

VILLAGE OF FAIRPORT
HISTORIC PRESERVATION COMMISSION

Minutes of the meeting of the Fairport Historic Preservation Commission, held November 2, 2017,
at 6:00 p.m., 31 South Main Street., Fairport Village Hall

Commissioners Present

Doris Davis–Fritsch, Chair
Cara Meyers
Charles Smith
David Steitz

Staff Present

Christian Nadler, Attorney
Deborah Fuller, Coordinator

Others Present

Serge Tsvasman, Design Works Architecture
Jean Whitney
Melanie Davison
Sondra Franzen
Jim Franzen
Susan Angevine
Bill Poray
Sue Roberts
Margaret Kerr
Pieter Smeenck

99 South Main Street/Certificate of Appropriateness

Chairperson Davis-Fritsch continued the public hearing for review of a Certificate of Appropriateness for alterations to the existing structure and site at 99 South Main Street, Fairport Brewing Company. The public hearing was opened on August 3, 2017.

C. Smith recused himself from this application and sat in the audience. His firm, Design Works Architecture, represents the applicant.

Chair Davis-Fritsch summarized the prior meeting.

The Commissioners received copies of letters received from residents prior to the November meeting. The public was made aware of the submitted letters and that they are available for review if desired. Letters received prior to the meeting were from:

Zakery Steele, resident at 9 Summit Street
James Finelli, State Historic Preservation Office
Jon Jongen, resident at 164 West Church Street
Corey Cook, Arborist
Margaret Ker -via email

Serge Tsvasman of Design Works Architecture re-capped the discussions and presentation from the August meeting. He shared a power point presentation with updated information requested by the Commission. He discussed the history of the property and the original look. Proposed materials were discussed. The changes were described as compatible but not an exact match to the existing structure. The fence and piers along the property perimeter were revised from the previous plan. The piers in front of the building and patio were altered to expose the existing curb at the building. The raised patio and curb at the proposed addition define the two parts, new and existing, and changed the appearance at the sidewalk. The current versus proposed footprint, and size of the fence posts were discussed. It was explained that the grade drops to the north offering the view desired by the Commission. The raised brick will not be duplicated on the addition to match the existing. View from the north was shared to show limited view of the north east area of the structure.

D. Davis-Fritsch asked about the elevation of the patio from Main Street. It was explained that the grade varies from 1'4" to 2 feet on the Main Street side of the property.

C. Meyers questioned the need for the patio elevation change on the south and north ends of the building. She asked if the basement were to be lowered would the elevation change. She felt that scale and massing of the entire parcel, including the patio and upper deck are important. She expressed concern with ventilation on the exterior of the structure that is needed for the lower level kitchen. Serge explained that the patio is raised to meet the floor of the addition allowing for handicap access on the south end of the building. The interior of the structure, new and proposed, is all one level of flooring. The basement floor can be altered and is not the reason for the change in grade to the patio. Ventilation design will be considered and proposed to the Commission.

The roof top deck was discussed and comments made about the addition of furniture and obstruction of view of the neighboring parcel to the east. Serge described the use of the upper deck as an area for seating with a bar.

Attorney Nadler reminded the Commission that conditions can be placed on approvals.

D. Steitz questioned the entrance on Church Street at the south end of the building being level with the sidewalk. Serge confirmed that it will be level with the sidewalk. He expressed concern with the second floor deck and an outdoor bar, kitchen ventilation and questioned how the existing roof ties to the new addition.

The addition setback from the existing structure was discussed and determined to be approximately five feet east.

On behalf of the brewery, Serge concluded by stating that in the 1950's through the 1970's the location was basically a parking lot at the four corners and the brewery has brought life to that corner and felt that to be an asset.

Minutes of the Fairport Historic Preservation Commission meeting held November 2, 2017 (continued)

D. Davis-Fritsch opened the hearing to the public and asked that each speaker limit their time to five minutes and that the same questions aren't repeated.

Jean Whitney, resident at 38 Dewey Avenue spoke in opposition to the application and expressed concern with plantings on the proposed plan to be located on the adjoining property. She submitted what she read at the public hearing.

Melanie Davison, resident of the Town of Perinton, spoke in opposition to the proposed plan. She felt the addition to be large and too modern and expressed concern with damage to the tree on the adjoining parcel.

Jim Franzen, resident at 23 Manor Hill Drive, spoke in opposition to the project. He felt the addition is beautiful but felt it to be in the wrong location.

Sandra Franzen, resident at 23 Manor Hill Drive, spoke in opposition to the project. She felt it lacks village character.

Susan Angevine, resident at 106 Hulburt Road, spoke in opposition to the project. She submitted what she read at the public hearing.

Bill Poray, resident at 9 Misty Pine Road, spoke in opposition to the project. He felt it restricts visibility of the "Green Lantern Inn".

Sue Roberts, 208 South Main Street, spoke in opposition to the project. She submitted what she read at the public hearing.

Margaret Kerr, 130 South Main Street, spoke in opposition to the project. She expressed concern with the look of a three car garage and it blocks the "Green Lantern Inn".

The Commission requested additional information regarding the northern handicap access area; specifically the railing design and that options be explored for the fence, retaining wall and grading for the patio area to be lowered.

It was unanimously resolved to adjourn the public hearing until December 4, 2017 at 6:00pm.

ADJOURNED

C. Smith sat as a Commission member at 7:32pm.

Minutes

A motion was made by C. Meyers, seconded by C. Smith, and it was unanimously resolved to approve the minutes of the October 5, 2017 meeting.

Amendment to Chapter 279 / Alternate Members

At the request of the Commission, Attorney Nadler prepared a revision to chapter 279 of the Fairport Village Code to allow for the appointment of alternates to the Historic Preservation Commission.

The Commission reviewed the proposed local law and asked that it be forwarded to the Village Board for consideration.

Green Properties / Letters of Interest

Letters of interest by the Commission were sent to property owners that are rated as a "green" in the recent village survey completed.

Porch Information Sheet

Guidelines used by the City of Rochester were distributed to the Commission for discussion and consideration for partial use to create an information sheet to guide owners of historic properties.

Training

Annual training was discussed and recommendations of specific classes to consider.

Meeting Date

The next meeting will be held on December 4, 2017 at 6:00p.m.

Adjournment

There being no other business, the meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Deborah L. Fuller
Historic Preservation Commission