

930 East Avenue

Business Description for Proposed Restaurant/Bar – First Floor:

930 East Avenue, next door to the Eastman House on the east side, is the site of the Hutchison House, built for George Eastman's Personal Secretary, Alice Kay Whitney Hutchison, and her husband, George, an associate of Eastman's. This mansion, by Rochester architect Leon Stern, is also in the Colonial Revival style, and of similar materials to the Eastman House. It was designed around an elegant ballroom retained from Rufus Sibley's 1870 mansion that stood on the same spot, and converted from residential to office use, with a parking lot added, in the mid -1980's. This property is also owned by the George Eastman House International Museum of Photography and Film.

The Eastman House wishes to be able to integrate this property with its main holding to the west and better use it to augment the museum, theater, archive, and exhibition spaces next door. To this end, it has been proposed that the first floor of 930 East Avenue be used as a hospitality venue for the complex. An elegant dining room is planned for the Sibley Ballroom similar to Max of Eastman Place or 2 Vine. Also planned is a wine/appetizer bar for the front parlor, and a strong spirits bar, to serve the restaurant, as well, for the rear parlor. (Please see schematic floor plans previously submitted.) The Eastman House would have the use of the public spaces on the first floor for luncheons and day-time meetings, but the dining room and bars would be open to the general public in the evenings, except for the weekend of the Film Festival.

A sprinkler system will be required for the first floor if it is to be used as a place of assembly for food/drink (A-2). Since 930 East Avenue is an historic house in a district on the National Register, a NYS Building Code variance will be sought for a sprinkler system which disturbs the historically significant interior as little as possible.

The second floor of 930 East Avenue will continue to be used for offices. Some Eastman House personnel are now using these spaces and new tenants are being found for other areas on the second floor, since the real estate group previously using the building is now gone. The basement has been used for film conservation classrooms/workshops in the past and will continue to be used as such.

The existing parking lot behind 930 East Avenue has 43 parking spaces and is large enough to accommodate all the uses proposed, since they occur at different times in a 24-hour period.