

Historic Preservation Commission of Brighton 2/28/19

PROCEEDINGS HELD BEFORE THE HISTORIC PRESERVATION
COMMISSION OF BRIGHTON AT 2300 ELMWOOD AVENUE, ROCHESTER, NEW
YORK ON FEBRUARY 28TH, 2019 AT APPROXIMATELY 7:15 P.M.

February 28th, 2019
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JERRY LUDWIG, CHAIRPERSON
JUSTIN DELVECCHIO
AMANDA L. DREHER.
WAYNE GOODMAN
JOHN PAGE
DAVID WHITAKER

MARY JO LANPHEAR
Town Historian

KEN GORDON, ESQ.
Town Attorney

RAMSEY A. BOEHNER
Town Planner

NOT PRESENT:
DIANA ROBINSON

REPORTED BY: RHODA COLLINS, Court Reporter
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive
Batavia, New York 14020

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CHAIRPERSON LUDWIG: I'd like to call the
4 meeting to order. Would you call the roll please, Ramsey?

5

MR. BOEHNER: Robinson is absent.

6

CHAIRPERSON LUDWIG: May I have a motion to
7 approve the agenda?

8

MR. WHITAKER: So moved.

9

CHAIRPERSON LUDWIG: Thank you, David.
10 Second?

11

MR. GOODMAN: Second.

12

MR. GORDON: Question, are we doing a
13 designation or are we doing a certificate of appropriateness
14 tonight?

15

MR. BOEHNER: It's a certificate of
16 appropriateness.

17

MR. GORDON: So with that correction, if we
18 can move Application 2H-01-19 to the Certificate of
19 Appropriateness section.

20

CHAIRPERSON LUDWIG: Thank you.

21

MR. WHITAKER: I move as amended.

22

MR. GOODMAN: I will second.

23

CHAIRPERSON LUDWIG: All in favor?

24

ALL COUNCIL MEMBERS: Aye.

25

CHAIRPERSON LUDWIG: Thank you. Do we have

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3 any minutes?

4 MR. BOEHNER: Yes.

5 CHAIRPERSON LUDWIG: Does anyone have any
6 corrections?

7 MS. LANPHEAR: I do, it's a teeny weeny one.
8 It's right on the front page and under not present is Dan
9 Goodman, but further down are the three staff people on the
10 Board. I think it's confusing as we are all there and it
11 looks like we were not there, so if we can move the not
12 present to the bottom.

13 MR. BOEHNER: Do you have it written up so we
14 can take a look at it?

15 MS. LANPHEAR: Would you like it?

16 MR. BOEHNER: Yes, that would be helpful.

17 MS. DREHER: I also have a minor but pertinent
18 correction. On Page 9, Line 8, submitting a letter to the
19 Planning Board letting you know that you will not be
20 scheduling this matter for a hearing of a designation and it
21 says now instead of not, so that matters just a bit.

22 CHAIRPERSON LUDWIG: Any other corrections?
23 Motion to approve?

24 MR. BOEHNER: Approved with corrections.

25 MR. PAGE: I will make the motion.

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3 MR. DELVECCHIO: Second.

4 CHAIRPERSON LUDWIG: All in favor?

5 ALL COUNCIL MEMBERS: Aye.

6 CHAIRPERSON LUDWIG: Minutes are approved.

7 Was this meeting duly announced?

8 MR. BOEHNER: Yes, it was properly advertised
9 in the Brighton-Pittsford Post of February 14, 2019.

10 CHAIRPERSON LUDWIG: Okay. That meeting as
11 advertised will now be held. Unlike the minutes of the
12 program we have no Designation of Landmarks but we move to
13 Certificate of Appropriateness.

14 APPLICATION 2H-01-19

15 2H-01-19 Application of Lindsay Taliento,
16 owner of property at 2924 East Avenue, tax number
17 138.05-1-72, for a certificate of appropriateness to remove
18 an abandon chimney. All as described on application and
19 documents on file.

20 CHAIRPERSON LUDWIG: It should be Lindsay
21 McCutchen, owner of property at 2924 East Avenue, tax number
22 138.05-1-72, to remove an abandon chimney.

23 As you can see on the application here, the
24 problem with living next to a designated property is that
25 there's, you know, you can either put on your blinders and

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3 drive out of the driveway or you see people up there starting
4 to chip away at the chimney. What do you do? Dandridge is a
5 great builder, they've done some other projects. I think we
6 have been involved with certainly a good development company.
7 And the chimney was on the side as you can see in the
8 photograph, it was on the side of the house facing us. And
9 they didn't realize it was there until they started to
10 remodel the kitchen and all of a sudden they found the
11 chimney. It doesn't serve a purpose.

12 So unless there are extenuating circumstances
13 I would like a motion to approve the certificate of
14 appropriateness.

15 MS. DREHER: The application says it's not
16 visible from the road or the ground, is that accurate?

17 CHAIRPERSON LUDWIG: Well, it certainly is not
18 visible from the road and it would be hard to see it from the
19 grounds. But you might be able to see it from our driveway,
20 can certainly see it from the second floor of our house.

21 MS. DREHER: Okay.

22 MR. WHITAKER: I will make a motion.

23 MS. DREHER: I will second.

24 MR. GORDON: Do you want a formal one or not?

25 CHAIRPERSON LUDWIG: Yes.

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3 MR. GORDON: Okay. Whereas, here's the
4 resolution proposal that I would make for the Board to
5 consider. Whereas Application Number 2H-01-19 has been
6 submitted for a certificate of appropriateness under the
7 Town's Historical Preservation Law for improvements to
8 property located at 2924 East Avenue owned by Lindsay
9 McCutchen, to perform work described as the removal of a
10 small abandoned chimney on the northeast corner of the house.

