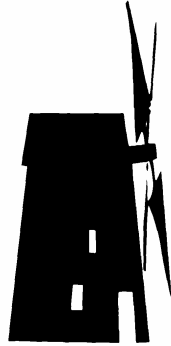


**VILLAGE OF EAST HAMPTON HISTORIC PRESERVATION
PROGRAM**



**TIMBER-FRAME LANDMARKS, 1700-1850
GUIDELINES**

Design Review Board
Inc. Village of East Hampton
86 Main Street
East Hampton, New York 11937
(631) 324-4150
www.easthamptonvillage.org

Adopted March 6, 2013

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TIMBER-FRAME LANDMARKS, 1700-1850

These guidelines apply to the group of properties designated as “Timber-Frame Landmarks, 1700-1850”. This group includes some of our rarest and oldest building types which recall East Hampton’s history from the seventeenth century into the nineteenth century when the character of the Village was established. These buildings represent saltbox houses, Cape Cod cottages and Georgian, Federal, Greek Revival and Italianate houses as well as early religious and industrial buildings. These landmarks are further distinguished for embodying the craft of timber-frame construction. As a group, East Hampton’s timber frames represent one of the most complete libraries of early building forms and technology on Long Island.

The Design Review Board is responsible for reviewing proposed changes that may affect the character and integrity of these historic buildings. In doing so, the Board will apply the guidelines in this manual.

TIMBER-FRAME LANDMARKS, 1700 TO 1850



Phoebe Hunting House
Circa 1700



Rowdy Hall
Early to mid-eighteenth century



Joseph Osborn House
Early to mid-eighteenth century



William Barnes – Childe Hassam House
Early to mid-eighteenth century



Isaac Hedges House
Early to mid-eighteenth century



Noah Barnes House
Early to mid-eighteenth century



Miller House
Mid-eighteenth century



John Dayton House
Mid to late-eighteenth century

TIMBER-FRAME LANDMARKS, 1700 TO 1850



Gansett House
Late eighteenth century



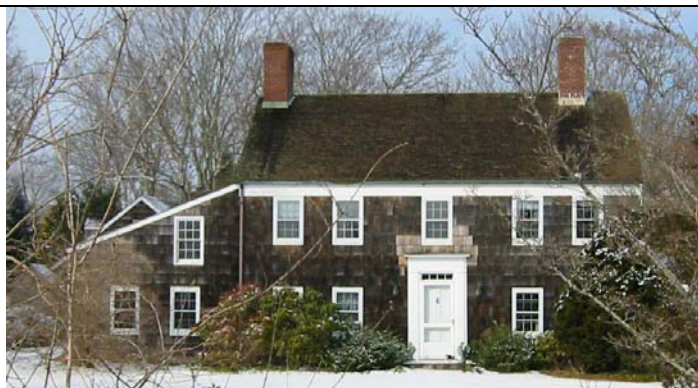
Miller Dayton House
1799



Edward Mulford House
1805



Josiah Dayton House
1829



Baldwin Cook Talmage House
Circa 1840



Fulling Mill Farm
Early nineteenth century

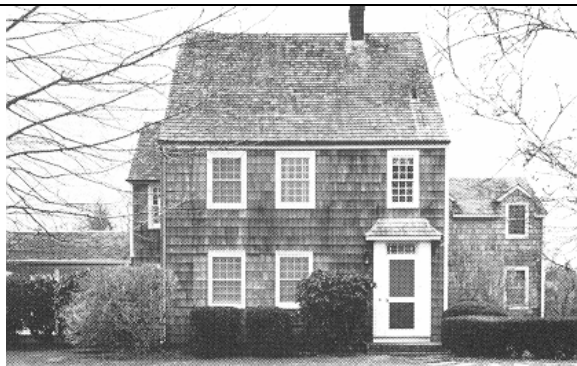


William Sherman House
Early-nineteenth century



Hiram Sanford House
Early to mid-nineteenth century

TIMBER-FRAME LANDMARKS, 1700 TO 1850



Stafford Hedges House
Early-nineteenth century



Talmage Jones House
Early to mid-nineteenth century



Ezekiel Jones House
Early to mid-nineteenth century



Nathan Barnes House
Early to mid-eighteenth century



Dominy Shops
1791 and 1798



Hayground Windmill
1809



Methodist Church
1848

GUIDELINES FOR HISTORIC BUILDINGS

WALL MATERIALS

All of this group of landmarks, except one, retain the historic wall covering of wood shingles.

