

Proceedings held before the Historic Preservation
Commission of of Brighton at 2300 Elmwood Avenue, Rochester, New
York on July 27, 2017 commencing at approximately 7:30 p.m.

PRESENT: Jerry Ludwig
John Page
Wayne Goodman
David Whitaker
Arlene Vanderlinde
Diana Robinson

NOT PRESENT : Justin DelVecchio
Mary Jo Lanphear, Town Historian

PRESENT:
Ramsey Boehner, Town Planner
Kenneth W. Gordon Town Attorney

FIRE ALARM PROCEDURES WERE ANNOUNCED

MR. CHAIRMAN: I would like to call
the July 27, 2017 meeting to order. May I have a motion to approve the
agenda.

MR. WHITAKER: So moved.

MR. GOODMAN: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED
Jerry Ludwig Yes John Page Yes
Diana Robinson Yes David Whitaker Yes
Wayne Goodman Yes Arlene Vanderlinde

MR. CHAIRMAN: We have minutes from the
June 22, 2017 meeting. I would like a motion to approve those as
amended.

MR. WHITAKER: I move to approve the minutes
from the June 22, 2017 meeting as amended.

MR. PAGE: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED
Jerry Ludwig Yes John Page Yes
Diana Robinson Yes David Whitaker Yes
Wayne Goodman Yes Arlene Vanderlinde Yes

MR. CHAIRMAN: Mr. Secretary was
this meeting properly advertised?

MR. BOEHNER: Yes, it was duly advertised in the
Brighton Pittsford Post of July 13, 2017.

MR. CHAIRMAN: That meeting as duly
advertised will now be held.

COMMUNICATIONS

NONE

DESIGNATION OF LANDMARKS

NONE

CERTIFICATE OF APPROPRIATENESS

6H-02-17 Application of Brighton Volunteer Ambulance, owners and applicants, for property at 1551 Winton Road South, tax number 137.17-2-62.1, for a certificate of appropriateness to construct a 6, 500 sf addition and to renovate and additional 1,800 sf. All as described on application and documents on file. Continued from the June 22, 2017 meeting at applicants request.

MR. BOVA: Scott Bova from the MRB Group. We were here last month and at that meeting we learned to provide additional information particularly relating to detail on the exterior and within a week or so we took a look at the information and guidelines that the Board presented to us and particularly the entrance.

The entrance was something that we hadn't detailed. So we kind of incorporated the period kind of detailing that was appropriate for this structure as well as incorporating the cornices and the trim with the siding. There is additional information about the doors and the windows and the style that was provided with the manufacturers colors. So we did all of that homework since then. So it's time to own up and talk about details from last time. What we have done is update the door to create a center door and have side doors instead of just one side door. So it is more contemporary and created a transom window above so now it goes the full width and the glass stays off the ground and we incorporated the plaster look along the portico if you will and also columns and trim work. We advertised it as a flat trim last time along with the hardy trim of about four and a half inches which is complimentary to the rest of the building. We looked at the bay window I think it is semantics but we looked at it over again and it is a proper box bay window with trim all the way around it. What we did with the window was make formal brackets on the bottom of the windows.

And I did bring in some samples that have been blended to match the Brighton bricks and they have worked on that in the past and pointed and repaired the bricks if you are familiar with that brick style. And the next information we brought today was a stone material. I spent some time at the facility today looking at the foundation which is stone. So what we are going to do is have a stone veneer on the surface of the foundation which will mimic the house and create an apron at the base so that will happen on both the new and the existing building.

We are renovating the square footage portion that is currently a garage into offices, so we are proposing an addition for office space. It will have a stone base and we will be pulling the siding off of grade. The garage itself will all be mason and we will have that all the way down to the ground. Any questions?

MR. CHAIRMAN: Just a minor suggestion on the box window, instead of putting asphalt roofing with a very low pitch I would consider a metal roof on that just for practicality sake. Asphalt doesn't do very well.

MS. VANDERLINDE: I have a question about the foundation facing with stone you said that is going to mimic that

house. Will it look exactly like it or will you be able to discern a difference?

MR. BOVA: It won't look exactly like it but similar to these patterns. The current facility has a very high water table two feet above ground. We are talking about 8 inches to a foot above ground.

