americans travel by the millions every year to return to places around the world where there is still some physical evidence of the past. Such trips are motivated by interest, nostalgia and instinct. Human beings, in great number, are moved by evidence of their own sources, their personal and cultural history. When such evidence is placed within physically attractive settings of cityscape or landscape, the attraction is all the more heightened.

Few places in the United States possess the raw material from which such an elevation of spirit or contact with American history and culture is even possible. East Hampton is still endowed, by chance of early settlement history and subsequent development patterns in this metropolitan region, with such resources. One becomes so familiar with them that they are ignored. One becomes so accustomed to a physical setting, its unique quality and diversity, that we no longer see it clearly. Most of all, we forget that it is fragile, irreplaceable; a resource as tentative as ocean dunes, unspoiled wetlands, and bounteous farmland.

In our analysis of Springs, only one part of the Town of East Hampton, it became clear that new growth and development, oblivious of the issues raised in this report, will inevitably eradicate this cherished ambience. To assure a continuation of the total mood and appearance which is now so appreciated by most citizens in the area, a Springs Fireplace Road Historic District is proposed. This district is centered along the traditional development spine of Fireplace Road between town owned park property to the south of Ashawagh Hall and town held land on the north at the intersection of Fireplace Road and Gerard Drive. This district of some 435 acres, contains about 30 buildings partially or entirely over 100 years old, or roughly half of all such buildings still extant in Springs.

Within the new historic district additional growth and development would continue to occur. However, it would be subject to siting and some aesthetic control by a proposed Springs Historic District Committee. A proposed ordinance establishes this Committee of nine citizens and provides for (a) the establishment of historic districts as overlay zones in the Town of East Hampton and (b) provides for the identification and management of the Springs Fireplace Road Historic District.

It is suggested, as regards historic resources, that the other

communities which composed the Town of East Hampton review their own historic sites and resources and thereby investigate desirable options for their preservation. Sag Harbor has of course been working in this direction, with only modest success, for some time.

Historic Districts--as opposed to the preservation of a single structure--offer a number of important opportunities which might be considered. First of all, they allow the continuation of a total environment, rather than the more traditional isolated maintenance of a single building. This means that groups and interrelationships of buildings with their street and in their total setting may be given attention. It does not mean, as some may fear, that all change must stop, or that restoration to the standards and appearance of an earlier period are anticipated. Historic Districts should be living, vital and even growing attributes of a community as they are in relatively rural places such as Wethersfield, (Connecticut), Harrisville, (New Hampshire), Jacksonville, (Oregon) Georgetown, (Colorado), Elsay, (Illinois) and elsewhere. No proposal is being made that the Town of East Hampton, or any part of it, attempt to become a restoration setting such as Williamsburg or Sturbridge Village. These reflect an entirely different approach, with different objectives. It is one which ignores the dynamic interests of a varied economy, and the quest by a growing population for a superior place to live.

It is further suggested that the potential for establishing historic district legislation for the Town of East Hampton be given attention at the earliest possible time. The matter, which could be handled as any other amendment to the zoning ordinance, of which there have been over 100 in the past twenty years, need not await the long and inevitably complex process of revision of the Comprehensive Plan. Deferral of this matter is likely to threaten the potential long term future of the Springs Fireplace Road Historic District due to the intense development pressure to which it is currently subject. Furthermore, to enable proper procedure and notification measures for public comment relative to the establishment of a historic district overlay zoning in East Hampton, without concurrent threat of potential loss of great parts of the proposed Springs Fireplace Road Historic District, it is suggested that a moratorium not to exceed one year be implemented for the district bounded by the proposed outline of the Springs Fireplace Road Historic District. This moratorium would extend to subdivision consideration and issuance of all building permits, commercial and residential alike. The moratorium would be lifted when historic district regulations were promulgated or at the end of one year, whichever is sooner.

