

VILLAGE OF DERING HARBOR DESIGN PRINCIPLES

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CHAPTER 1

A Brief History of The Village of Dering Harbor.

For two hundred years the land surrounding Dering Harbor was part of the estate owned by the Sylvester family and prior to this it was inhabited by the native American Manhanset tribe. Manhanset House, which was built in 1873 on a bluff overlooking Greenport Harbor, ushered in an era of summer tourism. Development of the surrounding lands, which is now The Village of Dering Harbor, began primarily with the purpose of investment, with small plots, sold individually, to create rental cottages. Built in tandem with construction of Manhanset House, by 1874 Victorian “Gingerbreads” became the earliest houses along Gardiners Lane which were created as cottages for guests of the original hotel. The original Victorian houses were rented by the families visiting Manhanset House for the summer season, the cottages contained no kitchens or no heat. The area became a fashionable summer playground which attracted boating enthusiasts. An outpost of The New York Yacht Club was established in 1892 to host well attended regattas and sporting events. Many wealthy families purchased larger plots of land and set about building Victorian homes in the late 1800’s and Queen Anne and Classical Revival homes in the early 1900’s. The hotel burned twice but most significantly in 1910 when the owner became insolvent. In 1911 six cottages along Setauket and Patchogue Avenues were auctioned along with the hotel annex, wharf, gas and water facilities. A prominent businessman and professor named Charles Lane Poor, who would go on to play an important part in the creation of today’s village, worked with homeowners to purchase part of the land where the hotel once stood.

This consortium of residents founded a private-members only club. The Village of Dering Harbor was eventually incorporated in 1916 with Poor playing a central organizing role and later becoming Mayor of the village. His son Alfred Easton Poor was an architect who designed Village Hall and many notable houses such as Poor’s Point, Eastgate, Westgate, and the Carroll House, leaving a Neoclassical imprint on the Village of Dering Harbor.

CHAPTER 2

Why Do We Need a Statement of Design Principles?

The identity of the community of the Village of Dering Harbor is founded on its past. The historic, architectural, cultural, and natural resources of the community of the Village constitute its heritage. The mandate of the Architectural Review Board is to preserve and enhance the character, history, historical interest, beauty, general welfare and property values of the Village of Dering Harbor, and a statement of architectural design principles is intended to support the Board in this effort. Although the Village of Dering Harbor is not a designated historic district and none of its individual buildings is an historic landmark, its houses, which were built beginning in the early 1870's and through the mid-1930's, provide continuity with the past. The Village has a "sense of place", with layers of architectural character and historical and cultural significance. The eclectic ensemble of several historical styles includes Victorian designs from the late 1800's and Colonial Revival designs from the early 1900's, giving the Village its unique character. In the past, the Architectural Review Board has had to make decisions about proposed construction projects on an ad hoc basis, without a prescribed statement of guiding architectural design principles. A statement of shared architectural design principles can have a positive impact on construction in the Village by facilitating decision-making by the Architectural Review Board, design professionals, and individual property owners in the Village.

Purpose

The purpose of the Statement of Principles is to guide, not dictate, design decisions by property owners and their design professionals and to assist the Architectural Review Board in evaluating submissions. Its intent is to promote design excellence in both new construction and alteration and rehabilitation of existing buildings while at the same time not suppressing the architectural diversity of the community. Architectural design guidance probably would not have been necessary 100 years ago. Although 19th and early 20th century builders and architects practiced in a wide variety of styles and materials, they maintained a basic respect for continuity with their context. Builders often used a shared vocabulary of building elements which were described in "builder's manuals" and "pattern books". This practice changed in the mid-20th century, when Modernism typically scorned historical styles, favored the use of building materials of the industrial age, and prized heroic individual design expression.

Goals

The overriding goal is to preserve continuity with the past, not to freeze the Village in the past. The Village has a history of change, and while the architectural design review process should acknowledge the importance of historic preservation, it should also acknowledge that historic towns and villages may evolve and adapt over time. The goals are:

1. To protect and enhance the history and heritage of the Village of Dering Harbor.
2. To identify guiding principles for property owners regarding construction.
3. To encourage development which is in harmony with existing Village historic structures and which demonstrates excellence in design.

Design Principles for the Village of Dering Harbor

General

The design of both new construction as well as alterations and additions to existing structures should show a strong connection to the historic houses of the Village.

- A. New construction projects should be based on the characteristic siting, scale, massing, proportion, rhythm, balance, materials, and architectural details of the existing ensemble of Village houses.
- B. Additions should be in harmony with the characteristic architectural features of the original house.
- C. Alterations should be consistent with the design of the original structure, and whenever possible, retention and maintenance of original features are encouraged over rebuilding or removal.

The following should be considered with all new construction and alterations to existing structures:

[Please note that structures include, but are not limited to, accessory buildings, driveways, driveway aprons, parking areas, pools, gazebos, patios, decks, fences/walls, sports courts and modern equipment.]

