

Design Review Board
April 4, 2023
9:00 a.m.
Emergency Services Building
One Cedar Street

Those present were:

Robert D. Caruso, Chairman
C. Sherrill Dayton, Member
Kristin Corwin, Member
Ann Duffey, Member
Susan Davies, Member
Kathryn Davis, Member
Billy Hajek, Village Planner
Thomas Preiato, Village Building Inspector
Peter Pennoyer, Architect on behalf of Guild Hall of East Hampton
Erica Broberg Smith, Visitor
Ryan Denehy, Applicant, 132 Montauk Highway LLC
Elizabeth Young, Applicant, 132 Montauk Highway LLC
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

The Chairman called the meeting to order at 9:00 a.m. and the following official business was discussed:

1. **Minutes**

Upon motion of C. Sherrill Dayton, duly seconded by E. Ann Duffey, the Board unanimously approved the minutes of March 21, 2023.

2. **Guild Hall of East Hampton – 158 Main Street**

The Board is in receipt of an application for a Certificate of Appropriateness, marked received March 27, 2023. Mr. Pennoyer appeared and stated that it was discovered during construction that the pathway for the curtains did not allow the curtains to open fully which requires the addition of two small extensions/boxes which will be tucked behind the parapet on the roof; these additions will allow the

curtains to withdraw fully noting that this is a good thing in the theatre world. In the same area, ductwork will need to be reconfigured and will be slightly larger to provide a healthy indoor air environment, and according to the theater consultant, the smaller ducts are noisy. There will be some in kind door replacements, painting the building, taking off conduits here and there. Mr. Caruso stated that the project is coming out beautifully and many people in the Village are remarking the same.

Mr. Hajek stated that the project requires a Special Permit and Variances from the Zoning Board and Design Review Board approval for a Certificate of Appropriateness. This modification requires preliminary review by the Design Review Board. The two proposed bump outs are almost unnoticeable so he does not have any comments on the actual project itself.

Ms. Davis stated that with reference to the north view from Pondview Lane is really the only place where you will see the HVAC and impedes the view of the window. All the other images were very helpful and did not seem to have any visual effect. Ms. Davis questioned whether locating the HVAC behind the railing instead. Mr. Pennoyer stated that the air has to get into the theatre house and the preservation of the theatre was one of Guild Hall's primary goals and did not want ducts inside the building, however, the window is a blind window, not original to the building.

The Board concluded their preliminary review.

3. 132 Montauk Highway LLC – 132 Montauk Highway

The Board is in receipt of an application for a Certificate of Appropriateness, marked received February 27, 2023. Mr. Caruso called upon the applicant to speak but the applicant was not in attendance. Mr. Hajek stated that this application is for work that has already been conducted at 132 Montauk Highway, the Thomas Jones house. The Village selected, with property owners' consent, a number of important timber-frame buildings and as a incentive to encourage preservation of the time-frame and to reduce the amount of alterations and extensions to those buildings, the property is eligible for an accessory dwelling unit. To maintain the integrity of the original building. The residence underwent renovation recently without the benefit of prior review; portions of the floor system on the first floor, most of the windows have been altered, and they have completed fairly extensive interior renovation of the structure. Approval is requested for the retroactive replacement of the windows. Mr. Hajek stated that his memorandum to

the Board, dated March 24, 2023, indicates that the plans submitted to the Board lack specificity and outlines items that should be included in the plans to insure that the Board understands what is being proposed and some of the windows that are proposed are not appropriate for the site. Mr. Hajek stated that his memo offers suggestions and recommendations on how to correct the issues.

Ms. Davis stated that she herself has restored several old windows and knows a lot about it and questioned if the windows are gone. Mr. Hajek said yes, for the most part. By the time a stop work order was issued, all the old windows were gone and only a pile of debris was left and the debris that could be identified were vinyl replacements. The contractor had indicated that many of the windows had already been removed and replaced with old vinyl which is hearsay. There are no original windows left to be salvaged. Mr. Dayton stated that he feels the old windows with trim should be replaced in keeping with the house. Mr. Hajek stated that that was one of his suggestions to keep all the trim wood and to keep the original door. Mr. Caruso stated that the applicant will have to have new windows milled and that the new windows are too large which will not accommodate the shutters. Ms. Davies noted that windows can be custom made. Mr. Preiato stated that once the Design Review Board reaches a decision, he can issue a Building Permit; there has been a lot of interior work which is egregious. Mr. Preiato noted that there are also Court proceedings. Ms. Corwin questioned whether the interior work is in the Board's purview. Mr. Preiato stated that in this case it is. Ms. Corwin stated beside the timber-frame. Mr. Preiato stated that the Code is pretty specific in this designation that the timber-frame remain intact. Ms. Davis asked if the Code says anything about the beautiful trim that was on the inside of the windows. Mr. Preiato stated not specifically. Ms. Davis stated that that must have been removed as well. Mr. Preiato stated that the place is totally gutted.

