



Town of North Hempstead Historic Landmarks Preservation Commission  
Present

## **LIVING IN A HISTORIC DISTRICT**

*Made possible by a grant from the New York State Historic Preservation Office (SHPO)*





## Town of North Hempstead, NY



- **North Hempstead Town Supervisor, Jennifer DeSena**
- **Councilwoman Mariann Dalimonte, District 6 (Port Washington)**
- **Councilman Edward Scott, District 2 (Roslyn Heights)**

# WELCOME TO LIVING IN A HISTORIC DISTRICT



## TOWN OF NORTH HEMPSTEAD HISTORIC DISTRICTS

### Port Washington Heights Historic District

- Designated a historic district on January 11, 1994



### Roslyn Heights Historic District

- Designated a historic district on January 5, 1999.
- Subsequent amendments, July 19, 2005, and January 26, 2010

# The Importance of Landmarking

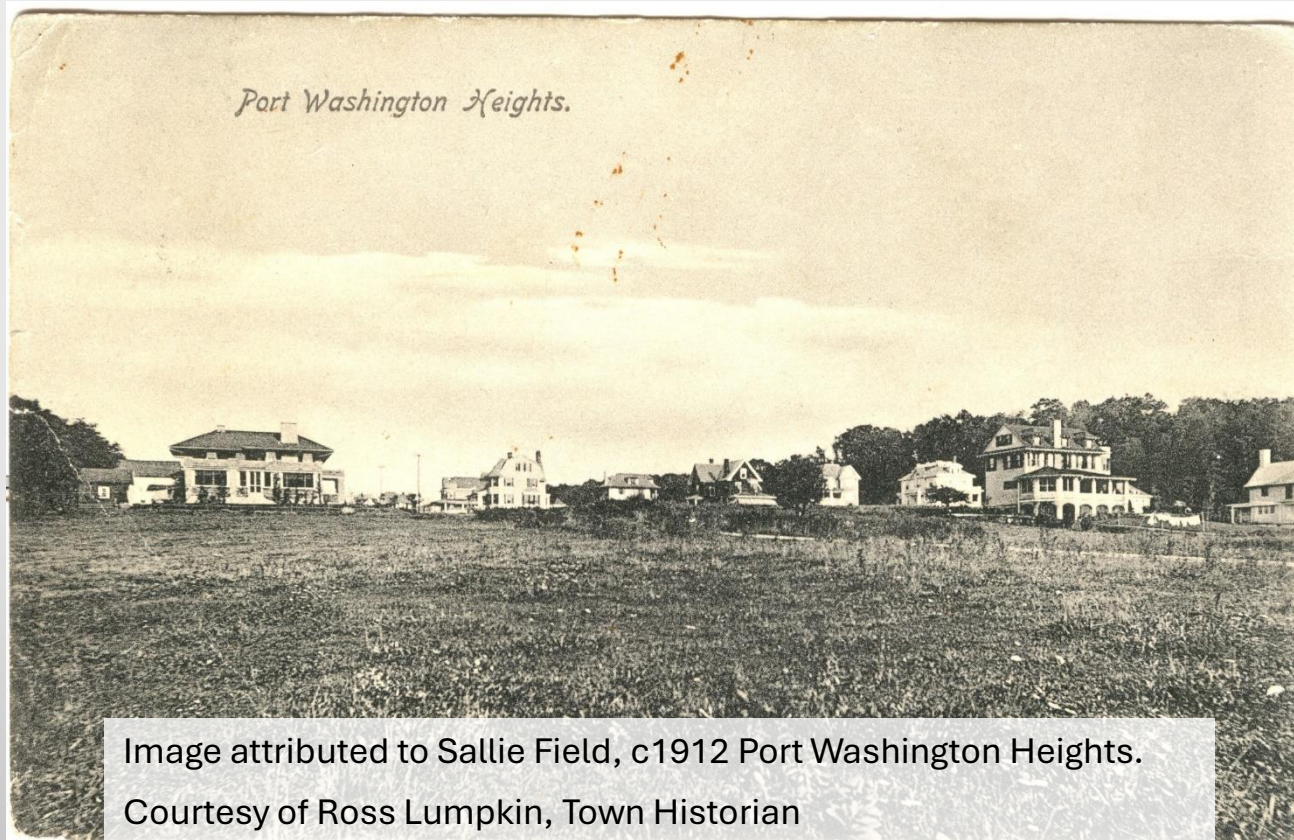


Image attributed to Sallie Field, c1912 Port Washington Heights.  
Courtesy of Ross Lumpkin, Town Historian