This report contains a number of other specific recommendations relative to retail business zone planning, improvement of the cultural center in Springs, and means to provide for adequate active recreation facilities and trails throughout Springs to the year 1995. Taken together, these will provide, we believe, for a much improved physical future of Springs, the fastest growing segment of the Town of East Hampton, and the area likely to remain under the most intense development pressure for the next twenty years.

APPENDIX A

Historic Buildings Data

APPENDIX A

HISTORIC BUILDINGS DATA

The following is a brief inventory of historic structures, both principle structures and outbuildings, over 100 years old in Springs. This listing is keyed to a set of 11 maps at a scale of 1" = 200', on file with the Town Planner, Town of East Hampton, on which each structure is located and to figure 1.

The information provided for each site will include the following wherever possible:

1. Structure Number- This number is keyed to a mapped structure identified on maps on file with the Town Planner, Town of East Hampton and to figure 1.
2. 1873 Owner- This listing, of the owner of record in 1873, was furnished by Mr. and Mrs. Melville King from the 1873 edition of the Atlas of Long Island, New York and is based on actual surveys and records made at that time.
3. Other Owner or Identification- This information includes a listing of owners or names under which the structure is commonly identified by current historical listings. This information was furnished by Mrs. Ilse O'Sullivan and is based on her field work and research.
4. Approximate Location- The approximate location of each structure is provided by the following means:
 - location according to street (address where available);
 - approximate distance from major intersection;
 - approximate distance from nearest adjacent landmark or historic structure;
5. Comment- Interesting and significant facts on the specific history of each structure as compiled by Mrs. Ilse O'Sullivan.

~~No. 1~~

1873 Owner : -
Other : Joshua Penny House
Approx. Location : West side of Three Mile Harbor-Hog Creek Road, approx. 100' south of Manor Lane.
Comment : Joshua Penny was a hero of the War of 1812. In the War of 1812 when the British fleet was in Sag Harbor and on Gardiner's Bay, he piloted a force of small boats to Gardiner's Island and captured some British officers stationed there. He also conceived of an idea for a torpedo and had it executed in New York City. Due to a storm, it was not successful.

No. 2

1873 Owner : S. Edwards
Other : Duck Creek Farm. Present owner John Little
Approx. Location : Approx. 300' west of Three Mile Harbor-Hog Creek Road, opposite intersection with Gardiner Avenue.
Comment : John Edwards and his wife Mary bought the house from John and Mary Gardiner in 1795. It was in the Edwards family 150 years. They were excellent farmers. During World War I it was sold to David Gardiner. It is now owned by painter John Little. He had a barn moved from Gardiner's property in East Hampton.
Outbuilding : No. 2A. approx. 150' west of #2

~~No. 3~~

1873 Owner : Zadoc Bennett
Other : Fanny Gardiner Collins House
Approx. Location : East side of Three Mile Harbor Road, approx. 1,400' south of Woodbine Drive.

No. 4

1873 Owner : J.H. Dart
Approx. Location : East side of Three Mile Harbor Road, approx. 1,100' north of Willcurl Highway.

~~No. 5~~

1873 Owner : H.W. King
Approx. Location : East side of Three Mile Harbor Road, approx. 200' north of Copeces Lane.

~~No. 6~~

1873 Owner : B. Bennett
Approx. Location : East side of Three Mile Harbor Road, approx. 1,250' south of Copeces Lane, approx. 700' north of #7.

No. 7
1873 Owner : Zebulon Field
Approx. Location : East side of Three Mile Harbor Road, approx.
300' north of Landing Highway, approx. 200'
north of #70.
Comment : Probably built by father Zebulon, 1716-1762.
It was Zebulon Field's habit to go to town
with sweet cicely and occasional other herbs,
present some to his friends and in return get
a meal. He was very religious and anywhere
two or more people were gathered he began a
religious meeting.

No. 8
1873 Owner : S.D. Miller
Other : Miller Fireplace Barn
Approx. Location : West side of Fireplace Road, 350' south of beach
at Fireplace, 550' north of Hog Creek Lane.
Comment : c. 1741 or earlier. Several buildings were
there when David Miller of Apaquogue bought
the land and settled his son Timothy on it.
Millers performed many services for the Gardiners.
Barn has been incorporated into a residence
(1251 Fireplace Road).

