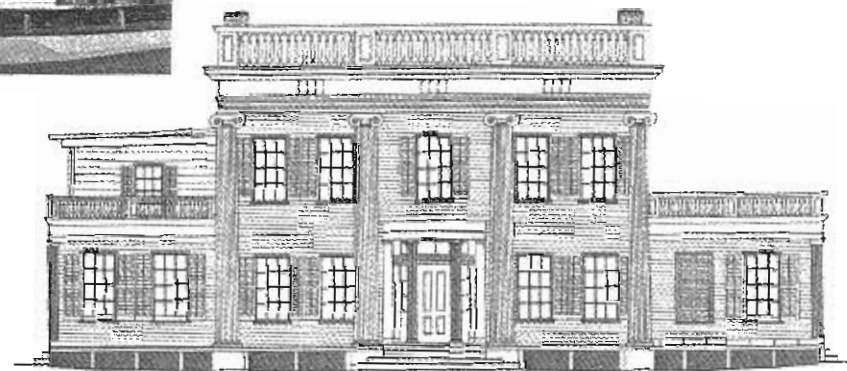


BNB Ventures hopes to demolish the existing beverage store and build a Greek Revival complex with three ground floor retail spaces and three second floor office spaces.



If approved, The Orchard at Bulls Head Inn will feature a restored and expanded main building, plus guest cottages, a restaurant and lap pool.

The Bridgehampton Historical Society hopes to break ground this summer on a restoration of the Nathaniel Rogers House, which will become the society's headquarters.



Over the years the once majestic building fell into a state of disrepair. In 2003, Southampton Town purchased the land while the Bridgehampton Historical Society (BHHS) bought the house for \$550,000 and conveyed the title to the town. BHHS maintains a stewardship agreement with the town.

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BRIDGEHAMPTON

Evolving Corner

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BRIDGEHAMPTON

Evolving Corner Changes Again

Three projects revive historic intersection

BY MARISSA MAIER

The Triangular Commons, present day site of the flagpole monument, has been an ever evolving, always bustling hub in the hamlet of Bridgehampton.

It has served as a meeting and entry point for everyone from militiamen in the American Revolutionary War to weekenders visiting the beach.

This busy intersection is once again on the cusp of an evolutionary change as three major building projects are in different stages of development.

In local historian Ann Sandford's "Grandfather Lived Here: The transformation of Bridgehampton, New York 1870-1970," she describes how the Triangular Commons was used by militia companies for drill practice in colonial times. A noted gathering place in the 18th century, the Common's bee hive of activity including

stagecoaches, and passersby differentiated it from the rest of Main Street. Through the centuries the buildings located on the periphery of the Commons adapted with the community.

The Nathaniel Rogers House, on the southeast corner of Ocean Road and Montauk Highway, was built in 1824 by county judge Abraham Rose. He later sold it to artist Nathaniel Rogers. A new owner converted the home into a boarding residence, called "Hampton House," in 1885. The Hopping family purchased the property a decade later and operated the inn until 1949, at which point a front yard space was leased to Duck's gas station.

Over the years the once majestic building fell into a state of disrepair. In 2003, Southampton Town purchased the land while the Bridgehampton Historical Society (BHHS) bought the house for \$550,000 and conveyed the title to the town. BHHS maintains a stewardship agreement with the town.

"The bones of the house were and still are in good condition. [The last owner] Jim [Hopping] didn't remove any of the original architectural features but he didn't maintain anything," BHHS executive director John Eilertsen explained.

The BHHS board is hoping to raise \$4.5 million for the restoration, which will be completed in three phases.

Across Montauk Highway from the Rogers House stands the Bulls Head Inn. Built by Judge Rose in 1842, it was later sold to Henry Corwith. Through the years the building has experienced many incarnations from an inn to a nightclub to a Target pop-up shop.

Purchased by former Phillip Morris executive Bill Campbell, his company Miaco LLC has been floating a project since 2006 to restore and expand the inn and transform the premises into a hotel with a restaurant, four guest cottages, a lap pool and spa/wellness center. Granted variances by the zoning board of appeals in late May, the final application is currently before the planning board.

The other property in this area with plans for redevelopment is the Bridgehampton Beverage store at the corner of Lumber Lane and Montauk Highway. The parcel was the site of

the famous Wick's Tavern which operated in the 18th century and was popular amongst American and English soldiers, reports Sandford. Before the Civil War, the building was converted into a residence. It was eventually sold in the 1940s to Shell Oil Company and turned into a gas station, at which point the historic building was demolished much to the chagrin of preservationists.

Current owners BNB Ventures IV, LLC — the company also owns an adjacent property that houses a Starbucks — plan to build a structure with three ground-floor retail spaces and three office spaces on the second-floor. The style of the building references accents from Bulls Head Inn and the Nathaniel Rogers House.

Bridgehampton Citizen's Advisory Committee Chairman Fred Cammann noted planning consultant Rich Warren will visit his group on July 19 to verse them on the details of the beverage store project. Cammann, however, remains worried about the intended use of Bulls Head Inn. He was also concerned that both projects would negatively increase traffic.

"The actual usage of [the intersection] is pretty hair raising and dangerous. We are not trying to say you can't do anything here but that is a

huge traffic problem," Cammann remarked. "We need a comprehensive traffic study."

Planning board chairman Dennis Finnerty noted the projects might have mitigated traffic because both designs propose closing access ways onto Montauk Highway. Bulls Head Inn attorney David Gilmartin, Jr., added that the traffic implications of the project were fully vetted in the environmental review, which was approved by the board in December 2009.

Despite concerns over the modern architecture of the cottages, Gilmartin believes the project, called The Orchard at Bulls Head Inn, will pass the planning board in 60 to 90 days.

Meanwhile, the beverage store project recently completed a pre-submission conference and the board will close a 30-day written comment period at the end of July. BNB Ventures will then prepare a formal application to the board.

It appears the Nathaniel Rogers restoration plan may be the first to break ground. Eilertsen reported BHHS will kick off phase one, of exterior renovations and sealing the building envelope, by the end of the summer. The project will span around three years and at completion will become the BHHS headquarters.