11 And whereas the Historic Preservation
12 Commission duly called a Public Hearing to consider the
13 matter on February 28, 2019, And whereas the necessary legal
14 notice was published and the require sign posted pursuant to
15 Town Code. And whereas the Public Hearing was held and all
16 persons having an interest in such matter having had an
17 opportunity to be heard therein, and whereas the Historic
18 Preservation Commission hereby determines pursuant to the
19 factors set forth in Section 224-5 of the Town Code that the
20 proposed above described work to the subject property is
21 consistent with the purposes of the Town's Historic
22 Preservation Law and compatible with the property's historic
23 character based upon its review of the application and the
24 documents on file and received at the Public Hearing, and the
25 testimony at the Public Hearing.

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3 It's hereby resolved that the Historic
4 Preservation Commission hereby receives and files the above
5 described application and its supporting documents, and it is
6 further resolved that the Historic Preservation Commission
7 hereby approves Application Number 2H-01-19 for a certificate
8 of appropriateness for the above described work to be
9 performed at the property located at 2924 East Avenue,
10 subject to the condition that the above described work be
11 completed within one year from the date of approval.

12 Have you closed the Public Hearing,
13 Mr. Chairperson?

14 CHAIRPERSON LUDWIG: I have not, but I should.

15 Anyone here to comment? I would like to close
16 the Public Hearing then. May I have someone put forth a
17 motion? I think David did.

18 MR. BOEHNER: We have David, and Amanda
19 seconded.

20 CHAIRPERSON LUDWIG: Okay. Do you want to
21 call the roll?

22 MR. BOEHNER: Yes. Mr. Ludwig.

23 CHAIRPERSON LUDWIG: Yes.

24 MR. BOEHNER: Mr. DelVecchio.

25 MR. DELVECCHIO: Yes.

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MR. BOEHNER: Mr. Goodman.

MR. GOODMAN: Yes.

MR. BOEHNER: Mr. Whitaker.

MR. WHITAKER: Yes.

MR. BOEHNER: Mr. Page.

MR. PAGE: Yes.

MR. BOEHNER: Ms. Dreher?

MS. DREHER: Yes.

MR. BOEHNER: It's approved with conditions.

CHAIRPERSON LUDWIG: Okay. No landmark designations, no hardship designations, the Public Hearings are now closed.

New business. Properties to be surveyed and Mary Jo, I got your nice e-mail and then, of course, Chris Brandt has been flooding us with information in the last couple of days. Have you all gotten this from Chris Brandt?

MS. LANPHEAR: This is about the Perminesk houses.

CHAIRPERSON LUDWIG: It was a different style of construction, done in the 20s and 30s, concrete and steel, hence the term Perminesk. And Chris Brandt, who is about as zealous as any preservation person could ever be, dug into this thing and found some houses on Highland -- or Hillside

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3 Avenue and Claybourne, which I tried to go by tonight --

4 MS. LANPHEAR: Struckmar.

5 CHAIRPERSON LUDWIG: Struckmar, yes. And I
6 had a better look using Google Maps to see the houses. What
7 was the scoop on 1041 Highland?

8 MS. LANPHEAR: I don't know because I don't
9 know exactly where it is.

10 CHAIRPERSON LUDWIG: This is the house that
11 Sarah's wanted to -- she's been infatuated with it. She
12 calls it the Dowager's cottage and it's on the lower side of
13 Highland if you come from the Storybook house. She actually
14 got the owner's name and stopped one day and he is apparently
15 going to be selling before too long, but she wants to go
16 through it.

17 MS. LANPHEAR: It was for sale when I was
18 looking for houses in 2003.

19 CHAIRPERSON LUDWIG: Did you go through it?

20 MS. LANPHEAR: No, I didn't.

21 MS. DREHER: I took his architecture class,
22 two classes, I don't remember him mentioning Perminesk.

23 MR. PAGE: I think it's just come up in the
24 last two weeks.

25 CHAIRPERSON LUDWIG: And there's another, but

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3 unfortunately I didn't write down the name of it, I have it
4 at home. I did a column on this house in Irondequoit people
5 found and it was built in the 50s or earlier, and it had a
6 tradename-type thing. It was made by, I think, US Gypsum and
7 it used blocks, 16 by 16 blocks. And I don't have the -- and
8 it had a, quote, tradename.

9 MR. PAGE: These things make a better district
10 than -- or group than they would individual.

11 MS. LANPHEAR: Near the Struckmar houses are
12 those ones in Commonwealth and Chelmsford that were built
13 with cement slab construction. That was about the same time
14 period, so they would be fire proof.

15 CHAIRPERSON LUDWIG: Right. But once I found
16 it, I tried to drive by and people don't put house numbers
17 up. The one I did find was a Tudor revival that you would
18 have no clue.

19 MR. PAGE: One of the things he sent was a
20 newspaper article. They had five or six different
21 photographs of houses and some of them were Tudor, and also
22 had a more modern building. This happened all right before
23 the crash and so it was a fairly discreet period.

24 MS. LANPHEAR: That's a hot period for a
25 building in that area too, South and Highland Avenue. That's

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3 when the Village Lane was developed and this house between
4 East Avenue and Highland also.

5 CHAIRPERSON LUDWIG: Well, I don't know how we
6 would proceed with this. Ramsey, before we get started with
7 this, what's the current situation with the budget?

8 MR. BOEHNER: We have \$3,800 for 2019.

9 CHAIRPERSON LUDWIG: Okay.

10 MR. BOEHNER: We've renewed the contract, the
11 updates are \$470 and a new survey is \$1,570. So we can kind
12 of do two surveys, one update; one survey, four updates.
13 It's best to try to hold on to enough money to do a survey
14 just in case a property pops up.

15 MR. GORDON: Did we spend all of the money in
16 the budget in 2018?

17 MR. BOEHNER: Close to it.

18 MR. GORDON: No way we can roll that?

19 MR. BOEHNER: No. It has to be used and
20 ordered in the year.

21 MR. GORDON: Okay.

22 MR. PAGE: So we have a new adopted -- a new
23 list. The adopted list has not been designated and then
24 someone sent out the forms last month, the matrix.

25 MR. BOEHNER: Yes, after our last meeting we

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3 amended this list, so this is the latest list.

4 MR. PAGE: So there's a couple of exercises
5 that would be good, I think, for next meeting perhaps, is to
6 go through this list and identify properties that we might
7 think aren't suitable so that they can be removed.

