

Proceedings held before the Historic Preservation Commission of Planning Board of Brighton at 2300 Elmwood Avenue, Rochester, New York on September 24, 2015 commencing at approximately 7:30 p.m.

PRESENT: Jerry Ludwig, Chairman  
Arlene Vanderinde  
Diana Robinson  
Wayne Goodman

NOT PRESENT: Justin DelVecchio  
David Whitaker  
John Page

Kenneth W Gordon, Town Attorney  
Ramsey Boehner, Town Planner  
Mary Jo Lanphear, Town Historian

#### **FIRE ALARM PROCEDURES WERE ANNOUNCED**

MR. CHAIRMAN: I would like to call the September 24, 2015 meeting to order. We don't have any minutes for the past meeting. Has the meeting been properly advertised?

MR. BOEHNER: Yes, it was properly advertised in the Brighton Pittsford Post of September 10, 2015.

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

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#### **DESIGNATION OF LANDMARKS**

NONE

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#### **CERTIFICATE OF APPROPRIATENESS**

9H-03-15 Application of Gregoary Nearpass, owner of property at 248 South Landing Road, tax number 138.05-3-72, for a certificate of appropriateness to change windows and patio door units in a three season

room and replace deteriorated balustrade on the flat roof. All as described on application and documents on file.

MR. BOEHNER: There is also one other thing they are proposing the concrete steps to be replaced with the landing and the steps to be centered on the east entrance. I saw that in their application.

MR. NEARPASS: Good evening I am Greg Nearpass. I think I was last here in March to give a preliminary overview of what we were thinking of doing well we changed our mind. So based on that we had interviewed a few window and door companies and we ultimately ended up going with Anderson Windows and Doors. They were the best fit and had the kind of details we wanted retained. We also retained David Burroughs the Architect to kind of help put the plans together since we are removing doors and changing things we wanted to have a complete set of plans to look professional for you guys. The only other thing that is new from back in March is that railing on the top of the patio I had it painted this summer and the painters brought me out and showed me the wood was just sponge. So it couldn't be painted at all. That area gets a lot of shade from the trees and not much sun. I have a close up of it. So then it was apparent that would have to be replaced as well. So in the application there is a composite railing which would be at the height to make code and it would be just a few inches higher than it is now. That is the only thing of difference. Location of windows and doors is the same we discussed that back in March we wanted a colonial grid pattern, French doors. I think it will make it more consistent with the original construction of the house than it is now. I will be happy to answer any questions and ones that David can handle.

MR. CHAIRMAN: Okay, so we have sliding doors on the east and fixed panels on the south and these are simulated divided lights with the Munson spokes on the inside and outside.

MS. VANDERDINDE: I think the proportions are good because the front window is shorter and those windows are longer. Those six are paned and that is because of the length of the windows and it will correspond nicely.

MR. CHAIRMAN: You are going to move the landing and steps over to the center. What are the materials of the landing and steps going to be?

MR. NEARPASS: I believe concrete. This is yet to be determined as I recall it is stone on concrete.

MR. CHAIRMAN: If you want to replace it stone on concrete in this climate doesn't tend to hold up very well.

MR. NEARPASS: So poured concrete is what you would suggest?

MR. CHAIRMAN: It would be okay with me but I don't know about the rest of the commission. What is there now?

MR. NEARPASS: Poured concrete.

MR. CHAIRMAN: You could also do wood certainly. I don't have a strong feeling at all.

MS. VANDERLINDE: Is the new stairway going to have a railing?

MR. BURROUGHS: It doesn't have to because it is less than 24 inches in grade.

MS. VANDERLINDE: Because cement would not enhance it, I wasn't sure what the rules were for code.

MR. CHAIRMAN: Do you have a preference of whether it is concrete or wood?

MR. NEARPASS: I don't really.

MR. CHAIRMAN: I think there is wood on the front I may be wrong.

MR. BURROUGHS: Those are wooden steps in the front. .

MR. NEARPASS: So can we propose more wood would that be acceptable?.

MR. CHAIRMAN: I don't have a problem with that

MR. BURROUGHS: Brick is another one?

MR. CHAIRMAN: Yes, brick is an option

MS. VANDERLINDE: The front one is brick?

MR. BURROUGHS: No, the front one is wood..

