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B R I G H T O N  
H I S T O R I C P R E S E R V A T I O N  
C O M M I S S I O N

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February 27th, 2020

Brighton Town Hall

2300 Elmwood Avenue

Brighton, New York 14618

PRESENT:

JERRY LUDWIG, CHAIRPERSON  
JUSTIN DELVECCHIO  
AMANDA L. DREHER  
JOHN PAGE  
DAVID WHITAKER  
DIANA ROBINSON

MARY JO LANPHEAR  
Town Historian

KEN GORDON, ESQ.  
Town Attorney

RAMSEY A. BOEHNER  
Town Planner

NOT PRESENT:  
WAYNE GOODMAN

REPORTED BY: ALEXANDRA K. WIATER, Court Reporter  
Forbes Court Reporting Services, LLC  
21 Woodcrest Drive  
Batavia, New York 14020

1 Historic Preservation Commission of Brighton 2/27/2020

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

5 MR. BOEHNER: Delvecchio?

6 MR. DELVECCHIO: Here.

7 MR. BOEHNER: Page?

8 MR. PAGE: Here.

9 MR. BOEHNER: Whitaker?

10 MR. WHITAKER: Here.

11 MR. BOEHNER: Dreher?

12 MS. DREHER: Here.

13 MR. BOEHNER: Robinson?

14 MS. ROBINSON: Here.

15 MR. BOEHNER: Ludwig?

16 CHAIRPERSON LUDWIG: Here.

17 MR. BOEHNER: Absent is Goodman.

18 CHAIRPERSON LUDWIG: Okay. May I have a  
19 motion to approve the agenda?

20 MR. WHITAKER: I'll approve.

21 MR. PAGE: I'll second.

22 CHAIRPERSON LUDWIG: Okay. All in favor of  
23 the agenda being approved as stated?

24 ALL COUNCIL MEMBERS: Aye.

25 CHAIRPERSON LUDWIG: Okay. Next item,

1 Historic Preservation Commission of Brighton 2/27/2020  
2 minutes?

3 MS. DREHER: All I saw were a couple minor  
4 typos, nothing major that needed to be amended. Was it the  
5 colonel issue?

6 MS. LANPHEAR: The colonel issue, yes. The  
7 colonel issue and -- oh, it's John Graham Cklink on Line 22  
8 Page 28 not John Brad Klink. And his name is actually  
9 spelled with a "Ck" rather than just "K". And on Page 32  
10 Line 17, it's part of a Peck farm not the pet farm. There's  
11 two uses of the word "pet" instead of Peck there.

12 MR. GORDON: Which highlights the importance  
13 when you are using proper names to spell them for the  
14 stenographer so she can get them right the first time.

15 MR. BOEHNER: That would be very helpful for  
16 the stenographer.

17 MS. DREHER: Thank you for the reminder,  
18 Mr. Gordon.

19 CHAIRPERSON LUDWIG: Okay. Can I have a  
20 motion to approve the minutes as corrected?

21 MS. DREHER: I'll move.

22 MR. PAGE: Second.

23 CHAIRPERSON LUDWIG: All in favor?

24 ALL COUNCIL MEMBERS: Aye.

25 CHAIRPERSON LUDWIG: Then it stands approved.

1 Historic Preservation Commission of Brighton 2/27/2020

2 Was this meeting duly advertised?

3 MR. BOEHNER: Yes. It was properly advertised  
4 in the Brighton-Pittsford Post on February 13th, 2020.

5 CHAIRPERSON LUDWIG: Okay. That meeting was  
6 duly advertised and will now be held. Communications. Is  
7 there anything that we need to respond to here, Ramsey?

8 MR. BOEHNER: I don't believe so. Apparently,  
9 they are swapping out antennas to the water tower in West  
10 Brighton which is at the end of Mortimer. Why they have to  
11 go through the Federal Historic Preservation? I am not sure.  
12 But the only thing I did was wrote back to them that we had  
13 two designated landmarks in the area is what I mainly did --  
14 write them back. Which is the second communication we see on  
15 the agenda.

16 CHAIRPERSON LUDWIG: Okay. Thank you, Ramsey.

17 We have no designation of landmarks. We do  
18 have a certificate of appropriateness tonight. 2H-01-20.  
19 Application of William and Jason Barnecut-Kearns, owners of  
20 property 30 Stoneham Road, Tax Number 123.17-2-3, for a  
21 certificate of appropriateness to replace a side door with a  
22 full length vertical window and remove and fill in a small  
23 casement window. All as described on the application and  
24 documents on file.

25 So, gentlemen, come up. For the record, state

1 Historic Preservation Commission of Brighton 2/27/2020  
2 your -- whoever is going to speak, state your name and show  
3 us what you want to do.

4 WILLIAM BARNECUT-KEARNS: Absolutely. William  
5 Barnecut-Kearns. There were two applications put in. When I  
6 did the initial application, a woman -- I don't know her name  
7 -- in the office suggested that I amend it to show replacing  
8 all of the windows in the house. So I don't know if that was  
9 not updated. If not, then we can wait. We're going to do  
10 that in the spring so it doesn't need to be part of this but  
11 she suggested that I do that and I did. So just so you're  
12 aware.

13 CHAIRPERSON LUDWIG: But this -- tonight, will  
14 be specifically the casement window, right?

15 WILLIAM BARNECUT-KEARNS: We don't need to  
16 deal with this tonight. We can come back. Just know that  
17 the intention though of this is that we're going to match all  
18 of the windows to what we're proposing tonight. The house --  
19 I know you've all seen these pictures several times. The  
20 only picture I'm referring to is this elevation on the side  
21 of the property that was -- what's in that house currently  
22 are those windows still. The material I submitted for you is  
23 -- it's actually the cover window on that brochure. That is  
24 the window we're proposing to use for the replacement. And  
25 what I have is the original elevation to the front of the

1 Historic Preservation Commission of Brighton 2/27/2020  
2 house. If you look what we're proposing basically is the  
3 exact modern replica the house was built with when it was  
4 built.

5 The reason for the removal of that side  
6 window -- of the side door is it's over a cantilevered  
7 walkway which we've discussed in the past that is failing.  
8 Our intention is to remove that walkway and make the front  
9 cantilevered roof that is over the front door to maintain the  
10 architectural integrity of the original structure.

11 And then the second part of it is replacing  
12 the balance of the windows with the black steel sash windows.  
13 The house was originally built with -- that we have seen --  
14 basement windows were Boarded up. When we unboarded those  
15 windows, the steel sash windows were black steel sash  
16 windows. That is what the house was actually built with. So  
17 basically, we're going to the modern version of that black  
18 steel sash window is what we're proposing. The reason for  
19 filling that small window is, that when the house was built,  
20 the interior of the galley-ish kitchen, that's either a maid  
21 or a butler's room, that is going to get in -- to get any  
22 sort of cooking wall in that space, there is no place to put  
23 a cooking wall without filling that window. There's no wall  
24 large enough without effecting two windows on the back of the  
25 house. And we don't want to effect the windows on the back

1 Historic Preservation Commission of Brighton 2/27/2020  
2 of the house. Really, it's the smallest window on the  
3 property -- on the house that we're asking to simply fill,  
4 have the stucco work done, and closing it so we can put a  
5 cooking wall on the other side of that.