1. Siting

Siting of a building refers to the physical relationship of the building to its site, to its street and to its neighbors. The main façade of houses on shoreline lots typically addresses Dering Harbor, the most important natural amenity of the Village; secondary facades address the street, and vehicle entries are typically on the street side. The main facades of houses on the inner streets of the Village typically address the street. This contributes to a sense of visual unity and community in the Village. Siting of new construction should follow the established pattern of siting of existing historic structures in the community.

2. Scale

Scale is the measure of the relative or apparent size of a building or its elements in relationship to each other and its surroundings. The various dimensions of a building define its scale. Individual architectural elements of doors, windows, porches, wings, and roof elements combine to create a building's scale. The scale of a building determines whether it is compatible with its setting. A stark contrast of scale between adjacent buildings is visually disruptive and signals a break from the community. New designs should be properly scaled to be in harmony with the architectural scale typical of the community.

3. Massing

Massing refers to the volumes and shapes of a building, which in turn give clues to the nature of the building's interiors. The massing of historic houses in the Village is characterized by simple rectangular main volumes; subordinate volumes make the overall massing more complex and varied. The houses have pitched roofs and dormers. Historically, alterations and additions to houses grew through a hierarchy of "additive massing" at the rear and sides of the house; that is, as smaller "L" extensions and wings were added, they stepped down in scale so as to be subordinate to the original mass of the house. Additive massing accommodated the owners' changing needs over time while preserving the original volume as the dominant element and preserving its original relationship to neighboring buildings on the street. The massing of new building volumes should reflect typical architectural massing in the Village.

4. Proportion

Proportion is the relationship of the sizes of elements of the building to each another and to the whole. Usually it refers to a width-to-height ratio of wall planes or smaller elements. The product of good proportion is a visually harmonious arrangement of architectural elements. The relative proportions of buildings on the street to each other are also an essential element of a harmonious streetscape for the benefit of the community. The proportions of new designs should be compatible with the proportions of existing structures in the Village.

5. Rhythm

Rhythm refers to the recurrence of a sequence of individual building elements or an ensemble of several buildings along a street. Rhythm is defined by a regular recurrence of elements, sometimes alternating with opposite or different elements. On a building façade, windows and door openings are the most obvious indicators of rhythm. Building elements such as porticos, porches, balconies, and railings, with components spaced equally apart, also establish rhythm. Plantings, hedges, masonry walls or other landscape elements establish rhythm in relation to the public street. Rhythm is not synonymous with monotony. Repetition of elements creates a visual anchor and a compelling visual effect in a façade or streetscape. Rhythm in new design projects should reflect the rhythms of existing architectural and landscape elements in the Village.

6. Balance

Some periods and styles of architecture, notably 18th century Georgian style, have balance and symmetry as a defining characteristic. Even an apparently asymmetrical building may achieve visual equilibrium, if not actual axial symmetry, through the inventive disposition of elements such as dormers, wings, porches, and landscape elements. New designs should strive to achieve visual balance.

7. Architectural Detail

The historic houses of the Village are rich in exterior architectural detail. Details define the character and style of a building. Some details express and celebrate functional architectural elements, such as railings, and some details are purely ornamental, such as whimsical shingle shapes and carved brackets and rafter tails. Architectural details create visual interest by creating layers of architectural information. Details also showcase skill in design and craftsmanship. In Dering Harbor, there is variety and personality in the details of architectural elements such as roof dormers, porches, balconies, eaves, railings, window trims, columns, shutters, and trelliswork. New design projects should strive for richness of exterior architectural detail in the spirit of the existing historic Village houses.

8. Materials for New Construction and Alterations

Historic buildings in the Village are characterized by the use of native materials. Wood products, including clapboards and shingles, are the primary typical building material in the Village; the wood siding and trim is typically painted white. Glass and brick play an important supporting role. Masonry in Village historic houses is primarily used for landscape elements. There are also advanced building materials today which can appear similar to historic materials, for example: cement board siding, polymer trims, shutters made of composites, and energy-efficient double-glazed windows made of composites designed for coastal locations. The primary materials of new design projects should be similar or similar in expression to the existing materials of historic Village buildings, with an emphasis on sustainability.

New construction should respect the existing streetscape throughout the Village. The relationship of buildings to the street, including open spaces and the lawn-to-lawn vernacular, should be maintained.

New construction should be considered part of a larger setting rather than as a singular unit. It should be in proportional relationship to the existing houses and structures on the street, both within its particular Zone (A or B), and in the general area. Height, width, scale and general form (what is generally referred to as “massing”), should reflect that of adjacent buildings.

The ARB will consider the appropriateness of the size and shape of the building or structure in relation to both the land area upon which the building or structure is situated and to buildings and structures in the vicinity. The ARB may impose setback requirements that are more restrictive than those required by the Zoning code.

New construction be it in Zone A or B should complement existing historic buildings found throughout Zone B by referencing details and their original materials, which may include: siding, roofing, decking, railings, columns, porches, windows, doors, trim, etc. Again, advanced building materials that evoke the look of what was used historically are welcomed.

