

Proceedings held before the Historic Preservation Commission of Brighton at 2300 Elmwood Avenue, Rochester, New York held on June 28, 2018 commencing at approximately 7:30 p.m.

PRESENT: Jerry Ludwig  
John Page  
Justin DelVechio  
Diana Robinson  
Amanda Dreher

NOT PRESENT: David Whitaker  
Wayne Goodman  
Mary Jo Lanphear, Town Historian  
Ramsey Boehner, Secretary/Town Planner

PRESENT:

Kenneth W. Gordon, Town Attorney

FIRE ALARM PROCEDURES WERE ANNOUNCED

MR. CHAIRMAN: I would like to call the June 28, 2018 meeting to order. The first order of business is approving the agenda. I would ask for a motion to approve the agenda.

MR. PAGE: I so move.

MS. ROBINSON : Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

John Page	Yes	Justin DelVechio	Yes
Diana Robinson	Yes	Jerry Ludwig	Yes
Amada Dreher	Yes		

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MR. CHAIRMAN: The minutes for the May 24, 2018 meeting. I was not here for that. Any additions or corrections? There being none I would ask for a motion to approve the minutes.

MS. DREHER: So moved.

MR. PAGE: Second.

UPON ROLL CALL VOTE MOTION CARRIED			
John Page	Yes	Justin DelVechio	Yes
Diana Robinson	Yes	Amanda Dreher	Yes

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MR. CHAIRMAN: Was this meeting duly advertised?

MR. GORDON: This meeting was duly advertised in the Brighton Pittsford Post of May 14, 2018.

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

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COMMUNICATIONS

NONE

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DESIGNATION OF LANDMARKS

NONE

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CERTIFICATE OF APPROPRIATENESS

6h-01-18 Application of Brighton Volunteer Ambulance Inc., owner, of property at 1551 South Winton Road, tax number 137.17-2-62,1, for a certificate of appropriateness to modify previously approved application 6H-2-17 to allow the removal of an existing 2 car garage door. All as described on application and documents on file.

MR. BOVA: My name is Scott Bova and I am from the MRB Group and we were here last fall and looking at this

would be the west elevation where the garage door faces. We are renovating adjacent to it which is the existing garage into office space. Now adjacent to that immediately to the north of that mass is an existing two car garage being converted to a mechanical room and utility room. We intend to enclose that garage and remove that garage door and the trim around it and replace it with trim that is going to match the trim on the rest of the building. The siding will be the pocket siding, same color, same trim and same boards and we will remove some of the old trim that cased the garage door to keep it in scale.

The window will remain and I think the roof will be replaced so essentially it will look like part of the addition is being renovated right up to the adjacent brick. The brick will match the existing house. We will only be adding the side to the building's exposed elevations.

MR. CHAIRMAN: Is there any chance of adding a window on that blank end?

MR. BOVA: Well essentially we are using that clear wall to put mechanicals and panels and we do need some exterior walls for that. We are going to keep the one window and that is the window that faces the street. It is tucked into that corner and it is shown here and it is far less visible.

MR. PAGE: It is an awkward addition that has been there for a long time.

MR. CHAIRMAN: It has that Ryan Home look. No offense to anyone who has a Ryan Home.

MR. METZ: Dennis Metz. Yes, it is like a shed not even a half a car length deep and then you hit the back wall of the carriage house so it never was for a vehicle storage or anything like that.

MR. BOVA: The scale of the rendering is a little off.

MS. ROBINSON: I am going to comment on your hardie plank there in this location and maybe on the other side.

We are finding it is now being cut out and trimmed with a piece of real wood or PVC put on so there is no water touching the hardie plank because that is a place that the snow and water is touching the hardie plank. It wasn't very well thought out.

MR. PAGE: It is where this valley is .

MR. BOVA: I think it is where this cricket is and we will flash that corner so that the hardie plank is not touching the roof.