6 MS. DREHER: It's the window next to the door?

7 WILLIAM BARNECUT-KEARNS: Correct. It's the  
8 very small window next to the door. And again, if you have a  
9 picture of that, pass them around. If you look above that  
10 door, that window is still Boarded from the previous owner  
11 and our intention is to put an original looking black window  
12 in. And again, we want to do the entire house in those  
13 windows on the cover of the brochure with the exception of  
14 the -- there's a split transom on that brochure cover. That  
15 is not what we were ordering. We were ordering -- we were  
16 doing -- it would be basically that, yup. And actually the  
17 same pane count as the original rendering. Where there are  
18 four panes, were going to do four panes. Where there are  
19 three panes, we're going to do three panes. It basically  
20 takes us back to that. So that's what we're asking to do.

21 MS. ROBINSON: How are you going to inspect  
22 the cantilever that is on the roof?

23 WILLIAM BARNECUT-KEARNS: The cantilever we  
24 have to get what's up there down first and understand how  
25 it's attached to the house. No one can look at it -- no one

1           Historic Preservation Commission of Brighton 2/27/2020  
2           is going to be able to look at it and say how is this  
3           actually attached to the house. The blueprints do not show  
4           rebar, or whatever the material, it would have been in 1932.  
5           Is it poured on rebar? We don't know. At some point,  
6           aluminum was put on the bottom of the walkway. So until we  
7           rip that down, we don't actually know what the architectural  
8           structure is under there. So again, it's sort of a --  
9           unfortunately, a bit of a moving issue on that right now.  
10          But our intention is, the front roof over the front door has  
11          also been fully wrapped in aluminum. We have the renderings  
12          from the original of that, I think.

13                       MS. ROBINSON: That one?

14                       WILLIAM BARNECUT-KEARNS: Yeah. That is all  
15          wrapped in aluminum as well. So our intention is to, at some  
16          point, unwrap that, see what was done there, and take it back  
17          to the original, what it looked like, because you can  
18          obviously -- whether it's a more modern cut material or  
19          hardie board or something that's going to be more durable  
20          than the original.

21                       MS. ROBINSON: It shows up in your drawings as  
22          well?

23                       WILLIAM BARNECUT-KEARNS: I'm sorry?

24                       MS. ROBINSON: It shows up in your drawings?

25                       WILLIAM BARNECUT-KEARNS: It's on all of the



1 Historic Preservation Commission of Brighton 2/27/2020  
2 elevations we have.

3 MS. ROBINSON: The construction of it?

4 WILLIAM BARNECUT-KEARNS: I'm sorry?

5 MS. ROBINSON: The construction of it?

6 WILLIAM BARNECUT-KEARNS: The original -- the  
7 proposed, yup. We had those all the last time we were here.  
8 So...

9 CHAIRPERSON LUDWIG: I could not tell -- the  
10 brochure looks amazingly detailed. Is it a -- a grid of your  
11 window muntin --

12 WILLIAM BARNECUT-KEARNS: Yup.

13 CHAIRPERSON LUDWIG: -- which it's divided by,  
14 is that between the glass or is that --

15 WILLIAM BARNECUT-KEARNS: It's going between  
16 the glass.

17 MR. PAGE: Not big fans.

18 CHAIRPERSON LUDWIG: Not a big fan of that.

19 WILLIAM BARNECUT-KEARNS: I'm going to be very  
20 candid. In a house where the windows get washed once a  
21 month, I'm not a big fan of them not being clean glass.

22 MR. GORDON: While they're looking at your  
23 materials, you gestured back towards drawings. What are  
24 those?

25 WILLIAM BARNECUT-KEARNS: Those are the

1 Historic Preservation Commission of Brighton 2/27/2020  
2 elevations we brought last time. So...

3 MR. GORDON: But what you brought last time is  
4 not a part of this proceeding unless this is -- this is not a  
5 part of this proceeding?

6 MR. BOEHNER: No.

7 MR. GORDON: Do you want -- I mean, if you  
8 want the record of this proceeding to include those  
9 drawings --

10 WILLIAM BARNECUT-KEARNS: I do not.

11 MR. GORDON: Okay.

12 WILLIAM BARNECUT-KEARNS: I wanted the record  
13 to be -- include the second application I did which was  
14 replacing all of the windows and dealing with the  
15 cantilevered walkway.

16 MR. GORDON: From what I see on the  
17 application is a replacement of a door on the east side left  
18 facing elevation with a casement window similar in size to  
19 the existing door.

20 WILLIAM BARNECUT-KEARNS: Correct.

21 MR. GORDON: The removal/repair of the stucco  
22 and the paint of a small window on the first floor also on  
23 the east elevation.

24 WILLIAM BARNECUT-KEARNS: Correct.

25 MR. GORDON: The replacement of the catwalk

1 Historic Preservation Commission of Brighton 2/27/2020  
2 that you were just discussing over the garage and the  
3 cantilevered roof.

4 WILLIAM BARNECUT-KEARNS: But it is in that  
5 one; right?

6 MR. GORDON: Same height and size; right?

7 WILLIAM BARNECUT-KEARNS: Yup.

8 MR. GORDON: And replace existing casement  
9 windows with black-framed Andersen casements with grid. But  
10 it doesn't tell me where. So where on --

11 WILLIAM BARNECUT-KEARNS: The entire rest of  
12 the house.

13 MR. GORDON: And the entire house. So that's  
14 just the application of --

15 WILLIAM BARNECUT-KEARNS: And that's what  
16 the -- that was to be corrected. So you're doing that for  
17 me. So you did a great job.

18 MR. BOEHNER: That is what we advertised. But  
19 we didn't know -- we couldn't tell from what was submitted  
20 exactly so I generalized it in the legal notice.

21 MR. DELVECCHIO: So what is the relevance of  
22 the drawings from the prior proceeding?

23 WILLIAM BARNECUT-KEARNS: We have proposals as  
24 we phase -- we just remodeled the house for the -- what is  
25 currently the addition that was done in the '50s. There's a

1 Historic Preservation Commission of Brighton 2/27/2020  
2 screened porch attached to that. Part of -- the next  
3 reiteration of this project -- or the next phase of this is  
4 to take down that screened porch and close that as living  
5 space.

6 MR. DELVECCHIO: Okay. That's --

7 WILLIAM BARNECUT-KEARNS: That's not why we're  
8 here tonight, that's why I didn't bring it.

9 MR. DELVECCHIO: Okay. But I believe the one  
10 elevation that's going around the table from the existing --  
11 or, excuse me, the original design, that has little detail  
12 regarding the front door.

13 WILLIAM BARNECUT-KEARNS: No. I was just  
14 giving you a reference point to what we wanted to do with  
15 that catwalk.

16 MR. DELVECCHIO: You're just thinking you're  
17 going to try to match that?

18 WILLIAM BARNECUT-KEARNS: Probably the next  
19 time we're in front of you that will be what we will be  
20 asking you all to do next.

21 MR. PAGE: Okay. So this -- which is turned  
22 down.

23 WILLIAM BARNECUT-KEARNS: Yes.

24 MR. PAGE: Which -- so the house had very  
25 difficult to work with windows. So I guess in some way

1 Historic Preservation Commission of Brighton 2/27/2020  
2 you're lucky they're gone so that you could do something  
3 different. So this is actually -- this is actually, I think,  
4 pretty good looking in terms of my mind. If you're going  
5 with something black that would be reminiscent of the  
6 original, then I would strongly press for what we, in our  
7 office and other -- and what these companies usually call a  
8 simulated divided light. It's the smallest one that they  
9 have. They have a three quarter inch one and that looks like  
10 what I can see in the transoms there.