Daniel
(4)

No. 9
1873 Owner : W.D. Parsons
Other : Parsons Fireplace Barn
Approx. Location: West side of Fireplace Road, approx. 200' south
of Hog Creek Lane, 200' east of #61.
Comments : c. 1797

No. 10
1873 Owner : W.D. Parsons
Approx. Location : East side of Fireplace Road., approx. 250' south
of intersection with Teak Lane, approx. 450'
north of #11.

No. 11
1873 Owner : E. Miller
Approx. Location : East side of Fireplace Road, approx. 700' south
of Teak Lane, approx. 450' south of #10.

No. 12
1873 Owner : S.D. Miller
Approx. Location : East side of Fireplace Road, approx. 800' south
of intersection with Teak Lane, approx. 100'
south of #11.

No. 13

1873 Owner : G. King
Other : Charlie King House
Approx. Location : East side of Fireplace Road, approx. 700' north
of intersection with Underwood Road, approx.
1,110' south of #12.

Comment : After 1895 when the Deep Hold Fish Factory
closed, its lumber was used here. Also used
salvaged driftwood after storms. According
to Pauline King Maranville Field, the Old
King House on Three Mile Harbor and Copeces
Lane was moved to the site on Fireplace Road.
He enlarged it with the old lumber.

No. 14

1873 Owner : A. Foster
Other : Foster-Maranville House
Approx. Location : East side of Fireplace Road opposite intersec-
tion with Underwood Road, approx. 700' south
of #13.

Comment : Jared Cook of Southampton went to Fireplace to
learn the shoemakers trade from Col. Parsons
(his shoemaker's bench, laths and his silk
beaver hat are in the Suffolk County Museum in
Riverhead). He married Mary (Polly) Miller,
daughter of David and Phebe Miller of Fireplace,
Col. Parsons' neighbor. As her inheritance she was
given a triangular piece of land with a small
1½ story house on Fireplace Road.

Their youngest child, Eliza Emmeline Cook,
married Alfred Foster of Brooklyn. This house
became their home. Sometime before 1888 the
house was raised, rooms were added on the up-
street end and a small kitchen added which was
later removed. The house was now 2½ stories high.

It was owned next by their son Rushton who sold
it in 1930. The first to own it, the Maranvilles,
had a small canning factory on the grounds for
their clam chowder and the garden produce of the
Springs residents during World War II. The
Evans Clarks owned it next. Frieda Kirchway,
his wife owned the magazine "The Nation".
Robert Marcato was the next owner.

No. 15

1873 Owner

: A. Parsons

Other

: Ward Parsons

Approx. Location

: East side of Fireplace Road, approx. 350' north of intersection with Hog Creek Road, approx. 700' north of #17.

Comment

: Built c. 1837 by Abraham Parsons, descendant of Fireplace Parsons. Father lived in old house across the road (burned 1974).

No. 16

1873 Owner

: I. Edwards

Approx. Location

: East side of Fireplace Road, approx. 350' south of intersection with Hog Creek Road, 150' north of #17.

Comment

: Isaac Edwards - c. 1825, built by descendant of Isaac Edwards, patriot and refugee during the Revolution. He lived first on Franklin Farm (Hog Creek and Three Mile Harbor Road) and is buried there. Probably built by son (m. 1825).

No. 17

1873 Owner

: Mrs. Redfield

Other

: Redfield House

Approx. Location

: East side of Fireplace Road, approx. 500' south of intersection with Hog Creek Road, 150' south of #16.

Comment

: Redfield House - c. 1830. Moved in 1923 from the vicinity of Leila Lee's house by Asa L. Miller. Joseph Redfield was a whaler. Grace Redfield married Sineus Talmage and is buried in the Talmage cemetery. The house was probably moved twice as in 1869 Sineus M. Edwards wrote in his account book "moved my Redfield house."

