

Proceedings held before the Historic Preservation Commission of of Brighton at 2300 Elmwood Avenue, Rochester, New York held on July 26, 2018 commencing at approximately 7:30 p.m.

PRESENT: Jerry Ludwig  
John Page  
Diana Robinson  
Amanda Dreher  
David Whitaker

NOT PRESENT: Justin DelVecio  
Wayne Goodman

PRESENT:

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

FIRE ALARM PROCEDURES WERE ANNOUNCED

MR. CHAIRMAN: I would like to call the July 26, 2018 meeting to order. The first order of business is approving the agenda. I would ask for a motion to approve the agenda.

MR. WHITAKER: I so move.

MR. PAGE : Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED  
John Page Yes David Whitaker Yes  
Diana Robinson Yes Jerry Ludwig Yes  
Amada Dreher Yes

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MR. CHAIRMAN: Was this meeting duly advertised?

MR. BOEHNER: Yes, this meeting was duly advertised in the Brighton Pittsford Post of July 12, 2018.

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MR. CHAIRMAN: That meeting as duly  
advertised will 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-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. TABLED AT THE JUNE 28, 2018 MEETING.

MR. LEDGERWOOD: My name is Gary Ledgerwood with Hanlon Architects representing Calabro Properties, and also with me is Troy Beckwith with Calabro the owner of the property as well.

MR. CHAIRMAN: The last time you were we asked for additional information on both the exterior and the possible change of the footprint which has been submitted and window samples which we have here.

MR. LEDGERWOOD: The windows have simulated divided light, the hardie board, and one of the gentlemen wanted to see the transfer door with the panel on the bottom.

The lighting some of you didn't care for the gooseneck lighting and some of you did. There is a signage panel that goes over the front door.

MR. PAGE: It shows on the last sheet which is a revision for consideration as I understand it.

MR. LEDGERWOOD: We created a document last time and I think you guys all have that. We studied this and the main reason I didn't think it worked was the job back here. We made that jog to react to what you guys were looking for so we made a pinch point and jog in this building. From our perspective to construct this whole vestibule as a means of tenant entry to be able to cut it down to four feet didn't make any sense to us.

MR. PAGE: I like this solution and I think it is very creative and certainly you could have a hallway that was four feet wide there and you call it a pinch point and I don't disagree with that. I would consider expanding the piece that is still out there and the area immediately as you enter is large, you have a fairly large area in front of the stairs and you do have a pinch point and the value I see in this it is more respectful of the existing second story bay element. I am sad you don't like it because I was thinking when I saw this that we had talked about this and the creative team came up with a very good solution.

MR. LEDGERWOOD: You prefer the jog

MR. PAGE: Very much.

MR. LEDGERWOOD: The pinch point as it were. And it will be nice to have a minimum of five feet there with people going both ways in and out and four feet seemed a little bit tight. And I don't think extending the entire thing is an option either because you get into a scaling issue between the vestibule and the rest of the building. I think it is appropriate to scale

MR. CHAIRMAN: I agree with John I think this respects what is there and the building rather than

hacking off the corner as it was before. So that is not a major issue. I think people could probably get by each other in.

MR. LEDGERWOOD: In a historic building you have more of that anyway and are more confined. It just if they are spending the money this is an opportunity to have more space.

MR. CHAIRMAN: What do you all think?

MR. PAGE: I would urge option number 2.

MS. ROBINSON: It looks better.

MR. WHITAKER: I agree with that Yes.

MR. CHAIRMAN: Okay. So we have that problem solved. Now as far as the lights go. Does anyone have objection to plan b as far as the jog.

MR. BOEHNER: You are talking about sheet A 1 and sheet A 2.

MR. PAGE: It doesn't have a number it is the last sheet in the set. It says Study of Historic Board comments. So if you are going to identify it you can identify it by the drawing title not the first one which was exterior elevations on page 3.

MR. GORDON: So it is a different design then what is shown on page 32?

MR. CHAIRMAN: Yes.

MR. GORDON: So the Board would prefer not to have the design as shown on page 32?

MR. PAGE: That is correct.

MR. CHAIRMAN: So we are all set on item number 1?

MR. PAGE: Yes.

MR. CHAIRMAN: Okay item number 2 lights which do you guys prefer?

MR. LEDGEWOOD: I prefer the gooseneck lights.

MR. PAGE: This is because of me and I asked for something different and I didn't ask for that but I like that. I prefer that but I am not going to go to bat for it.

MR. LEDGERWOOD: You don't feel that strongly about it?