11 WILLIAM BARNECUT-KEARNS: And we're proposing  
12 the finish, which I believe is three quarters an inch.

13 MR. PAGE: And that's a piece that's fast  
14 glued to the outside of the paint on both sides. And then a  
15 bar that's in between so that it's a solid -- so that it's a  
16 solid thing. And even though it has a little detail on it  
17 which will sort of receive in the black paint it would, in my  
18 mind, be most consistent with what I think you're trying to  
19 achieve which is how it looked originally.

20 WILLIAM BARNECUT-KEARNS: Uh-huh. Those are  
21 the exact windows we put on our previous house so I'm very  
22 familiar with it. So...

23 CHAIRPERSON LUDWIG: Were they Andersen's or  
24 were they Marvin?

25 WILLIAM BARNECUT-KEARNS: The previous house?

1 Historic Preservation Commission of Brighton 2/27/2020

2 The previous house was Marvin.

3 MS. DREHER: But that's -- from the way you  
4 stated before, that's not what you're looking to do here?

5 WILLIAM BARNECUT-KEARNS: No. This house I'm  
6 looking for is internal muntin. And the truth of the matter  
7 is, I don't disagree with you. I like the look of the other  
8 one. The house has extensive windows that honestly are  
9 washed monthly and it is burdensome to be washing additional  
10 panes. And also we're trying to maintain a clear view into  
11 the backyard. That's all.

12 JASON BARNECUT-KEARNS: Especially for some of  
13 the windows because they are really high up, you have to kind  
14 of really wash them from the inside out, especially above the  
15 garage side.

16 MR. PAGE: I just wanted to make sure there's  
17 enough people here.

18 CHAIRPERSON LUDWIG: I tend to agree with John  
19 so far. And I agree that in the black -- the black color  
20 they are less obvious. But I would -- now the commission,  
21 let me ask you this, just taking a second here. Did the  
22 people amend on the Spanish style house on Elmwood Avenue  
23 right near Clover? They bought -- where they talked about  
24 replacing some windows. I wasn't here at that meeting. Did  
25 you get a -- well, we haven't designated the house but I

1 Historic Preservation Commission of Brighton 2/27/2020

2 thought they --

3 MR. BOEHNER: Not that I know of.

4 CHAIRPERSON LUDWIG: Okay. All right.

5 MR. BOEHNER: It's not ringing a bell.

6 MS. DREHER: I completely understand your  
7 problem and I personally would be okay with it just because  
8 in my own house I have a window where I didn't put the inside  
9 muntins up. I just left it there. It doesn't look that  
10 great but it is really burdensome to clean and I like clean  
11 windows. So I think this -- to me, this is a balance of  
12 modern living and, you know, we're all very busy and I would  
13 be okay with it. I think the look is close enough for this.

14 WILLIAM BARNECUT-KEARNS: If you're really  
15 doing an open plan, are you less an inferior part to what we  
16 chose -- I would have chosen, I'd absolutely be onboard with  
17 you. But again, I think the quality of what we've selected  
18 is going to make up for what we're lacking.

19 CHAIRPERSON LUDWIG: Well, the other thing  
20 that becomes an issue here that once you go down the path of  
21 saying replacement, or filled muntin's are okay, that might  
22 be a difficult path to turnaround. And I agree with John. I  
23 would like to see them both. I would like --

24 WILLIAM BARNECUT-KEARNS: I totally respect  
25 that. I'm going to say it to you, at some point somebody in

1 Historic Preservation Commission of Brighton 2/27/2020  
2 the past put black and white polka dotted awnings on the  
3 house. So I would like a little bit of trust of what we're  
4 envisioning too.

5 MS. LANPHEAR: Isn't there snap-on muntins?

6 CHAIRPERSON LUDWIG: Well, the problem is that  
7 they're not like those he envisioned.

8 WILLIAM BARNECUT-KEARNS: They're heavily  
9 inserted between the --

10 CHAIRPERSON LUDWIG: If they're not attached  
11 permanently to the windows, they won't be there.

12 MS. DREHER: Yeah. That's what I have is that  
13 kind. But it's not an original, you know, it's definitely  
14 not because it doesn't go with the house, but it's there. I  
15 leave it up because it's --

16 WILLIAM BARNECUT-KEARNS: We can look at the  
17 option of the grid on the outside and not doing the grid on  
18 the inside, that option is there, I believe, from the  
19 manufacturer's standpoint. So I think we can look at that  
20 and see is that possible or not possible.

21 JASON BARNECUT-KEARNS: Because again, it  
22 comes down to the functionality with the volume of windows  
23 we're going to be replacing on the home.

24 WILLIAM BARNECUT-KEARNS: Yeah.

25 CHAIRPERSON LUDWIG: Well, John and I would --



1 Historic Preservation Commission of Brighton 2/27/2020  
2 might be convinced of -- instead of that option.

3 WILLIAM BARNECUT-KEARNS: Okay.

4 MR. DELVECCHIO: I have a question about the  
5 windows being filled in.

6 WILLIAM BARNECUT-KEARNS: Sure.

7 MR. DELVECCHIO: What -- and maybe it's for  
8 everyone -- what is it, literally? I mean, are you  
9 envisioning it just kind of a clean -- a clean wall?

10 WILLIAM BARNECUT-KEARNS: Clean stucco wall  
11 with a vertical window next to it.

12 MR. DELVECCHIO: Okay.

13 MR. PAGE: A new vertical window or just the  
14 existing window?

15 WILLIAM BARNECUT-KEARNS: No. What's next  
16 door right now is the door. That's the door. We're  
17 suggesting -- or we're asking to --

18 MR. PAGE: So would you consider filling in  
19 but have a little recess to it?

20 WILLIAM BARNECUT-KEARNS: Oh, sure. We would  
21 be open to considering a false exterior window. I just think  
22 they look terrible, to be perfectly honest with you.

23 CHAIRPERSON LUDWIG: Like they did at the gas  
24 station -- we were just talking about the gas station. When  
25 they filled in the side windows, there is a reveal there --

1 Historic Preservation Commission of Brighton 2/27/2020

2 WILLIAM BARNECUT-KEARNS: Sure.

3 CHAIRPERSON LUDWIG: -- that obviously shows  
4 there was a window there.

5 WILLIAM BARNECUT-KEARNS: Yeah. Honestly it  
6 would be easier to get a cleaner look than try to find a  
7 stucco person to match that.

8 CHAIRPERSON LUDWIG: Do you have a stucco  
9 person?

10 WILLIAM BARNECUT-KEARNS: Not yet. We had a  
11 stucco person who we no longer have.

12 CHAIRPERSON LUDWIG: Can I ask you who?

13 WILLIAM BARNECUT-KEARNS: We had a roof  
14 person.

15 JASON BARNECUT-KEARNS: We were going to email  
16 Jerry for a recommendation.

17 CHAIRPERSON LUDWIG: Okay. Well, Mike Dube,  
18 D-u-b-e, you might want to talk to him.

19 So you're asking to get a window removal and  
20 fill?

21 WILLIAM BARNECUT-KEARNS: Correct.

22 CHAIRPERSON LUDWIG: And then the --

23 MR. PAGE: -- door replacement window.

24 CHAIRPERSON LUDWIG: Door replacement window  
25 and that's it.

1 Historic Preservation Commission of Brighton 2/27/2020

2 MR. PAGE: That's it for tonight.

3 WILLIAM BARNECUT-KEARNS: That's it for  
4 tonight.

5 CHAIRPERSON LUDWIG: Not the rest of the  
6 windows?

7 WILLIAM BARNECUT-KEARNS: I mean, it's on  
8 there. So...

9 CHAIRPERSON LUDWIG: So it is on the agenda?

10 WILLIAM BARNECUT-KEARNS: Yeah, it's on there.

11 CHAIRPERSON LUDWIG: Okay.

12 MS. DREHER: I think that would have probably  
13 been enough information. But the catwalk is kind of --

14 MR. PAGE: We're going to hold off on the  
15 catwalk.

16 MS. DREHER: Yeah. That is -- but the rest of  
17 the window is --

18 WILLIAM BARNECUT-KEARNS: We can't hold off on  
19 the catwalk because we have to open it up.

20 MR. PAGE: And I think an exploratory is  
21 appropriate.

22 WILLIAM BARNECUT-KEARNS: Okay.

23 MR. PAGE: I think -- why are you shaking your  
24 head? We do this all the time.

25 MR. GORDON: So I can rip off the facade on my

1 Historic Preservation Commission of Brighton 2/27/2020  
2 catwalk or roof without any approval from your commission, is  
3 that what you're saying?