MR. CHAIRMAN: So the hardie plank will abut into the trim rather than just the roofing. There would be skirt board that would go along the existing brick roof behind the garage and also any part of the garage that abuts the adjacent gable. Have a skirt board rather than siding.

MR. PAGE: A transition skirt board between the vertical siding of the large garage and the roof of the adjacent structures.

MR. CHAIRMAN: I would suggest that there be a space between the siding and the roofing material with the exposed flashing. Any other questions or concerns? This is a public hearing. Does anyone in the audience care to address this application? The public hearing is closed. Would you like to put forth a motion, Sir?

MR. GORDON: Sure and you would like to add a condition that the skirt board between the siding and the roofing material be properly placed on the roof line adjacent to the existing garage or structure.

MR. CHAIRMAN: Yes I think you have it.

WHEREAS application 6H-01-18 has been submitted for a certificate of appropriateness under the Town's Historic Preservation Law for improvements to property located at 1551 South Winton Road, owned by Brighton Volunteer Ambulance, to perform work described as removal of an existing garage door, siding and trim on a two car garage addition at the

rear of the building to be replaced with a new hardie plank siding and to be trimmed to match the addition currently under construction, in the Town of Brighton, County of Monroe, State of New York.

AND WHEREAS the Historic Preservation Commission duly called a public hearing to consider the matter on June, 2018

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 having had an opportunity to be heard therein

AND WHEREAS the Historic Preservation Commission hereby determines the factors set forth in Section 224-5 of the Town Code That the proposed above 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 its review of the application and documents on file and received at the public hearing with the testimony presented at the public hearing

IT IS NOW HEREBY RESOLVED that the Historic Preservation Commission hereby receives and files the above described application and supporting papers.

AND IT IS FURTHER RESOVED that the Historic Preservation Commission approves application 6H-01-18 for a certificate of appropriateness for the above described work to be performed at the property located at 1551 South Winton Road, in the Town of Brighton, County of Monroe, State of New York and subject to the condition that the skirt board between the siding and the roofing material be properly placed on the roof line adjacent to the existing garage or structure and that the above described work be completed within one year of the date of this approval.

MR. PAGE: I will make that motion.

MR. DELVECHIO: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

John Page	Yes	Justin DelVechio	Yes
Diana Robinson	Yes	Jerry Ludwig	Yes
Amada Dreher	Yes		

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6H-02-18 Application of 2290 East Avenue Properties, LLC, owner of property at 2290 East Avenue ( also known as 2300 East Ave), tax number 122.20-1-1.1 for a certificate of appropriateness to construct a +/- 178 sf building addition and accessible sidewalk. All as described on application and documents on file.

MR. SWEDROCK: My name is Lynn Swedrock with MRB Associates and also with me is Troy Beck with Calabro the owner of the property as well. Basically we are here to discuss the proposed 178 sf addition on the back of the building at 2300 East Avenue. Basically we are representing the renovation we are currently working on and putting in a threshold for State Code which requires 20 percent of the work be ADA compliant. So we are proposing this building addition to have an elevator for access to the second floor and it will also have an entryway and an entryway that is shared with a vestibule for all these offices in a shared office building.

I believe it will be composed of basically of hardie board panel and trim painted to match the trim that is existing. We also have a sample of the roofing that we brought and the other site improvements we are building a compliant sidewalk and the elevator which is ADA compliant for the tenant on the second floor and the builder is trying to match the existing structure as much as we can. I think that is it and I will be happy to answer any questions you have.

MR. PAGE: On the existing bay in the back that was an addition at some point I believe that you are using as a sort of guild on the design. If I understand it you are replacing the windows as well as replacing the door. Is that correct?

MR. SWEDROCK: Back here?

MR. CHAIRMAN: On the existing

back wing where the sidewalk goes now.

MR. SWEDROCK: We are taking all that out and we are making it an ADA compliant sidewalk to where that goes now and the door will be removed.