MR. PAGE: No. I am much happier with the jog.

MS. DREHER: I agree. I think the gooseneck are fine.

MR. WHITAKER: I agree with that.

MR. PAGE: It is acceptable.

MR. CHAIRMAN: Okay goosenecks it is. Any thing else? Windows are fine I think.

MR. PAGE: For the windows, and the siding, and the door, we can refer to the materials submitted as acceptable I believe.

MR. CHAIRMAN: Materials submitted are acceptable. Any other questions or comments or concerns of the church?

MR. PAGE: I have two comments, one, I appreciate you are looking to improve your building so it has the ability to continue to function and two, we appreciate your response to our request for additional information.

MR. CHAIRMAN: Is it going to be office space or mixed use?

MR. BECKWITH: At this time mostly office space.

MR. CHAIRMAN: It is a nice place and you can get to anywhere in two minutes. Thank you all for bringing in all the information. Any questions or comments? Can we have a motion?

MR. GORDON: Sure. Here is the proposed resolution.

WHEREAS application 6H-02-18 has been submitted for a certificate of appropriateness under the Town's Historic Preservation Law for improvements to property located at 2290 East Avenue, (also known as 2300 East Avenue), owned by Iron Works at High Falls, LLC to perform work described as providing a new elevator lobby and vestibule with architectural detailing and providing new architectural shingles.

AND WHEREAS the Historic Preservation Commission duly called A public hearing to consider the matter on June 28, 2018 and July 26, 2018

AND WHEREAS the necessary legal notice was published and required sign posted pursuant to Town Code .

AND WHEREAS the public hearings were 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 pursuant to 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 and materials presented at the public hearing

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

AND IT IS FURTHER RESOVED that the Historic Preservation Commission approves application 6H-02-18 for a certificate of appropriateness for the above described work to be performed at the property located at 2290 East Avenue ( also known as 2300 East Avenue) in the Town of Brighton, County of Monroe, State of New York and subject to the following condition number one, that the above described work be completed within one year of the date of this approval, number 2 that the work to be completed and the floor plans utilized will not be as shown on page 82 of the drawings but rather will be as shown on the last page of the drawings labeled "Study of the Historic Board Comments" and number 3, that the windows and doors that are to be installed in connections with improvements will be consistent with the material samples and product literature presented at the public hearing on July 26, 2018 and that the lighting to be installed will be of gooseneck design as shown on sheet 83 of the drawings.

AND BE IT FURTHER RESOLVED, pursuant to Chapter 224 of Town Code the above described work qualifies for exemptions setforth in the real property tax laws Section 444-A.

MR. PAGE: I will make that motion.

MS. ROBINSON: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED  
John Page Yes David Whitaker Yes  
Diana Robinson Yes Jerry Ludwig Yes  
Amada Dreher Yes

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## HARDSHIP APPLICATIONS

NONE

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MR. CHAIRMAN: The public hearings are closed.

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## NEW BUSINESS

NONE

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## OLD BUSINESS

285 Council Rock (held over)

2351 East Avenue ( held over)

3541 Elmwood Avenue

MR. BOEHNER: Rufus Judson and Amy Judson ( also known as Pike Construction), are the new owners of the property and that will be added to the survey.

MR. WHITAKER: I will make a motion to have the Secretary send the first letter regarding possible consideration for designation.

MS. DREHER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED  
John Page Yes David Whitaker Yes  
Diana Robinson Yes Jerry Ludwig Yes  
Amada Dreher Yes

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MR. WHITAKER: I will make a motion to add the survey for 3541 Elmwood Avenue to the list.

MS. DREHER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

John Page	Yes	David Whitaker	Yes
Diana Robinson	Yes	Jerry Ludwig	Yes
Amada Dreher	Yes		

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PRESENTATIONS

NONE

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ANNOUNCEMENTS

NONE

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MR. CHAIRMAN: Can I have a motion to adjourn?

MR. WHITAKER: So moved.

MR. PAGE: Second.

MR. CHAIRMAN: The meeting is adjourned.

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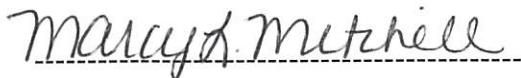
## C E R T I F I C A T I O N

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the July 26 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.



Judy Almekinder

On this 9 day of August 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.



Notary Public

**MARCY L. MITCHELL**  
Notary Public, State of New York  
Qualified in Wayne County  
No. 01M16281958  
Commission Expires May 13, 2021

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