8 MR. BOEHNER: I agree.

9 MR. PAGE: And also do some sort of
10 prioritization so that we can try to move on these and before
11 we get too excited about the new stuff.

12 CHAIRPERSON LUDWIG: I think that's fine. You
13 said 3365 Elmwood was potentially threatened.

14 MS. LANPHEAR: 3365 Elmwood Avenue and
15 3225 East Avenue -- 3265 Elmwood and 3225 East Avenue.

16 MR. BOEHNER: We have not surveyed those.

17 MS. LANPHEAR: No.

18 MR. GORDON: 3225 East Avenue is on the list,
19 so it has been surveyed.

20 MS. LANPHEAR: Okay.

21 CHAIRPERSON LUDWIG: Is that the one that's --

22 MS. LANPHEAR: That's Ferdinand Smith.

23 CHAIRPERSON LUDWIG: That's not threatened, is
24 it?

25 MS. LANPHEAR: No, 3265 it's across Knollwood

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3 from that.

4 CHAIRPERSON LUDWIG: Oh, yes, right at the
5 entrance of Knollwood. Let's talk about that.

6 MS. LANPHEAR: That house was named Knollwood
7 when it was built in 1905.

8 CHAIRPERSON LUDWIG: I drove up there one day
9 to see the people because there's a barn on Knollwood that
10 went with the house originally. They had a tree -- it still
11 has a tree growing out of the roof of the barn. The barn
12 would be protected, or least we would be notified if they
13 wanted to tear down the barn. I don't think that house is
14 anything special.

15 MS. LANPHEAR: Well, it's built by some people
16 who were very prominent in their time.

17 CHAIRPERSON LUDWIG: I think it's been mucked
18 with. I don't think there's much of it that's original. I
19 was in the house and I don't think it's --

20 MS. LANPHEAR: Would Macey recognize it when
21 he came back? There's always that criteria.

22 CHAIRPERSON LUDWIG: Good question.

23 MS. DREHER: I think you lost me on that one.

24 CHAIRPERSON LUDWIG: You would not notice it,
25 it's gray with white trim.

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3 MS. DREHER: Okay.

4 MS. LANPHEAR: That's the owner of the home.

5 MS. DREHER: Oh, the owner, okay.

6 CHAIRPERSON LUDWIG: So if the owner came back
7 and well, maybe not, I don't know. I think it's been
8 significantly altered since it was built. Do you know when
9 it was built, Mary?

10 MS. LANPHEAR: 1905 is the earliest date I can
11 find. It was also the source of a lot of irritation by the
12 people that owned it. The house is called Knollwood, that
13 was how the family named it. And then they put a street in
14 there, somebody else bought the land around the corner and
15 asked permission to put a road in to access that land. I
16 guess there was litigation for about 30 years over who was
17 going to pay for it, who was going to have the option to use
18 it. It was really kind of a mess.

19 MR. GORDON: 3265 East Avenue, according to
20 the listing it was built in 1890.

21 MS. LANPHEAR: I don't think so.

22 MR. GORDON: That's the real estate agent.

23 MS. LANPHEAR: They always exaggerate by a few
24 years.

25 MR. GORDON: Presently under contract.

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3 MS. LANPHEAR: Somebody came to me a couple
4 years ago asking about it, if it could be torn down. I said
5 yes.

6 CHAIRPERSON LUDWIG: Well, I would urge all of
7 us to go by that house and also check out the barn on
8 Knollwood. The barn is actually on Knollwood and I would
9 suggest that we all go by it and look before we make a
10 decision. I certainly don't feel too strongly about it.

11 The other one is 3365 Elmwood Avenue. It's
12 two in from Clover Street on the right on Elmwood as you are
13 headed towards the firehouse. It's white.

14 MR. WHITAKER: It has an ice rink.

15 CHAIRPERSON LUDWIG: No, I don't think so.
16 You're thinking of the one up on the hill across from CCR.
17 This is closer to Clover.

18 MS. LANPHEAR: It's near the James Johnson
19 house that was just built last year. 3365 was built around
20 1937, the owner was Arthur Stern who was living at Esplanade
21 Drive at the time. Arthur Stern was a founder and partner in
22 Michael Stern Company, and the architect is Herbert Stern who
23 has done other things in Brighton. And I don't know whether
24 he's a brother or a cousin of Arthur Stern.

25 And so that was in '37. In 1951, Don Hershey

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3 designed a porch addition for the house. It was on the tour
4 of homes in Smith College in 1958, and because radical
5 changes had turned this into an entirely different house it
6 was also in the 1959 Smith College tour of homes.

7 It was lived in by the Sterns until 1975, when
8 they moved Elmwood Hill Lane and Mr. Stern died in 1983. So
9 it was a one-family house for a good part of its life.

10 CHAIRPERSON LUDWIG: I would suggest again
11 considering -- I would like to consider whatever we have
12 designated and moved forward to designate a future one, a
13 pretty elite group of structures, not just anything that
14 falls out of the woodwork.

15 But before we make a decision on this, if you
16 are not familiar with it I would like everyone to go by and
17 at least take a peek at it, the same with Knollwood.

18 MS. DREHER: As John stated or suggested we go
19 through this list and see if there are any that are -- can be
20 removed. What's the easiest way for us to take a look at the
21 surveys that have been done?

22 CHAIRPERSON LUDWIG: Do you have the survey
23 list? Do you have the books? Did you get all of the --

24 MS. DREHER: No.

25 CHAIRPERSON LUDWIG: Oh, well, that's a

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3 problem. Ramsey, can you get copies and give Amanda the --

4 MR. BOEHNER: I could. It would take a little
5 bit.

6 CHAIRPERSON LUDWIG: We have these huge survey
7 books.

8 MS. DREHER: I can work with Ramsey to find
9 the best way to get access.

10 CHAIRPERSON LUDWIG: Are they accessible on
11 the internet?

12 MR. BOEHNER: No.

13 MS. DREHER: I can come in and take a look.

14 MR. BOEHNER: Let me see, as it may be good if
15 you could have them.

16 CHAIRPERSON LUDWIG: It would be great if
17 you're making copies to make some more, or to make PDF files
18 or whatever so that if anyone else has permission they can --
19 do you have the books?