MR. PAGE: Are the windows being replaced as well?

MR. SWEDROCK: There are no windows on that side of the building.

MR. PAGE: On the north elevation of the existing north bay we are removing the door and you are putting new windows in there on the first floor and then you are putting in new windows in on the second floor, if I understand it correctly. And there is windows on the east elevation are existing and remain, is that true?

MR. SWEDROCK: Correct.

MR. PAGE: So I have the number of things that I would suggest for consideration based on the floor plan and elevation I am wondering whether the door wouldn't be better if it was closer to the building so that it led into the large area of the lobby instead of into what is the elevator lobby which is part of that lulu lobby. The proportions on the muttons on the windows that you are proposing and this true if it is drawn correctly on some of the existing windows on the addition on the back, traditionally the mutton layout is such that you typically have a vertical rectangle rather than a square. I don't know if you have selected the specific windows yet or not or are working toward that. I would suggest that you look into a pattern that has more of a look like that if you would.

MR. SWEDROCK: Tall and skinny.

MR. PAGE: Yes, if you look at the existing house.

MR. SWEDROCK: These are a new window –

MR. CHAIRMAN: What are these newer ones made of?

MR. SWEDROCK: They are an Anderson Window and they don't go hand in hand with these.

MR. CHAIRMAN: Right.

MR. SWEDROCK: We are proposing using Marvin windows and having them look like an original part of the building.

MR. PAGE: Also the door style that is something that had a - that looked a little more - and didn't necessarily have to have the muttons in it but had a little larger bottom rail.

MR. SWEDROCK: I think to meet code it has to have a 12 inch -

MR. PAGE: I think it is a minimum of 10 inches. And if you see the doors that are on the old abandoned porch the doors there are very attractive. It too bad that we have to go into the bay and whatever you can do to make sure you stay away from the third window, the western most window. So that to try and come in there in a way that is least awkward and in looking at the elevation I am not sure how accurate this is, but if the bay has a flat hipped roof then when you are doing it this is beyond that -

MR. SWEDROCK: This is a shed roof -

MR. PAGE: So you want to continue that into this roof so you don't have to have an awkward spot there. I don't know if you are set on the goose neck for your exterior lighting or not. They are kind of fun if you want to have fun.

MR. CHAIRMAN: What would you suggest?



MR. PAGE: I sort of have mixed feelings about it but its really a dynamic commercial – we are going to make the most well lit sign in Brighton sort of an approach to it.

MR. SWEDROCK: Would you like to see something closer to the building?

MR. CHAIRMAN: I have a question here is there a well, a basement well right here?

MR. SWEDROCK: Yes.

MR. CHAIRMAN: So how far does this stick out? Would this interfere with having a door there. I guess that is my question.

MR. SWEDROCK: The reason that door is where it is because if you look at the original elevation there is already the same door there that we are still going to use on the inside of the new entryway. That is why we had to shift the other door.

MR. CHAIRMAN: I see, so you wouldn't necessarily need this door would we?

MR. PAGE: I am sorry this is the door I just sketched, and this is the door they are proposing and I might even suggest putting it in the center if that was a problem but I felt it was awkward again.

MR. CHAIRMAN: I think this or this is preferable to the center, myself.

MR. PAGE: Me to.

MR CHAIRMAN: So if the door can be moved over here –

MR PAGE: I am not dictating that I am not even suggesting that we dictate that I am just suggesting it.

MR. CHAIRMAN: I am just thinking I like John's approach rather than just opening it up to the bay -

MR. SWEDROCK: Would you settle if we did it in the middle?

MR. CHAIRMAN: Well I think that would be awkward because then you are opening up- you are right on the corner of the elevator . I think if it can't be moved from here to there we would leave it on the outside.

MR. PAGE: I tend to agree that

MR. SWEDROCK: I would rather leave it the way it was drawn if you guys are satisfied with that.

