

1 | Historic Preservation Commission of Brighton 11/21/19

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3 PROCEEDINGS HELD BEFORE THE HISTORIC PRESERVATION
4 COMMISSION OF BRIGHTON AT 2300 ELMWOOD AVENUE, ROCHESTER, NEW
YORK ON NOVEMBER 21ST, 2019 AT APPROXIMATELY 7:15 P.M.

5

November 21st, 2019
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

8

9 PRESENT:

10 JERRY LUDWIG, CHAIRPERSON
AMANDA L. DREHER
WAYNE GOODMAN
11 JOHN PAGE
DIANA ROBINSON

13 MARY JO LANPHEAR
Town Historian

15 KEN GORDON, ESQ.
Town Attorney

18 RAMSEY A. BOEHNER
Town Planner

19
20 NOT PRESENT:
JUSTIN DELVECCCHIO
DAVID WHITAKER

22 REPORTED BY: RHODA COLLINS, Court Reporter
23 FORBES COURT REPORTING SERVICES, LLC
24 21 Woodcrest Drive
25 Batavia, New York 14020

3

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

6

7 MR. BOEHNER: Absent is Whitaker and
8 Delvecchio.

9

10 CHAIRPERSON LUDWIG: Do we have minutes?

11

12 MS. ROBINSON: Yes.

13

14 CHAIRPERSON LUDWIG: Did anyone read them?

15

16 MS. DREHER: Yes. I have a couple changes.

17

18 These are the September minutes. Two locations where
19 destination of landmarks should be designation of landmarks,
20 that's Page 5, Line 5, and Page 15, Line 17.

21

22 Page 10, Lines 24 to 25, Greystones should be
23 spelled with an "E" for the grey and plural Greystones,
24 that's the name of the house.

25

26 CHAIRPERSON LUDWIG: Any other additions or
27 corrections? Motion to approve the agenda such as it is?

28

29 MR. GOODMAN: Do we want to approve the
30 minutes?

31

32 CHAIRPERSON LUDWIG: I will do the agenda
33 first.

34

35 MR. PAGE: I will make that motion.

36

37 MR. GOODMAN: Second.

38

39 CHAIRPERSON LUDWIG: All in favor of the

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3 MS. DREHER: I attended the, it was actually
4 the national commission -- National Alliance of Preservation
5 Commissions training in Corning last month and I did ask --
6 one of the presenters was an attorney, and I did ask about
7 designating a religious building and her general thought was
8 that generally we would not be able to enforce requirements
9 to come for a certificate of appropriateness or against
10 demolition, but it is common practice to designate such
11 properties if they are warranted thinking that for the future
12 that if it changes hands into a nonreligious organization.
13 And also just for community awareness and often times the
14 religious organizations do want to cooperate and are, you
15 know, fine with that. So I think that our question before
16 was whether it really was worth it to pursue designation, I
17 think it is if we think that it meets the qualities.

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CHAIRPERSON LUDWIG: Okay. Well, we have designated religious structures in the past

MS. BREHER: Yes

CHAIRPERSON LUDWIG: I would say that should probably be next in the agenda.

MR. BOEHNER: Do we need that survey to be updated?

CHAIRPERSON LUDWIG: That's a good question.

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3 Was it one of the original ones or was it done later?

4 MR. BOEHNER: I'm going to look right now, I
5 think it is. One of the things I did want to talk to this
6 commission about, are there any other surveys that we want to
7 have performed or other updates we want to have performed?
8 We still have money in the budget. We have one that was just
9 completed, there's a second one that's being worked on as we
10 meet, and there's still money there. And if I remember --

11

12

MR. PAGE: What's the one being worked on, Ramsey?

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MR. BOEHNER: What we have money for is one survey or four more updates. And we don't want to spend the money --

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CHAIRPERSON LUDWIG: It's a fiscal calendar year?

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MS. DREHER: For some reason I thought it was
four updates, but then we did 1140 Clover Street?

5

MR. BOEHNER: No, I have us at six.

6

MR. GORDON: Okay.

7

8

MR. BOEHNER: One survey or two updates, or
just six updates, and we've ordered two.

9

10

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12

CHAIRPERSON LUDWIG: Well, we're pretty
certain that we need -- we should do an update before we
designate. I guess we should look at updating 1037 Winton
Road if it hasn't been updated. Has that been done?

13

MS. LANPHEAR: No.

14

MR. GOODMAN: That would be a good idea.