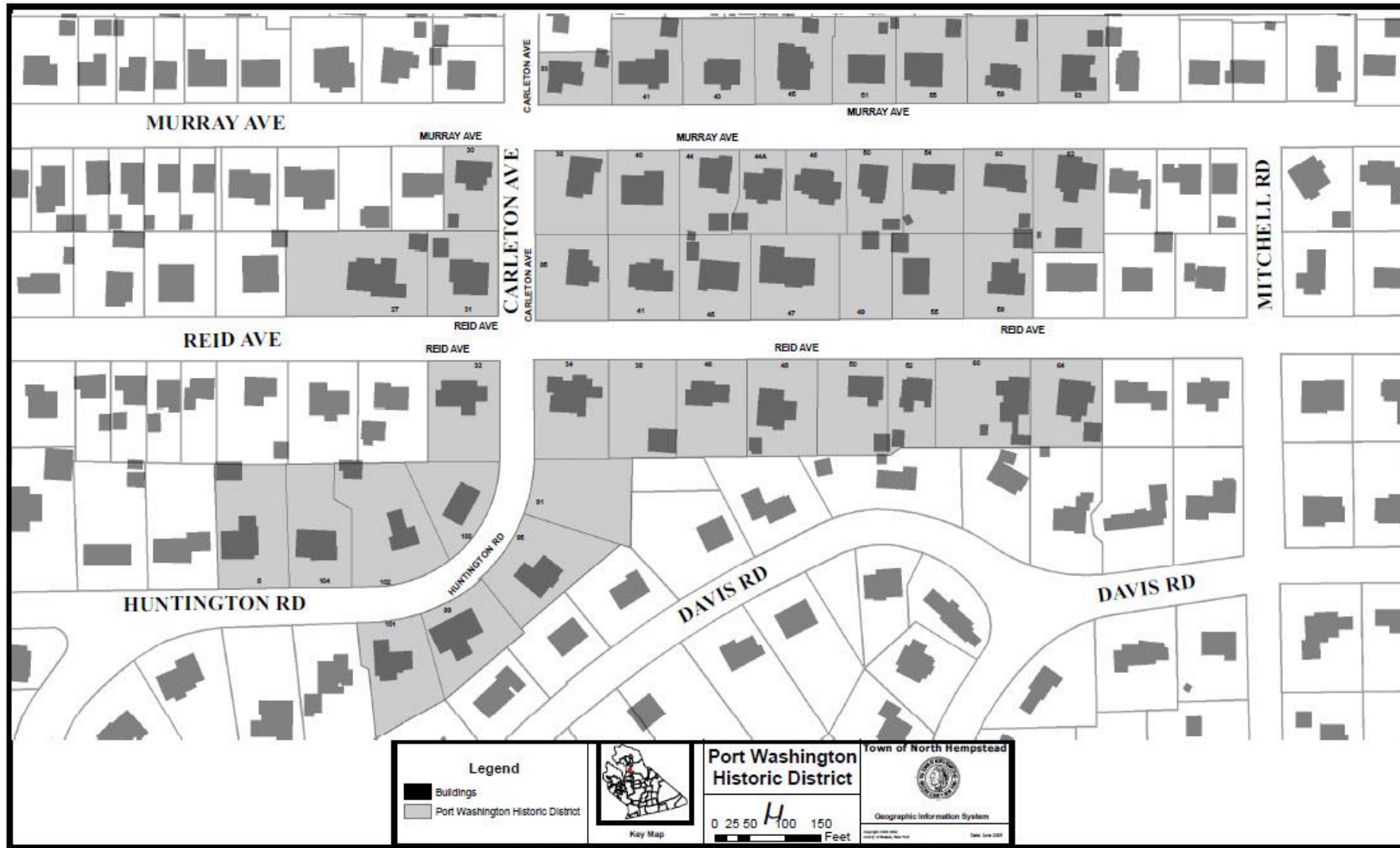
Landmarking is a way to preserve buildings or objects that have historic significance or preserve neighborhoods from development and retain architectural styles in one place.

# The Historic Landmarks Preservation Commission

- 7 members appointed by the Town Board;
- Residents of Town of North Hempstead at the time of the appointment and throughout the 3-year term;  
*(This requirement may be waived by resolution of the Town Board for nonresidents with special expertise pertinent to the Commission.)*
- Demonstrate interest, competence or knowledge of historic preservation.
- 1 attorney, 2 architects must be represented.
- Town Historian is a permanent member of the Commission.
- Appointed to a 3-year term.