MS. ROBINSON: What is missing on this is a very convoluted sidewalk because they have quite a distance to go. It will need a lot of shrubbery that is all -

MR. CHAIRMAN: And the door will open out -

MR. SWEDROCK: It has to open out. And the sidewalk was a challenge to get into there and if you look at the plan its awkward. I wish we could have kept the sidewalk the way it is.

MR. PAGE: They are creating a walk there in essence and in order to create a walk there you can't go any more than one and twenty because otherwise you get into railings and things. It's a tough endeavor there. I think some real careful thinking about that and whether the first leg could have a little more sympathy to the grade that you are developing. That is a tough one there.

MR. CHAIRMAN: So just to summarize so far the windows that are going in the wing where the door was will be maybe taller so they can have a more rectangular feel.

MR. SWEDROCK: I understand where you are coming from and it is rightfully so and it is a good catch but my question to you folks is since these ones are pre-existing I would prefer and you tell me that the ones in the back should match that side and the ones in the new addition lets try to match the regular part of the house.

MR. CHAIRMAN: That is a good point.

MR. PAGE: I think that its. its own elevation so I don't think it is a necessity, just give it a look.

MR. CHAIRMAN: Are you coming back for materials and things like that or is this it?

MR. PAGE: I think we should have them come back.

MR. CHAIRMAN: I guess we would like to see the next level which would include the cut sheets perhaps or samples of the door and the windows going into the new addition. The other thing I think John mentioned there is a way to and maybe not to shrink the width of this a little bit so there is a space here and very little space there. I am just wondering if there is a way to get a little more trim on the side of the window that abuts this addition.

MR. PAGE: And I think in looking at the plans and elevations and the renderings I am not sure that they don't have it.

MR. CHAIRMAN: I would like to see a little more reveal on this side of the window but I don't know if you can still do that and comply with the ADA but otherwise it looks pretty good.

MR. PAGE: Yes, in general and the program is a little tough.

MR. CHAIRMAN: This is still

going to be office?

MR. SWEDROCK: Most likely it will be office space.

MR. CHAIRMAN: So I guess for the next go around window samples, door sample, any possible revisions that you see or talked about that would make sense. Anything else, John.

MR. PAGE: Right when you say sample I think you are talking about product literature.

MR. CHAIRMAN: Yes, just so we know for the record, Marvin is a great choice, preferably simulated or divided light.

MR. PAGE: So you are going to be matching the gutter and the soffit and the overhang is going to be matching the existing materials.

MR. CHAIRMAN: And are you planning to re-roof the whole place?

MR. SWEDROCK: Yes.

MR. CHAIRMAN: We can't dictate colors but I would suggest dark grey would probably be more appropriate.

MR. SWEDROCK: You also have to remember we have three other buildings on the property, 2280, 2290 and 2300 and two carriage houses out back.

MR. CHAIRMAN: But you don't own the one in the far west end?

MR. SWEDROCK: No.

MR. CHAIRMAN: That is currently vacant.

MR. PAGE: I hope it works out for you because those are great buildings.

MR. CHAIRMAN: They are handsome buildings. So we will see you next month. Whenever you are ready we will be ready. You need to get on the calendar for next month.

MR. GORDON: The next meeting is July 26, 2018 to bring back samples or literature.

MR. CHAIRMAN: We can just table this for July 26, 2018.

MR. GORDON: So we can make a motion to table this to July 26, 2018.

MR. PAGE: I will make that motion.

MR. DELVECHIO: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

John Page	Yes	Justin DelVechio	Yes
Diana Robinson	Yes	Jerry Ludwig	Yes
Amada Dreher	Yes		

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6H-03-18 Application of Gregory and Catherine Nearpass, owners of property at 248 South Landing Road, tax number 138.05-2-72, for a certificate of appropriateness to : remove an existing patio, installation of a new patio, stone steps and landscaping, replacement of deteriorated siding on the house and garage and with Hardie-plank; and replacements of deteriorated rail in front of the house. All as described on application and documents on file.