- Landmarks with wood shingle walls should retain this treatment.
- Replacing wood shingles with new wood shingles is **exempt** from review.
- The Methodist Episcopal Church should retain its historic clapboard siding.
- Any other proposal to renew the siding on a building requires review.

ROOFS

Most of the landmarks retain wood shingle roofs.

- Installing a new wood shingle roof is **exempt** from review.
- Installing a new composition shingle roof with shingles of a rectangular design, a small scale, and a uniform dark gray or dark brown tone no lighter than the color of weathered wood shingles is **exempt** from review.
- Installing any other roof material requires review.
- Existing and new gutters and leaders are **exempt** from review.

DOORWAYS

The intent is to retain front doorways that contribute to the historic character of a building.

Front doors and their enframements are important features of many of these landmarks. The plain doorways of some early buildings are as important as are the more decorative Federal, Greek Revival, Italianate and Colonial Revival doorways.

- Review is required for any proposal to replace a door or components of a door enframement.
- All significant elements of a historic doorway, including the door, should be retained, and repaired instead of replaced.
- If replacement of any component of a historic doorway is necessary, the new material should match that being replaced.
- Any work to a side or rear door is eligible for **expedited** review.
- Installing a storm/screen door at any doorway is **exempt** from review.

WINDOWS

The intent is to retain windows that contribute to the historic character of a building, especially on the front facade.

Many of the buildings retain significant windows and sash that contribute to their authentic historic character.

- Windows and their trim that contribute to the historic character of a building should be retained.
- For any request to replace window components the Board will consider their condition and the contribution the existing windows make to the historic character of the house. Replacement of deteriorated components for important windows, especially those on the front façade, should match the material, configuration and dimensions of the historic windows.
- Existing and new storm windows, window screens and window shutters are **exempt** from review.
- Any work to a window on a non-historic addition is eligible for **expedited** review.

PAINT AND STAIN

All exterior painting and staining is **exempt** from review.

ADDITIONS AND ALTERATIONS

Additions and alterations are appropriate when they do not diminish the architectural integrity of a building or diminish its setting.

Some of this group of landmark houses have been enlarged in the past with additions to rear and side walls that were designed to leave the form and integrity of the original house intact. The goal for these landmarks is to continue this tradition of building additions that respect the character of the historic house.

- Additions and alterations should not detract from the form and integrity of the historic house or its setting.
- Additions and alterations should not alter an important historic feature of a building and should be compatible with the historic building in scale, height, massing, proportion and arrangement of windows and other openings, roof form, texture, materials and architectural details.
- Additions should be subordinate in scale to the historic building.
- Additions set back on the rear wall are encouraged.

- Additions to a side wall are appropriate when they are secondary to the historic house. A side addition should be set back from the front wall of the historic house and be subordinate in size and scale to the historic house.
- The Board realizes greater flexibility is required in reviewing additions or alterations to rear walls of houses where installation of doors, windows, and additions with more glazing than found in the historic house can be expected.

GUIDELINES FOR THE SITE

FENCES AND WALLS

The relationship that many of these landmark houses have with the street is an important part of their setting. A moderate regulation of fences placed between the house and the street will preserve the contribution these landmarks make to the historic character of the Village.

The guidelines for a fence also apply to an entry gate at a walk or driveway.

- Installing a post-and-rail fence with two rails is **exempt** from review.
- Installing a picket fence less than five feet in height is **exempt** from review.
- Installing a horizontal board fence less than four feet in height and having two or three horizontal boards is **exempt** from review.
- Review is required for any other type of fence, wall or earth berm along the street boundary and in front yards. When a landmark property is bounded by more than one street, only the boundary with the street closest to the landmark building is subject to review.

DRIVEWAYS AND WALKWAYS

Driveways and walkways are **exempt** from review, except that their placement may be part of the review of plans for a proposed guest house.

ACCESSORY BUILDINGS AND STRUCTURES

Accessory buildings and structures such as garages, pool houses, swimming pools and tennis courts are **exempt** from review, except that their placement may be part of the review of plans for a proposed guest house.

ACCESSORY DWELLING UNIT

Timber-Frame Landmarks, 1700-1850, are eligible for an accessory dwelling unit. Standards for approving an accessory dwelling unit are provided in Chapter 176-4.

EXTERIOR LIGHTING

Exterior lighting is **exempt** from review.

LANDSCAPE PLANTINGS

Landscape plantings are **exempt** from review.

GUIDELINES FOR DEMOLITION

No historic landmark should be demolished.