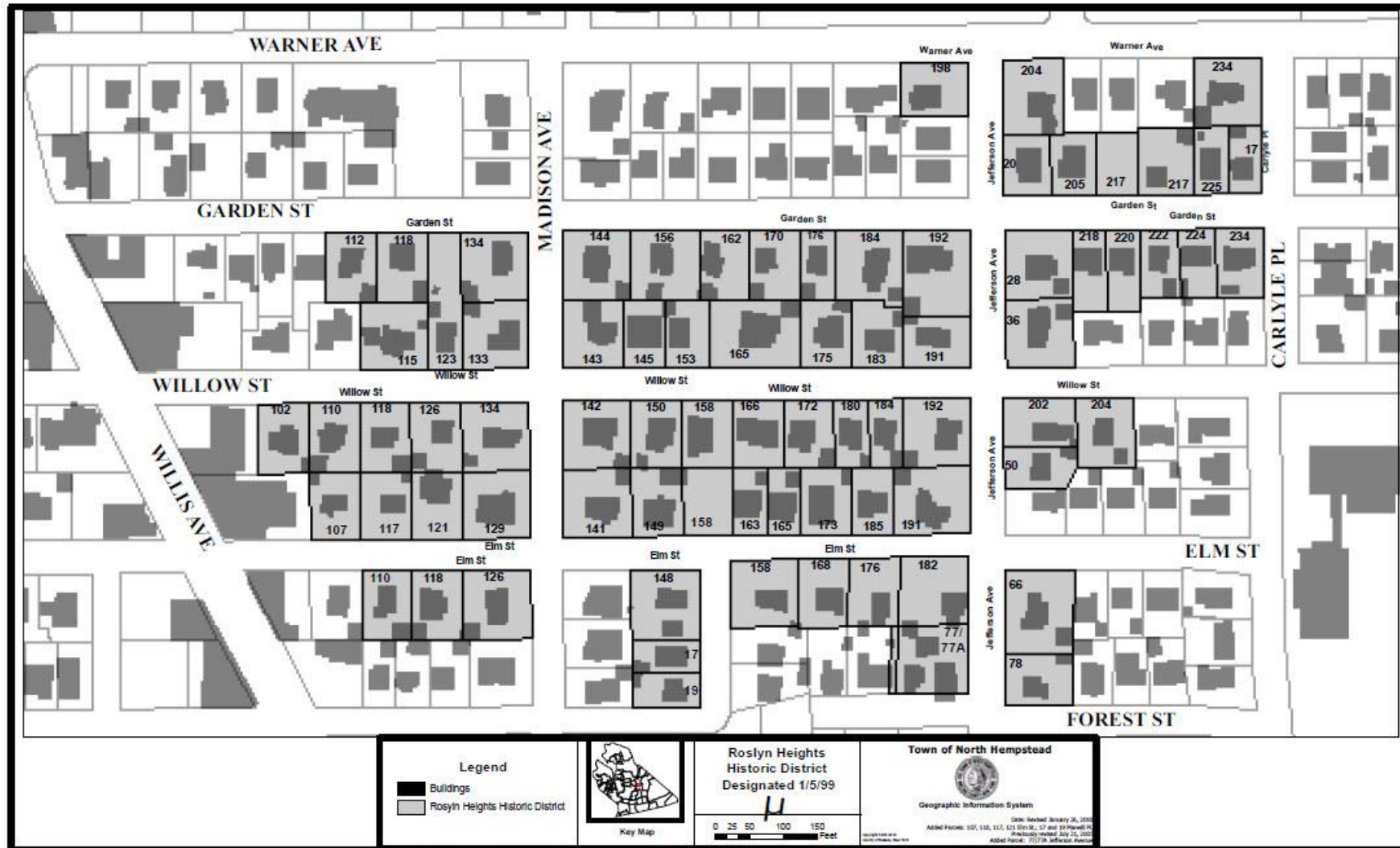


# What Is A Historic District?



\*\*\*Addresses Listed On The Map Are Street Addresses and May Not Be The Same As the Owner's Address

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# Benefits of Living In A Historic District



