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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

August 27th, 2020

At approximately 7:15 p.m.
Brighton Town Hall, Zoom Meeting
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JERRY LUDWIG, CHAIRPERSON

JUSTIN DELVECCHIO)
AMANDA L. DREHER)
JOHN PAGE)
DIANA ROBINSON)
DAVID WHITAKER)

BOARD MEMBERS

MARY JO LANPHEAR
Town Historian

KEN GORDON, ESQ.
Town Attorney

RAMSEY A. BOEHNER
Town Planner

NOT PRESENT:
WAYNE GOODMAN

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 start the open forum. Amanda, you're on.

MS. DREHER: Okay. So talking about my garage project again. Ramsey, do we want to put up the architects drawings first?

MR. BOEHNER: Sure. We have something up. I think we started with maybe --

MS. DREHER: Whatever is first, that's fine. We have settled on a design for now. This is the, what you are seeing, the east elevation is the entrance into the mudroom. We decided to go with a bit up, a door that is a little bit more reminiscent of a front door because that's how we use the house and this is the back of the house. This is not going to be anything fancy. We are talking to Jim at Honeoye Falls Millwork about --

CHAIRPERSON LUDWIG: Great person.

MS. DREHER: Yes. So we're waiting for a quote from him to make a door that is very close to our front door and our vestibule door, and to make a window that would be, you know, almost an exact match of the rest of the windows in our house. So I believe that's the way we're going to go.

We're doing the side lights to let a little

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bit more light in there. And one of the questions I had for you folks was that Jennifer, the architect, is recommending an eight-foot door. As a back door we currently only have an 80-inch door. The front door is four inches, seven feet, she's recommending an eight-foot door because the ceilings in there are high and the entrance to the kitchen is elevated up three steps so when you look out of the kitchen you would see more of a door and more of the outside. Jim will be making the door most likely.

Thoughts of that are very large and I'm really torn with whether it should be an eight-foot door. That seems very large for a back door even though it will let in more light, but my husband and I are really not sure. But the drawing she has there is an -- she's put in an eight-foot door.

CHAIRPERSON LUDWIG: One option, Amanda, is to go with a, like a seven-foot door and a transom or something like that.

MS. DREHER: Oh, okay.

CHAIRPERSON LUDWIG: You would not -- it's going to be difficult if you want a storm door or a screen or anything like that. An eight-foot door is expensive and it's big.

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3 MS. DREHER: I haven't had the chance to look
4 underneath the closed overhang that we're doing.

5 CHAIRPERSON LUDWIG: Well, I think the amount
6 of light would be very similar to, if you just lower the top
7 of the door say a foot, make it seven-foot instead of
8 eight-foot, you would just have a transom across the whole
9 thing that would let in light, and you would still be able to
10 see out at that height. And yet if you went with a storm
11 door or anything else it would be considerably cheaper to
12 build.

13 John or anyone else, welcome your thoughts on
14 it.

15 MR. PAGE: So I would go with 6'8" door with a
16 transom that gives you more of a -- a little more of a
17 transom. I think what's potentially nice about this is that
18 the height of the head of the door or the head of the transom
19 is common with head of the window in this particular
20 instance.

21 I have some feelings about the door and the
22 side light that I can share with you at some point. I would
23 tend to go with either a bottom style that's taller than
24 that, they're typically more like ten inches traditionally.
25 The transoms look very modern to me -- excuse me, the side

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lights look very modern to me as a single tall light. But I can give you a sketch of my thinking on that then you can, you know, chose to go which route that you want to go.

MS. DREHER: I actually was thinking for the side light at the door to do recorder glass. So that's the first --

MR. PAGE: I would actually prefer that with a panel on the bottom, would be wonderful.

MS. DREHER: Well, I think they should match, like, the door and the side light.

MR. PAGE: Agreed.

MS. DREHER: That's what Jim's actually working up, so that will be one option.

MR. PAGE: I also think you could consider a single side light instead of a double side light, just have somebody sketch it and look at it.