20 MR. DELVECCHIO: I never received them.

21 MR. GOODMAN: I don't have them.

22 MR. PAGE: I have them.

23 MS. DREHER: I could ask Arlene if she has
24 some.

25 MS. LANPHEAR: Yes.

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3 MR. GOODMAN: Ramsey, if you're going to make
4 copies, probably ought to make three or four. And then even
5 if people don't take them, they would have them, if that's
6 possible. I had forgotten that --

7 MS. DREHER: I just assumed we got them when
8 we were considering the --

9 MR. BOEHNER: Yeah, because there's a series
10 of them. There's quite a bit to them.

11 CHAIRPERSON LUDWIG: Yes, it's a lot of
12 copying to do, or just have some that would be accessible.
13 Do you have a set in the office?

14 MR. BOEHNER: Yes. I have to look at it
15 because I think ideally it would be to scan them and put them
16 on PDF. If you saw them, they're in plastic, they're
17 stapled, they are not easy to undo.

18 MS. LANPHEAR: No.

19 MR. BOEHNER: And I have to make sure if
20 they're undone, they're put back together properly.

21 CHAIRPERSON LUDWIG: They're like those old
22 photo albums from the 60s where you put stuff in and then
23 20 years later you can't get it out.

24 MR. BOEHNER: I think if we could put it on a
25 digital would be the best way to do it.

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3 CHAIRPERSON LUDWIG: In the meantime, I guess
4 it would be good to at least distribute, if you could, make
5 copies of the houses that we're talking about.

6 MS. DREHER: These haven't been surveyed, the
7 ones we were talking about?

8 CHAIRPERSON LUDWIG: That is correct.

9 MR. BOEHNER: Except for 32 -- okay.

10 MR. PAGE: Are there any on the list that,
11 like you said and I think that the Claude Rigon house is a
12 natural. Why wait?

13 CHAIRPERSON LUDWIG: Well, I guess is there
14 other things that would be better to -- because if it has
15 been surveyed at one point, I guess what I would like to do
16 is go down through the list, and we can start tonight. But
17 we've already passed over these things two or three times,
18 some, and said, no, we're not going to do it, no, we're not
19 going to do it.

20 MR. PAGE: Well, that's where I'm asking if
21 there's one we haven't passed over already that we can maybe
22 get --

23 MS. LANPHEAR: Reluctantly I would say the
24 first one on the list, 3030 Brighton Henrietta Town Line
25 Road, that is just disintegrating. It's sad. It's an old,

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3 old 1800 farmhouse, but it's just in dreadful shape. It's
4 still owned by the family, and they would like to see
5 something done with it, but . . .

6 CHAIRPERSON LUDWIG: Is it worth saving?

7 MS. LANPHEAR: I don't know. It's wood and
8 red painted, but it's fading, there's commercial development
9 all around it, it's on the south side of that road.

10 MR. GORDON: I think John's point is, since we
11 have nothing on our agenda to designate now, is there any
12 property on this list that you can by an acclimation tonight
13 say, yes, that's one we need to do. Let's do it, let's get
14 it going.

15 MR. PAGE: I understand we have to update and
16 then -- I mean, we are three months away minimum from
17 considering it, probably more like five.

18 MS. DREHER: So when these were originally
19 surveyed in the beginning, there was a decision made on them
20 not to designate or was it just that they were --

21 CHAIRPERSON LUDWIG: Everyone threw a bunch of
22 properties into the hat, they got surveyed and some didn't.
23 The ones that are on the list now that have been surveyed
24 were probably surveyed initially when we first started, which
25 was 20 years ago.

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3 MR. BOEHNER: Yes, we did 70-some odd
4 properties.

5 MS. LANPHEAR: We had a grant for 75.

6 CHAIRPERSON LUDWIG: And many of these we
7 have, for instance the second one from the top, 868 Clover
8 Street, I think we've talked about that, it's got vinyl
9 siding on it, it's nothing special. We decided not to move
10 on it. Now, whether or not that should still be on the list,
11 I don't know. It's not ready for an Oscar, let's put it that
12 way.

13 MR. PAGE: If we passed on something we should
14 take it off. It can always go back on. I mean, that's a
15 social one, and a person that's really driving that one.
16 It's sort of like the Walter Hagan place and we passed on
17 that, even though I love Walter Hagan, I don't like that
18 house.

19 CHAIRPERSON LUDWIG: Speaking of that, let's
20 just go down the list and see if there's any we haven't
21 talked about and passed on. I would say Clover Street is
22 one, 868 Clover Street.

23 MS. LANPHEAR: So you would cross that one
24 off?

25 CHAIRPERSON LUDWIG: Uh-huh. I know I talk

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3 about the one on East Avenue, the Archer house, we talked
4 about that and decided not to do anything about that.

5 MR. BOEHNER: That's 2244?

6 CHAIRPERSON LUDWIG: Yes.

7 MS. LANPHEAR: The 394 Edgewood is a house
8 that belongs to people who would like to have it designated.

9 CHAIRPERSON LUDWIG: Oh, that's the one that
10 they took all of the shrubbery and stuff off of. That's been
11 modified quite a bit, yeah, 394 Edgewood we passed on that.

12 Walter Hagan house we passed on that, 69 Glen
13 Road.

14 MS. LANPHEAR: That's across the street.

15 CHAIRPERSON LUDWIG: I have been in that
16 house, I won't tell you the problems.

17 MS. DREHER: But it's been passed on before?

18 CHAIRPERSON LUDWIG: No, we just haven't
19 gotten to it. And quite frankly, I have some concerns about
20 that which I would rather not have on the minutes.

21 MS. LANPHEAR: Okay.

22 MR. PAGE: First, 12 Corners I would tend to
23 take off as it has great social significance as a location
24 and as a commercial pub, but I don't -- the building's
25 basically been repurposed.

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3 MS. LANPHEAR: In 1992 they built a brick
4 facade on it. It was built with a white tile facade in 1940.