4 MR. PAGE: An exploratory means that they take  
5 a section, like a one foot square section, at the junction of  
6 the wall and the catwalk, where you would find structural  
7 information, and you cut out enough so that your engineer can  
8 evaluate what's there and make a recommendation for either  
9 repair or replacement.

10 CHAIRPERSON LUDWIG: Do you want to keep it  
11 that way?

12 WILLIAM BARNECUT-KEARNS: No, we don't. We  
13 wanted to architecturally replace it with a cantilevered roof  
14 is what we want to do.

15 CHAIRPERSON LUDWIG: Okay.

16 MR. GORDON: And if you decided, as a Board,  
17 that they could not ultimately take that catwalk down, they  
18 would have to repair the exploratory work area to look  
19 consistent with how it looks now; yes?

20 MR. PAGE: Yeah.

21 MR. GORDON: If the owners decided to back off  
22 of this proposal to take down the catwalk, same thing, they  
23 would have to repair it so it looks like how it looks now;  
24 right?

25 MR. PAGE: Yeah.

1 Historic Preservation Commission of Brighton 2/27/2020

2 MR. GORDON: So I'm fine with that if we make  
3 that a condition of this C of A resolution.

4 MR. PAGE: I'm willing to stipulate,  
5 personally, that it doesn't have to remain a catwalk.  
6 That --

7 MR. GORDON: But I'm wondering, maybe just to  
8 amend it. But I'm guessing that your Board is not ready to  
9 approve the removal and replacement as outlined in this  
10 application?

11 MR. PAGE: No, because there's not enough  
12 information.

13 MR. GORDON: Okay. But tomorrow if you have  
14 the idea of approving for the purposes of this application,  
15 an exploratory as you call it, an investigation for a  
16 physical alteration; right? To understand the structural  
17 elements of that catwalk --

18 MR. PAGE: Yeah. Yup.

19 MR. GORDON: -- as long as it is repaired and  
20 replaced if the work is done. If it is not approved, it does  
21 not proceed?

22 MR. PAGE: Right.

23 MR. GORDON: Something like that.

24 WILLIAM BARNECUT-KEARNS: So I have a  
25 question. I'm hearing the legal issues involved here. What

1 Historic Preservation Commission of Brighton 2/27/2020

2 I'm removing to do an exploratory on this is the 1972  
3 aluminum siding. Do I have to put the aluminum siding back  
4 up if I'm repairing this or do I get to do wood?

5 MR. PAGE: I think we're going to come up with  
6 some better solution.

7 WILLIAM BARNECUT-KEARNS: Do I have to come  
8 back before The Board to do the repair?

9 CHAIRPERSON LUDWIG: No. Repairs are done --  
10 if you do them with like material --

11 WILLIAM BARNECUT-KEARNS: The like material is  
12 the 1972 aluminum siding.

13 CHAIRPERSON LUDWIG: No. I understand.

14 MR. PAGE: I don't think we need to --

15 CHAIRPERSON LUDWIG: You don't need to come  
16 back to ask us if you can put wood or whatever you're going  
17 to use.

18 WILLIAM BARNECUT-KEARNS: Okay.

19 MR. GORDON: If you're asking a lawyer, the  
20 technical answer is yes.

21 WILLIAM BARNECUT-KEARNS: That's what I  
22 believe, that's why I'm asking the question.

23 MR. GORDON: Ramsey, is that --

24 MR. BOEHNER: What's that?

25 MR. PAGE: If you're going to come in and ask

1 Historic Preservation Commission of Brighton 2/27/2020  
2 to replace what's there with something that is, you believe,  
3 you know, going to be consistent with the character of the  
4 house and I'm feeling like there's a good chance that we will  
5 either agree with you or have it tweaked.

6 WILLIAM BARNECUT-KEARNS: Okay.

7 MR. PAGE: I don't see this being an issue.  
8 And as a sidebar I would say we don't want to stop anybody  
9 from investigating structural problems. It is a good idea to  
10 set it up so that they know that they can't take something  
11 down entirely. But it is normal in my business to do  
12 exploratory work so that you know what the extent of the  
13 problem is so that you can evaluate whether you're replacing  
14 something versus repairing it.

15 MR. GORDON: I don't have that experience.  
16 But it makes awfully good sense what you're saying. My  
17 problem is what The Code says. The Code does not have the  
18 exception that you say is common in the industry. So if The  
19 Code says any alteration to the exterior of the historic  
20 building must be approved by this board before it can proceed  
21 unless it's in the nature of repair or replacement with like  
22 kind materials as Jerry was saying and that's not what we're  
23 talking about here. So I agree with everything that John  
24 said. I think there is not going to be a problem. I just  
25 don't want to set a precedent that says, hey, anytime

1 Historic Preservation Commission of Brighton 2/27/2020

2 somebody wants to investigate what's going on with their  
3 house they can rip the face off of it and start doing  
4 exploratory work and call it exploratory work without coming  
5 before this board to get it approved. I don't like that.

6 MS. ROBINSON: They also wanted to -- I'm  
7 thinking that you were going to explore this construction  
8 too?

9 WILLIAM BARNECUT-KEARNS: Not yet.

10 MS. ROBINSON: Well, you may want to see how  
11 that was done.

12 WILLIAM BARNECUT-KEARNS: I did.

13 MS. ROBINSON: My other question is, do you  
14 have the drawing?

15 WILLIAM BARNECUT-KEARNS: The original  
16 drawings of the house? Actually it was -- there was lattice  
17 work -- vine -- you know, vine things were actually vertical  
18 on each side. They were up to that.

19 MS. ROBINSON: How about the structure? How  
20 is that attached? How is that flat roof attached?

21 WILLIAM BARNECUT-KEARNS: I can't --

22 MS. LANPHEAR: Is that 1972 stuff the same age  
23 as the catwalk?

24 WILLIAM BARNECUT-KEARNS: We're assuming that  
25 it was all done around that same period because it's all



1 Historic Preservation Commission of Brighton 2/27/2020  
2 aluminum. It's all bent aluminum. So we're assuming it was  
3 all done when the window -- at some point the window, the  
4 white casement windows that are in there now, we're assuming  
5 that that was all done about the same generation. As far as  
6 I can tell it's, like, at some point the house was in such  
7 disrepair. We don't know what was done by when and whom at  
8 this point.

9 MR. DELVECCHIO: So if this application could  
10 be modified to request that -- that exploration and which is  
11 not an alteration, in my opinion, so long as it's  
12 reassembled.

13 WILLIAM BARNECUT-KEARNS: I totally  
14 understand. Your intention is not to designate until  
15 deciding upon the house at some point. I totally understand.  
16 I should make sure it's okay to repair it before we're able  
17 to do that.