MS. DREHER: Okay.

MR. PAGE: And, again, if you want, if you send this to me I will do a hand sketch of some thoughts that I have.

MS. DREHER: That would be very helpful.

CHAIRPERSON LUDWIG: John, you mentioned a wider style at the bottom, you mean wider rail, right?

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MR. PAGE: I do mean a wider rail, I absolutely do.

CHAIRPERSON LUDWIG: Okay.

MR. PAGE: As you said earlier, Jerry.

MS. DREHER: Okay. Can we scroll down to the -- unless there's any other comments on that part? Go down to the next, the garage. This is our floor plan. Actually, let's go down a little bit further so you can see what it's going to look like, that might be easier.

MR. PAGE: You flipped it.

MS. DREHER: We did, we did.

MR. PAGE: Good idea.

MS. DREHER: I let my husband decide where the garbage toter should be, as it is his responsibility. As you all know we are a ways from the road, so every 20 feet matters.

So we are putting them on the south side. We're doing the nine-foot garage doors. We did decide on the north elevation we are doing this one standard height door and then doing two double hung windows. And they were placed in a way that if we wanted to do something, if we wanted to do some kind of a canopy or something freestanding or attached to the garage for shade, because we will get a lot

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of sun in that area. But the window placement would be that -- we thought that was where the window placement should be for that. If you scroll down a little bit further you can see that.

For the, you know, the east and the west elevations we're just going with a double hung and the gable. And we are keeping the band, the architect gave us a couple different renditions and that's what we decided. We'd like to stick with that.

And then if you scroll up a little bit -- thank you, Brett, for getting all this -- if you scroll up to the floor plan. So we are doing a whole staircase. We do need a variance for the height and the zoning planner warned us that an attic area that is accessed by a staircase and a good head room up there, but is not preferred. But we, this is really what we would like to do. My husband would like to be able to stand up there, we would like to be able to use it for storage.

The concern apparently is that it could be used as living area, a loft or whatnot in the future. But that's what the Zoning Board doesn't like to see. This is the way we'd like to build it, so we're going to proceed with this. The ports are -- speaking of a variance by any legal

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argument we have and to make, so this just functions the best for us.

And the real important questions that I have for you guys, just for some feedback, is the type of materials for the garage. We are going to do board and batten siding. We don't have a contractor yet, we're waiting to do the construction drawings with a contractor, finalize a contractor. But Brett, the siding is not in there so you can just start at the top of the materials.

But, yes, either board batten, a metal roof which we have not looked at roofs yet. We're waiting for the one contractor we're pretty certain we're going to go with, is going to give me some recommendations for a metal roof. I like the style in the picture that you are seeing, but I don't -- a metal roof is totally new to me, so I don't know if the Board has any feedback, any suggestions.

What I'm looking at in a metal roof, I liked a little bit of a wider style, other than that I haven't looked at anything yet. So if you have any feedback for that, otherwise I don't have any clear path to show you.

CHAIRPERSON LUDWIG: Well, a couple of questions, unless you have more to present.

MS. DREHER: I can go -- why don't I go

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through the rest of the materials.

CHAIRPERSON LUDWIG: Great.

MS. DREHER: So I originally thought we were going to do wood, lots of wood, everything, and however, that has proved to not be the best option for a new build. So I wanted to discuss what kind of materials the Board would think were appropriate for something that's a new build, which I have not been on the commission long enough to have seen a new building. We haven't had any new build since I've been on the commission, so.

Garage doors, steel was recommended to us. We have two different sort of levels here, what's shown now is a sort of a mid-range steel. You can get the carriage styles, comes in a wood grain look. It can be painted, but it comes in a wood grain look, and seems to be a good option. The downfall is you can't replace parts of them. If they get dented by say, small little boys that may be running around, they basically have to be replaced if they get pretty damaged, so one downfall.