No. 18

1873 Owner

: G.S. Miller

#300-63-28

Other

: The Miller Homestead

Approx. Location

: West side of Fireplace Road, approx. 950' south of intersection with Hog Creek Road, approx. 400' south of #68.

Comment

: The Miller Homestead - 1764-1770.
1764 Deed, Samuel Mulford to Timothy Miller (Fireplace). 1770 Will, Timothy Miller to son Elisha. (Elisha refugee to Conn. Sept. and Nov. 1776.) Succession by wills: 1819 Elisha--Asa; 1835 Asa--George Smith Miller (whaling trip);

*now owned by Anna Daniella
23 E. 94th St. NY 10128*

[D.A. 1989]

1875 George S. to wife Caroline E.; 1905 Caroline to sons George A. and Nat S. (George A. - Supervisor 25 yrs. School and Town Board Members. 1907 land divided between George A. and Nat S. 1906-7 Wing moved from "Squirrel Hall". 1972 sold to Paul Friedberg. 1975- burned. House had been sold to Michael Croy and David Peluso who are restoring it. Beautiful colonial style architecture. Partial salt box, central chimney, double hung windows 6 over 6 lights.

Outbuilding : No. 18A. Approx. 200' west of # 18. *-now owned by Irwin Sproh [d.A.-1992]*
F 300-63-2-5

No. 19

1873 Owner : W.D. Parsons

Approx. Location : East side of Fireplace Road, approx. 1,800' north of intersection with Fort Pond Boulevard, 200' north of # 67.

No. 20

1873 Owner : J. Smith

Other : Edgar Talmage

Approx. Location : West side Fireplace Road approx. 1,300 north of Fort Pond Boulevard, approx. 500' north of #22.

Comment : Smith sold the homestead to Edgar Talmage.

No. 21

1873 owner : D.D. Parsons

Approx. Location : 300' west of Fireplace Road approx. 1,100 north of Fort Pond Boulevard, approx. 200' north of #22A

Comments : C. 1803. Moved from School Street to Fireplace Road.

No. 22

1873 Owner : S.M. Edwards

Other : Talmage House

Approx. Location : West side of Fireplace Road. 800' north of intersection with Fort Pond Boulevard. 500' south of #20.

Comment : c. 1847 by Sineus M. Edwards. Sineus Edwards owned a coasting schooner (Sloop Florian) and did a great deal of freighting. 1870 "built on to the barn". Sineus Edwards docked his boat when in use at the foot of his property in Accabonac Harbor. If tide and wind made it difficult, landed on Sineus Edwards Island.

Outbuilding : No. 22A - Barn Approx. 100' northwest of #22.

No. 23
1873 Owner : R. Lester
Approx. Location : East side of Fireplace Road, 450' south of
intersection with Fort Pond Boulevard, 700'
south of #66.

No. 24
1873 Owner : P. Edwards
Other : Sineus Edwards
Approx. Location : West side of Fireplace Road, 600' south of
intersection with Fort Pond Boulevard, 250'
(and House) south of Smithy (#65), 300' north
of #64.

No. 25
1873 Owner : H. Mitchel
Approx. Location : 200' west of Fireplace Road, 200' north of
intersection Fireplace Road/Old Stone
Highway. 100' south of #64A.
Comment : Small house now on property of Mary Louise
Dodge. Moved from vicinity of King house on
Fireplace Road. Mitchell, according to Ferris
Talmage, was an Indian.

No. 26
1873 Owner : V. King ^{enus 8} - (1830 - 1905)
Other : Abraham King House
Approx. Location : West side of Fireplace Road, opposite north
fork of Old Stone Highway, 300' north of #30.
250' south of #64.
Comments : Abraham King lived 1795-1875. Was second
home of artist Julian Levi and now of John
Zuccotti, former first Deputy Mayor of N.Y.C.
According to a house tour (1968) "The living
room, formerly 3 small rooms, is pre 1750."
The wide floor boards at the end were part
of a "borning room".