MR. NEARPASS: Greg Nearpass I am here on the property and part of this application is kind of what we call Phase 2 going back to 2017 when we got approval to redo that back patio area and we got that approved for the renovation of that space there.

now we want to replace that with flag stone steps walking out to the patio and just bringing that patio a little bit closer to the house. The one that is there currently we want to set it off a little bit into the back yard. Over time it has just gotten overgrown with weeds and right in the middle of that existing patio is a cherry tree which blooms rather nicely but rather quickly for few days in May. So we are removing that and replacing it with grass there we are bringing the impervious surface closer to the house and our hope is to preserve that tree as long as we can. So that is kind of the patio phase and then the replacement of the fence at the road in front of the house. In the picture you can see the end cap has fallen off and it is kind of sponge like and we would like to replace that with the kind of fencing as approved back in 2015. The other part is just replacing the interior siding to be consistent with the hardi planking that has been previously approved. I have some rendering of all of the work. If there are any questions I will be happy to answer them.

MR. CHAIRMAN: The new rendition here of the patio does not show any railing?

MR. NEARPASS: Yes, the railing is there and it was previously fixed.

MR. PAGE: I don't have any issue with the patio. I like the fence on the road. It is very traditional type of fence. To my recollection we didn't replace any fencing like that in the past with new fencing.

MR. NEARPASS: Right that was a roof railing –

MR. PAGE: This is in a different location and has a different function and I think it has a different heritage than the one in the back so I don't know how everybody else feels but I would be a little reluctant to see it not replaced in kind. That would be my recommendation.

MR. CHAIRMAN: By in kind do you mean wood or its going to rot in two or three years, pressure treated

posts and cedar details.

sort of ideal.

MR. PAGE: Well that would be

there?

MR. CHAIRMAN: Is the jockey still

still there. It is not going anywhere.

MR. NEARPASS: The jockey is

MR. PAGE: This is like a low garden border fence, the way it is now, right?

MR. NEARPASS: I don't want to change the height of that, that is not the intent we are not going to change it at all. It needs to be fixed.

MR. CHAIRMAN: I tend to agree with John on that. I don't think it would be too difficult if you did pressure treated posts. After a year or so they accept paint very well. The top point is 2 by 6 maybe.

MR. PAGE: Well, it looks like a shaped piece of timber.

MR. CHAIRMAN: 2 by 6 with a bevel on top and a 2 by 4 rail on the bottom and those picket fences with the point on top are available I believe. We used them for our pool fence and they are available in cedar. You might want to check that out. I think John has a good point here and probably let it go a year before you put any paint or stain on it.

MR. NEARPASS: I don't have any objections to that.

MR. CHAIRMAN: Okay, anything else?

MR. NEARPASS: We have been there almost 12 years now, December of 06.

MR. CHAIRMAN: This is a public hearing. Does anyone here wish to address this application? Okay do we have a potential motion for approval? I think a condition would be pressure treated posts, pressure treated rails, and the top board appears to be beveled slightly or constructed on an angle, and that could be pressure treated and then the pickets I would suggest be cedar because they do make these precut in cedar.

MR. PAGE: I think we are asking that the fence be roughly replicated in kind

MR. GORDON: Okay here is the resolution that I would proposed.  
WHEREAS application 6H-03-18 has been submitted for a certificate of appropriateness under the Town's Historic Preservation Law for improvements to property located at 248 South Landing Road, owned by Gregory and Catherine Nearpass, to perform work described as removal of an existing deteriorated patio, installation of a new patio and stone steps located on the east entrance with additional landscaping around the patio and replacement of deteriorated on the house and garage with hardi plank and replacement of deteriorated decorative railing in the front of the house with architecturally similar materials.