MR. CHAIRMAN: I think for practicality sake it since it is exposed I think either concrete or wood would make more sense than trying to do brick or stone just simply because it is not protected.

MR. NEARPASS: I would be fine with that.

MR. CHAIRMAN: And unless the Commission has a concern about one or the other I would leave it up to you but you should come to us at some point and tell us which one..

MR. NEARPASS: Sure. I think we originally did concrete because that is what is there now.

MR. CHAIRMAN: I don't have a problem with that.

MR. NEARPASS: If we change our mind we will come back.

MR. CHAIRMAN: Any other questions?

MS. LANPEAR: Just out of curiosity is this a four season room now or be more usable once you do the windows?

MR. NEARPASS: It will be more able to be used, there is a fireplace in there now and even with a fire in there it gets pretty cold pretty quick.

MS. ROBINSON: What color will the windows be? The trim on your house looks very white.

MR. NEARPASS: The color will be white.

MR. CHAIRMAN: Color is not our concern but what is proposed is what is there now?

MR. NEARPASS: Yes.

MR. BOEHNER: Was it your thought that you wanted them to return prior to or after, regarding the steps.

MR. CHAIRMAN: I just want to let us know I don't know that it needs to be a formal request.

MR. GORDON: Is it a formal condition of the certificate or is it just informal.

MR. CHAIRMAN: I think we just need to know informally.

MR. BURROUGHS: Would you be open to allowing either the concrete or the wood and if they happen to go in a different direction they would have to come back?

MR. CHAIRMAN: If you go concrete or wood just let Ramsey know which one it is.

MR. BOEHNER: The plan as written specifies concrete the application says "concrete steps to be replaced with landing and steps centered on east entrance way" is what it says.

MR. GORDON: The concrete steps aren't stated.

MR. BOEHNER: So you can specify.

MR. CHAIRMAN: I am happy for the certificate to say either one, just let us know which one.

MR. GORDON: Let's add in a condition?

MR. BOEHNER: Steps shall be replaced with either concrete or wood.

MR. GORDON: So the certificate of appropriateness will give you an option of either concrete or wood and if you wanted to do something else you would have to come back in.

MR. NEARPASS: Yes.

MR. CHAIRMAN: And the only thing is just let Ramsey know what you want to do.

MR. NEARPASS: Okay.

MR. CHAIRMAN: Any other questions?

MS. ROBINSON: I have a question about the railing material.

MR. NEARPASS: It is wood. Like a hardy plant cement and plastic resin but not vinyl. This is a solid material.

MR. CHAIRMAN: Any other questions? Does anyone else want to speak to this? If not I will close this hearing. Ramsey will you present the motion please?

MR. BOEHNER: Sure.

WHEREAS, application 9H-01-15 has been submitted for a certificate of appropriateness under the Town's Historic Preservation Law for improvements to the property located at 248 Landing Road South in the Town of Brighton, owned by by Gregory Nearpass for work as described in the application consisting of changing windows and patio door units in the three season room replacement of deteriorating balustrades on the flat roof and concrete steps to be replaced with landing and steps center on the east entrance.

AND WHEREAS, the Historic Preservation Commission duly called a public hearing to consider the matter which hearing was duly noticed and publication and posting as required by the law and which hearing was in fact held on September 24, 2015 at Brighton Town Hall at 2300 Elmwood Avenue in the Town of Brighton and all persons having an interest in such matter having an opportunity to be heard therein.

AND WHEREAS, the Historic Preservation Commission hereby determines pursuant to the factors setforth under section 224-5 of the Town Code that the above proposed and described work to the property is consistent with the purposes of the Town's Historic Preservation Law and compatible with the properties historic character based on review by the Commission of the application and documents on file and received at the public hearing and the testimony presented thereat.

IT IS HEREBY RESOLVED, that the Historic Preservation Commission hereby receives and files the above described application and the materials submitted at the above referenced public hearing.

AND FURTHER BE IT RESOLVED, that the Historic Preservation Commission hereby approves application 9H-03-15 (should read 9H-01-15) for a certificate of appropriateness for the above described work at the property located at 248 Landing Road South in the Town of Brighton subject to the condition that the work be completed within one year of this resolution.

AND FURTHER SUBJECT TO THE FOLLOWING CONDITION, the steps to be replaced shall be either concrete or wood, the applicant shall notify the Commission's Secretary as to which was to be used for the steps.