In considering a proposal to demolish a building or structure or portion of a building or structure the following guidelines apply.

- No historic landmark or significant component thereof should be demolished.
- If an application for demolition is based on severe structural instability or on extensive damage from fire, flood, hurricane or other casualty, a technical report prepared by an architect or engineer is required. The report will include an assessment of the nature and extent of the structural instability or damage and a determination of the feasibility of the repair of the building and/or reconstruction of damaged or destroyed portions of the building. After reviewing the report the Board may determine that restoration/reconstruction is impractical or impossible and approve demolition.
- The Board may require adequate documentation of a historic building or portion of a building through photographs and measured drawings as a condition of approval when there is no alternative but demolition.

GUIDELINES FOR RELOCATION

Many of this group of historic landmarks are on their original sites. Their exact location and their relationship to the street is an important part of their setting and historic significance. Although moved from their original site, some of the other landmarks have a location or setting that is part of the contribution they make to the historic character of the Village

In considering a proposal to relocate a building the following guidelines apply.

- Landmarks should remain on their original sites.
- Landmarks which are not now on their original sites, but which have a location or setting that contributes to the character of the Village, should not be relocated unless doing so will enhance the setting of the historic building and allow it to make a greater contribution to the historic character of the Village.

THE REVIEW PROCESS

This guidelines manual identifies work that requires review and work that is exempt from review.

If review is required, the owner would submit the attached Certificate of Appropriateness Application Form to the secretary of the Design Review Board at Village Hall, 86 Main Street. The application form is also available at easthamptonvillage.org under the “Permits and Applications” tab.

The Design Review Board meets on the first and third Wednesday of each month at 5:00 p.m. at Village Hall. An application received by noon on the previous Friday will be on the agenda for the following Wednesday.

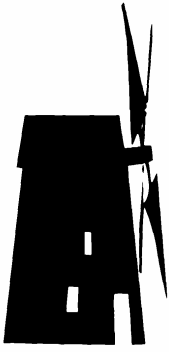
EXPEDITED REVIEW

Expedited review is intended to allow fast approval for projects which clearly meet the design review guidelines. The guidelines in this manual identify the work that is eligible for expedited review. In addition to the specific items listed in these guidelines, any application for work which clearly meets the criteria listed below is eligible.

Expedited review allows approval of an application by the Chairman or the Vice Chairman of the Design Review Board without waiting for the next full Board meeting.

Chapter 176 Preservation of Historic Areas states the criteria for granting approval under expedited review:

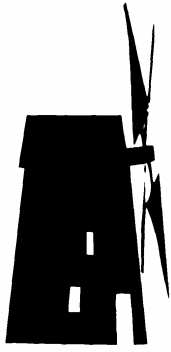
1. The proposed work is listed as eligible for expedited review by the Design Review Board, and
2. The proposed work will have no effect on a historic feature of a contributing property, or
3. The proposed work will have no effect on the setting of a contributing property, or
4. The proposed work conforms to all relevant design guidelines adopted by the Design Review Board.



Village of East Hampton Historic Preservation Program

Certificate of Appropriateness Application Instructions

1. Consult the appropriate Design Review Manual for any guidelines that may apply to the work you are planning. It is recommended that you read Chapter 31 of the Village Code, Preservation of Historic Areas.
2. You are encouraged to seek a conference with the Design Review Board prior to submitting an application to clarify any questions about the proposed work.
3. Complete the application form, fully describing the proposed work, and submit it to Village Hall. A simple written description is adequate for some proposals. Others may require additional information such as a site plan, building plans, sketches, photographs or samples. Please submit 11 copies of any site plan or building plans. The submission fee is \$25. The Board will request any additional information it deems necessary.
4. Design Review Board meetings are normally scheduled for the first and third Wednesday of each month at 5:00 p.m. at Village Hall. Applications eligible for expedited review are acted upon as quickly as possible.
5. You will be notified of the Board's decision by mail.



Village of East Hampton Historic Preservation Program

Certificate of Appropriateness Application Form

Location of property _____

Tax map number _____

Property owner _____ Phone _____

Address _____

Architect _____ Phone _____

Address _____

Contractor _____ Phone _____

Address _____

DETAILED DESCRIPTION OF PROPOSED WORK

(Attach additional sheets, drawings or other information as necessary to adequately describe the proposed work.)

Signature of owner or authorized agent _____

Date _____

www.easthamptonvillage.org
Return to Design Review Board, Village of East Hampton,
86 Main Street, East Hampton, NY 11937 (631) 324-4150