Applicants are encouraged to use materials and methods of building that are in keeping with the historic buildings in the community. (See below for additional guidance.) Natural materials such as wood (including wood clapboards and wood shingles), glass, brick, and stone are preferred. Synthetic materials such as plastic and vinyl are not appropriate. High quality composite materials, which are indistinguishable from their natural counterparts (e.g. painted AZEK) are permitted. Please note that any existing house, structure, or architectural element is exempt from the above requirements and need not be modified in accordance with the Guidelines specified herein until such time as substantial work is undertaken. (NB. Roof replacement does not fall under the category of substantial work so the owner of a home with an existing asphalt roof may replace it in kind).

Windows and Doors: Existing windows and doors in historical buildings should, when possible, be repaired instead of replaced. Replacement, however, is always an option as long as the new windows and doors closely follow the original in structure and style—the size, number of panes, and type of window should not be changed unless the window has already been changed from the original and is not currently appropriate. Replacement doors should be in the style of the original in detail and material. Trim detail on both windows and doors should be the width, thickness, and profile of the existing historic trim.

For new windows and doors, simulated or true divided light with factory installed mullions and muntins (no wider than 7/8" wide) shall be used along with historic sills and 5/4 casings (this is a purely historical details and should be considered in the context of the design). Windows and doors in the houses of the Village are typically arranged in a symmetrical and/or balanced pattern. Doors should be one of the following: wood panels, Dutch, French, or mullion glass inset.

Preferred window materials are wood or painted wood composite. Note that vinyl windows, snap-in windows, and metal clad windows are not appropriate.

Preferred door materials are wood or painted wood composite. Vinyl doors, metal-clad doors, doors with stained glass, doors with metal or glass ornamentation/designs are not appropriate.

Roofs: Roof shape and pitch are important factors in the visual character of a building. For alterations to historic buildings, the roof shape and slope should be preserved. New construction should have roof shapes and pitches similar to the historic buildings of the Village and appropriate to the design of the proposed building. Generally, the pitch of a gable roof should be no lower than 7/12, although 9/12 or 8/12 are preferred. Pitches may vary on a gambrel roof but should follow the proportions found on historic gambrel homes. As a general rule typical pitches are as follows: Greek Revival, 4 pitch; Federal Colonial, 8 pitch; Cottage, 10 to 12 pitch; Victorian, variable.

Please note that solar panels and solar collectors require ARB approval. Solar panel locations should not be visible from any street or readily visible to any adjacent homeowner.

Throughout the Village the preferred Roofing material is cedar shake, treated cedar shake and natural slate.

Siding: For historical buildings, original siding material should be retained whenever possible. Deteriorated materials should be repaired or replaced with new material that duplicates the original as closely as possible.

Appropriate siding materials are wood, wood shingles, clapboard, and brick. Vinyl or aluminum siding are not appropriate. Painted composite siding such as "Hardie Board" is acceptable if of high quality and not distinguishable from the natural material.

Dormers: For alterations to historical buildings, the original proportions of the roofline should be retained when proposing the addition of a dormer. Correct placement of dormers on a roof is vital to the design. The pitch of a dormer will vary according to the pitch of the main roof but no dormer should be flat or have less than a 4 pitch (which will read as flat). Windows, including trim, should account for at least 50% of the dormer's front wall face.

The siding and roofing of the dormer should be the same material and color as the main walls/roof of the building.

Porches, Entryways, Decks, Balconies, Roof-decks and Stairs: For historical buildings, exterior architectural elements such as porches and stairs should be retained if they are original or possess significant features. Such items as railings, balusters, columns, posts, brackets, lighting fixtures and ornamental iron work are included in this category. Porches and entrance porticos, including the ornamental details, should be retained and carried through to any new additions. Sleeping porches should be retained and porches and entry steps should be replicated in kind. New construction should incorporate some of these elements into the design.

Natural materials should be utilized as much as possible. High quality painted composite such as AZEK is also acceptable. Decking of Ipe, Mahogany, or natural cedar is preferred. Porches and entryways should have natural or painted wood or high-quality painted composite, or natural stone or brick.

Garages: The historic garages of the Village create a unique character and are architecturally significant buildings. Historic garages in the Village are generally detached, with carriage style doors that swing out. A similar style for new garages is encouraged. Attached garages are discouraged, but will be considered in the context of the location, size, and design of the main structure. Attached garages should be located behind the main mass of the house and not facing the street. Garages with three or more bays and double wide doors are not historically appropriate and are discouraged.

Garage doors should be wood or painted wood composite. Vinyl and metal doors are not appropriate. Carriage style swing-out doors are preferred, though alternate designs are also acceptable.

Trim: Historical houses should retain existing trim wherever possible, or replace with painted composite such as AZEK in identical sizes. "Hefty" exterior trim for corner boards, window trim, soffits, fascia, frieze board, brackets, rafter tails, railings, columns are all important elements of the Village vernacular.