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- Benefits of living in a historic district:
- Roslyn Heights Historic District, established in 1999, consists of 74 properties. Part of the hamlet of Roslyn Heights;
- Port Washington Heights Historic District , established in 1994, consists of 44 properties. Part of the hamlet of Port Washington.
- Property values maintained, even increased;
- Cohesive neighborhood aesthetic;
- Preserves and protects those homes and buildings that contribute to the history of the Town;
- Pride of owning and maintaining a historic home;
- Permanence of the neighborhood in times of radical architectural change;



# Owning A Home In A Historic District

- **Realtors' responsibilities:**
  - Inform prospective buyers that the property is within the historic district and that the property has certain restrictions as to development, additions, and modifications.;
  - Ensure all MLS listings have text that the property is historic or part of a historic district.
- **Attorneys' responsibilities:**
  - Ensure that all deeds, surveys, and other documents also acknowledge that the property is in a historic district and communicate that to the potential buyers.
- **Homeowners' responsibilities:**
  - Maintain the property in keeping with its aesthetic and architectural interest;
  - Apply for a Certificate of Appropriateness when doing certain exterior work to the property;
  - Provide all architectural plans, diagrams, images and documents to support the application;
  - When selling, include the Historic District brochure, and provide all receipts, COAs, and documents relating to work done in accordance with HLPC approval.



# Exterior vs. Interior Projects

- Interior work does not need approval by the Historic Landmarks Preservation Commission.
- Other entities such as Building and Zoning may need to supply permits, approvals and conduct their own hearings.
- Approvals from Buildings and Zoning can be done in tandem with the Town of North Hempstead Historic Landmarks Preservation Commission.
- There are two types of hearings:
  - Public formal hearing;
  - Expedited Review.
- Such works include, but are not limited to:

Exterior windows

Exterior doors

Exterior shutters

Roofs

Porches and patios

Walkways

Driveways

Terraces

Outbuildings

Heating/air-conditioning that requires exterior piping and equipment

Solar conversions

Permanent pools

Permanent hot tubs

Permanent outdoor showers/saunas

Tree removal

Permanent children's play equipment/tree houses

Free-standing flag poles

Landscaping

# Certificate of Appropriateness (COA)

- The approval document assigned to a property within a historic district or to a historic landmark
- Applications are completed by the owner(s) including all supporting architectural plans, documents, images, and samples, and Public Hearing(s) before the Commission;
- Can be modified and updated;
- Homeowner has 3 years in which to complete the works specified in the COA;
- The COA is assigned to the property, not the homeowner. It is transferred to the new homeowner(s) upon sale of the property.

TOWN OF NORTH HEMPSTEAD HISTORIC LANDMARKS PRESERVATION COMMISSION  
**CERTIFICATE OF APPROPRIATENESS**

FOR [REDACTED]  
ROSLYN HEIGHTS, NEW YORK (the "Property")  
within the Roslyn Heights Historic District  
SECTION [REDACTED], BLOCK [REDACTED], LOT [REDACTED]

Whereas [REDACTED] (the "Applicant"), representing [REDACTED] (the "Owner"), has applied to the Town of North Hempstead Historic Landmarks Preservation Commission (the "Commission") for a Certificate of Appropriateness for certain work (the "Application") to be completed at [REDACTED] in ROSLYN HEIGHTS (the "Premises"); and

Whereas, the owners of record of properties located within three hundred (300) feet of the Property have been notified of the Application in accordance with Section 27-8 of the Code of the Town of North Hempstead (the "Code"); and


Whereas, the Commission held a public meeting on March 25, 2019 to review the Application;

Now, therefore, the Commission hereby grants this **Certificate of Appropriateness** pursuant to Section 27-8 of the Code for Work consisting substantially of the following:

\*\*\* Repair roof in-kind, repave driveway in-kind, repave other areas in-kind; replacement windows to be wood with true divided lites (may use no maintenance material on the exterior); canopy must be reflective of the period of the house; shutters should be wood or Azek; addition of new patio in rear (south) of house (pea gravel is OK); addition of hard awning over rear entry steps; fence along rear property line is approved as either painted or stained wood or green chain link for continuity with the existing fence at 225 Garden Street as much as is possible - possibly match existing arborvitae on that property. \*\*\*