No. 27
1873 Owner : School #4
Other : Ashawagh Hall
Approx. Location : Intersection Old Stone Highway/Springs Fireplace
Road.
Comment : Built 1847 as a schoolhouse. Given to the fu-
ture Springs Improvement in 1909 for \$1 to re-
main theirs to use as a community house when a
larger schoolhouse was needed. If no longer
used by the society it will revert back to the
school district.

PETER WOLF

Mrs. Dodge -

Thanks for your
much appreciated
help & interest.

Carbally,

Peter

ral Store, Miller Store,
re
ghway (north side) opposite
with School Street.
id D. Parsons. Sineus Edwards
ghted stones, lumber, shingles,
. Parsons for store (S.E. ledger).
Office from 1849 to 1925. D.D.
t postmaster. Later storekeepers
ns and Charles Smith. D.D. Parsons,
s Parsons, lived across the way.
d still there near school playground.

e, Parsons Place
rner of intersection of Fireplace
th fork of Old Stone Highway,
south of #27.
in late 1700's by Ambrose Parsons
Parsons of Fireplace and Hog
. Son, Jonathan Ambrose (1810-
t house and again rebuilt in 1842
ly destroyed by fire. Kitchen

EIGHT WEST FORTIETH STREET NEW YORK N Y 10018 (212) 947-0765

1873 Owner : T.L. Miller
Other : Talmage - Mi
Approx. Location : West side of
of Old Stone
south of #26
Comment : Built 1819 by
C.M. Talmage
next door ne
Dutch colon:
brel roof, c
Outbuilding : No. 30A - B:

No. 31
1873 Owner : I.S. Miller
Other : Original Timothy Miller House
Approx. Location : West side of Fireplace Road, approx. 450' south
of Old Stone Highway and 450' south of #30.
Comment : 1795. Original look lost by many alterations.

No 30 Correction
Built by Deacon David
Talmage and inherited to
Baldwin Cook Talmage, who
passed it to Smith & Miller

No. 28
1873 Owner : W.D. Parsons
Other : Springs General Store, Miller Store,
Parsons' Store
Approx. Location : Old Stone Highway (north side) opposite
intersection with School Street.
Comment : 1844 by David D. Parsons. Sineus Edwards
in 1844 freighted stones, lumber, shingles,
brick to D.D. Parsons for store (S.E. ledger).
Springs Post Office from 1849 to 1925. D.D.
Parsons first postmaster. Later storekeepers
Julius Parsons and Charles Smith. D.D. Parsons,
son of Hedges Parsons, lived across the way.
Burial ground still there near school playground.

No. 29
1873 Owner : T.A. Parsons
Other : Parsons House, Parsons Place
Approx. Location : Southwest corner of intersection of Fireplace
Road and south fork of Old Stone Highway,
approx. 150' south of #27.
Comment : House bought in late 1700's by Ambrose Parsons
(son of John Parsons of Fireplace and Hog
Creek Roads). Son, Jonathan Ambrose (1810-
1882) rebuilt house and again rebuilt in 1842
when partially destroyed by fire. Kitchen
oldest part.

No. 30
1873 Owner : T.L. Miller
Other : Talmage - Miller house
Approx. Location : West side of Fireplace Road opposite south fork
of Old Stone Highway, 450' north of #31, 300'
south of #26.
Comment : Built 1819 by Deacon Baldwin Cook or Sineus
C.M. Talmage and sold to Timothy Miller, his
next door neighbor, when he moved to Georgica.
Dutch colonial style architecture with gam-
brel roof, overhang with decorative brackets.
Outbuilding : No. 30A - Barn - 200' northwest of #30.

No. 31
1873 Owner : I.S. Miller
Other : Original Timothy Miller House
Approx. Location : West side of Fireplace Road, approx. 450' south
of Old Stone Highway and 450' south of #30.
Comment : 1795. Original look lost by many alterations.