5 CHAIRPERSON LUDWIG: They came in to us just
6 as a courtesy thing when they were going to do something with
7 the bank on the corner and things like that. So it's fine
8 with me to take that off, 12 Corners Plaza.

9 MR. PAGE: Did we take off 69 Glen Road?

10 CHAIRPERSON LUDWIG: Not yet, but I'd just as
11 soon take that off. The guy built it himself.

12 MR. DELVECCHIO: 12 Corners, back to that.
13 What if they wanted to demo?

14 CHAIRPERSON LUDWIG: They would have to come
15 to us anyway.

16 MR. BOEHNER: They demoed a good portion of
17 the back.

18 CHAIRPERSON LUDWIG: Yes.

19 MR. BOEHNER: About 10 years ago, was it?

20 MR. PAGE: When they made a major rehab.

21 MR. BOEHNER: To get more parking.

22 MS. DREHER: Which part of 12 Corners?

23 MR. BOEHNER: It was the back of the plaza.
24 The stores were very long and what they did they just cut off
25 the back and made it into a parking lot. And when they put

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3 the brick facade up the facade that was there had been
4 changed.

5 CHAIRPERSON LUDWIG: And we talked about the
6 2349, the cherry house, and there's so little of what's -- I
7 know Arlene was hot to trot because it's one of the bricks of
8 Brighton, but you would have to look hard to --

9 MS. LANPHEAR: It's one of the frame houses of
10 Brighton, it's not a brick.

11 CHAIRPERSON LUDWIG: So I would suggest we
12 take that off.

13 MS. LANPHEAR: Yes.

14 CHAIRPERSON LUDWIG: And South Landing Road,
15 Don Hershey, well, we did designate his own property at
16 Number 5. So I think 7 South Landing, I think there's some
17 other Hershey houses that probably would be appropriate.

18 MS. LANPHEAR: And the owner of that property
19 is rather difficult.

20 CHAIRPERSON LUDWIG: Well, speaking of
21 difficult, 3333 Elmwood Avenue, the Lindsey house, I know we
22 designated a Johnson property, they were not warm and fuzzy
23 when they came in. It's fine with me to take that off too,
24 because that was severely altered.

25 MS. LANPHEAR: It's not the way it looked, but

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3 it has a history now, the facade that's there.

4 CHAIRPERSON LUDWIG: But again, if anybody
5 wanted to do -- well, we can leave it on, I don't care.

6 MR. WHITAKER: 270 is a Hershey, we owned
7 that. We put vinyl siding on it a long, long, long time ago.

8 CHAIRPERSON LUDWIG: 270 --

9 MR. BOEHNER: So 3333 Elmwood Avenue we're
10 leaving on for now.

11 CHAIRPERSON LUDWIG: Yes. As far as I'm
12 concerned we can take off the school.

13 MR. BOEHNER: The nursery school at 270?

14 CHAIRPERSON LUDWIG: Yes. Now, the DeWitter
15 house --

16 MS. LANPHEAR: That should stay. That's
17 Arthur Headley is the architect.

18 CHAIRPERSON LUDWIG: Wasn't there a movie with
19 Headley Lamar?

20 MS. LANPHEAR: 30 Stoneham, that really should
21 be on there.

22 CHAIRPERSON LUDWIG: Yes, it should be. It's
23 an international style, yes.

24 MS. LANPHEAR: 2331 Westfall Road is the house
25 that used to be called Jailmah, it had the name over it. And

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3 it's like several other houses in that stretch of Westfall
4 Road. It's similar, sort of a modern look, 1940s house.

5

CHAIRPERSON LUDWIG: Again, is it --

6

MS. LANPHEAR: Unless we do a theme
7 designation someday with international style.

8

CHAIRPERSON LUDWIG: All right, let's take
9 that off.

10

MR. BOEHNER: So that's 2331?

11

CHAIRPERSON LUDWIG: Yes. Which one is the,
12 is it 1037 that is the synagogue?

13

MS. LANPHEAR: Yes.

14

CHAIRPERSON LUDWIG: That seems to be probably
15 important, brick?

16

MS. LANPHEAR: It's about the only brick
17 Buckland house that hasn't been --

18

MR. BOEHNER: An addition put on in the late
19 90s.

20

MR. PAGE: They came and --

21

CHAIRPERSON LUDWIG: They did come here
22 before --

23

MS. LANPHEAR: Because Arlene took care of it.

24

MR. BOEHNER: It was before.

25

MS. LANPHEAR: She suggested they build a

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3 sympathetic frame addition instead of the brick they had
4 planned.

5 MR. BOEHNER: John, I might have been on the
6 staff of the Architectural Review Board at the time.

7 CHAIRPERSON LUDWIG: So what do we do with
8 that?

9 MR. PAGE: Carry it.

10 CHAIRPERSON LUDWIG: Leave it on.

11 Let's see, 1356 Claybourne.

12 MS. LANPHEAR: I think that's an arts and
13 crafts style. I can't picture it.

14 CHAIRPERSON LUDWIG: That's not the other
15 Sears house, is it?

16 MS. LANPHEAR: It's across the street.

17 CHAIRPERSON LUDWIG: There was one on Elmwood
18 Avenue.

19 MS. LANPHEAR: On Westfall.

20 CHAIRPERSON LUDWIG: Johnson, the builder, she
21 has it. And there's another one, Sears house on --

22 MS. LANPHEAR: They have just put a new porch
23 railing on it.

24 CHAIRPERSON LUDWIG: Pressure treated wood
25 like Home Depot.

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3 MS. LANPHEAR: I know which one that is.

4 CHAIRPERSON LUDWIG: There's a sign up that
5 there's several lots for sale. They cleared it away.

6 MS. LANPHEAR: That's the flag lots that are
7 close to the house that is designated, 1340, the designated
8 property. That is the people who -- Yagel's house. The one
9 with the greenhouse attached to it. They have flag lots next
10 to that house, that was Elliott Press's project.