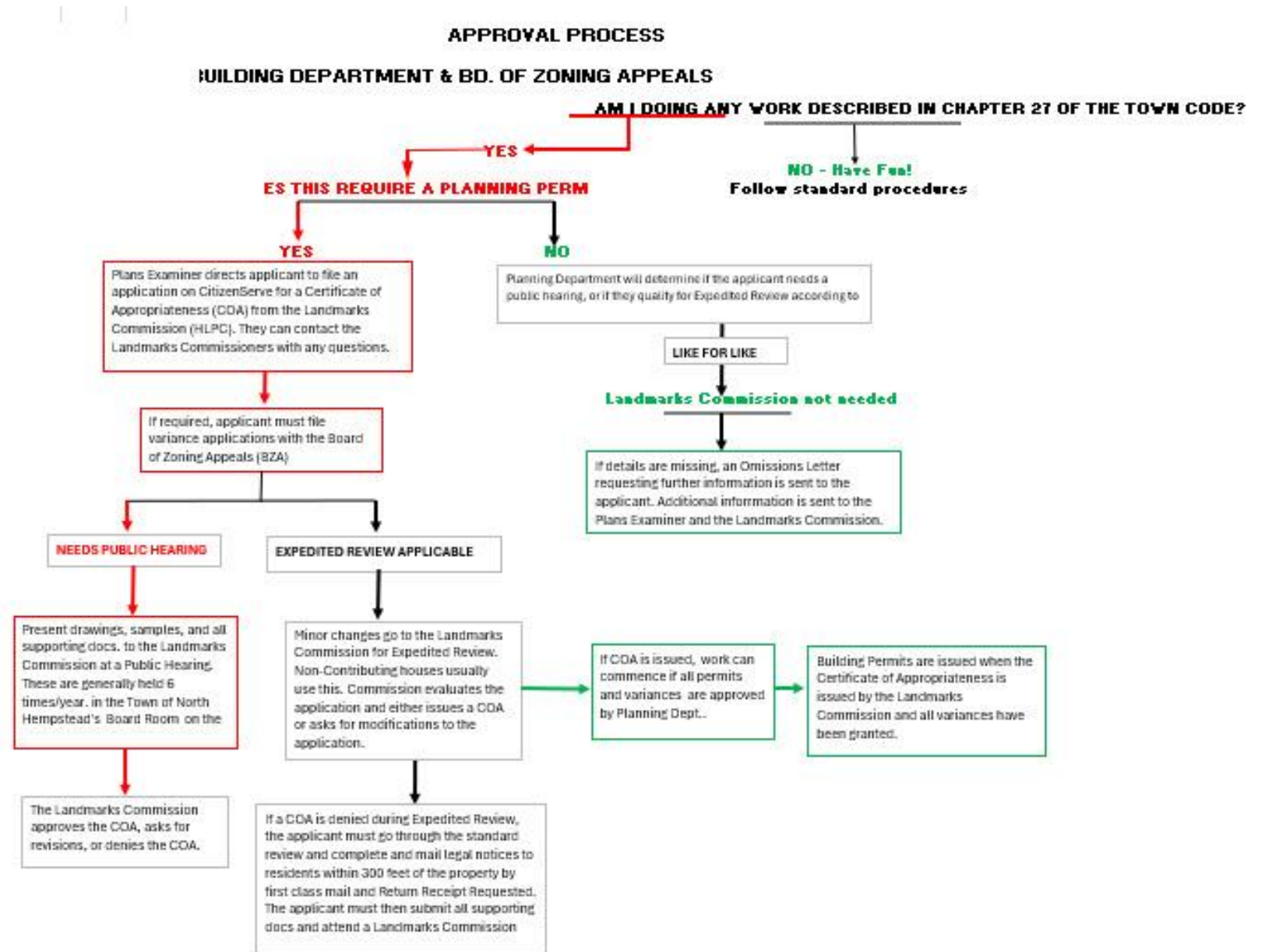
*This Work is subject to the issuance of any required permits and/or amendments by the Town Department of Building Safety, Inspection, and Enforcement and/or approvals of any other Town Departments having jurisdiction. Any change in the scope or amendment which shall cause a material change in the exterior appearance of any feature of a building, structure or site shall require an amendment of this Certificate of Appropriateness.*

Issue Date: Mar 25, 2019 (NO EXPIRATION DATE)  
Certificate #: 2019-001 Application ID [REDACTED]

  
Linda Stein Brickman, RA, Executive Secretary

# APPROVAL PROCESS FOR HOMEOWNERS IN HISTORIC DISTRICTS

A **Non-Contributing** house is one that does not represent the architectural period of surrounding homes, nor represents the architectural type, period, or method. Examples: Ranch, Split Ranch, bungalow, etc. Owners of these homes within a Historic District must file an application for any work done to their property, like other homes, but they are held to a different standard.





