



The St. John's Church Rectory Frequently Asked Questions

1. *Why did we need to renovate the Rectory?*

The St. John's Church Rectory was erected by Thomas Topping III in the late 1600s-early 1700s and has been enlarged and improved a number of times since it was built. However, very little work occurred during the tenure of our last rector, The Reverend Peter M. Larsen, as he lived and raised his family in the house while he was at St. John's. Peter also did not spend church money readily, preferring instead to establish and grow a building fund for future facility enhancements. It is this money raised under his stewardship that was used for the renovation.

2. *Whose idea was it to renovate the Rectory?*

When Peter and Nancy left Southampton, the St. John's Vestry voted to begin renovation. The Vestry had several goals:

- Engage local workers, preferably parishioners, to manage and perform the work wherever possible and reasonable.
- Spend enough money to result in a renovation that reflected high quality and enduring materials and labor, but not exceed reserved fund limits.
- Preserve the architectural and historical integrity of the building while at the same time create an appealing and livable space for a new Rector and his or her family.

3. *How much did the renovation cost?*

The entire project was completed for just over \$410,000.

4. *Was the project on budget?*

Not quite: but, we were about \$18,000 over budget because of changes to the design specs as the renovation was progressing and more critically, because of unavoidable work to correct structural issues such as plumbing failures and rotting wood.

5. *What was included in the budget?*

- Re-shingling entire house and roof
- Replacement of all windows
- Installation of new heating and air conditioning system
- Painting interior and exterior
- Renovation of 4 bathrooms, including fixtures
- Installation of a first floor half-bath
- Floor refinishing on first floor
- Carpet installation
- New kitchen appliances, counters & plumbing
- Electrical upgrades

6. *What wasn't included?*

As the renovation progressed it became evident that some structural anomalies had to be addressed as well as some design enhancements:

- The removal of an unused chimney in the kitchen, an unused closet on the second floor and 2 unused doors on the first floor
- Continuation of floor refinishing on the second floor
- Replacement of kitchen floor
- Removal of the outside pergola
- Construction of back yard fence

The total of these adjustments was about \$30,000. Efficient management of labor and materials, however, resulted in the net overage of about \$18,000.

7. Who did the work?

Our congregation is blessed with many talented and generous parishioners who helped with the renovation. Most notably, Chris Gaynor of C. Gaynor Construction Services was the general contractor for the job. Chris significantly discounted his services for us and kept a close eye on expenses and design. His primary subcontractors included:

- Pascual Amador from Amador Home Improvements
- Russ Streeker from Forge Heating & Air Conditioning
- Steve Surdi from Two Gang Electric, Inc.
- Bob Price from R. C. Price Plumbing & Heating

In addition to these key vendors, Chris also utilized the materials and services of Riverhead Building Supply, Riverhead Fence, SCAN Security, Crescendo Designs, Luciano Ramos, Suffolk County Painting, Style Marble & Tile, Riverhead Glassworks, Suffolk County Lighting, Green Art, Norsic, East End Awning and Carpetman of the Hamptons.

8. What happened to the pergola?

The pergola on the south side of the Rectory was in imminent danger of collapse so was removed. It has been replaced by an electric, retractable awning.

9. What is that white concrete thing on the south side of the house?

Because of its age and continual usage, the house is full of architectural oddities that make it unique and interesting. The concrete is the outside face of an original wood-burning fireplace complete with ovens.

10. What's the history of the house?

A brief history of the house appears on the St. John's website under History on the Who We Are tab: www.stjohnsouthampton.org/history In addition, Sally Spanburgh, a noted Southampton Village Architectural Researcher, just completed a history of the "Thomas Topping III House", aka the St. John's Rectory. This 12-page historical review of the house was written at the request of Chris Gaynor to commemorate the recent renovation and preserve the history of the house for the church. A link to this most thorough and interesting review is also included on that webpage. The Southampton Village Architectural Review Board was a careful observer of the renovation and approved all necessary stages of the work.

11. How was the Rectory furnished?

Because the church anticipates that a new Rector will be called to the church within a year, the furnishings are meant to be functional and comfortable for our Interim minister, The Reverend Stephen McWhorter, who is serving here without his family. The Rectory is, therefore, minimally furnished with a combination of donated items and newly purchased goods. The out-of-pocket cost of furnishing the Rectory (5 bedrooms, living room, den, family room, kitchen and 4 ½ baths) was approximately \$7,500.

12. What about landscaping?

We are hopeful that the Rectory will be landscaped with donations and the careful maintenance of the church's sexton, Ken Rogoski.

13. What's the wall color called?

Benjamin Moore, *Crème Fraiche!*

13. Can I tour the Rectory?

We welcome visitors to the Rectory. Please call the church office to let our secretary know if you would like a tour at 631-283-0549 or email us at stjohns@hamptons.com

14. Was the project a success?

It is the considered opinion of the St. John's Vestry that the Rectory renovation was an unqualified success. We are extremely grateful to all who worked to make it happen.

15. I'd like to donate to the Rectory renovation and/or I have some other questions. Who should I contact?

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