11 MS. DREHER: That house was looking kind of
12 rough a few years ago.

13 MR. BOEHNER: The bungalow.

14 MS. DREHER: Yes, somebody's been slowly
15 working on it.

16 MR. BOEHNER: It went into foreclosure.

17 CHAIRPERSON LUDWIG: What is 3541 Elmwood
18 Avenue?

19 MS. LANPHEAR: It's going to be on the --

20 CHAIRPERSON LUDWIG: That wouldn't be the
21 Curtis house, is it?

22 MS. LANPHEAR: Yes, that is the Curtis house.

23 CHAIRPERSON LUDWIG: We just designated that
24 so that should come off.

25 MS. LANPHEAR: 2113 Monroe Avenue that could

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3 come off too. It's kind of a farmhouse-looking house, front
4 Gable, I think it's probably got siding on it now. It
5 started out as a clad brick house.

6 CHAIRPERSON LUDWIG: It's back closer to
7 12 Corners.

8 MS. LANPHEAR: Near to the Canandaigua
9 National Bank, that vicinity.

10 CHAIRPERSON LUDWIG: Okay.

11 MS. LANPHEAR: Maybe across from CVS.

12 CHAIRPERSON LUDWIG: There was one there
13 that's been having the windows boarded up on it, because it
14 was next to the dry cleaners and they had some chemical
15 problems.

16 MS. DREHER: Maybe that's it.

17 CHAIRPERSON LUDWIG: I don't know, but before
18 we do we ought to --

19 MR. BOEHNER: There was a fire.

20 CHAIRPERSON LUDWIG: Okay. We have nine we
21 have removed from the list.

22 MR. BOEHNER: I have 11. I can go down
23 through them.

24 MR. GOODMAN: Maybe you should go through,
25 list them and crosscheck them.

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CHAIRPERSON LUDWIG: 868 Clover is off,
2244 East Avenue is off, 394 Edgewood is off, 3541 Elmwood is
off, 66 Glen Road. 2113 is the last one we were talking
about.

7

MR. BOEHNER: Can we have 1940?

8

9

CHAIRPERSON LUDWIG: 1940, 2113, 2349 Monroe,
7 South Landing, 270 South Landing, 2331 Westfall.

10

11

MR. PAGE: I thought we had taken 3030, the
very top one off as well?

12

MR. BOEHNER: We talked about.

13

CHAIRPERSON LUDWIG: Okay, I think --

14

MR. BOEHNER: So it was in bad shape.

15

16

17

CHAIRPERSON LUDWIG: What we need to do is:
A) review the original survey and B) drive by these places
before we make any more decisions.

18

19

MR. BOEHNER: Okay. Should we add 3030 to it
or not?

20

21

CHAIRPERSON LUDWIG: Leave it on right now
until somebody goes by.

22

23

24

25

MR. BOEHNER: The reason I'm asking is I'm
going to have Gretchen make copies of all of the surveys to
get them out to everyone. And I just wanted to know if that
should be done and that should be on the list making it

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3 12 that we are looking at?

4 MR. GOODMAN: I don't think it's a bad idea.

5 MR. BOEHNER: I guess that's where I was
6 going.

7 CHAIRPERSON LUDWIG: 1393 Clover.

8 MS. LANPHEAR: It is the Roland house at the
9 corner of Roland Parkway and Clover Street.

10 CHAIRPERSON LUDWIG: That is the one that's
11 been --

12 MS. LANPHEAR: Been modified the last few
13 years, work done.

14 CHAIRPERSON LUDWIG: Okay.

15 MS. LANPHEAR: It was one of five farmhouses
16 built by the Roland brothers when they came in the 19th
17 century. The Cherry house is another one.

18 CHAIRPERSON LUDWIG: Well, there's no sense in
19 sending surveys to everyone, unless you do make them PDFs and
20 it's easy to do. As far as a physical copy --

21 MR. BOEHNER: Anything I'm going to have her
22 do I'll have her do a PDF so you all can get the packet.
23 These are the properties we talked about PDFs. I think it
24 would probably be the easiest way to determine who has them
25 and who doesn't.

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3 CHAIRPERSON LUDWIG: What about the Brighton
4 Number 7 School, any thoughts on that?

5 MS. LANPHEAR: Landing Road?

6 CHAIRPERSON LUDWIG: Yes, it's across from
7 where we used to live. Is there any reason to keep this on
8 the list?

9 MR. BOEHNER: Is that the daycare now?

10 CHAIRPERSON LUDWIG: No, it's a church with an
11 addition on it.

12 MS. LANPHEAR: The school itself is intact
13 though.

14 CHAIRPERSON LUDWIG: The school is like it
15 was.

16 MR. BOEHNER: Oh, North Landing, I was
17 thinking the south landing.

18 MS. DREHER: What kind of significance does
19 the school have?

20 MS. LANPHEAR: It was the only school in the
21 Brighton Number 7 district that -- the districts that still
22 existed in Brighton maybe 100 years ago, there were about 10,
23 and Brighton Number 7 was created out of Brighton Number 10
24 and 6, and 7 was the Landing School name for the Irondequoit
25 landing where the Ellison Park is now.

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The school was -- this is the third building of Brighton Number 7. Unfortunately they kept building the first two of frame construction and this train went by and there were sparks coming from it. So the first two burned down and that's why this one is significant, because it's made of cement blocks and this couldn't burn down.

9

10

MR. BOEHNER: Is that why there are cement block houses in that neighborhood?

11

12

MS. LANPHEAR: Well, those were post-World War II, where people coming back from World War II.

13

14

15

16

MR. BOEHNER: Okay.

MS. LANPHEAR: Those houses were close to the tracks. There was diesel still on the trains, they still had coal-fired engines.

17

18

19

CHAIRPERSON LUDWIG: Yes.

MS. LANPHEAR: Well then it was still a problem.

20

21

22

CHAIRPERSON LUDWIG: Okay. So we don't get too bogged down here, Ramsey, why don't we send out a revised list of the --

23

24

25

MR. BOEHNER: I think what we have to do is, I think what you guys want to do is look at the surveys, visit the sites, then we'll have a motion to amend the list.

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3 MR. GORDON: Yes, absolutely.