MS. VANDERLINDE: I mean the look of is it going to exactly mimic the house? I'll tell you why a long time ago when John Bero was designing the new entryway in 1994 for the landmark society and we were using some Federal funding and we had to comply with the specifications and one of the main things was it can't look exactly like the old structure. It has to be different enough so people can tell the difference and recognize what is new. When we teach children about how a house grew or how it grew what do we look at. We look at the foundations and we see where the additions are and what those differences are. So I just want to make that point.

MR. BOVA: Going back to the facts the existing base was about 30 inches and this is about 8 inches of exposed foundation. So you won't even get that low. The idea is what we are incorporating is the same materials and it will look like a concrete foundation.

MR. CHAIRMAN: I think that is a lot of work for just 8 inches.

MR. BOVA: We thought it was an opportunity to make a small gesture.

MS. VANDERLINDE: I don't think it is necessary either. I think if it is simply done and serving it's functional purpose that will be fine.

MR. PAGE: We like the big gesture of improving the details.

MR. BOVA: You have given us a lot of great guidance coming here.

MR. GORDON: I have a question, tell me what your schedule is once it gets approved.

MR. BOVA: Completed? As you know we have to phase this. I am guessing probably 15 months.

MR. GORDON: The reason I ask is typically I craft a resolution so saying one year doesn't seem to work for you.

MR. CHAIRMAN: Would two years be better? Can we do that?

MR. BOEHNER: If it is spelled out as a condition we can do that.

MR. BOVA: That would be great because a lot of it has to do with the fall. If we have a year like we did last year we would have a good start.

MR. CHAIRMAN: Is 24 months good?

MR. BOVA: That would be great.

MR. CHAIRMAN: Any other questions or concerns?

MR. WHITAKER: Did it originally have two cupolas?

MR. BOVA: No only one in the center.

MR. VANDERLINDE: I really like this. What I love is this house still has a sense of separation. I think this is going to be a great example of how to make a landmark work very, very well and all the careful planning to make it beautiful. So as a landmark I think you have done a great job.

MR. CHAIRMAN: Did we ever talk about the lights in the window? Are they going to be true divided lights?

MR. BOVA: I believe they are not truly divided. I don't think they are divided.

MR. CHAIRMAN: As long as they don't have grilles.

MR. BOVA: No, they don't.

MR. CHAIRMAN: Any other questions?

MS. ROBINSON: Are you going to paint it with any colors?

MR. BOVA: I don't think we will. We will have PVC on the doors. I think we are going with white, white or off white. There many whites artic white, winter white etc.

MR. CHAIRMAN: It will be white until it yellows. There is nothing worse than seeing a metal door.

MR. CHAIRMAN: Anything else? This is a public hearing. Is there anyone here that wishes to speak? We will close the public hearings. Can we have a motion?

MR. GORDON: Yes.

Whereas application 6H-02-17 has been submitted for a certificate of appropriateness under the Town's Historic Preservation Law for improving the property at 2551 Winton Road South owned by the Brighton Volunteer Ambulance to perform work described as a 6,500 square foot addition to the house, with a new garage and a new administration area south of the existing building along Winton Road South, and also an additional 1,800 square feet of the existing building which will be renovated.

And Whereas the Historic Preservation Commission duly called a public hearing to consider such matter on July 27, 2017.

And Whereas the necessary legal notice was published and required sign posted pursuant to Town Code.

And Whereas the public hearing was held and all persons having an interest in such matter had an opportunity to be heard therein.

And Whereas the Historic Preservation Commission hereby determined Pursuant to factors set forth in section 224-5 of the Town Code that the proposed described work to the subject property is consistent with the purposes of the Town's Historic Preservation Law and compatible with the properties historic character. Based upon review of the application and documents on file and received at the public hearing and the testimony presented at the public hearing.

It Is Hereby Resolved that the Historic Preservation Commission receives and files the above described application and plans and drawings.

And it is further resolved the Historic Preservation Commission hereby approves application 6H-02-17 for a certificate of appropriateness for the above described work to be performed at the property located at 1551 Winton Road South in the Town of Brighton is subject to the condition that the above work described is to be completed within 24 months from the date of approval and subject to the additional conditions that the subject conditions and improvements are made consistent with the drawings dated June 1, 2017 and revised July 10, 2017 and that said improvements and additions are made consistent with the samples provided and displayed at the public hearing.

