

HISTORIC PRESERVATION COMMISSION MINUTES AND DECISION GRID

March 7, 2024

Case	Address	Record of Vote	Decision
1) To review the lower portion of the columns and the railing system, as part of the repair of the existing porch on a landmark structure.	185 North Main Street	4-0-0	Approved on Condition

Attendance:

Commission Members Present: C. Meyers, K. Wobser, C. Smith, D. Davis-Fritsch, L. DiCaprio*
*recusal for Case 1

Commission Members Absent: D. Steitz

Staff Present: J. Wiedrick

Conditions:

Approved on condition that;

- The bottom of the columns shall have a continuous base trim that is slightly wider than the box base and will be approximately 8 inches square
- Additional trim at the top of the columns may be added

Minutes

A motion to approve the minutes of the January 4, 2024 meeting was approved by a vote of 3-0-2. A motion was made by Doris Davis-Fritsch and seconded by Kiel Wobser. Chuck Smith and Laura DiCaprio abstained as they were not present at the meeting.

A motion to approve the minutes of the February 1, 2024 meeting with the inclusion of the contractor's name was approved by a vote of 4-0-1. A motion was made by Doris Davis-Fritsch and seconded by Cara Meyers. Kiel Wobser abstained as he was not present at the meeting.

Public Hearing(s):

Case:	1
Case Type:	Certificate of Appropriateness
Address:	185 North Main Street
Zoning District:	R-C Residential District
Applicant:	Laura DiCaprio
Request:	To review the lower portion of the columns and the railing system, as part of the repair of the existing porch on a landmark structure.
Code Section:	550-48B
SEQR:	Type II - no further review

The legal notice appeared in the Democrat and Chronicle on February 28, 2024.

Please note that Kiel Wobser, although not present at the first hearing for this property, has reviewed the minutes, along with the previous staff report and the current staff report. Commissioner Wobser participated in the hearing and deliberations on March 7, 2024.

Resolution and Findings of Fact

This decision was based on the following findings:

The subject property is a single family home. It was designated as a landmark by the Historic Preservation Commission on January 6, 2011. According to documentation from the designation, 185 North Main Street was the family home of Daniel B. and Minerva P. DeLand, founders of the DeLand Chemical Company. Their company was very successful and the DeLand's contributed significantly to the economic and cultural development of the Village of Fairport.

The home is a two-story asymmetrical Italianate structure with large paired decorative brackets, wide overhanging eaves, deep trim band, a two-story bay window, and tall windows with decorative Greek revival 'ears'. The barn also displays Italianate features, including round headed windows, a cupola with gable peaks, and a transom window over a large door.

The applicant proposes to:

- Replace existing rotted columns with 8 new Perma-cast structural columns
- Replace the rotting wood floor with Sapele decking floor
- Rebuild the rotting wood stairs with Sapele stairs
- Replace the current top and bottom rails with Sapele rails
- Replace the current spindles with Sapele spindles

Please note that this application was heard on February 1, 2024. The Commission voted to approve in part and hold in part on condition that:

- The columns shall be 6" x 6" and white.
- The cedar skirting shall be painted.
- The decking is approved as proposed.
- Lattice work at the bottom of the porch shall be optional.

The applicant shall submit to staff prior to appearance before the Commission at the March 7, 2024 Hearing the following:

- Details and drawings for the lower portion of the columns
- Details and drawings of the railing system
- Samples of the elements shown in the drawings for the lower portion of the columns and the railing system

In applying the principles of compatibility, the Commission shall consider the following factors:

1. The general design, character, and appropriateness to the property of the proposed alteration or new construction.

The Commission determined removing the existing Colonial style porch with a porch that was an Italianate style, similar to the porch as documented in 1898, was appropriate and complemented the applicant on the drawings that were resubmitted for review. It was noted by the Commission that the railing system and lower portion of the columns were appropriate with regard to both weight and proportion.

2. The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood.

The Commission determined that the scale of the porch was appropriate, especially as the proposal resulted in a porch that was the same scale as the original porch.