18 MR. DELVECCHIO: Well, he's got to draft a  
19 resolution.

20 WILLIAM BARNECUT-KEARNS: Okay.

21 MR. DELVECCHIO: The -- I'm just curious when  
22 you're repairing the catwalk that it's -- we'll come back on  
23 this. But maybe it's for a future discussion.

24 The cantilevered roof -- is there going to be  
25 a door there?

1 Historic Preservation Commission of Brighton 2/27/2020

2 WILLIAM BARNECUT-KEARNS: It's going to be a  
3 window.

4 MR. PAGE: He's replacing the door.

5 JASON BARNECUT-KEARNS: Because we don't need  
6 another entry going into the house.

7 WILLIAM BARNECUT-KEARNS: Yeah. There is  
8 seven entry points in the house right now.

9 MR. DELVECCHIO: Okay. It's like when you get  
10 out there, you've got to walk all the way around and you're  
11 not shoveling that.

12 WILLIAM BARNECUT-KEARNS: No.

13 JASON BARNECUT-KEARNS: Yeah. That's the  
14 problem with the catwalk. It's not very safe and it's  
15 crumbling as well already. It has cracks and the water is  
16 running down.

17 WILLIAM BARNECUT-KEARNS: So our intention is  
18 that we would be replaced the cantilevered roof over the  
19 garage door so it would look architecturally the way it  
20 looked. We have the intent of keeping the look.

21 MR. DELVECCHIO: Okay.

22 MS. ROBINSON: So if they came before us with  
23 a proposal to put a cantilevered roof up and they have a  
24 picture of it, and it was all okay, when they went to  
25 construct it, at that time, they would find whether their

1 Historic Preservation Commission of Brighton 2/27/2020  
2 plan didn't make sense. So you're just saying that they are  
3 getting to do that before they had to actually draw the  
4 picture but they can't draw a picture if they don't know what  
5 to draw?

6 MR. PAGE: Yeah.

7 JASON BARNECUT-KEARNS: We're hoping what's  
8 underneath the catwalk, which is the --

9 WILLIAM BARNECUT-KEARNS: Siding.

10 JASON BARNECUT-KEARNS: -- siding. It's  
11 actually, I think, called a plastic siding.

12 WILLIAM BARNECUT-KEARNS: Plastic siding,  
13 yeah.

14 JASON BARNECUT-KEARNS: Once we remove that,  
15 we can have some good insight as to what we're dealing with  
16 and how it's structured. That's the issue.

17 WILLIAM BARNECUT-KEARNS: Yeah. I just didn't  
18 want us to remove it until we knew we could actually do that  
19 and repair it somehow.

20 MS. ROBINSON: It has to be cantilevered off  
21 of the floor. It has to be.

22 WILLIAM BARNECUT-KEARNS: It has to be  
23 somehow. We just don't know how. We're assuming rebar goes  
24 through there, absolutely.

25 JASON BARNECUT-KEARNS: I think we could reuse

1 Historic Preservation Commission of Brighton 2/27/2020  
2 that structure to build a new piece.

3 MS. ROBINSON: Is the catwalk the same level  
4 as the floor?

5 WILLIAM BARNECUT-KEARNS: It is, yeah.  
6 There's no reason -- just there's no rebar between the  
7 trusses and there's no rebar in the garage. I'm assuming the  
8 truss ended in, you know, the floor joist. I think that's  
9 exactly what's happening.

10 WILLIAM BARNECUT-KEARNS: That's what we're  
11 puzzled by. We can't see how it's attached.

12 CHAIRPERSON LUDWIG: Maybe it will show itself  
13 out.

14 WILLIAM BARNECUT-KEARNS: Yeah, we'll find  
15 out.

16 MR. PAGE: Okay.

17 CHAIRPERSON LUDWIG: Okay. Any other things  
18 you want to throw at us before we --

19 WILLIAM BARNECUT-KEARNS: No.

20 CHAIRPERSON LUDWIG: The Public Hearing is now  
21 closed.

22 MR. PAGE: You've got the floor.

23 MR. GORDON: Whereas Application Number  
24 2H-01-20 has been submitted for a Certificate of  
25 Appropriateness under the Town's Historic Preservation Law

1 Historic Preservation Commission of Brighton 2/27/2020  
2 for improving the property located at 30 Stoneham Road owned  
3 by William and Jason Barnecut-Kearns -- that's  
4 B-a-r-n-e-c-u-t dash Kearns, K-e-a-r-n-s -- to perform work  
5 described as: The replacement of the door on the east-facing  
6 elevation with a black framed casement window with grid of a  
7 similar size to the door, which is to be removed. The  
8 removal, repair, and stuccoing, and painting of a small  
9 window on the first floor east facing elevation. The  
10 replacement of a deteriorating catwalk over the garage doors  
11 with a cantilevered roof at the same height and size. And  
12 the replacement of existing casement windows throughout the  
13 house with black framed Andersen Casements with grids.

14 And whereas, the Historic Preservation  
15 Commission duly called a Public Hearing to consider the  
16 matter on February 27th, 2020.

17 And whereas, the necessary legal notice was  
18 published and required sign posted all pursuant to Town Code.

19 And whereas, the public hearing was held and  
20 all persons having an interest in such matter having had an  
21 opportunity to be heard therein.

22 And whereas, the Historic Preservation  
23 Commission hereby determines, pursuant to the factors set  
24 forth in Section 224-5 of the Town Code, that the following  
25 described work to the subject property is consistent with the

1 Historic Preservation Commission of Brighton 2/27/2020  
2 purposes of the Town's Historic Preservation Law and is  
3 compatible with the property's historic character based upon  
4 its review of the application and documents on file in  
5 receipt at the Public Hearing, and the testimony presented at  
6 the Public Hearing.

7 Such work shall include, and be limited to,  
8 replacement of the door on the east-facing elevation with a  
9 black-framed casement window with grid conditioned upon the  
10 installation of said window with a three-quarter-inch  
11 exterior muntin, and separation internal to the glass, and  
12 remove the small window on the first floor east-facing  
13 elevation and infill the location of the window and repair  
14 and paint the surrounding stucco conditioned upon the  
15 retention of the profile of the existing reveal and sill, and  
16 replacement of the existing casement windows throughout the  
17 house with black-framed Andersen Casement Windows with muntin  
18 consistent with the above-described window, which is  
19 replacing the door.

20 And conditioned further upon the replacement  
21 windows matching the location of the original windows and  
22 with respect to the catwalk over the garage permitting only  
23 an exploratory investigation of said catwalk to determine the  
24 structural components of the catwalk.

25 Further conditioned upon the restoration of

1 Historic Preservation Commission of Brighton 2/27/2020  
2 the catwalk to its current condition if work is not to  
3 proceed to replace said catwalk over the garage.

4 It is hereby resolved that the Historic  
5 Preservation Commission hereby receives and filed the  
6 above-described application and all of the documents  
7 submitted therewith.

8 And it is further resolved that the Historic  
9 Preservation Commission hereby approves the above described  
10 work under Application Number 2H-01-20 for a Certificate of  
11 Appropriateness subject to the conditions set forth above for  
12 the property located at 30 Stoneham Road in the Town of  
13 Brighton. Subject further to the condition that all  
14 materials used in said work are consistent with the  
15 documentation submitted to The Board at the Public Hearing.

16 And further subject to the condition that the  
17 above described work be completed within one year from the  
18 date of this approval.

19 And be it further resolved that pursuant to  
20 Chapter 224 of the Town Code, the above described work  
21 qualifies for the exemptions set forth of New York Real  
22 Property Tax Law Section 444-A.