AND WHEREAS the Historic Preservation Commission duly called a public hearing to consider the matter on June 28, 2018

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 having had an opportunity to be heard therein

AND WHEREAS the Historic Preservation Commission hereby determines the factors set forth in Section 224-5 of the Town Code That the proposed above 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 its review of the application and documents on file and received at the public hearing with the testimony presented at the public hearing

IT IS NOW HEREBY NOW RESOLVED that the Historic Preservation Commission hereby receives and files the above described application and supporting documents.

AND IT IS FURTHER RESOLVED that the Historic Preservation Commission approves application 6H-03-18 for a certificate of appropriateness for the above described work to be performed at the property located at 248 South Landing Road, in the Town of Brighton, County of Monroe, State of New York and subject to the condition that the Decorative railing also known as a fence in front of the house be replaced With a new fence like in kind and design and that the above described work be completed within one year of the date of this approval.

AND BE IT FURTHER RESOLVED that pursuant to Chapter 224 of Town Code the above described work qualifies for exemptions setforth In the New York State property tax law section 444-A.

AND SUBJECT TO THE FURTHER CONDITION, that the siding to be replaced on the house pursuant to the plan and replaced in such manner as the smooth surface of the siding be placed facing outward.

MR. DELVECHIO: I will make that motion.

MS. DREHER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

John Page	Yes	Justin DelVechio	Yes
Diana Robinson	Yes	Jerry Ludwig	Yes
Amada Dreher	Yes		

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HARDSHIP APPLICATOINS

NONE

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MR. CHAIRMAN: The public hearings are closed.

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NEW BUSINESS

Demolition Review – 2800 Monroe Avenue

MR. GORDON: This is part of the project sponsors overall development of the project and they are looking to potentially demolish the Mamasan's Restaurant and this has been brought before the Board solely for the purpose of determining whether this board has an interest in considering the designation of this as a historic landmark.

MR. CHAIRMAN: Would you fashion a motion for this.

MR. GORDON: Sure.

I would authorize the secretary, Mr. Boehner, to send a letter to the Planning Board indicating that the Historic Preservation Commission has no interest in dedicating Mamasan's Restuarant as a historic landmark.

MR. PAGE: I'll make the motion.

MS. DREHER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

John Page	Yes	Justin DelVechio	Yes
Diana Robinson	Yes	Jerry Ludwig	Yes
Amada Dreher	Yes		

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OLD BUSINESS

285 Council Roack Avenue

2351 East Avenue.

MR. CHAIRMAN: I would suggest we wait on both of these until our whole crew returns next month. I don't think either of them are going anywhere. And also Mary Jo has done some work on the Curtis Estate Which I believe just sold on Elmwood Avenue and Ramsey may have some questions on whether we can afford a survey or not on this. So I would suggest we postpone that also.

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PRESENTATIONS

NONE

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ANNOUNCEMENTS

NONE

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adjourn?

MR. CHAIRMAN: Can I have a motion to

MS. DREHER: So moved.

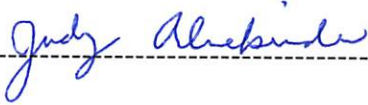
MR. PAGE: Second.

MR. CHAIRMAN: The meeting is adjourned.

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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 June 28, 2018 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.

  
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Judy Almekinder

On this 26<sup>th</sup> day of July in the year 2018, 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.

HANNAH CONKLIN  
Notary Public, State of New York  
Qualified in Wayne County  
No. 01C06337109  
Commission Expires February 16, 2020

  
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Notary Public

**Addendum to the June 28, 2018 Meeting**

**Page 6 change guild to guide**

**Page 7 change spelling to LuLa**

**Page 11 change coning to coming 1<sup>st</sup> paragraph**

**THROUGHOUT change Hardi Plank to a capitol H it is a trade name**

**Addendum to the July 26m 2018 Meeting**

**Page 3 change job to jog**