15

16

CHAIRPERSON LUDWIG: What else do we have? Do
we have room for another update or two?

17

MR. BOEHNER: Yes, we do.

18

19

CHAIRPERSON LUDWIG: We have to vote on them
by the end of the year, we do not have to necessarily spend
it?

21

MR. BOEHNER: I have to order it.

22

23

CHAIRPERSON LUDWIG: Okay. So if we order at
this meeting or the next meeting we'll be okay.

24

25

MR. BOEHNER: Best if we did it this meeting
just for procurement of the assessor's office.

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3 CHAIRPERSON LUDWIG: Okay.

4 MR. GORDON: Before we leave the subject of
5 1037 South Clinton Road, I want to raise again my suggestion
6 I made at the last meeting which was in the past when we have
7 designated religious institutions we've made an effort to
8 reach out to the leaders of that religious institution in
9 advance of designation. For example, we had a great
10 cooperation from the Temple Sinai most recently in great
11 support.

12 I would suggest that we find a way to reach
13 out to the Chabad community and my suggestion at the last
14 meeting is that we tap the supervisor on the shoulder to have
15 a chat with the Rabbi over there to get at least a sense of
16 what the Chabad community is going to think about this
17 process so that we know whether we have a cooperative owner
18 or not.

19 CHAIRPERSON LUDWIG: Okay. Would you like to
20 make that --

21 MR. GORDON: Do you want me to make that
22 overture?

23 CHAIRPERSON LUDWIG: Yes. You see him more
24 often than I do.

25 MR. GORDON: Probably so.

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3 MR. GOODMAN: Jerry, that's the same property
4 that we just ordered the update, correct? The survey?

5

order the update? How do we want to get the horse here?

7

7

8 nice way to sort of maybe an entree to a discussion, we would
9 like to update the survey and then maybe educate them on the
10 process and get their feedback.

11

MR. BOEHNER: Yes.

12

MR. GORDON: I like that.

13

MS. BREHER: I agree.

14

14 MS. ROBINSON: I liked Amanda's statement that
15 this could be for the future. You don't know what's going to
16 happen, if it changes hands. Even if the people are not too
17 interested right now.

18

CHAIRPERSON LUDWIG: So if you would do that.

19

MR. GORDON: Sure.

20

20 CHAIRPERSON LUDWIG: I think it would be
21 appropriate to make a motion to have the survey updated and
22 regardless of how that meeting goes, that would be good for
23 the record. So can I make a motion for the survey to be
24 updated?

25

MS. DREHER: I'll move to update the survey

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3 for 1037 Winton Road

4 MR. GOODMAN: And I'll second that.

5 CHAIRPERSON LUDWIG: All in favor?

6 ALL COUNCIL MEMBERS: Aye.

7 CHAIRPERSON LUDWIG: All right folks, what
8 else?

11 CHAIRPERSON LUDWIG: I don't know what that
12 is.

13 MS. LANPHEAR: 1495 is the frame house, it's
14 yellow.

15 CHAIRPERSON LUDWIG: Is that the Sears house?

16 MS. LANPHEAR: No, it's a distance away from
17 the ambulance house, just across Westfall near the ambulance
18 house. There's a blank lot and then there's the yellow house
19 and that's the 1495. I can't think of the name of the family
20 that lives there. They were part of the brickyard workers.

21 CHAIRPERSON LUDWIG: Okay.

22 MS. LANPHEAR: It's not a distinct architect
23 designed house by any means.

24 CHAIRPERSON LUDWIG: The only reason we would
25 is because somebody that worked in the brickyard lived there?

3 MS. LANPHEAR: Yes, and the fact that the
4 owner is very interested in preserving the house. He has
5 been restoring it and doing research and so forth over the
6 last three/four/five years I have been in touch with him. He
7 is kind of interested in the history of the house and I think
8 he might be amendable to having the house designated.

9 CHAIRPERSON LUDWIG: That raises it a notch or
10 two. I guess it's up to you.

11 MS. LANPHEAR: I have not done a lot of
12 research on it.

13 CHAIRPERSON LUDWIG: If we update the survey
14 and we do not designate it, is the owner going to get cranky?

15 MS. LANPHEAR: For 1495, I don't think that
16 would be a problem, but let me do some more work on the
17 place.

18 CHAIRPERSON LUDWIG: Just as it stands I don't
19 see that as qualifying. I mean, yes, he's got his interest
20 but the house certainly has --

21 MS. LANPHEAR: It's simple.

22 CHAIRPERSON LUDWIG: Well, that's not pure.

23 MR. GORDON: I thought at the last meeting
24 that Amanda had raised the issue that there were some
25 properties she had not yet seen surveys on, they had not been

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3 given to removing it from the list then.