Trim should be wood or painted composite such as AZEK. Vinyl and aluminum trim is not appropriate.

Shed, Barns, and Outbuildings: Outbuildings should be of a scale and size that is subordinate to the original buildings. Size, placement of materials, and relationship to the lot and surrounding structures will be considered.

Foundations: Alterations to existing historic homes should include foundations consistent with the original historic materials of the building. For new construction, foundations should be of a height consistent with that of the architectural style proposed and in harmony with other original historical foundations in the area.

Foundations of natural stone/natural stone veneer or natural brick/natural brick veneer are strongly encouraged. Tan or natural colored stucco will be considered on a case-by-case basis. Cinder block, concrete, and synthetic stone are not appropriate. Any covering of foundations should complement the details of the structure. Venting and pipes should be located out of the public view. Synthetic stone and exposed concrete are not appropriate.

Chimneys: For alterations to historic houses, when feasible, existing chimneys should be retained even if interior fireplaces are removed, as these are an important part of the architecture of the house. Replicating in character, scale and height using high quality brick siding is an option. New houses should include prominent chimneys (this is one way to achieve symmetry and balance, to break up massing, to create the impression of height, and to ensure consistency within the historic context of the Village).

Common materials and finishes are natural brick, natural stone, and stucco. Unpainted masonry should not be painted unless that is the existing condition.

Shutters: Shutters should be of a louver or panel design. Each shutter should match the height and half the width of the window opening. Shutters should be fastened to siding with hardware that is either operable or appears operable. Shutters made of plastic, vinyl or metal are not appropriate. Typical paint colors for shutters are dark green such as "Essex Green", white, and black.

Shutters should be painted wood or painted composite wood. Vinyl, plastic and metal shutters are not appropriate.

Skylights: Skylights are generally not appropriate in any roof area visible from a public way, including the water, and are generally discouraged. If proposed for an area out of public view, the skylight should be low profile.

Fences, Walls, Gates: Fences and walls are significant architectural features and should be appropriate to the property. These elements should serve necessary practical purposes while contributing to the appeal of the neighborhood. In general, properties in Dering Harbor are open in feel.

Historic cast and wrought iron fences and wood fences which are original to historic houses should be retained, repaired, and painted when necessary. Historic walls should also be repaired.

Fencing should not prevent or restrict views of buildings from a public way. Front fences should not exceed 48 inches and should be open in character so as to not create visual barriers. No fence can be higher than six feet (See code 230-19 for fence laws). Stockade fences should not be constructed. To preserve the open character of the Village, driveway gates are not found anywhere in Dering Harbor and are not appropriate.

Wood fencing or painted composite wood fencing is preferred. Plastic, vinyl formed metal, and aluminum chain-link are not appropriate. Wire mesh fencing, commonly referred to as "deer fencing", is appropriate (preferably in green) when screened on both sides by evergreen (e.g., Privet, Holly).

Landscaping walls should be natural stone or natural brick (such as Boston City Hall or Danish Blend). Composite, stone veneer, cinder block, and concrete block are not appropriate.

Driveway pillars of natural stone, natural brick, natural wood, painted wood, or painted wood composite are acceptable.

Grading and Site Work: Site planning can set new construction projects on the proper course. Locating the building structures in sympathy with the streetscape and neighbors goes a long way to making new projects compatible. Siting should maximize open space and not result in the necessity of excessive screening. Scale and placement are critical to this end. Refer to Village code for setback requirements. The ARB will review siting for all new and altered structures and buildings.

For alterations to historical buildings and properties, the existing natural contours of the landscape should be preserved as much as possible. Proposed building heights are measured from the original grade prior to any site work. In Zone B, retaining walls should be inconspicuous and used only to mediate large grade changes or to allow for planting areas. In Zone A, retaining walls and re-grading may be useful to allow for site plans that are sensitive to the streetscape and neighboring properties.

Retaining walls should be faced with brick or stone. Exposed cement blocks, concrete, and pressure treated lumber are not appropriate.

Parking and Driveways: Note that driveways occupy a prominent place in house design from an esthetic perspective. Driveways offer the community a first impression of the overall property. Please refer to Village code for zoning and materials for driveways. Driveways and Parking may be a necessary and significant alteration to a historic property. Driveways, parking areas, and paths should be discreet in the amount of open space converted to parking and should be properly screened from the street and neighbors. Driveways must be loose aggregate or grass with pavers. Parking should be loose aggregate, natural brick, or natural stone pavers. Parking should be properly screened for aesthetics and noise. Please refer to Village code for additional parking requirements.

Driveways must include an apron (minimum of 6 ft x 10 ft). The apron should be constructed of natural stone such as Belgium Block, natural brick, or bluestone. Driveways may not be constructed of visible bituminous asphalt (blacktop) and should be constructed of loose aggregate such as gravel or grass, with natural stone pavers. Synthetic pavers, synthetic stone, cinder block, and concrete block are not appropriate.