23 MR. PAGE: I'll make the motion as it  
24 currently stands.

25 MR. DELVECCHIO: I'll second.

1 Historic Preservation Commission of Brighton 2/27/2020

2 CHAIRPERSON LUDWIG: Any further discussion?

3 Okay.

4 MR. BOEHNER: Ludwig?

5 CHAIRPERSON LUDWIG: Yes.

6 MR. BOEHNER: Robinson?

7 MS. ROBINSON: Yes.

8 MR. BOEHNER: Delvecchio?

9 MR. DELVECCHIO: Yes.

10 MR. BOEHNER: Whitaker?

11 MR. WHITAKER: Yes.

12 MR. BOEHNER: Page?

13 MR. PAGE: Yes.

14 MR. BOEHNER: Dreher?

15 MS. DREHER: Yes.

16 MR. BOEHNER: Motion passes. Approved with  
17 conditions.

18 CHAIRPERSON LUDWIG: Okay. No hardship  
19 applications. Public Hearings are now closed.

20 First item on the agenda is 2935 East Avenue,  
21 Country Club of Rochester Maintenance Building. Is there  
22 anyone here to speak on that?

23 MR. BOEHNER: No. It's our usual -- they're  
24 into the Planning Board to demolish the building and replace  
25 it. It's their maintenance building.



1 Historic Preservation Commission of Brighton 2/27/2020

2 CHAIRPERSON LUDWIG: You don't have anything  
3 that shows it on the property, do you?

4 MR. BOEHNER: I don't know if they gave that  
5 to us.

6 CHAIRPERSON LUDWIG: We can't see it from our  
7 house so I guess it's okay.

8 MR. BOEHNER: It's by the -- part of the main  
9 club house.

10 CHAIRPERSON LUDWIG: Okay.

11 MR. WHITAKER: The drive from Elmwood, it's  
12 the house on the left.

13 CHAIRPERSON LUDWIG: Okay.

14 MS. DREHER: The date -- they said we believe  
15 the building was erected in 1972. We think that's accurate.  
16 They don't state the specifics.

17 CHAIRPERSON LUDWIG: Well, it's 1972.

18 MS. DREHER: I don't have any problem with  
19 demolition.

20 CHAIRPERSON LUDWIG: So a yes vote will mean  
21 that this will authorize Ramsey to send a letter to the  
22 Planning Board saying we have no --

23 MR. BOEHNER: We will not be scheduling it for  
24 a public hearing to review it for designation.

25 CHAIRPERSON LUDWIG: Yes.

1 Historic Preservation Commission of Brighton 2/27/2020

2 MR. BOEHNER: We should take a vote on that to  
3 authorize me to send a letter to the Planning Board stating  
4 that we would not be scheduling a public hearing to consider  
5 designation. Can I have a motion and a second?

6 MS. DREHER: I'll move.

7 MR. WHITAKER: Second.

8 MR. BOEHNER: Ludwig?

9 CHAIRPERSON LUDWIG: Yes.

10 MR. BOEHNER: Robinson?

11 MS. ROBINSON: Yes.

12 MR. BOEHNER: Delvecchio?

13 MR. DELVECCHIO: Yes.

14 MR. BOEHNER: Whitaker?

15 MR. WHITAKER: Yes.

16 MR. BOEHNER: Page?

17 MR. PAGE: Yes.

18 MR. BOEHNER: Dreher?

19 MS. DREHER: Yes.

20 MR. BOEHNER: It passes.

21 CHAIRPERSON LUDWIG: And Preservation  
22 League/NYSCA Grant. What is that?

23 MS. LANPHEAR: That's something I want to do.

24 CHAIRPERSON LUDWIG: Okay.

25 MS. LANPHEAR: I would like to apply for a

1       Historic Preservation Commission of Brighton 2/27/2020  
2       Preserve New York Grant for Cultural Resources Surveys for  
3       ten properties in Brighton. I'd like to ask them for  
4       \$12,600, which would be 80 percent of \$15,700, which would be  
5       the total cost for ten buildings at Katie Eggers Comaeu cost.

6               MR. BOEHNER: No. Her previous cost.

7               MS. LANPHEAR: Previous cost? Now, you're  
8       anticipating that the cost would go up?

9               MR. BOEHNER: Yes.

10              MS. LANPHEAR: Okay. I'm basing it on what we  
11       already know.

12              MR. BOEHNER: Yeah -- no. I'm just saying her  
13       last cost with that contact is over and we would need to go  
14       out and get new prices through the RFP process when that time  
15       comes. It is -- that price is over two years old. So it  
16       would be my hunch, historically, that it will go up somewhat.  
17       I don't know how much.

18              MR. DELVECCHIO: Could it go for more?

19              MR. BOEHNER: And we have to go through an R  
20       of P process.

21              MS. LANPHEAR: The grants with this particular  
22       company is from 5,000 to about 10,000 so we're actually  
23       asking for more than what they're probably going to give us.

24              MR. BOEHNER: What is being proposed is that,  
25       right now we have money budgeted in the Historic Preservation

1 Historic Preservation Commission of Brighton 2/27/2020  
2 Commission account to do surveys. How much money is that,  
3 Mary Jo?

4 MS. LANPHEAR: Is it 2,650?

5 MR. BOEHNER: Let's assume it's 2,650.

6 MS. DREHER: I have a note from 2019, it was  
7 3,800.

8 MR. BOEHNER: We can put the budget together,  
9 Mary Jo.

10 MS. LANPHEAR: Okay. I know. I didn't bring  
11 the budget with me. I'm sorry.

12 MR. BOEHNER: Okay. But what I'm saying is  
13 that we have money that is budgeted. That money will be used  
14 for our 20 percent match. We're not going to go over that.  
15 We can't go over that because we don't have any budgeted  
16 money. So the grant is going to be based off of how much  
17 money we have already budgeted. If we say that that money is  
18 going to be used for that grant then we can't be using it for  
19 updates or having new surveys done until we get the grant.  
20 They're not going to announce awarding the grant until June.

21 MS. LANPHEAR: June.

22 MR. BOEHNER: If we come into a problem and we  
23 need to use that money, we may not be able to accept the  
24 grant or we may need to go to the Town Board asking them for  
25 more money. But the budgets are tight. I'm just being real

1 Historic Preservation Commission of Brighton 2/27/2020  
2 honest with you about that.

3 MR. DELVECCHIO: Will this -- what about next  
4 years' allocation? My concern is, if we put in really hard  
5 work and get -- you put in this really hard work and we get  
6 this money, we want to make sure we get our share of the Town  
7 budget next year, 2021; right? This is not going to preclude  
8 us -- it's fair to say we're not --

9 MR. BOEHNER: I don't know if we need to get  
10 into the budget here, but they have historically supported  
11 this commission with every year allocating that. And just  
12 recently, they increased the amount given to this commission.  
13 And the only thing they've done with all the other budgets is  
14 decreased them. So I don't think that's the trend with them.  
15 They're trying to be supportive. There would have to be  
16 something going on for them to cut it back but we wouldn't  
17 know until we get into that budget year.

18 MS. LANPHEAR: This makes us look physically  
19 responsible for using something we already have.

20 MS. DREHER: I have a couple of questions,  
21 have we ever applied for a grant before?

22 MS. LANPHEAR: We did. In 1996 we got a grant  
23 to survey 75 properties from the same organization.

24 MS. DREHER: Okay. So do you write the grant?

25 MS. LANPHEAR: I write the grant.

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2 MS. DREHER: Okay. My next question was, with  
3 the thought that this might be used to look at the  
4 neighborhood we were talking about last time.

