

VILLAGE OF FAIRPORT
HISTORIC PRESERVATION COMMISSION

Minutes of the meeting of the Fairport Historic Preservation Commission, held November 1, 2018,
at 6:00 p.m., 31 South Main Street., Fairport Village Hall

Present:

Doris Davis–Fritsch, Chair
Charles Smith, Commissioner
Cara Meyers, Commissioner
David Steitz, Commissioner
Christian Nadler, Attorney
Deborah Fuller

Chairperson Doris Davis-Fritsch called the meeting to order.

I. APPROVAL OF MINUTES

Review and approval of the September 6, 2018 meeting minutes was tabled until the next meeting.

A motion was made by D. Steitz, seconded by C. Meyers, and it was unanimously resolved to approve the minutes of the October 4, 2018 meeting as amended. All voted except C. Smith who did not attend the October meeting.

II. 20 Woodlawn Avenue – Proposed Landmark Designation Resolution

VILLAGE OF FAIRPORT
HISTORIC PRESERVATION COMMISSION

RESOLUTION

WILLIAM B. BLY HOUSE

ADDRESS:	20 Woodlawn Avenue
TAX ID #:	152.16-2-20
CURRENT OWNER(S):	Constance C. and William B. Foster
CURRENT USE:	Residence / Bed & Breakfast
ORIGINAL USE:	Residence (single family)
ZONING DISTRICT:	R-B Residential

WHEREAS, the Village of Fairport Historic Preservation Commission (the “Commission”) made a tentative designation of the above-described property as a landmark within the Village of Fairport, and

WHEREAS, Notice of the tentative designation having been duly mailed to the above-stated owners by first class mail pursuant to Fairport Village Code § 279-3(E), and

WHEREAS, Notice of a Public Hearing to be held on October 4, 2018, was duly published, and

WHEREAS, a Public Hearing was held on October 4, 2018 at 6:00 P.M. in the Fairport Village Hall, located at 31 South Main Street, Fairport, New York, and

WHEREAS, the Commission having heard testimony from the following individuals regarding the proposed designation:

- (1) Doris Davis-Fritsch, Historic Preservation Commission Chair,
- (2) Jean Whitney, resident at 38 Dewey Avenue; and

WHEREAS, the Commission having received the following documentary evidence regarding the proposed designation: Building Structure Inventory for 20 Woodlawn Avenue prepared by Historic Preservation Commission Chair Doris Davis-Fritsch

WHEREAS, the Commission hereby makes the following findings:

- (1) The Building Structure Inventory Form prepared by Doris Davis-Fritsch is hereby accepted in its entirety as accurately setting forth the salient information concerning the construction condition historical and societal importance of the property located at 20 Woodlawn Avenue. A copy of this document is attached hereto and made a part herein as EXHIBIT A.
- (2) The statements of historical and architectural significance contained in the Building Structure Inventory Form prepared by Doris Davis-Fritsch are hereby adopted in their entirety as accurately stating the historical and architectural importance of the property located at 20 Woodlawn Avenue, specifically:
 - (a) The property located at 20 Woodlawn Avenue possesses special character, historic interest, aesthetic interest, and value as part of the cultural, political, economic, and social history of the Fairport-Perinton area;
 - (b) The property located at 20 Woodlawn Avenue is identified with the following historic personages:
 - (i) William Betterly Bly (1833-1900)

The biographic summaries of these individuals prepared by Doris Davis-Fritsch are hereby accepted in their entirety.

- (c) The house located at 20 Woodlawn Avenue embodies the distinguishing characteristics of the Queen Anne (1880-1910) architectural style.
- (d) The property located at 20 Woodlawn Avenue is known to Fairport residents and visitors because of its unique porch and turret in the corner of the gables, as well as many other interesting and unique Queen Anne features. The home was featured in the 2010 Front Porches of Fairport calendar.