Landscaping and hardscape: A well-considered landscape plan can integrate new buildings into existing neighborhoods. Openness and shared views can coexist with strategic planting and privacy. Landscaping should not be used as a method to cover up poor design or an inappropriate site plan.

The ARB will review landscape plans, including planting layouts and material for all new construction and substantial renovations. Refer to the Village Code for tree removal guidelines.

Cleared trees and plant material cut down for construction should be removed from the property. Repairs to fallen trees, vines, dead plant material, and repairs to buffers and property surrounding the construction site should be included in the work plan.

The following changes to landscape/hardscape features require ARB approval for both new construction and substantial alterations that are not in-kind: fences, walls, hardscape (such as but not limited to driveways, driveway aprons, parking areas, patios, stairs, decks, pools, garden structures, driveway pillars/columns). The ARB may require plant screening for elements such as fencing or air conditioning units.

Hardscape, patio, and walkways should be natural stone such as bluestone, slate, brick (should look like those of historical homes, for example, Danish Blend or Boston City Hall), Cobblestone/ Belgium Block, or be grass pavers using above stone material.

Decks should be natural wood such as Ipe or Mahogany. High quality composite or engineered wood will be considered on a case-by-case basis depending on location, quantity and specific material (samples should be provided to the ARB). Synthetic pavers, synthetic stone, cinder block, or concrete block are not appropriate.

Dering Harbor has a significant deer population. Plant material that is labeled as deer-resistant often will not be viable, especially in the A Zone. The following list of mostly successful planting materials is for reference:

Screening: Privet, Holly, Boxwood.

Ornamental: Privet, Holly, Boxwood, Ornamental Grasses, Sea Green Juniper, Osmanthus, Andromeda, Butterfly Bush, Peonies, Daffodils, Nepita (caution—all but Boxwood, Nepita, Butterfly Bush, and Peony may be eaten on occasion). Most deciduous trees are safe though may require seasonal bark covering. Please note NY State guidelines on prohibited species (certain Bamboo, etc). Turf and synthetic lawn are not appropriate.

Sports Courts: Tennis courts should be recessed when possible a minimum of four feet below grade to reduce noise and visibility, and to allow for standard (10-12') sports court fencing while adhering to Village code on maximum fence height. Sports courts should be sited with sensitivity to the streetscape and neighboring properties. No pole lighting or spot lighting are permitted on sports courts. The ARB must approve materials and colors of all sports courts and surrounding enclosures.

Courts may be painted or dyed green or be of natural clay material. Lattice work fencing of natural or painted wood, or painted wood composite, or deer fencing screened on both sides with evergreen are the most appropriate. Chain link fencing is not permitted. Maximum fence height is 6 feet. Refer to the Village code on fencing.

Gutters: *Copper, lead coated, wood, or aluminum gutters are appropriate. Downspouts should be 3".*

Lighting and Exterior Features: Exterior fixtures include, but are not limited to, lighting and window boxes. Exterior features should be compatible with the style and period of the historic buildings of the Village.

Lighting should minimize glare and light trespass across property into roadways, waterways, and neighboring homes. Low voltage landscape lighting is permitted in moderation but should not be used at entrances abutting the street. String lights are permitted in moderation. Colored lights of any kind are not appropriate with the exception of yellow “bug bulbs” in sconces and fixtures, and holiday decorations from November 1 to January 30. All outdoor plumbing fixtures should be out of public view.

Metal lanterns such as coach lights, wall- or post-mounted, are often the most appropriate choice, particularly ones in copper, bronze, or unlacquered brass. Utility pole lighting, floodlights, and spotlights are not appropriate.

Window boxes/racks should be appropriate to the style of the buildings and be made of wood or painted wood composite.

Modern Equipment: Modern equipment encompasses all mechanical equipment, including antennas, HVAC equipment, pool equipment, etc. Ideally, pool equipment should be placed inside a building or soundproof structure (including underground vaults) and propane should be buried underground and/or installed indoors. All modern equipment should be as small and inconspicuous as possible. Modern equipment on the ground level should be sited within the building envelope and screened by fences and/or vegetation.

Solar Panels: When ruling on applications for solar energy systems, the ARB shall consider the policy of the state of New York to encourage the use of solar energy. Solar panels should be flush mounted and of a matching roof color that reduces visibility from the public ways and neighboring properties. Whenever possible panels should be sited on rear facing roof surfaces or other secondary surfaces that are least visible from the street and neighboring properties.

Acknowledgment

The Village would like to thank John Colby and Ken Walker for their insights into the history of the village. John is a resident and publisher, through Brick Tower Press, of “The Smallest Village, The History of Dering Harbor.” Shelter Island, New York 1874-1974 By Stewart W. Herman

ARB Checklist for New Construction and Alterations:

The following checklist is included to ensure that an applicant provides the ARB with the information needed to effectively process an application for a public hearing regarding new construction or alterations. (Pre-submission meetings with the ARB do not require this detail). This checklist only covers aspects of the project required for the ARB and excludes other information that may be required for Building Inspector/Building Permit and does not address general state and local building requirements.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Please check for consistency in the application across all submitted materials, including drawings, renderings, and lists of materials. Please refer to the Village code for additional information.