1848, by Lewis Miller, Nathaniel's grandson. Lewis sold it to Nathan Miller who sold it to David Talmage in 1849. David Talmage made it his home. He had the barn built by Knowles Smith of Amagansett in 1862. One of David's sons, Nathaniel, was an officer in the Union Army and fought all thru the Civil War. He removed to Baiting Hollow on his return. His brother William Lionel inherited the house. He was a very active man, having been connected with cattle grazing at Montauk, herding on Gardiners Island, and with his sloop took part in Bunker fishing. It was inherited in turn by his son Ferris who wrote "The Springs in the Old Days". His son, David, now owns it.

Source: Carlton Kelsey

No. 37

1873 Owner : W. King

Approx. Location : Northwest corner of Triangular land bounded by School Street, Fireplace Road and Sand Lot Road.

No. 38

1873 Owner : R. King

Approx. Location : West side of School Street, approx. 100' north of intersection with Sand Lot Road.

No. 39

1873 Owner : J. Corvin (Corwin)

Approx. Location : East side of Fireplace Road, opposite Gardiner Avenue.

No. 40

1873 Owner : J. Quin(n)

Approx. Location : West side of Fireplace Road. 2nd and 3rd house (approx. 200') south of Gardiner Avenue.

No. 41

1873 Owner : H.P. and C. King

Approx. Location : West side of Fireplace Road, approx. 300' south of Gardiner Avenue. Next building south (approx. 100') of #40.

No. 42

1873 Owner :

Approx. Location : East side of Fireplace Road, approx. 350' south of intersection with Gardiner Avenue, approx. 350' south of #39.

No. 43
1873 Owner : Mrs. Cooper
Approx. Location : East side of Fireplace Road, approx. 550'
south of intersection with Gardiner Avenue,
and 200' south of #42.

No. 44
1873 Owner : H. ^{Harvey} Miller (1813-1892) son of Eleazer
Other : Eleazer (Brady) Miller House
Approx. Location : Green River - West side of Accabonac Road,
450' north of intersection with Lilla Lane,
200' north of #45.

Comments : Probably built 1784. The enclosed porch has
hidden all old lines. Brady was a black-
smith and did the iron work on the Montauk
Lighthouse when it was built in 1795-96.
His daughter married Nathaniel Miller of
Willow Hill. His son, Abraham R. Miller,
served in the Civil War.

No. 45
1873 Owner : E. Clark
Approx. Location : West side of Accabonac Road, 250' north of
intersection with Lilla Lane, 200' south
of #44.

No. 46
1873 Owner :
Other : H. King
Approx. Location : 200' west of Accabonac Road, 200' south of
intersection with Lilla Lane, 500' south-
west of #45.

No. 47
1873 Owner : S. Bennett
Approx. Location : West side of Fireplace Road, approx. 500'
southwest of Woodbine Drive, approx. 100'
north of #48.

No. 48
1873 Owner : J. Miller
Approx. Location : West side of Fireplace Road, approx. 200'
north of Church Lane, approx. 250' north
of #50.

~~No. 49~~

1873 Owner : T. King
Approx. Location : Approx. 200' west of Fireplace Road, approx.
100' north of Church Lane, approx. 200' west
of #48.

No. 50

1873 Owner : B.H. King
Approx. Location : West side of Fireplace Road, opposite inter-
section with Church Lane, approx. 250' south-
west of #40.

2 No. 51

1873 Owner : G.C. King
Approx. Location : South side of Old Stone Highway, opposite inter-
section with Louse Point Road.

*map has
this as #53*

No. 52

1873 Owner : J. Payne
Approx. Location : West side of Barnes Hole Road, approx. 650' north-
east of Robins Way.

2 No. 53

1873 Owner : Mrs. Lester
Approx. Location : West side of Old Stone Highway, approx. 1,100'
north of intersection with Winding Way, approx.
650' north of #56.

No. 54

1873 Owner : W. Petty (Petty)
Approx. Location : East side of Old Stone Highway, approx. 750'
north of Winding Way, approx. 400' north of
#55.