NOW THEREFORE, BE IT RESOLVED, that the above-described property is hereby designated as an historic landmark pursuant to Fairport Village Code §279-3; and

BE IT FURTHER RESOLVED, that the above-described landmark shall be known as the WILLIAM B. BLY HOUSE; and

BE IT FURTHER RESOLVED, that this landmark designation applies to the entire property described above; and

BE IT FURTHER RESOLVED, that the Village Clerk of the Village of Fairport is hereby directed to forward a copy of this Resolution to the owner(s) of the above-described property and to the Monroe County Clerk for recording; and to retain a copy of this Resolution in the records of the Village Clerk.

The preceding Resolution was offered by Commissioner Doris Davis-Fritsch and seconded by Commissioner Charles Smith at a meeting of the Historic Preservation Commission held on the 1st day of November 2018. Following discussion thereon, the following roll call vote of the commissioners was taken, and the preceding Resolution was ADOPTED, on the 1st day of November, 2018:

FHPC Minutes
November 1, 2018 (continued)

	YES	NO
D. Davis-Fritsch, Chair	☒	☐
C. Meyers	☒	☐
C. Smith	☒	☐
D. Steitz	☒	☐
O. Schillaci (absent)	☐	☐

I, Deborah L. Fuller, Clerk of the Village of Fairport Historic Preservation Commission, do hereby certify that the foregoing is a full and complete copy of the Resolution adopted by the Village of Fairport Historic Preservation Commission on the 1st day of November, 2018 after a public hearing held and completed on the 4th day of October, 2018, at both of which a quorum was present and voting.

Deborah L. Fuller, Clerk of the
Historic Preservation Commission

NOTICE TO COUNTY CLERK: This Resolution should be indexed against the following names and addresses/Tax ID#s:

- (1) Constance C. Foster
 - (2) William B. Foster
 - (3) 20 Woodlawn Avenue, Fairport
 - (4) 152.16-2-20
-

EXHIBIT A

FAIRPORT HISTORIC PRESERVATION COMMISSION BUILDING STRUCTURE INVENTORY FORM

Name of person filling out form: Doris Davis-Fritsch & Charles Smith Date: 10/9/18 amended 11/1/18

Address: 34 Potter Place, Fairport, NY 14450 Phone: 585 – 377 7613 & 585 943-8587

Organization: Fairport Historic Preservation Commission

IDENTIFICATION OF BUILDING OR STRUCTURE

1) Building/Structure/Site Name: William B. Bly House

2) Tax ID Number: 152.16-2-20

3) Zoning Classification: R-B

4) Street Address: 20 Woodlawn Avenue, Fairport NY 14450

5) Ownership: Public ☐ Private ☒

6) Present Owner: Constance C. & William B. Foster

7) Use: Original: Residence

Present: Residence/Bed & Breakfast

8) Accessibility to Public: exterior visible from public road? X Yes ☐ No

DESCRIPTION

9) Date of initial construction: House 1886 Garage 1974

10) Architect/Designer: unknown Builder: William B. Bly

11) Foundation: cobblestone ☐ fieldstone ☒ cut stone ☐ cinderblock ☐ poured concrete ☐ other _____

12) Siding: wooden clapboard ☒ aluminum ☐ vinyl ☐ brick ☐ stone ☐ wood shingle ☒ asphalt ☐
single ☐ stucco ☐ board and batten ☐ cobblestone ☐ other _____

13) Windows: The main windows are one-over-one double-hung. There are two windows grouped on the second floor in the front gable and a rectangular shaped 2-story bay on the southside with a shed roof. The smaller gable on the northside has a ribbon of three double-hung windows with the center one wider and with clear glass. The window panes on the side windows have 2 small panes on the top and 2 small panes on the bottom. All the panes are stained glass. On the first floor of the northside addition is a casement window.

14) Porch: There are 3 small one-story porches. The front porch is in the corner of the cross-gable and runs diagonally. The two other porches are on the southwest and northeast sides. Each porch balustrade, posts and frieze are simple. There is also a small balustrade below the porch beam. All the spindles are turned on the diagonal. There are brackets with cut patterns at the corners of the posts. The newel posts on the stair rail are turned. There is a deck on the back of the house facing west.

15) Door: The main entrance to the home has a single oak door with square and rectangular panels on the top, bottom and right side of the door. A long clear window pane is on the left side of the door with square pressed glass panes in two different patterns on the top, right and bottom of the clear pane. It has the original mechanical lever and doorbell. The front entrance has a wood screen door with decorative brackets. The basement entrance is on the outside on the south side.