4 MR. PAGE: I'd still like to get one that we
5 can get updated.

6 MR. GORDON: Before we go to that idea again,
7 I want the Commission to know, we have been talking about
8 these properties as if keeping them on the list, not keeping
9 them on the list is all about your desire to designate them.
10 There is a more subtle impact as well under the code. So
11 when someone comes in for a demolition permit, if they are
12 going to ask to demolish 50 percent or more of the structure,
13 all of the structures comes before you, no matter what the
14 structure is, whether it's on this list or not on the list.

15 If a property is on the list and somebody
16 comes in to demolish any portion of any exterior wall, any
17 portion of any exterior wall, that's on this list that also
18 comes before you. So to say that in the negative, if you
19 take it off this list and somebody comes in with a demolition
20 permit application to demolish less than 50 percent of that
21 structure, you will not see that application.

22 MR. BOEHNER: I think that's good, thank you.

23 CHAIRPERSON LUDWIG: Whatever we do, and
24 whether we put a little asteric beside them or leave it on
25 the list, or don't take it off the list, I would just as soon

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3 not go through this exercise every five years and look at the
4 same things. Oh, well, we talked about that.

5 So maybe we leave it on the list and we just
6 put an asteric and down at the bottom you say it was reviewed
7 on such and such date and decided not to proceed.

8 MR. GORDON: Well, to go back to Member
9 Page's point earlier, I think he said clean up the list, but
10 also prioritize the list. I think there may be some that you
11 want to take off the list altogether and there may be some
12 that you want to leave on the list for this more subtle
13 reason, but lower the priority and indicating that in some
14 fashion on the list would be wise.

15 MS. DREHER: But because if we determine that
16 it's not worth designating, then does that mean we are okay
17 with as portioned less than 50 percent being demolished and
18 altered. We don't want to --

19 CHAIRPERSON LUDWIG: I believe so.

20 MS. DREHER: And so then does it come off the
21 list?

22 MR. GORDON: That's the decision, right.

23 MR. BOEHNER: I will say this for the people
24 that own the homes, if we're not going to do anything with it
25 we really need to strongly consider taking them off the list.

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3 Just thinking of the homeowners who have the houses that are
4 on the list, if we're not going to be considering them we
5 really want to take the properties off the list if we're not
6 considering it --

7 CHAIRPERSON LUDWIG: Yes.

8 MR. BOEHNER: -- because we're putting them
9 through an extra burden. We put people through a lot of
10 things, but for good reasons, at least we believe they are.
11 So that's the other side of it.

12 MR. GORDON: I'm suggesting that it may not
13 all be black and white. There may be those properties that
14 you are sure you would want off the list and you really have
15 no desire to designate, get them off the list.

16 But there may be those that you are not quite
17 sure on and maybe you want to leave on the list to make sure
18 you get to take another look at them but lower the priority
19 and maybe designate on the list in some way, so you're not
20 revisiting the same issue year after year after year. What
21 is the priority of the properties?

22 CHAIRPERSON LUDWIG: For example, take
23 Number 7 South Landing Road, the Don Hershey house. If that
24 was demolished would we lose anything spectacular? Not
25 really. There's plenty of other Don Hershey houses and his

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3 office is right next door. It's not like it's unique or
4 anything like that. I think that's what we need to do,
5 basically focus on if the house burnt down tomorrow would it
6 be a huge loss to the Brighton community?

7 Our job here is not to -- it goes back to the
8 district thing, well, it would be nice to have districts even
9 though there would probably be houses in the districts that
10 we wouldn't want to designate, but we're not doing that. I
11 think from an administrative point of view it makes sense to
12 focus on the ones that are really, really special. And then
13 if there's anything that are threatened or possibly
14 threatened you take a very close look at that.

15 But in the meantime the Ken Keating house on
16 Clover Street has been on the list forever. We looked at it
17 at least twice during our research on this. It might as well
18 come off the list.

19 MR. BOEHNER: I think going through the
20 exercise if you're willing to take the time of reading the
21 survey, visiting the site, that should help you with the
22 decision to keep them on or off. I think you're on the right
23 path. I think that's what you should do, what you guys are
24 doing what you need to be doing. I do think you need to
25 visit each house and read the survey.

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3 CHAIRPERSON LUDWIG: Okay. And then what we
4 need to do, John is chafing at the bit here to do another
5 one. I don't have problem with that, if you want to do -- do
6 you have one in particular in mind?

7 MR. PAGE: Yes. I'm interested in either -- I
8 think maybe in another 20 or 30 years if we designate all the
9 good ones and we get desperate then maybe my house would be
10 eligible, built in 1950, and has the unfortunate design of a
11 hip roof with a two-inch overhang.

12 MS. LANPHEAR: I know a man who just bought a
13 house on Rhinecliff that was a Thomas W. Boyd. He did two or
14 three other houses on Rhinecliff.

15 MR. PAGE: No, I'm not fortunate enough to be
16 in a Tudor. A certain percentage of the houses, we could
17 make a district of houses that were built after the gas
18 explosion.

19 MR. GORDON: So you're saying 30 Stoneham or
20 what was the other property?

21 MR. PAGE: The 3225 East Avenue.

22 MS. DREHER: I'm gong to show my novice here.
23 Are there other Claude Bragdon houses in Brighton?

24 CHAIRPERSON LUDWIG: Yes, I believe so.

25 MS. LANPHEAR: Are there any in between East

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3 Avenue and Highland in that section of town?

4 CHAIRPERSON LUDWIG: Yes. In fact, there's
5 one on Highland that they just quoted, and I call it
6 remuddled. It's about the fifth or sixth one in from Monroe
7 Avenue on the hillside as you --

8 MS. LANPHEAR: Oh, yes.

9 CHAIRPERSON LUDWIG: It had like a very coarse
10 stucco on the outside and they have just totally done it. I
11 went through it years ago when we were looking at houses and
12 it had typically Claude Bragdon tile on the fireplace and all
13 of that stuff. It's just sad.

14 So you're saying pick the architect, pick
15 Claude Bragdon which is Ferdinand Smith's house which is
16 perfect. It's a beautiful place.