No. 55

1873 Owner : R. Payne
Approx. Location : East side of Old Stone Highway, approx. 350'
north of intersection with Winding Way,
opposite #56.

No. 56

1873 Owner : W. Bailey
Approx. Location : West side of Old Stone Highway, approx. 375'
north of Winding Way, opposite #55, approx.
75' north of #57.

re 370 Old Stone (Ayearst)

The descendants, according to Carleton Kelsey, are quite sure that "Junior" (Jonathan Darrow Miller 1794-1861) built the house thus making it impossible it was built around 1739.

Concerning his (Ayearst's) statement ~~about~~ the pine paneling etc :- Architecture evolved very gradually on h. Is because it was a slow growing agricultural area and very conservative culturally. A particular style is often reflected in buildings dated well after the style has phased out

Feb. 21, 1981

Dear Mary Louise -

I spoke about
the enclosed many times.
I may have given a copy
to you long ago, I can't
remember. It concerns
Morley's argument his
house is older than
claimed in Peter Wolf's
"Masterpiece". This was
Carleton Kelsey's answer

Hurriedly

Jesse

No 57

Correction:

House now owned by Ayeerst at 370 Old Stone H'wy is twin of Kytendall house, which was built ~~in~~ in 1739. Therefore the Ayeerst house was also of that date & is certainly much older than date given in ⁽¹⁸¹⁵⁾ Historic Report. It was bought by Marjorie Ayeerst from a Mrs. Tyndal who was a daughter of Mr. & Mrs. Bailey -

The details of the pine paneling, the wainscoting & the fire place mantel are plainly 18th century in style - & not as late as 1834 as stated in Report.

M.A.

No. 57

1873 Owner : N. Miller
Other owner : Miller-Ayearst
Approx. Location : West side of Old Stone Highway, approx. 300'
north of Winding Way, approx. 600' north of #58.
Comment : Jonathan Darrow ("Junior") Miller who bought
the house now owned by the Nivolas had been
married before to Huldah Sherman of Shelter
Island. Until then, (1834) he had lived in the
house two doors north which he had built him-
self in 1815 when he was first married. The
property belonged to his father. It was evident-
ly lived in later by his sister Elizabeth who
married William Bailey, who sold it to Morely
Ayearst who still owns it.

No. 58

1873 Owner : J. Miller
Other owner : Miller/Kaykendall House
Approx. Location: West side of Old Stone Highway, approx. 500'
north of Shoridge, approx. 650' north of #59.
Comment : It was probably built in 1739 when George's
son, Joseph, married Sarah, the daughter of Sam
and Lois Parsons Hedges of Montauk. It re-
mained in the family for 5 generations. Nathan
Gurden Miller left it to his daughter, Betsey,
who married first Hedges King and second,
William Richardson. In 1920 she sold the
house to Dr. Frederick Finch, a geneologist.
He in turn sold it to Grover and Consuelo
Kaykendall.

No. 59

1873 Owner :
Other owner : Miller/Nivola House
Approx. Location : West side of Old Stone Highway, approx. 100'
south of Shoridge, approx. 650' south of #58.
Comment : Built by George Miller, probably when he mar-
ried Hannah, the daughter of John and Mary
Dibble Edwards in 1754. His son Jonathan in-
herited the house and lived there with his wife
until 1834 when he moved to Floyd Street, East
Hampton. He sold his Springs house and 30 acres
to a namesake Jonathan Darrow ("Junior") Miller,
the brother of Gurden, who owned the house next
door. "Junior" was a whaler. This house re-
mained in the Miller family for four generations.

Jonathan Allen, Johathan E. and Johathan A. ("Jack"). All the latter three generations were in turn keepers of Montauk light. Frank Miller was the last of the family to live there. The house is much changed because each in turn added on to it. It is now owned by the artist Constantino Nivola.

No. 60
1873 Owner : Mrs. Bennett
Approx. Location : North corner of intersection of Old Stone Highway and Barnes Hole Road.