16) Roof asphalt shingle ☒ wood shingle ☐ slate ☐ tile ☐ flat ☐ metal ☐ other _____

17) Other significant architectural or structural details:

This house has a cross gable form with a gable stepped into 2 gables on the north side and a 2-story addition. The exterior

walls are primarily covered with a wood lap siding. The front porch is at an angle and has a second-floor hexagon turret with a low pitch roof.

Each gable has rows of decorative shingles, a half round sunburst and a course of modillions supported by scroll-sawn brackets that separates the scalloped shingles from the lap siding. The modillion is a simple ogee shape mounted on a base board with half round cuts between the modillions.

At this time, every second row of shingles are painted in contrasting colors creating stripes of color.

The window hood designed for this house is approximately 1 ½" thick and projects out from the wall by about six inches. Each hood features a course of modillions, supported by scroll-sawn brackets. Like the modillions on the gables they are a simple ogee shape mounted on a base board with half round cuts between the modillions.

The south side bay window gable has the same shingle pattern and a band course of modillions. Located under the shed roof in the triangular shaped wall surface of the bay is a quarter round sunburst panel. Bands of square panels two high below the first-floor windows and three high above the windows continue around a curved corner board to the two short walls of the rectangular bay.

The windows have wood shutters. (*may not be original*)

18) Architectural style: Queen Anne

19) Structural System (if known): wood frame: timber frame ☐ wood frame balloon construction ☒
masonry load bearing walls ☐ metal ☐ other _____

20) Related Outbuildings and Property: barn ☐ carriage house ☐ garage ☒ privy ☐ shed ☒ greenhouse ☐
shop ☐ landscape features (public building only) ☐ other: _____

21) Condition: excellent ☒ good ☐ fair ☐ deteriorated ☐ _____

22) Integrity: original site ☒ moved ☐ if so, when?

list major alterations and dates (if known):

The front porch with the turret appears on the 1905 Sanborn map, but was an addition in 1895¹. The porch stairs originally curved to the front. In 1960, the front porch had a balustrade on top of the porch as well on the ground floor level² These were both covered, not open. These balustrades were removed by 1976³. Currently the porches have a balustrade with spindles at the ground floor level and below the porch beam. Cut out brackets have been added to the corner of the porch posts.

Prior to '57 a flat roof wing was added to the north side to make it into a double house. The addition currently has a gable roof and trim added in 1991 to make it blend with the features of the original house. In 1962, a portion of the northside porch was enclosed to make a foyer which allowed for expansion of the kitchen. The barn on the southwest side was removed and a garage was built on the northwest side in 1974.

23) Context of Neighborhood: (check more than one if necessary) open land ☐ woodland ☐ scattered buildings
☐ industrial ☐ commercial ☐ densely built-up residential ☒ other: _____

24. Interrelationship of Building/Structure & Surroundings:

Indicate if building or structure is in an historic district: NA

25) Other Notable Features of Building/Structure or Site:

Site Significance: Woodlawn is wider than most of the side streets in Fairport. At one time, there were magnolia trees in the boulevard or median of street. These trees are illustrated in the lithograph of the village in 1885. ⁴

Cultural Significance: _____

Political Significance: _____

¹ The owner of 25 Woodlawn who had resided there for many years, told the Foster's that the turret was not original. Review of the structure confirms this to be an addition. An article, "W. Bly building addition" in the Monroe County Mail April, 18, 1895, is likely referring to the addition of the porch and turret.

² Town of Perinton Assessment Card

³ Architectural & Historical Survey of Buildings in the Village of Fairport 1976

⁴ Neighbors and Beck and Pauli lithograph, published in 1885.

Economic Significance: _____

Social History: Emma (Emmeline) Amelia Benedict Hill and William Betterly Bly were married in 1872 after each had lost their spouses. Emma's husband Eugene A. Hill died in 1868. Bly's wife Sarrilla died in 1870. Emma and Eugene had two children; Inez (Mrs. O. O. Adams) and Mary Isidore (Mrs. Myron J. Kellog). Mr. Bly had two children, Eva and William who "received a mothers care" from Mrs. Bly.⁵ In addition to domestic life, Mrs. Bly was a "Fashionable Milliner and Dressmaker"⁶ with a shop on Main Street.