17 MS. DREHER: Yes, if this would be unique, I
18 think that would make sense. Because if that's the one
19 you're describing is in the city, so it's not a Brighton
20 house.

21 CHAIRPERSON LUDWIG: No, it is in the city.

22 MR. GORDON: So I know that you were concerned
23 about 30 Stone a year or so ago when it was on the market.

24 CHAIRPERSON LUDWIG: 25 Stone.

25 MR. GORDON: 25 Stone, it was a different

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3 house?

4 MS. LANPHEAR: That's not surveyed.

5 CHAIRPERSON LUDWIG: That was the one I was
6 saying I saw.

7 MR. GORDON: Okay, my error.

8 CHAIRPERSON LUDWIG: 30 has been hashed in and
9 out.

10 MR. GOODMAN: I guess it would be good to get
11 an update on 30.

12 MR. GORDON: That is where I was going is
13 whether either of these homes has a more recent survey
14 already or --

15 CHAIRPERSON LUDWIG: I don't think so.

16 MS. LANPHEAR: No.

17 MR. GORDON: Okay.

18 CHAIRPERSON LUDWIG: I think the one that
19 probably would show maybe the biggest change would be the one
20 30 Stoneham. So maybe we should make a motion to have that
21 upgraded?

22 MR. BOEHNER: So we have two properties.

23 CHAIRPERSON LUDWIG: Two potential properties.

24 MR. BOEHNER: Which is 30 Stoneham and
25 3225 East Avenue.

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3 CHAIRPERSON LUDWIG: Yes. Can we have someone
4 put forth the motion?

5 MR. PAGE: I will certainly put that motion
6 forward.

7 MR. GOODMAN: I will second.

8 CHAIRPERSON LUDWIG: This is to have the
9 surveys of 30 Stoneham and 3225 East Avenue upgraded.

10 MR. BOEHNER: Mr. Ludwig?

11 CHAIRPERSON LUDWIG: Yes.

12 MR. BOEHNER: Mr. Goodman?

13 MS. ROBINSON: Yes.

14 MR. BOEHNER: Mr. DelVecchio.

15 MR. DELVECCHIO: Yes.

16 MR. BOEHNER: Mr. Whitaker?

17 MR. WHITAKER: Yes.

18 MR. BOEHNER: Mr. Page.

19 MR. PAGE: Yes.

20 MR. BOEHNER: Ms. Dreher?

21 MS. DREHER: Yes.

22 MR. BOEHNER: Motion passes.

23 CHAIRPERSON LUDWIG: Okay. Anything else, old
24 business, none. Any other business before us?

25 MR. BOEHNER: So I will have Gretchen scan the

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3 surveys, e-mail them to you. Please visit the properties and
4 we can put them back on the agenda for next month. I order
5 up the update.

6 MS. DREHER: Are we looking to do all of them
7 by next month?

8 CHAIRPERSON LUDWIG: No. It's going to take a
9 couple months for us to have time for the surveys to get out
10 and also for us to take the time to go by all of these other
11 ones that we just decided to not put on the list -- the ones
12 that are still on the list.

13 MR. BOEHNER: How about --

14 MS. DREHER: I just wondered, should we maybe
15 consider a few next time and then the next time, or wait?

16 MR. BOEHNER: I think we're up to 12 now, how
17 about we have a four, four and four?

18 CHAIRPERSON LUDWIG: Do we need to go by the
19 ones we are considering taking off?

20 MR. BOEHNER: Yes. I want to give you the
21 surveys, I want you to visit them, study it up, and you will
22 know should we keep it or not.

23 MR. GORDON: I would suggest what you form is
24 a good diet on those to --

25 CHAIRPERSON LUDWIG: Well, in addition then --

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3 MR. BOEHNER: Because you have to review the
4 surveys, you've got to go visit them, and whatever work that
5 we may have, whatever applications we may get during those
6 months.

7 CHAIRPERSON LUDWIG: I would suggest also that
8 we go through -- or visit the ones, say let's do down to East
9 Avenue, which includes Brighton Henrietta Town Line Road,
10 Clover, and Crittenden Road. Let's look at those even
11 without a survey.

12 MS. LANPHEAR: You're saying to visit them
13 first?

14 CHAIRPERSON LUDWIG: I think all of the ones
15 we've decided to take off the list, we should go visit. But
16 also, it would be good, I think, even if you don't have a
17 survey to go by the first half dozen or so just if you are
18 out driving around.

19 MR. BOEHNER: I got it. But for next month,
20 if we could do 3030 Brighton Henrietta Town Line Road, Clover
21 Street 868, 2244 East Avenue, and 394 Edgewood. Does that
22 sound good?

23 MR. GOODMAN: What Ramsey's saying, Jerry, is
24 he's going through and suggesting that you'll send out the
25 surveys, once we get the surveys we review the surveys. And

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3 the first step that we're going to tackle are the ones that
4 we're considering removing from the list. So we'll look at
5 the surveys, we'll then go visit the first four.

6 MR. BOEHNER: For the month of March.

7 MR. GOODMAN: Then come prepared next month to
8 discuss the properties.

9 MR. BOEHNER: Yes. And remember we have to do
10 it by motion of this body.

11 MS. DREHER: Sounds like a plan.

12 CHAIRPERSON LUDWIG: Okay. We all have our
13 homework.

14 MR. BOEHNER: Yes, I think this is good.

15 CHAIRPERSON LUDWIG: Anyone else on the
16 agenda? Can I have a motion to adjourn?

17 MS. DREHER: I will move.

18 MR. DELVECCHIO: Second.

19 CHAIRPERSON LUDWIG: All in favor?

20 ALL COUNCIL MEMBERS: Aye.

21 CHAIRPERSON LUDWIG: Thank you, folks.

22 * * *

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REPORTER CERTIFICATE

I, Rhoda Collins, do hereby certify that I did report in stenotype machine shorthand the proceedings held in the above-entitled matter;

Further, that the foregoing transcript is a true and accurate transcription of my said stenographic notes taken at the time and place hereinbefore set forth.

Dated this 16th day of March, 2019.

At Rochester, New York


Rhoda Collins