4

5 the Board for designating this property then it really should
6 not stay on the list.

□

8 me. Shall we vote on removing it from the list?

9

0 CHAIRPERSON LUDWIG: Does anyone want to make
1 that motion?

12

13 Winton Road from the list of survey properties that have not
14 yet been designated.

15

16 should someone come along and want to come knock it down.

17

18 to make is that Mary Jo says the owner has been interested
19 and he is doing maybe an elongated restoration, just maybe
20 keep in mind that at a time whenever the rehab gets to a
21 certain point we might wish to reconsider this if he's
22 actually restoring some of the integrity.

23

24

25

CHAPLAIN LOEWIG. OR WE SAY, WHAT THE HELL
WERE YOU THINKING?

MR. GORDON: Removing it from the list does

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3 believe with the property he owned in the city quite a while
4 ago and when he tried to sell it he had some problems due to
5 the historic destination with the transaction. So he is
6 hesitant to do it, but he appreciated the adjournment and he
7 will come to the meeting on December 19th.

8

9 anyone prior to that?

6

10 MR. BOEHNER: He did not express that. He was
11 very busy, he was trying to get out of town. Most of my
12 conversation was, I can grant you an adjournment but you have
13 to give me something in writing. And in writing you have to
14 tell me that you are not going to make any changes to the
15 exterior of the building. And I was actually talking with
16 him while he was on an airplane flying somewhere. He was
17 responsive, but I had to keep it brief and he's not in town
18 right now.

19

20 electronic communication too.

21

22 going to be acceptable and I have communicated with his
23 attorney. And he was quite pleasant and reasonable, there
24 was no issue that way. He was not going to be in town was
25 his biggest issue.

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3 MR. GORDON: Is it your sense that they're
4 going to come into the hearing with evidence to establish why
5 it should not be designated?

6

7 talked to the attorney. I have communicated telling him that
8 we adjourned it.

9

10 hearing on this, I would not encourage the Board or staff to
11 meet with the owners to provide additional grounds for what
12 there might be reasons not to designate it. The hearing has
13 a purpose and that's the place and the time for the Board and
14 whoever else has an interest in this property to put
15 information on the record so the Board can make a decision on
16 this destination.

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MR. GORDON: Is it your sense that they're going to come into the hearing with evidence to establish why it should not be designated?

MR. BOEHNER: That, I don't know. I have not talked to the attorney. I have communicated telling him that we adjourned it.

MR. GORDON: And since we do have a pending hearing on this, I would not encourage the Board or staff to meet with the owners to provide additional grounds for what there might be reasons not to designate it. The hearing has a purpose and that's the place and the time for the Board and whoever else has an interest in this property to put information on the record so the Board can make a decision on this destination.

CHAIRPERSON LUDWIG: Okay.

MR. BOEHNER: I will make sure I don't do that. I don't think that's on his agenda.

MS. DREHER: Doesn't sound like he's seeking that.

MR. BOEHNER: But it is good that you said that, because if he wanted to meet I was going to give him a meeting pretty quickly. I understand what you're saying, I'm just telling I'm glad that you said that. Because, you know,

2

3 try to make yourself available.

4

CHAIRPERSON LUDWIG: Okay.

5

6

MR. BOEHNER: Ken, would you like me to have
his attorney contact you?

7

8

MR. GORDON: Not unless they want to talk to
me.

9

MR. BOEHNER: Okay.

10

11

MR. PAGE: Are there other properties here
that rise to the top?

12

13

MS. LANPHEAR: What do you think about
2369 East Avenue, the Ellison house? Across from the
14 Stone-Tolan house, it's the Ellison house. It's the one that
15 David Norbutt remodeled.

16

17

CHAIRPERSON LUDWIG: That had a lot of changes
to it.

18

19

MR. PAGE: Is that the one with the big
addition?

20

21

CHAIRPERSON LUDWIG: Yes. Did they take down
a carriage house?

22

23

MS. LANPHEAR: I met them.

24

25

CHAIRPERSON LUDWIG: That's the one that had
the Pella window stickers on it for about six years. So we
would be doing that one just because of the owners?