If you scroll down, we have another option which is a less expensive option that doesn't give us, doesn't give us a -- as far as, like, a carriage style look, it doesn't have as good of a design, but it does have, it's

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more -- sufficient and is also able to be repaired and replace a section of it. Which is, when we went to Felluca to look at garage doors that was one benefit.

So how does the Board feel about a garage door, you know, a steel garage door as opposed to a wood door?

CHAIRPERSON LUDWIG: Well, are the wood doors really wood or some compost material?

MS. DREHER: The ones you are seeing are steel and composite. I did look briefly, talked briefly about a solid wood door. It is very expensive and a lot of maintenance. So as far as solid wood with, you know, no steel, no composite, it's very expensive and high maintenance. So we would prefer to go this route, which is not what I was intending to do until I started researching and learning about all these materials, so one of these options would be our preference.

CHAIRPERSON LUDWIG: Well, if all options, I mean, if -- either one, which would you prefer? One that you could fix if it gets dented?

MS. DREHER: I am leaning toward the carriage style right now. We would pick a final option to present, you know, to put in our application. The really appealing

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thing about the other one is that it can be, parts of it can be repaired. We do have two very small children and I'm sure they're going to be struck. They already are. But I really like the carriage-style look, but it is a composite and is steel and it certainly can dent. And the folks I've spoke with at Felluca said they have tried for years to be able to find a way to fix them, replace parts or pieces and they just can't do it. They can't piece them together. But we would prefer either one of these options over solid wood.

CHAIRPERSON LUDWIG: Okay.

MS. ROBINSON: Can I ask, is it true that these doors are often damaged? I don't think I see the --

MS. DREHER: To be honest, I've never, I haven't really had a garage with this kind of door, ever. I've lived in a lot of old houses, but never had a garage, so this is new to me. I have seen garage doors with dents in them, but I don't know. I'm hoping -- I don't think it's more of an issue, like, you throw a baseball at it. You know, he said soccer ball, basketball, fine; baseball, hockey puck, my husband was inquiring about, he was hoping the kids play hockey. It's going to dent it. Is it going to be bad enough that we would want to fix it? I certainly hope not.

Which is why I'm leaning towards this, the

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one, the carriage style. It's more of a traditional carriage style. But my main question is, are you okay with the steel composite option with the wood grain look, or even a flat painted look. I'm not sure what's going to look best with the siding. I have to kind of mull that over, both of them come in those options.

MR. PAGE: I'm okay with it, it just depends on the style, right?

MS. DREHER: Right.

MR. PAGE: If you ended up coming in with a modern style, then I wouldn't be okay with it.

MS. DREHER: Well, what you are --

MR. PAGE: If it has a bit of a traditional style to it, a little character, then I would be okay with it.

MS. DREHER: What you're looking at right now is where the arrow is on the left, for this less expensive model, this is, I think that's the look that we thought would look the best.

MR. PAGE: That's lovely.

MS. DREHER: So if we went with the less expensive option, the one that was repairable, it would be, that would be the look we would be going for.

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CHAIRPERSON LUDWIG: Diane, the SQ 22?

MS. ROBINSON: SQ 22, yes.

CHAIRPERSON LUDWIG: Okay. I see two arrows, that's why I was asking.

MS. ROBINSON: I prefer the SQ 22.

MS. DREHER: Yes. That has basically the grid on the windows is removable. So we think we prefer that, but if we don't then we can always take it off and get the option of both.

CHAIRPERSON LUDWIG: Is the grid on the outside?

MS. DREHER: It is, yes.

CHAIRPERSON LUDWIG: Okay.

MS. DREHER: As opposed to the top option is the four windows, there's actually four windows, and so I'm still mulling that over. But I'm leaning towards the one, the lower one with the arrow.

CHAIRPERSON LUDWIG: I like that better.

MR. WHITAKER: I do too.

CHAIRPERSON LUDWIG: Although probably if you are trying to do something with the vintage of the house, probably would not have had windows in it any way.

MR. WHITAKER: Yes.