Mr. Hajek stated that in order for the Design Review Board to issue an approval, the applicant has to provide additional details such as what windows they are going to use, floor plans, elevation plans exactly what was done to the building and what they are proposing to do. Once that information is received, it will come back before the Board and the Board can act on the application.

Ms. Smith stated that she is an architect and was hired by Ryan Denehy and Liz Young in December of 2022 (sic) but was not hired specifically for the historic aspects of the house but was hired to do a renovation of the front house. Ms. Smith stated that after speaking with the Building Department, she informed the property owner that they were able to build a second house in the back and why and that was the incentive not to touch the front house. Ms. Smith stated that many of the

original windows were in the house; the interior was significant, the mantels, the trim, the wainscotting but the house is now stripped and gutted; she suggested that the Code be amended so as to maintain significant interior features and preserved. Ms. Smith stated that she informed the property owner of the necessary review and approval required. Ms. Smith stated that she quit the project in February 2022 (sic).

Ryan Denehy and Liz Young appeared before the Board; Ms. Young apologized for being late as she did know what where the meeting room was located. Ms. Young stated that they bought the home because it was a historic home being their forever home out here; the intention has always been to preserve as much of the historic nature as possible while making it comfortable and safe to live in. Mr. Caruso asked if they knew if that it was a historic house. Ms. Young said 100 percent. Mr. Caruso and historic houses come with certain covenants and asked why were the rules not followed. Ms. Young stated that the original set of plans were significantly more impactful to the historic nature adding a large glass structure that they felt harmed the historic look of the property. Ms. Young stated that they did not stay involved enough in the project and the two areas where they made mistakes is in making sure that it is structurally sound because it was not structurally sound and being involved with the framing that has to be used and, two, on the windows they should have taken a more active role in making sure they were complying with the specifics for the windows and the frames. Ms. Denehy stated what they are trying to figure out is a path forward that makes sense for the long-term structural integrity of the home.

Ms. Corwin questioned how you could fall through the floor when it has been standing since 1841. Mr. Denehy stated they discovered that the previous owners did some low quality work and there was an instance where someone's foot went through one of the floor boards and found that there was a lot of rot; Ms. Young stated that if you put your finger in the beams, they deteriorated on your hands and start falling apart. Mr. Denehy stated that the home inspection that they had done before they purchased did not give them the full scope of just how rotted and termites and does not want to change the look of the house. Ms. Davis stated that the windows specifically do not affect the floors and that changes the look of the house in a significant way. Ms. Young stated that the intention with the windows was to make sure it is a safe family home, to grow their family in, when they received their Certificate of Occupancy post purchasing the home, they agreed to rezone the house as a two bedroom because the windows were too small on the third story to be a proper egress and therefore qualify as a bedroom. The intention is to re-install the shutters. Mr. Denehy stated that they are prepared to do

whatever they need to do to get back to the historical aesthetic so if that means take out the windows and put in smaller ones that are six by six with the wood. Ms. Young stated that the challenge is the egress. Ms. Corwin stated that six by six is fine for egress. Mr. Hajek stated that divided lights do not change the egress from the window. Mr. Denehy stated that they will come back with a much more robust set of plans based upon Mr. Hajek's memorandum and they have retained John Huber.

Ms. Davis questioned why the trim was ripped off the trim and the original mantel. Ms. Young stated that the mantel is still in the house as she was there this morning; they kept as much of the trim as they possibly could; they kept the rounded banister. Mr. Caruso stated that whatever trim and windows and shutters that are missing now they can all be reproduced and custom built and reinstalled.

Upon motion of C. Sherrill Dayton, duly seconded by Susan Davies, the Board unanimously adjourned the meeting at 9:29 a.m.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 4/24/23
TIME: 12:20 pm

Pamela J. Bennett