Mrs. Bly who was widowed in 1900, sold the house to Jerome Rundell, in 1903. She moved to the Howell House, likely 44 W. Church, and built a house on Woodlawn in 1904. A simple Colonial Revival (four-square) house appears at 24 Woodlawn between 1902 and 1905. That lot was noted in the 1902 map, as being owned by "Benedict".

The Rundell's converted the house to a double and rented to salon owners Ruth and Louis Yantz. Ruth Yantz operated the "House of Beauty at 47 S. Main from 1945 – 1953. She and husband changed the business name to Louis Beauty Shop and rented 20 Woodlawn starting in 1953.⁷

Constance C. Foster and her husband Louis R. Sparks bought the house in 1957 (61 years). She and her current husband William B. Foster started *20 Woodlawn*, a Bed and Breakfast in 1995 (23 years). For many years PGA attendees and many other visitors to Fairport stayed at the B & B.

Interior Features: The home as 4 bedrooms, 2 ½ baths and 4 entryways to the outside. Most of the original baseboard and window surrounds are original. The window frames in the living room have square corner pieces with a leaf pattern. Many of the window frames have corner pieces with a bullet pattern.

26) Threats to the Building/Structure or Site: none known X zoning ☐ roads ☐ developers ☐ deterioration ☐
other: _____

HISTORICAL AND ARCHITECTURAL IMPORTANCE

YES NO

☐

X Possesses special character of historic or aesthetic interest or value as part of the cultural political, economic or social history of the locality, region, state, or nation. Explain:

YES NO

☒

☐ Is identified with historic personages.

Explain: **William Betterly Bly** (b. 1833 d. 1900)

Mr. Bly was a well-known and respected contractor and builder in the area for 30 years during a period of rapid population growth in Fairport. In 1867 the population of the village was 1,000, then by 1880 it had nearly doubled to 1,920.⁸

William Bly was from Sand Lake, a town in Rensselaer County, NY⁹ and came to this area about 1865, living then in Parma, NY. By 1869, Mr. Bly was engaged in the manufacture of sash, door and blinds with partner Abram Simmons (Bly & Simmons). In 1876, he built a house on West Avenue "Wm Bly for himself, a dwelling on West Avenue commenced last summer and now being finished, cost of about \$2,800".¹⁰ At this same time, Mrs. Emma Bly had a Millinery shop on Main Street. The newspaper advertised a "Fashionable Milliner and Dressmaker".¹¹

In 1886, Mr. Bly build his house at 20 Woodland Avenue in the Queen Anne style, which showcased his craftsmanship.¹² When the Hawkins block was being raised, Bly had the contract for carpentry, mason work and front cement walks.¹³ He continued to build houses. In 1895, he built J. W. Pramelee's house at 29 West Street.¹⁴ The house is cross-gabled with a porch with a turret above it. He built this in the same year that he added a porch and turret to his home on Woodlawn.¹⁵ It is not known, but very likely that he built a similar turret to Will O. Greene's house at 23 Woodlawn.

⁵ "Mrs. Emma A. Bly" Obituary Monroe County Mail 1.23.1908.

⁶ Fairport Herald, June 16, 1876.

⁷ Louis Beauty Shop Advertisement Herald Mail 7.23.1953.2

⁸ RECONNAISSANCE-LEVEL SURVEY OF HISTORIC RESOURCES VILLAGE OF FAIRPORT Monroe County, New York. Prepared for the Village of Fairport by: Bero Architecture PLLC 32 Winthrop Street Rochester, New York 14607, August 2014

⁹ www.Ancestry.com

¹⁰ Fairport Herald 5.26.1876

¹¹ Fairport Herald 6.16.1876

¹² Herald Mail 3. 11.1886

¹³ Monroe County Mail 9.3.1896

¹⁴ Monroe County Mail 6.13.1895

¹⁵ Monroe County Mail 4.18.1895

He built a building for the Garbage Reduction company in Wayneport in 1896¹⁶ and another large building for that company the next year.¹⁷ In 1897 he completed Martin Austin's house at 52 W. Church Street and began work on the Railroad Station in Despatch.¹⁸

He was involved in the community by serving on the YWCA on the Board of Directors and President in 1895. He was nominated for Overseer of the Poor at the Prohibition Caucus.¹⁹ William B. Bly died in 1900 and is buried in Mount Pleasant Cemetery in the village.