And further conditions upon the use and installation of the metal roof on the box bay and partitioning (phonetic) the exposed foundation of the addition.

MR. WHITAKER: I will move that motion.

MS. ROBINSON: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Jerry Ludwig	Yes	John Page	Yes
Diana Robinson	Yes	David Whitaker	Yes
Wayne Goodman	Yes	Arlene Vanderlinde	Yes

HARDSHIP APPLICATION

NONE

MR. CHAIRMAN: The public hearings are
now closed.

NEW BUSINESS

88 Cheswell Way Demolition

MR. CHAIRMAN: I would direct the Secretary to
send a letter to the Planning Board stating that we are not interested in
designating the house.

MR. PAGE: So moved.

MS. VANDERLINDE: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Jerry Ludwig	Yes	John Page	Yes
Diana Robinson	Yes	David Whitaker	Yes
Wayne Goodman	Yes	Arlene Vanderlinde	Yes

OLD BUSINESS

99 Pelham Road

MR. CHAIRMAN: I would like a motion to direct the
Secretary to send a letter to schedule this for a public hearing landmark
designation.

MR. PAGE: So moved.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED
Jerry Ludwig Yes John Page Yes
Diana Robinson Yes David Whitaker Yes
Wayne Goodman Yes Arlene Vanderlinde Yes

PRESENTATIONS

NONE

ANNOUNCEMENTS

NONE

MR. CHAIRMAN: Can I have a motion to adjourn

MR. PAGE: So moved.

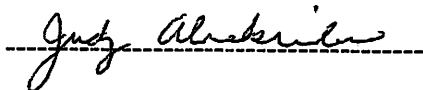
MR. WHITAKER: Second.

MR. LUDWIG: The meeting is adjourned. Thank
you very much.

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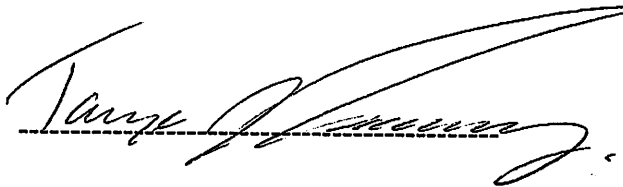
CERTIFICATION

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the July 27, 2017 meeting of the Historic Preservation Commission at 2300 Elmwood Avenue, Brighton, New York, is a true and accurate transcription of those notes to the best of my ability as recorded and transcribed by me.



Judy Almekinder

On this 14 day of August in the year 2017, before me personally came Judy Almekinder to me known, and known to me to be the person described herein and who executed the foregoing instrument, and she acknowledges to me that she executed the same.



Notary Public

TANYA J. LEISENRING
Notary Public, State of New York
Qualified in Wayne County
No. 01LE6312991
Commission Expires October 14, 2018

ADDENDUM TO THE JUNE 22, 2017
MEETING OF THE HISTORIC PRESERVATION
COMMISSION

Page 1 & 2 A couple of the votes you didn't have Arlene voting I would have said yes

Page 3 Bottom of the page, MR. CHAIRMAN: There should be a period after comments, Number should be capitalized add "we" as a group and a comma after buildings 4th line down.

Page 5 7th line down delete geo tech add a good degree of integrity, delete John Knees replace with Japanese.

Page 8 and 9 there were two roll calls typed

ADDENDUM TO THE JULY 27, 2017
MEETING OF THE HISTORIC PRESERVATION
COMMISSION

Page 1 Mary Jo Lanphear, Town Historian was present
You didn't have Arlene voting she would have said yes
Change amended to amended

Page 3 1st paragraph mid way down change hardy to Hardi
Line 8 change side doors to sidelights
Line 8 from bottom change mason to masonry
Change foundation facing with stone to " foundation stone
facing, change to "would mimic that on the house"

Page 4 MS VANDERLINDE mid way down "Landmark Society
add "Headquarters"; some Federal funding, place a period
and then capital And ; 3rd sentence from the end of the paragraph
remove "how it grew, add question mark at the end of the
sentence"

Page 6 Middle of page add It will be white "plastic" until it
yellows. There is nothing worse than seeing " an old"metal door
"with yellowed plastic trim. "