ARB SUBMISSION CHECKLIST

- Agent authorization signed by owner of record or trustee.
- Proof of notification of abutters within 250 feet of property.
- Design concept including inspiration or concept imagery.
- Full set of construction drawings approved by the Building Inspector.
 - Three hard copies and an electronic submission.
- Stamped site plan showing all proposed structures, including but not limited to: main dwelling, garage, all accessory buildings, driveway, parking area, fences, walls, pool, patios, HVAC equipment, pool equipment (if not enclosed in garage or other accessory building), generator, sports courts, gazebos, driveway apron, driveway pillars or columns.
 - May be asked to include neighboring properties with dwelling and structures if there are siting or zoning issues.
- Detailed construction drawings for each elevation of the main dwelling as well as construction drawings for any accessory buildings. These should identify the following:
 - Windows, doors, and garage doors (manufacturer, line/series, model number, size). If a door or window is to be changed to an on existing building or structure, provide a photograph or scale drawing of the existing configuration and a copy, from a supplier's catalog, of the proposed replacement. Make sure all changes in colors and materials are identified. Highlight the material of the windows.
 - Siding specs—exact material and color.
 - Roofing material—exact specs.
 - Trim specs—material, size, color.
 - Gutter size and material.
 - Flashing material.
 - Chimney material—exact variety of stone or brick and color.
 - Pool and coping material and location on survey.
 - Railing design and material.
- Color renderings for all elevations of main dwelling and accessory buildings.
 - Model may be requested for certain applications.
- Paint chips showing siding color (if not white) and trim color (if not white, black, or Essex Green or equivalent color).
- Landscape plan showing proposed hardscape layout, materials, planting material.
 - Driveway layout and material.
 - Driveway apron size and material.
 - Patio, steps location, and materials.
 - Fence and/or wall design, material, and exact location including all gates.
 - Pool location and materials.
 - Planting materials.

- Lighting plan—location for exterior lighting and all fixtures.
- Sports court material, color, fencing detail if using, landscaping, and screening plan.
- Tree plan as indicated by Village code, showing all trees above 18” and those that will be removed.

Note that for pre-submissions there are no specific requirements but the more detail provided the better. Many pre-submissions include a site plan, concept photos and/or actual renderings, and proposed material lists, but typically not construction drawings/plans.

CHAPTER 3

The Architecture of Dering Harbor, by Kenneth Walker

Ken Walker, a resident and architect, authored a book documenting the architecture of the Village of Dering Harbor. It was published in 2000 as an inspiration for future design in the Village. The photographs highlight elements of historical houses which may aid property owners and design professionals with new construction, alterations, and additions in the Village.

This chapter is an updated and expanded version of Mr. Walker's book. The historical houses of the village were built predominantly between 1870 and 1940. This chapter highlights pre-war historical houses in the Village of Dering Harbor and should be used as a resource and a reference to create designs for building projects to be submitted for architectural review. Houses constructed in the post war period have not been included in this chapter.

“Most historic houses demonstrate complexity of shape and form..... There exist several architectural elements that form a “texture” to the Village.” Kenneth Walker

Architectural design elements within the historical houses of the village include: pitched roofs, columns, verandahs, porches, balcony fenestrations and porticos. Dormers, and windows of various size and mullion form, add richness and dimension to house facades. Shutters, railings, lintels and cornice trim contribute to the architectural detail. Historical houses within the Village have rich architectural detailing on each facade. Garages are typically detached and built in the carriage house style. The crafting of architectural features, and the materials employed to create historical houses in the village, are of outstanding quality.

A TIMELINE OF HISTORICAL HOUSES IN THE VILLAGE OF DERING HARBOR

1870 - 1890

GARDINER WAY COTTAGES

Gingerbread houses circa 1874

Victorian Architecture





Distinguishing Architectural Elements

Rectangular L-shaped massing

Centered gabled dormer roofs, wood shingle

Pent roof enclosing gables

Overhanging eaves with decorative trim

Painted wooden siding with textural shingles, fish-scale patterns

Decorative clapboard “gingerbread” cornices and railings

Double-hung sash windows single light over single light

Entry porch supported by decorative turned columns

Wraparound porch with decorative trellis and railing

Circular bay

HERMAN HOUSE circa 1883

Victorian architecture.