5 MS. LANPHEAR: It could have been.

6 MS. DREHER: Okay. I was just wondering if  
7 you had any intention behind --

8 MR. PAGE: Getting money.

9 MS. DREHER: Yeah.

10 MR. BOEHNER: Well, the first thing is to get  
11 the money. And then we would have to give up a list to say  
12 what properties we would want to have surveyed. And that  
13 neighborhood, there's properties in that -- could be apart of  
14 that, but that's something the group would have to make,  
15 because the deadline is April 6th so we don't have a ton of  
16 time.

17 MS. DREHER: I've never -- I haven't written  
18 too many grants and I'm just learning more about grants in  
19 recent years. But it sound like it would be a stronger  
20 application if we could say that we have this neighborhood  
21 that we believe is worthy of consideration but budgetary  
22 constraints do not allow us to look at properties in an  
23 efficient manner, we could describe a situation and that  
24 would make for a stronger application. But I think we have  
25 to talk -- we have to all agree to that before you could --

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2 MR. BOEHNER: Mary Jo was planning to call  
3 into them to see if we had to be specific or not.

4 MS. LANPHEAR: And I did. I put phone calls  
5 in today. Frances Stern is her name and I also emailed her  
6 and did not hear back.

7 MR. BOEHNER: Because that's a question we  
8 had.

9 MS. DREHER: Okay.

10 MS. LANPHEAR: That was my question. Do we  
11 have to specify in the grant the particular addresses of the  
12 places we would like to designate or to --

13 MR. GORDON: But hear what Amanda says, it's  
14 not, do you have to, it's would it make a stronger  
15 application if you did.

16 MS. DREHER: Right. I don't think you would  
17 have to identify those ten specific houses in this  
18 neighborhood. I think you would just have to describe the  
19 neighborhood and -- because I think they're going to say,  
20 well, why -- you know, they know we get money every year from  
21 the Town and why should they approve an influx of money for  
22 us to do something that's not beyond the ordinary. So that's  
23 what I was thinking of. I think, based on our discussions  
24 last month, that that's a great candidate for something like  
25 that, I think. I think that they would -- I think they would

1 Historic Preservation Commission of Brighton 2/27/2020  
2 consider that a worthy cause especially because in a  
3 neighborhood like that, if you can do a group together, I  
4 think it makes more sense then. We talked about it last  
5 month how doing the piecemeal was going to be, like, having  
6 to pick one to start with. So...

7 MR. DELVECCHIO: What is the budget allocation  
8 annually? What has it been?

9 MS. LANPHEAR: 2,650. We didn't get to 3,800.

10 MR. GORDON: Each original survey costs how  
11 much?

12 MR. BOEHNER: I didn't bring that folder with  
13 me.

14 MS. DREHER: So the note I have is that 2019  
15 prices for surveys was 470 for an updated. 1570 for a new  
16 survey.

17 MR. BOEHNER: That sounds about right.

18 MS. DREHER: And the budget is 3800.

19 MR. DELVECCHIO: Literally we're handcuffed.

20 MR. BOEHNER: And the budget is 3800. I found  
21 my notes.

22 MR. GORDON: So if you're applying for a grant  
23 in the amount of \$10,000, which is the maximum amount that  
24 the grant would allow, your match would be \$2,500 at 25  
25 percent?



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2 MR. BOEHNER: No. It's 10,000? It would be  
3 2,000.

4 MR. GORDON: But isn't it of the total project  
5 once you add them together?

6 MR. DELVECCHIO: No. 2,500 of 10,000. So you  
7 were doing about a one to three match.

8 MR. PAGE: How much should we have in either  
9 case?

10 MR. GORDON: What's that? So a hundred  
11 percent is 12,000.

12 MR. DELVECCHIO: Yeah -- no. But when you're  
13 doing a match, like, you'd say it's a one to three or --

14 MR. GORDON: So 2,000. So if they had to  
15 still give you 1,800 out of your budget to do some  
16 appendages, if you will, some -- all I'm saying is, what you  
17 said, Ramsey, that it ties up your entire budget of the year,  
18 I don't think it does. You can't touch your match monies, I  
19 agree. But you can touch anything in your budget that  
20 exceeds your match monies.

21 MR. BOEHNER: I think Mary Jo -- this thing  
22 just popped up in the last two days. We haven't had a ton of  
23 time to talk. We just needed to talk with you guys. The  
24 idea was to maximum as much grant money as we can with our  
25 full match. That was our thought. What Ken is proposing,

1 Historic Preservation Commission of Brighton 2/27/2020

2 maybe we don't do the full -- we keep some on the side.

3 MR. GORDON: But the max grant is ten minimum.

4 MR. BOEHNER: No. I don't think -- it's what  
5 they usually grant. It's the average.

6 MS. LANPHEAR: They never grant that. I'm  
7 asking for 12,006.

8 MR. GORDON: Oh, the average.

9 MS. DREHER: But 12,006 sounds like -- but  
10 that might not be the best number but if we know that the  
11 surveys are 1,570 then -- if you wanted to say, ten surveys,  
12 you know, I would ask for the amount for that or cut it back  
13 to eight.

14 MR. BOEHNER: Whatever it is is that the  
15 match --

16 MS. DREHER: When is it due?

17 MS. LANPHEAR: April 6th.

18 MS. DREHER: That's not going to leave you  
19 much time. I mean, you have to kind of start writing before,  
20 you know --

21 CHAIRPERSON LUDWIG: I've got a question here,  
22 Mary Jo. We've been through this list; and, as I recall,  
23 there was nothing on the list that we were hot to trot to  
24 designate.

25 MS. LANPHEAR: But there will be.

1 Historic Preservation Commission of Brighton 2/27/2020

2 CHAIRPERSON LUDWIG: Well, I guess, if we're  
3 not going to designate any of these places --

4 MR. PAGE: Well, we are.

5 CHAIRPERSON LUDWIG: I thought we've gone  
6 through the list and said --

7 MR. BOEHNER: Mary Jo is working on developing  
8 a new list to go through this Commission of the Houston  
9 Barnard tract the neighbor.

10 MR. PAGE: He's talking about something  
11 different.

12 CHAIRPERSON LUDWIG: I'm talking about the  
13 fact that we sat in here and talked about each one of these  
14 properties under old business on our agenda tonight and we  
15 have none of them, as I recall, there were none that we're  
16 interested in. But we had no, as I recall, maybe I don't  
17 speak -- I speak for myself, but at the time, we had no  
18 interest in designating any of these properties.

19 MS. DREHER: We didn't talk about them  
20 tonight.

21 CHAIRPERSON LUDWIG: We've talked about --

22 MS. DREHER: We got an update -- we got two  
23 updates. So 332, we got an update and the North Landing --  
24 or no.

25 MS. LANPHEAR: I want to make a case for that

1 Historic Preservation Commission of Brighton 2/27/2020  
2 one.

3 MS. DREHER: We do have -- we have two updates  
4 that we got with the email this month that we haven't talked  
5 about. So -- and the other ones -- yeah, at least one of  
6 them, I know, we had decided that we weren't going to  
7 designate but keep on the list and it still popped up here.  
8 So 332, and we've got the update for that one and 1940 Monroe  
9 Avenue, we got the update for that one. We just got to talk  
10 about it. And 960, I just had a note that it was staying on  
11 the list and we needed to talk about it further.