AND BE IT RESOLVED that pursuant to chapter 224 of the Town Code the above described work qualifies for the exception setforth in the New York State Real Property Tax Law section 444-A.

BE IT RESOLVED IT SHOULD READ, the Historic Preservation Commission hereby approves 9H-01-15 not 9H-03-15.

MR. GOODMAN: So moved.

MS. VANDERLINDE: Second.

We have some minutes from July 23, 2015 meeting to approve. I will entertain a motion to approve the minutes as corrected.

MR. WHITAKER: So moved.

MS. VANDERLINDE: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED  
MR. LUDWIG YES MS. ROBINSON YES  
MS. VANDERLINDE YES MR. GOODMAN YES

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HARDSHIP APPLICATION

NONE

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MR. CHAIRMAN: The public hearings are closed.

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NEW BUSINESS

2924 East Avenue

MS. LANPHEAR: Page 3 of the history second paragraph there is a big line through she was the granddaughter of Andrew Carnegie and even after several references to that statement I could not prove it and Andrew Carnegie was not married until he was quite old and his daughter was born in 1897 so she could not have had a child in 1905.

The history of the house was given by Ms. Lanphear. It certainly is worthy of designation. It goes back to the history of Allens Creek and the Parson's family and so forth. So I think you should consider it for designation but I don't think you need a full blown survey. I put it down as a colonial revival with arts and crafts influence.

MR. CHAIRMAN: Well, the house is up for sale and it is a short sale and they plan to flip the house so I saw a sense of urgency here that we should move along on this. I propose that we send a letter saying we are considering designation. So if we could have a motion to send the initial letter.

MS. VANDERLINDE: So moved.

MR. GOODMAN: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED  
MR. LUDWIG YES MS. ROBINSON YES  
MS. VANDERLINDE YES MR. DELVECCHIO YES

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OLD BUSINESS

363 Penfield Road

115 Summit Drive

List of Properties to be Updated and Surveyed.

Process on the RFP

MR. BOEHNER: Last meeting I was asked to start the process on the RFP and I have drafted a letter to the financial services committee. That is going to be reviewed on October 6<sup>th</sup> and if they give a blessing I will be sending out to the RP services to do surveys so I would say sometime in November we should have someone on board. At that point we can use money for this year and I am asking to have the contract extended for another year which then we can use the funds. So you may want to look at some updates and having some new ones done. When it gets into 2016 we are going to have to leave funds in case something comes up. It is limited and there is going to be some hard choices. We can develop a list.

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MR. CHAIRMAN: Any other old business, there being none can I have a motion to adjourn?

MS. VANDERLINDE: So moved.

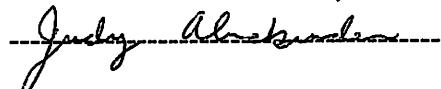
MR. GOODMAN: Second.

MR. CHAIRMAN: The meeting is adjourned.

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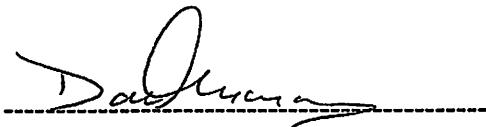
## C E R T I F I C A T I O N

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the September 24, 2015 Meeting of the Town of Brighton's Historic Preservation Commision 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 6 day of October in the year 2015, 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

David Marcus  
Notary Public - State of New York  
Qualified in Monroe County  
No. 01MA6327113  
Commission Expires 6/29/2019

## AMENDMENTS TO THE SEPTEMBER 24, 2015 MEETING

Page 1 Under C of A change Gregoary to Gregory

Page 2 In Mr. Nearpass paragraph commas missing

Last sentence of this paragraph change can to can't

MR. CHAIRMAN paragraph chans Munson to muntins

Next paragraph correct spelling of Vanderlinde

Second sentence should read " Those are six -paned and that is because of the length of the windows and (remove of here) will ...

Next paragraph MR. CHAIRMAN change stops to steps

Under MS. VANDERLINDE delete because cement would not enhance

It never said that

Page 6 Under Mr. Nearpass change plant to plank

Page 8 MR. CHAIRMAN: 2<sup>nd</sup> line add may – they may plan

## AMENDMENTS TO NOVEMBER 19, 2015

Page 8 5<sup>th</sup> line add t to jus. PLEASE USE OTHER DOOR.