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3 MS. LANPHEAR: No -- yeah, the owners. That's
4 really, the Ellisons are really --

5

CHAIRPERSON LUDWIG: Okay. I'd say --

6

7 architect, the original architect.

MS. DREHER: Did we get the survey on that one?

10

CHAIRPERSON LUDWIG: Which number?

11

MR. PAGE: 2369 East Avenue.

12

MS. LANPHEAR: The front of it is brick, the back is the addition.

14

MR. PAGE: That's an outside with almost say, we'd need an update to make a decision.

16

MS. LANPHEAR: Yes, because it's so heavily remodeled since the survey.

18

MR. PAGE: The house, that has parts that haven't been changed that are spectacular.

30

MS. DREHER: I don't have any going back to January of last year when we first started this process, I don't have any notes on that house. I don't have the survey in my files. I don't know if we've discussed it.

24

MR. PAGE: Came in after somebody got fired
and helped manage the addition.

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3 history. The fact that we don't have any of the old early
4 20th century schools left except for School House Number 9 on
5 French Road, Williamson's house.

6 CHAIRPERSON LUDWIG: Okay, that's make sense.

7 MR. GORDON: Who is using that property?

8 MS. LANPHEAR: That is I understand Trinity
9 Reformed Church. I think it is still the congregation there.

10 CHAIRPERSON LUDWIG: Sure, it's okay with me.
11 Does everyone know what we're talking about?

12 MS. ROBINSON: No, I don't.

13 CHAIRPERSON LUDWIG: Mary Jo, I lived across
14 the street from it.

15 MS. LANPHEAR: The building itself has been
16 added on to. The original school itself is pretty much
17 intact though and the church has been added on to the north
18 side of the property, a modern brick church. But they use
19 the original school for school religion education and social
20 events and so forth. It's pretty much intact, the interior.

21 It's the third school on that property because
22 the other two kept burning down, getting sparks from the
23 nearby railroad trains when they were coal fired, would blow
24 over on top of the school and the school would be set on
25 fire. This was built of cinderblocks specifically so it

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3 MR. GOODMAN: Yes.

4

MR. BOEHNER: Mr. Page?

5

MR. PAGE: Yes.

6

MR. BOEHNER: Ms. Dreher?

7

MS. DREHER: Yes.

8

MR. BOEHNER: Motion passes.

9

MS. LANPHEAR: While we're talking about schools, the other building perhaps should be looked at for a survey because I don't think we've ever done it, is the Allens Creek school. The building itself is a 1920s colonial-style building built to look like the neighborhood as the Tudor gas station was and the fire hall. And the school district itself is very old, it dates to 1815 it's now part of the Pittsford School District but it's physically within the Town of Brighton.

18

MR. PAGE: You're saying we don't have a survey on that? So that would be next year?

20

MS. LANPHEAR: Yes.

21

CHAIRPERSON LUDWIG: How do you feel about
12 Corners Plaza?

23

MR. PAGE: We decided to keep it.

24

MS. DREHER: I think that was when we sort of decided to strategically keep it on the list.

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3 MR. BOEHNER: We did talk about it. That's
4 all we decided to do, we didn't want to do anymore.

5

6 they were going to alter the bank.

6 they were going to alter the bank.

7

MS. LANPHEAR: They did, yes.

8

9

10 and all. We see the plaza and it has been changed.

10 and all. we see the plaza and it has been changed.

11

12 in theory we are hoping it would remain as a plaza of some
13 sort. I don't know how hard we would push for not doing a
14 major face lift as has happened a couple times.

15

16 originally it had a white VitraLight covering that was unique
17 at that time.

18

CHAIRPERSON LUDWIG: But that's gone.

19

20

21 suburban shopping plaza, 13 stores in an arc in that plaza.

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23

29

23

CHAIRPERSON LUDWIG. What do you think? Put that on the update list? I don't know, that's the question.

MS. DREHER: It's easy, I mean, it's one of

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3 the properties that's easier to see what's gone on. I did
4 not live here before it, it's always looked like the way it
5 looks. I moved to Rochester 12 years ago, but I don't know
6 how we'd feel if it went through a major renovation.

7

8 general condition that it's in now, except for some things at
9 the bank end and around back maybe.

10

11 demolish the back portion of the building.

12

13 MR. BOEHNER: That's probably what it was

14

15 end of the building to provide more parking, and to try to
16 allow more access from the rear. That was maybe 10 years
17 ago, maybe 15.