3. Texture and materials and their relation to similar features of other properties in the neighborhood.

The Commission noted that the texture and materials of the proposed columns and railing system are appropriate because they will either be wood or appear to be wood. The Commission determined that it was appropriate to substitute water resistant materials in vulnerable areas to create a long lasting structure.

4. Visual compatibility with surrounding properties, including proportion of the property's front façade roof shape and the rhythm of spacing of properties on streets, including setback.

The Commission determined that the proposed columns and decking are visually compatible, as the columns will appear to be wood and the decking will be wood. In addition, the Commission noted that the columns will be located in the same locations as the existing columns.

5. The importance of historic, architectural, or other features to the significance of the property.

The Commission concluded that the proposed columns will pay homage to the porch as documented in 1898. In addition, the Commission determined that the spacing of the columns matches the existing spacing and that the proposed shape (square) is more appropriate for the house.

The Commission commented that the spindles, although simpler than the existing spindles, have a rhythm and proportion that is familiar in age and style to the house and, as a result, are appropriate.

BASED ON THESE FACTS AND FINDINGS, BE IT RESOLVED that the Village of Fairport Historic Preservation Commission reviewed the request to review the lower portion of the columns and the railing system, as part of the repair of the existing porch on a landmark structure. located at **185 North Main Street** by repairing the existing porch and that said application was **APPROVED ON CONDITION** that;

- The bottom of the columns shall have a continuous base trim that is slightly wider than the box base and will be approximately 8 inches square
- Additional trim at the top of the columns may be added

Record of Vote:

C. Meyer	Approve on Condition
D. Davis-Fritsch	Approve on Condition
C. Smith	Approve on Condition
D. Steitz	Absent

This decision was based on the following testimony and evidence:

Supporting Testimony:

Laura DiCaprio

Opposing Testimony:

None

Evidence:

Staff Report

Certificate of Appropriateness Application and Standards

Photographs of Existing Conditions

Plan View and Layout of Proposed Repair of Porch

Sample Materials

Drawing of Porch, including Columns and Railing System

Pictometry Image

New Business:

Chair/Deputy Chair Vote

Cara Meyers was nominated to continue as chair of the Historic Preservation Commission. Meyers was nominated by Doris Davis-Fritsch and the nomination was seconded by Chuck Smith. The Commission concurred.

David Steitz was nominated to continue as deputy chair of the Historic Preservation. Steitz was nominated by Kiel Wobser and the nomination was seconded by Chuck Smith. The Commission concurred.

Review of 2014 Survey and Discussion -

Commissioners discussed the exploration of another National Register of Historic Places District. Commissioners reviewed maps and discussed the area that should be walked and explored by the Commissioners during the coming months. The process for nomination and the benefits of nomination were discussed.

It was suggested that a meeting be arranged with Virginia Bartos, NYSHPO. Jill Wiedrick will schedule this meeting.

Updates:

Designations – Individual and District

-the Commission continues to review the possibility of nominating a National Register District

Education and Support

Public and Internal Training

-the State Preservation Conference will be held in Rochester. Several Commissioners will be in attendance.

Technical Support

Webpage

Engagement and Special Events

-Jill Wiedrick is waiting to hear from the Tree Board as to whether or not they would like to make the Scavenger Hunt an annual event or if they would like to do it every other year.

- Chuck Smith mentioned that he would like to look into getting booth space at the Farmers' Market
- Marketing and Communications
 - Laura DiCaprio continues to author newsletter articles.
- Other
 - The Commission briefly discussed the CLG Grant.

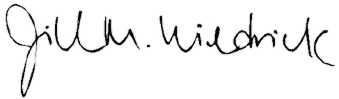
MEETING DATE:

The next regularly scheduled meeting is April 4, 2024, at 6:00pm.

ADJOURNMENT:

There being no other business, the meeting was adjourned.

Respectfully Submitted,



Jill M. Wiedrick, AICP
Village of Fairport
Historic Preservation Commission