YES NO

☒ Embodies the distinguishing characteristics of an architectural style.

Explain: This home which was likely built in 1886 reflected the Queen Anne Style that was popular from 1880 to 1910. Like the Shingle style before it, the Queen Anne uses wall surfaces as primary decorative elements. 50% of these houses have Spindlework and details like bay windows, turrets and irregulars floor plans. 20% of Queen Anne's had simple cross-gabled roofs.

The exterior walls of the house are primarily covered with a wood lap siding. Surface elaboration is found in the use of **decorative shingles** in the gables. At this time every second row of shingles are painted in contrasting colors creating stripes of color.

Surface elaboration is also found with the use of **decorative panels**. A quarter round sunburst panel is located on a triangular shaped wall under the shed roof of the south facing rectangular bay. A half round sunburst is used in the street facing gable. A band of square panels three high is used above the first-floor windows of the south square bay. The panels continue around a curved corner board to the two short walls of the bay.

A creative detail used in multiple locations is a **window hood** detail. The hood designed for this house is approximately 1 ½" thick and projects out from the wall by about six inches. The hood is supported by **scroll-sawn brackets**. Each hood features a course of **modillions**. The modillion is a simple ogee shape mounted on a base board with half round cuts between the modillions.

The window hood detail is used to cap the width of the two first floor windows on the front elevation. Of more interest is its use as a band course to separate decorative detail. On the south bay it is run continuously on the three walls to visually support the square paneled wall above. On the street elevation and on the north bay the window hood runs beyond the windows across the entire wall to separate the scalloped shingle siding from the lap siding. The detail re-created on the larger north facing gable that is a recent addition.

The front door features **bull's eye and pressed glass** squares surrounding a plate glass lite in a playful asymmetrical design of square and rectangular wood panels.

The corner boards are chambered. The chamfer is stopped approximately one foot from the soffit and the foundation.

Desirable Subdivision: Woodlawn Avenue was developed as wide street with a median planted possibly with Magnolia trees. The planted median appears in the bird's eye view of Fairport in 1885.

YES NO

☐ ☒ Is the work of a designer whose work has significantly influenced an age. Explain: _____

YES NO

☒ ☐ Because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

Explain: The home, sometimes hidden behind the leaves of the birch tree in front is known to Fairport residents and visitors to our village. It has a unique porch and turret in the corner of the gables and many interesting and unique Queen Anne features. Since 1995 the home has been a Bed and Breakfast, simply called *20 Woodlawn*. It was featured in the 2010 *Front Porches of Fairport* calendar.

¹⁶ Monroe County Mail 7.16.1896.

¹⁷ Monroe County Mail 5.14.1896.6

¹⁸ Monroe County Mail 5.27.1897

¹⁹ The Fairport Herald 2.27.1895

III. CERTIFIED LOCAL GOVERNMENT- GOALS

The next regularly scheduled meeting will be conducted as a workshop to discuss the annual goals of the Commission.

IV. TRAINING

The Commission continues to work on the certification program.

V. Chairperson Recommendation for 2019

The Commission resolved to recommend Norm Schillaci or Charles Smith as Chairperson for 2019.

VI. ANNOUNCEMENTS

1. Alternate Commissioners- Contact Mayor May
2. Front Porch Grant Program- OCED
3. Landmark Society Preservation Conference- April 25, (CLG training), 26th and 27th 2019

VII. ADJOURNEMENT

There being no further business, the meeting was adjourned.

VIII. MEETING DATE

The next regularly scheduled meeting date is December 6, 2018 and will be conducted as a workshop.

Respectfully Submitted,

Deborah L. Fuller