12 MS. LANPHEAR: And that one I can go ahead and  
13 make a case for -- on Dr. Sawyer being an important  
14 personage. I did a lot of work on Dr. Sawyer. He was quite  
15 a prominent person in the community because he was hired by  
16 George Eastman to be the medical director of Kodak. He was  
17 hired away from Philadelphia. He moved to Browncroft for a  
18 couple of years and then moved into Landing Road North 960  
19 sometime around 19 --

20 CHAIRPERSON LUDWIG: Did he build it?

21 MS. LANPHEAR: He didn't build it, no. But I  
22 think it's on the 1902 map. I'm trying to find that  
23 documentation. But as I said, the house itself is important  
24 because it's an older house. But the personage of Dr.  
25 Sawyer, I think, lends a lot more clout to that designation.

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2 There are some other people that connect to  
3 Sawyer who were relatively important in the community. But  
4 he testified before the Ways and Means Committee in  
5 Washington. Wilbur Mills was the chairman. He was an expert  
6 in not only tuberculosis care but also in industrial/medical  
7 departments. He worked at Kodak and he went to England to  
8 investigate the health of workers in work plants in Great  
9 Britain in 1942.

10 So he really has a lot, I think, going for him  
11 as far as that house is concerned. And he did live there for  
12 a long time, I can't figure out how long. About at least 20  
13 to 25 years.

14 MS. ROBINSON: I just wanted to say, I don't  
15 know anything about writing grants at all but I think  
16 Amanda's idea -- if we have a reason to say that there is an  
17 old neighborhood that we have not been able to approach now  
18 we could. That's all.

19 MR. GORDON: So if you apply for a grant of  
20 \$11,000, your match would be to \$2,200 out of your \$3,800  
21 budget leaving you a balance of \$1,600, which is uncommitted  
22 funds which it might be enough to do a full survey -- one  
23 full survey, because we don't know what the price is. It  
24 would give you grant funds of 11 plus your match of 2,200 is  
25 1302, which at current prices will allow you to survey

1 Historic Preservation Commission of Brighton 2/27/2020  
2 approximately eight homes in the Houston Barnard area.

3 MS. DREHER: That sounds reasonable. We  
4 ordered an update. Was 332 South Landing Road, was that in  
5 this fiscal year, or was that in --

6 MR. GORDON: No. That was in 2019.

7 MS. DREHER: So we have nothing in this fiscal  
8 year?

9 MR. BOEHNER: No.

10 MR. GORDON: There are one, two, three, four,  
11 five surveys that you authorized an update on in 2019 that  
12 have not yet been designated.

13 MS. DREHER: I think next time we can talk  
14 about the two that we got the updates for this month. It's  
15 getting kind of late. But I read the updates and -- so I  
16 think we can talk about those next time and move on.

17 MR. BOEHNER: So in summary, The Board is  
18 supportive of the Town Historian applying for the grant?

19 MR. WHITAKER: Yes.

20 Mr. PAGE: Yes.

21 MR. BOEHNER: And I will seek the necessary  
22 Town approval from the Financial and Administrative Service  
23 Committee.

24 MR. GORDON: Because we're talking about  
25 amending of funds by the Town, this does need to go through

1 Historic Preservation Commission of Brighton 2/27/2020  
2 Finance and Administrative Service Committee and the  
3 authorization to actually make the grant application would  
4 have to go to the Town Board.

5 MR. BOEHNER: That's right.

6 MR. GORDON: So that's why we're now giving  
7 this to you now because there's still a process we need to  
8 get through before the April deadline for the grant  
9 application.

10 MR. BOEHNER: And we have to work out -- get  
11 the numbers down because that's what has to be presented to  
12 finance.

13 MR. GORDON: \$11,000 I think is the right  
14 number.

15 MS. DREHER: I agree. I'm glad you did that.  
16 I was forgetting about the 20 percent match too when I was  
17 thinking about counting how many surveys we were going to do.  
18 And I don't know, perhaps -- well, we have to do an RFP. I  
19 was thinking, perhaps, knowing that we got the grant at such  
20 an amount, the price of the surveys would remain the same.  
21 However, we have to do an RFP.

22 MR. BOEHNER: Yes. We would have to go out  
23 for RFP too. I have not spent time with the grant. I'm not  
24 sure how they calculate the match. I'm sorry, I did not have  
25 time to do that.

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2 MS. ROBINSON: What's the process?

3 MR. BOEHNER: Sometimes you give the total  
4 project cost and that's how they usually do it. But I don't  
5 know how this grant will do it. So I don't know if 11,000 is  
6 a good number or what's a good number. But my understanding  
7 from this group is, you want to save some money in case we  
8 need to do a survey.

9 MR. BOEHNER: If Mary Jo finds that we have to  
10 go with specific properties, we will be back to you.

11 MR. GORDON: Before we leave the new business  
12 though, it's not on the agenda, and I think too late to  
13 discuss it tonight. But I want to circle back to something  
14 John said earlier in the meeting which is, I think what he  
15 said, I'm paraphrasing, that there ought to be a rule that  
16 says, if you're just going to do exploratories, you ought to  
17 be able to do so. And you ought to have some rule that  
18 allows that, I think is what he said.

19 MR. PAIGE: Something to that effect. That's  
20 how I feel.

21 MR. GORDON: And The Code does actually allow  
22 you to create rules like that. So Section 224 -- what is it,  
23 Ramsey? The rule making section?

24 MR. BOEHNER: I don't have it memorized.

25 MR. GORDON: 224-4, I think it is. 244-4



1 Historic Preservation Commission of Brighton 2/27/2020  
2 says, "The Commission may establish rules and/or policies  
3 following a public hearing for determining when repairs to  
4 and maintenance of landmarks will not require a certificate  
5 of appropriateness." So if you have a rule in mind or a  
6 policy in mind that you would like to establish, you can  
7 suggest it, we can write it up, and have a Public Hearing and  
8 adopt it. And then going forward, that could be our rule.

9 MS. ROBINSON: I think that would be too  
10 broad.

11 MR. GORDON: What would be too broad?

12 MS. ROBINSON: That would be too open-ended.  
13 Anybody can rip anything down.

14 MR. GORDON: Everyone rules.

15 MS. DREHER: Okay. In my mind --

16 MS. ROBINSON: It worked out fine tonight but  
17 it doesn't happen too often.

18 MS. DREHER: I was thinking, in my mind, we're  
19 going to have to limit it by -- for example, you could say  
20 something that indicates how easily it would be to repair it.  
21 Like when you started describing the exploratory like that,  
22 that was pretty limited to -- it could be fairly easily  
23 repaired or --

24 MR. GORDON: I don't want to have the public  
25 hearing now.

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2 MR. DELVECCHIO: Are you suggesting this be  
3 added to the agenda for the next meeting?

4 MR. GORDON: I am. I wanted to give somebody  
5 the opportunity to deal with this. And if somebody wants to  
6 do that, maybe you want to put it on the agenda for next  
7 time, come forward with a proposal and talk about it.

8 CHAIRPERSON LUDWIG: I think that's fine.

9 MS. DREHER: Yeah. We can think about it and  
10 talk about it next time.

11 CHAIRPERSON LUDWIG: Any other items?

12 MR. BOEHNER: The other items will be held  
13 over.

14 CHAIRPERSON LUDWIG: That's fine. Anything  
15 else, folks? Motion to adjourn?

16 MS. DREHER: I'll move.

17 MR. PAGE: Second.

18 CHAIRPERSON LUDWIG: All in favor?

19 ALL COUNCIL MEMBERS: Aye.

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## REPORTER CERTIFICATE

I, Alexandra K. Wiater, 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 22nd day of March, 2020

At Rochester, New York

Alexandra K. Wiater