18

19 be good to have the survey just to document it in case
20 something else goes right.

21

22 owned by a consortium out of New York City.

23

24 MR. GORDON: It's currently managed by Stew
25 Baker's company.

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3 MS. LANPHEAR: Yes, it is.

4

CHAIRPERSON LUDWIG: The guy did come to us as far as he redid the garage, he did talk to us about that years ago. I don't see -- why did it make it on this list?

7

MS. LANPHEAR: I don't know. It's early 20th century, one of the first houses in the neighborhood. I don't know why it's on the list.

10

MS. DREHER: We must have skipped around, because I don't have that one either.

12

MS. LANPHEAR: It's been amended over the years too.

14

CHAIRPERSON LUDWIG: I think it's in good hands. The current owner did show us the plans for the garage they wanted to redo.

17

MS. ROBINSON: What about 332 South Landing?

18

MS. LANPHEAR: That's the Headley designer.

19

Was that on the list to update the survey?

20

MS. DREHER: I wanted to ask if Ramsey could send the survey for the last one we talked about, 960 North Landing Road.

23

MR. GORDON: And for no other reason then I also heard some doubt as to whether it should stay on the list, so that will allow the Board to take a look at the

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survey.

4

CHAIRPERSON LUDWIG: I would say we look at the survey, but I would be happy to remove it from the list.

6

MR. GORDON: Some members I don't think are familiar with the property to make that decision at this time.

9

MS. DREHER: You said 332 South Landing, we did authorize an update?

11

MR. GORDON: We did at the October 24th, meeting.

13

MS. DREHER: Okay.

14

CHAIRPERSON LUDWIG: Ramsey, you have not heard of any requests for perhaps a change of -- ZBA change of use for the gas station, have you?

17

MR. BOEHNER: Yeah, I heard a number of different things. Everything from a Goodwill drop off, to a bakery/ice cream, to a coffee shop, to a Dunkin' Donuts.

20

CHAIRPERSON LUDWIG: I wanted to put Pittsford
Dairy there, their branch office there.

22

MS. DREHER: Which gas station?

23

MR. BOEHNER: It's on East Avenue, Elmwood Avenue, next to the fire station. I don't know the style.

25

CHAIRPERSON LUDWIG: It's Tudor revival but

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3 maybe I'm out of line here -- would you skim through the list
4 and see for the next meeting if there's anything that either
5 screams to be taken off the list or put on the agenda for
6 next year for doing an update?

7 MS. LANPHEAR: Might place the Houston Barnard
8 Subdivision. We have architect designed houses in there that
9 have not been surveyed and I'd like to see a little more
10 attention paid to that area.

11 CHAIRPERSON LUDWIG: That would raise the
12 hackles of the neighborhood.

13 MS. LANPHEAR: I know it will. We have been
14 treating it like a sacred cow.

15 CHAIRPERSON LUDWIG: It pretty much is, in
16 fact, no one's done anything horrible there.

17 MS. LANPHEAR: Yes.

18 MS. DREHER: The other two North Landing
19 properties, I don't have the survey for those either. Did we
20 ever talk about those, 434 and 602?

21 CHAIRPERSON LUDWIG: We passed over the
22 school, the school is a frame structure.

23 MS. DREHER: Yes, so 909 and 960 we talked
24 about, but 434 and 602 North Landing Road, have we ever
25 discussed those? I don't have any notes or the survey.

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Landing.

4

MR. BOEHNER: Okay.

5

MS. DREHER: Are there any others that anyone sees that we didn't talk about?

7

CHAIRPERSON LUDWIG: You know, 20 years ago whenever the surveys started, we went around and looked at most of these. But my mind is such that it might not be a bad idea for us individually to pick out the ones we have no clue what they are and just drive by so we have a little further information, see one way or the other.

13

Okay, any other old business? Presentations, none, announcements, none. Any other business before the commission? Motion to adjourn.

16

MR. GOODMAN: So moved.

17

CHAIRPERSON LUDWIG: All in favor?

18

ALL COUNCIL MEMBERS: Ave.

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3 REPORTER CERTIFICATE

4

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

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

11

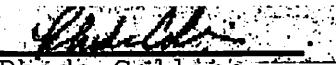
12 Dated this 29th day of December, 2019.

13 At Rochester, New York

14

15

16


Rhoda Collins

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