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# Historic House Projects: Examples

## Case 1: Solar Panels

- Owner of a home sought to add solar panels to the roof of his home in an historic district.
- The property is on a dead-end street and the panels were not visible from the street.
- Owner presented all diagrams, images, and a representative from the solar company was present.
- COA was approved because the panels did not detract from the historic style of the property.

## Case 2: Solar Panels

- Owners sought to have solar panels installed on the roof of their Colonial Revival home in an historic district.
- The property is a large corner lot and is therefore considered to have '2 fronts'.
- The panels would be visible to properties on 2 sides and affect the historic aspect of the residence.
- COA was denied because of solar panel visibility.

# Case 3: Exterior Restoration and Maintenance

- Owner of a historic Colonial Revival home sought major exterior work to restore the home and property.
- Included in the application are new windows and exterior doors, shutters,, replacement of damaged/rotted trim and fascia boards, repaved driveway, and replacement of broken sidewalks, and restaining and painting of the home and garage.
- Owner presented historical research, images, and documents in support of the work.
- COA was approved for the work with recommendations as to what type of windows and doors were allowed.
- COA was not required for the painting and staining.
- Like-for-like was applied to the trim replacements, the driveway and the sidewalks.
- Permit from the Dept. of Highways was required for the sidewalk work and owner was approved.





## Case 4: Multiple Repairs and Changes

- Owners of a home sought to repair/additions, including a lamppost to the front yard, in an historic district,
- Walkways and patio: flagstone (irregular shape and pattern)
- Retaining walls: flagstone without coping stone
- Foundation cladding: flagstone to match retaining walls
- Rear deck and railing: mahogany with custom railing
- 5” half round galvalume gutters and leaders
- Owner presented all architects’ diagrams, images, supporting documents, with scope of work.
- COA was approved because the work did not detract from the historic style of the property.



## Case 5: Lack of COA for Replacement Windows, Doors, Back Steps/Railings

- New owner of a home wanted to replace all windows and exterior doors in an historic district.
- The owner was abroad, and work was already underway. The windows had been ordered.
- A Commissioner spoke with the contractor onsite and provided necessary forms and advised him to contact owner to contact HLPC.
- Commissioner contacted the HLPC and informed them that the windows had been ordered and were due in.
- Owner's family contacted the HLPC and were able to get on the calendar for the next public meeting.
- Owner, through a translator, was able to understand what was required.
- COA was approved because the materials had been ordered, and advised on style of doors, materials for back steps. Windows were not of the expected quality but conformed to the style of the house.



# Case 6: Working without Permits and HLPC COA

- Owners of a home sought to make major changes to the property and garage in an historic district.
- Pergola, expanding the paving stone area, expanding the garage, full re-landscaping, tree removal, fencing and other items.
- Owner went ahead with work without approval of HLPC or many of the necessary permits and approval of the Planning Commission, BZA.
- Stop-work orders and penalties were imposed.
- Owner's representative and others attended multiple public meetings and heard the issues raised by adjoining residents.
- Multiple revisions and changes had to be made at the request of the HLPC for the project to go ahead.
- All necessary permits were finally approved with changes, and work commenced.
- Building inspectors will monitor and conduct onsite visits to ensure that all work is being done as directed and approved by all relevant departments.

# After the Public Hearing: Next Steps



# Resources

Want to know more about the history of your home?  
Check out some of these resources:

- The Office of the Nassau County Clerk (*Land Record Viewer*): <https://lrv.nassaucountyny.gov/>
- Building Department for the Town of North Hempstead.
- Library of Congress Resource Guides:  
<https://guides.loc.gov/house-history/architecture>
- Local libraries, Internet, YouTube
- Town of North Hempstead Historic Landmarks Preservation Commission website
- Field Guide to American Architecture by Virginia S. McAllister
- Historic and Historic Preservation Societies
- Historic Preservation Resources website  
<https://www.preservationdirectory.com/>
- LI Studies Institute at Hofstra University
- Neighbors who have researched and restored their own homes.

# Questions?

[The Town of North Hempstead Historic Landmarks Preservation Commission thank:](#)

**New York State Historic Preservation Office (SHPO);**

**New York State Department of Parks & Recreation;**

**Town of North Hempstead Town Board;**

**Ross Lumpkin, Town of North Hempstead Historian;**

**Port Washington Public Library;**

**The Landmark Building staff, Port Washington;**

**Our Commissioners, past and present;**

**Residents of the historic districts of Port Washington Heights and Roslyn Heights.**



## Photo Credits

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