21 and 21A Shore Rd



Distinguishing Architectural Elements

Centered gabled roof

Overhanging eave with decorative trim

Pent roof enclosing gables

Entry porch supported by decorative turned columns with balcony above

Circular cantilevered bay

Double-hung sash windows two lights over two lights

Painted wooden siding and textural painted shingles

Wrap around porch with decorative trellis and railings

BAYLIS COTTAGE circa 1885
Rebuilt 1975 Ian Fairweather Architect
Colonial Revival Architecture
23 Harbor Lane



Distinguishing Architectural Elements

- Hipped wood shingle roof
- Overhanging eaves with decorative trim
- Classic column treatment on the harbor facing porch with balcony above and decorative railing
- Painted wooden door with narrow sidelights
- Entry portico with decorative trim supported by circular columns
- Symmetrical massing and fenestration
- French doors
- Double hung vertical sash windows
- Decorative lintels
- Central eyebrow window
- Traditional wooden hinged shutters
- Tapering brick chimney

EASTGATE 1887 formerly known as Homecrest
Rebuilt 1932 by architect Alfred Easton Poor.
Victorian Architecture
26 Harbor Lane



Distinguishing Architectural Elements

Centered gabled shingle roof

Oval fanlight windows

Notable fenestration double hung sash with multiple lights and oval shapes over single lights

Double-hung sash windows single light over single light

Paneled door with elaborated crown pediment and surround.

Entry porch supported by square prominent columns

Painted wooden siding with textural patterned shingles

Pitched roof entryway porch with supporting columns and elaborate balusters.

**WESTGATE - built 1887 - substantially renovated 1926 by architect Alfred Easton Poor
Colonial Revival architecture.**

24 Harbor Lane





Distinguishing Architectural Elements

Centered gabled wood shingle roof

Pent roof enclosing gables

Entry porch supported by square prominent columns

Paneled door with narrow line of transom and sidelights

Double-hung sash windows six lights over six lights

Painted wooden siding

Double height two story porch supported by prominent square columns

Two story circular bay

Symmetrical French doors with hinged shutters

BURR TOWL HOUSE or THE RED COTTAGE circa 1890

Substantially expanded in 1928.

Renovated adding dormers and an entryway porch in 2014

Colonial Revival Architecture

24 Locust Point Road



Distinguishing Architectural Elements

Pitched gabled shingle roof with symmetrical dormers

Deep eaves on gables with wide corncing

Central rectangular structure with step down, balanced massing

Symmetrical single story covered porches with balconies and simple balustrades

Double-hung six over six lights

Circular entry porch with supporting circular columns

Painted paneled door

Painted wood siding

Traditional wood hinged shutters

LAND'S END COTTAGES circa 1890

Created circa 1950 by combining existing historical buildings and staff housing

6G Nicoll Road



6E Nicoll Road

Attributed to Alfred Easton Poor



6F Nicoll Road



Distinguishing Architectural Elements

Pitched gable roofs

Symmetrical dormers (6E)

Central rectangular two story structures with balanced additive massing (6E, 6G)

SOUTH STREET CARRIAGE HOUSES - circa 1890

6 South Street



Distinguishing Architectural Elements

Pitched gabled shingled roof with symmetrical dormers

Overhanging eave with decorative trim

Double hung sash windows with six lights over six lights or eight over eight lights

Painted barn doors with wide lintel

Wood shingle facade

Triangular section in top of gable extending forward in simulated overhang

4 South Street



Distinguishing Architectural Elements

Centre gable pitched roof

Overhanging eaves with decorative trim

Double hung sash windows with one over one lights

Wood shingled facade

Symmetrical massing and fenestration

1900 - 1930

HEATHERTON HOUSE circa 1906 renovated 1922

14 Harbor Lane



Distinguishing Architectural Elements

- Hipped dormer slate roof with symmetrical dormers
- Pent roof enclosing gable to rear
- Triangular sections in top of gable extending forward to rear
- Circular integral wraparound porte-cocheres
- Rounded window bays
- Double hung window sashes with six lights over a single light
- Symmetrical oval fenestration
- Painted siding with textural patterned shingles
- Cantilevered wall extension to the rear
- Two story bays to rear
- Perimeter brick wall with curved design and ball finial

KUTTROFF COTTAGE 1907
Brick facade added circa 1937
4 Sylvester Road



Distinguishing Architectural Elements

- Pitched gable shingled roof with symmetrical dormers
- Lateral symmetrical porches supported by prominent square columns
- Double height two story porch supported by square columns with balcony above
- Wide cornice with dentils and simple painted railing
- Painted brick facade
- Symmetrically balanced double hung sash windows with six over six lights
- Paneled door with ornate woodwork
- Symmetrical chimney treatment

Mostly Hall originally built 1907
Renovated, elevated and rebuilt in 2010
Architect William Schickel
2 Sylvester Road





Distinguishing Architectural Elements

Hipped dormer wood shingle roof with symmetrical dormers

Overhanging eaves with decorative dentils

Wrap around porch with pediment at entryway and decorative spindled balustrade

Painted double door entry with narrow transoms

Double-hung sash windows with twelve over single lights

Curved bay with balcony above

Symmetrical fenestration and dormers

Wood shingle facade

Addition of a glazed conservatory

Manhasset House was rebuilt as Manhasset Country Club circa 1912
The Mediterranean style is an exception within the Village
42 - 44 Manhasset Road