No. 61
1873 Owner : -
Other : Parsons Fireplace Residence
Approx. Location : South side of Hog Creek Lane, 300' west of Fireplace Road, 300' west of #9

No. 62
1873 Owner : -
Other : Springs Presbyterian Chapel
Approx. Location : Northeast corner of intersection of Fireplace Road and Old Stone Highway.

Comment : The Springs Presbyterian Chapel and burial grounds (1883). Until recently affiliated with Presbyterian Church of East Hampton. It is now independent.

* Cemetary not part of Chapel [Church]. Maintained now by Town (Parks Dept)

No. 63
1873 Owner :
Other : Schellinger House
Approx. Location : West side of Fireplace Road, opposite Town property around Pussy's Pond, approx. 400' north of Sand Lot Road.

Comment : c. 1872. Probably built by Henry Hedges Schellinger when he moved from Amagansett (m. 1872).

Outbuilding : No. 63A. Barn. 200' back on property.

No. 64.
1873 Owner : -
Other : Julius Parsons House
Approx. Location : West side of Fireplace Road. 300' north of intersection with Old Stone Highway. 250' north of #20.

Comment : c. 1880. Julius Parsons was born and brought

H. A.
1989

up at Fireplace. Son of Col. ^{Wm} Sm. Davis Parsons, storekeeper after David D. Parsons of Springs General Store. Now owned by Mary Louise Dodge.

Outbuilding : No. 64A, Barn. 150' west of 64 back from roadway and 100' north of #25.

No. 65
1873 Owner :
Other : Charles Parsons Smithy
Approx. Location : West side of Fireplace Road, 350' south of intersection with Fort Pond Boulevard, 300' north of #24.

Comments : Charles Parsons, known as "Edison of the Springs" used this building as a blacksmith and machinist shop. He was highly skilled and inventive. He motorized farm wagons. When repairing the first cars, he improvised parts which were not available. Also made sleighs, fishing gear, and tools.

No. 66
1873 Owner :
Other : Squirrel Hall
Approx. Location : East side of Fireplace Road, 250' north of intersection with Fort Pond Boulevard, 700' north of #23.

Comment : Was used as a community hall for church and community functions. Originally salt box shape. Part was moved 1906-7 and attached to Miller homestead. (Wilder house)

No. 67
1873 Owner :
Other : John Penny House (Penney)
Approx. Location : East side of Fireplace Road, approx. 1,600' north of intersection with Fort Pond Boulevard, approx. 200' south of #19.

Comment : c. 1847-1857 (when married?) whaler. Penny went to sea at 16 on a coaster, then on whale-ships out of Sag Harbor. His last voyage, 1864, was made as second mate on the "Union". Was the nephew of Joshua Penny, hero of the War of 1812. Now the George S. Miller house.

No. 68
1873 Owner :
Other : Nat Miller House
Approx. Location : West side of Fireplace Road, approx. 550' south of intersection with Hog Creek Road, approx. 400' north of #18.

Comment : c. 1903, Architect A.O. Jones. Built when

Nat Miller and George Asa (brother) divided the property. (see Miller homestead). Now the home of the writer Jean Stafford Liebling.

No. 69

1873 Owner :

Other : Gardiner Warehouse

Approx. Location : 1260 Fireplace Road, Fireplace Shore.

Comment : 1792 or earlier (John Lyon). Notations in ledger: 1791 - asked uncle to negotiate with David Miller for property on Fireplace shore with warehouse. In 1792 built a new warehouse. Present owner Mrs. Ilse O'Sullivan.

No. 70

1873 Owner : O. Bennett

Other : Benjamin Leek House

Approx. Location : East side of Three Mile Harbor Lane, approx. 1,200' north of Cross Highway, approx. 200' south of #7.

Maps and Illustrations by Howard Zweig

Designed by Abigail Moseley

Cover Drawing by Joan Baren

The Talmage Farm on Fireplace Road
Built First Half Eighteenth Century

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