Distinguishing Architectural Elements

- Centered hipped tile roof
- Thoughtfully sited accessory buildings
- Symmetrical brick and stucco facade
- Double-hung sash windows with six over double lights
- Symmetrical treatment of arch top windows
- Arch top wooden door
- First floor balcony with vertical balustrade
- Traditional wood shutters with sailboat motif

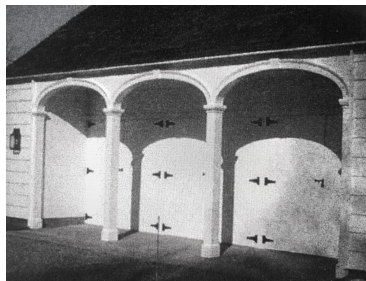
HIRD HOUSE circa 1914
Colonial Revival Architecture
6 Harbor Lane



Distinguishing Architectural Elements

- Pitched gabled shingled roof with symmetrical dormers
- Pent roof enclosing gables
- Triangular sections in top of gable extending forward
- Central rectangular structure with step down, balanced massing
- Painted siding
- Circular entry porch supported by circular prominent columns
- Two story porch with rounded balconies
- Double hung sash window with six lights over a single light
- Arch top fenestration on dormers
- Fenestration with hinged shutters
- Oval and triangular dormers
- Decorative porch railings with ball capped posts

DERING POINT circa 1915
Architect Alfred Easton Poor
Colonial Revival Architecture
25 Harbor Lane



Distinguishing Architectural Elements

- Hipped low pitched wood shingle roof
- Lateral symmetrical porches supported by circular prominent columns
- Central rectangular structure with step down, balanced massing
- Symmetrical balconies with decorative railings
- Recessed harbor facing porch with substantial square columns flanked by semi oval fenestration
- Painted wooden siding
- Wide indented cornice
- Exterior tapered brick chimney breasts with coronal brick detailing
- Symmetrically balanced double hung sash windows with six over six lights
- French doors
- Balanced fenestration with hinged shutters

FORREST TOWL HOUSE circa 1916
Colonial Revival Architecture
8 Harbor Lane



Distinguishing Architectural Elements

- Hipped low pitched wood shingle roof
- Deep eaves with carved brackets and rafter tails
- Central rectangular structure with step down, balanced massing
- Lateral symmetrical porches supported by square columns
- Symmetrical balconies with elaborate balustrades
- Painted wooden siding
- Cornice with dentils
- Symmetrically balanced double hung sash windows with six over six lights
- Paneled door with elaborated crown and surround and entry porch

Circa 1927

16 Harbor Lane



Distinguishing Architectural Elements

Pitched gable wood shingle roof with symmetrical dormers

Deep eaves with decorative trim

Center gabled dormer with symmetrical arched windows

Harbor facing pergola with circular supporting columns

Harbor facing french doors

LANEHOLM circa 1928
Colonial Revival architecture
20 Harbor Lane



Distinguishing Architectural Elements

Hipped low pitched roof

Symmetrical massing with recessed central facade

Painted wooden siding

Symmetrically balanced double hung sash windows with six over six lights

Two fan light windows on opposite side of the entryway

Door with elaborated crown and surround circular entry porch supported by circular columns

Balanced fenestration with hinged shutters

THE CARROLL HOUSE circa 1929
Architect Alfred Easton Poor
Colonial Revival Architecture
15 Locust Point Road



Distinguishing Architectural Elements

Flat top, hipped, low pitched wood shingle roof with symmetrical dormers

Overhanging eave with deep decorative corncing

Lateral porch supported by prominent square columns

Central rectangular structure with step down, balanced massing

Double height porch supported by square prominent columns

Painted wooden siding

French doors with shutters

Symmetrically balanced double hung sash windows with eight over eight lights

Paneled door with narrow line of transom and sidelights around door

Entry porch supported by square prominent columns

Lyons House circa 1930
Architect Alfred Easton Poor
Neo Tudor Style
6B Nicoll Road



Distinguishing Architectural Elements

- Pitched gabled slate roof with symmetrical dormers
- Leaded glass diamond pattern casement windows
- Brick facade with corresponding brick landscape elements
- Entry door with arch detail and cut stone lintel
- Arch top carriage house style garage doors

Village Hall circa 1931
Architect Alfred Easton Poor
Classical Revival Architecture
23 Locust Point Road



Distinguishing Architectural Elements

- Pitched center gable wood shingle roof
- Deep eaves with decorative trim
- Central rectangular structure with step down, balanced massing
- Pent roof enclosing gables
- Entryway porch supported by square prominent columns
- Symmetrical double hung sash windows with six over nine lights
- Traditional hinged shutters

HOUSES BUILT IN THE POST WAR PERIOD

Houses built prior to the establishment of the Architectural Review Board

4 Nicoll Road

27 Harbor Lane

7 Locust Point Road

Houses built after the establishment of the Architectural Review Board

5 Dering Woods Road

3 Dering Woods Road

41 Manhasset Road

5 Dering Woods Lane

1 Sylvester Road

1 Dering Woods Lane

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