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CHAIRPERSON LUDWIG: If you do want windows, probably the SQ 22 is more the one, or the one below it whatever that is. It has the, yes, the divided lights there, the SQ --

MS. DREHER: I think the one with the arrow on it is REC 14. That has the removable grid.

CHAIRPERSON LUDWIG: Okay.

MS. DREHER: The SQ 22, is separate windows with removable grids in them.

CHAIRPERSON LUDWIG: Okay.

MS. DREHER: So --

MR. PAGE: I'm fine with any of those.

MS. DREHER: Okay. And the carriage style that we looked at before was the more expensive door. I believe we've talked, yes, so that style as well, we would be putting windows in it, but that's --

MS. ROBINSON: Is it the 22 or 23?

MS. DREHER: 22, I believe is our preference.

MS. ROBINSON: 23 is not correct.

MS. DREHER: No, the X goes to 22. 21, we thought about but we're thinking about doing that maybe on the totter doors, which, why don't we scroll down and we'll go to the next, I don't know if windows or doors are next.

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Let's see. You can go ahead and pass all the garage doors.

CHAIRPERSON LUDWIG: Amanda, where did you get the bids for the door from?

MS. DREHER: Felluca.

CHAIRPERSON LUDWIG: You might want to try Alliance Door.

MS. DREHER: Okay.

CHAIRPERSON LUDWIG: And Roly-Door. And Roly-Door has just put opener -- well, the one they just installed on our carriage house and they did the other one. But you might just want to see if they have anything that you like better and it might cost less, or more susceptible to baseballs and hockey pucks, just a thought.

MS. DREHER: You said Alliance Door?

CHAIRPERSON LUDWIG: Alliance Door, yes, and the residential department is called Roly-Door, R-O-L-Y door.

MS. DREHER: Okay, thank you.

MR. WHITAKER: We have very old doors, very heavy, but I would be concerned about the dents with the kids also.

CHAIRPERSON LUDWIG: Yes. The idea if you have to replace a whole door, that's not -- I would stay away from that.

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3 MS. DREHER: Okay, thank you. I will
4 definitely take a look at that.

5 So windows, I looked at Anderson at Morris and
6 I looked at Marvin at Rochester Colonial. So the Marvin, I
7 think the Marvin option we would like to go with for the
8 garage is the Elevate collection. And just, you know, one of
9 the ones they are fiberglass, they're wood with fiberglass, I
10 believe that's the right description. So the interior is
11 wood not clad, and then the exterior is clad in fiberglass.

12 It comes in colors and I think what would be
13 appropriate, probably looking at a grayish beige, I think you
14 can see with my arrow and the pebble gray I'm not entirely
15 certain that all the garage door color and look and the
16 siding and the windows all have to sort of be decided. But
17 that's the look we're going for.

18 So it is a fiberglass window and I believe it
19 is the lower end of Marvin's. I would think explaining,
20 there was the solid -- the wood top of the line, which we
21 were initially looking at to put in the mudroom until we
22 found out about Jim's, and we prefer to have to make the
23 window.

24 And then there's an aluminum option from
25 Marvin that's all aluminum, I believe. And then there's this

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3 Elevate collection which is a fiberglass. So we think this
4 is a good option for the garage, and some feedback of what
5 you both think.

6 CHAIRPERSON LUDWIG: They would not have
7 grills; is that correct?

8 MS. DREHER: That's correct.

9 CHAIRPERSON LUDWIG: Just one over one?

10 MS. DREHER: Just one over one.

11 MR. PAGE: I'm fine.

12 MR. WHITAKER: Me too.

13 CHAIRPERSON LUDWIG: Amanda, I do have a
14 couple other thoughts, maybe you want to go through the whole
15 thing and then I'll throw those out.

16 MS. DREHER: Sure. Well, I think the last
17 thing is if you scroll down, the last thing is we have doors
18 or we have -- oh, we have the patio. So we will skip over to
19 the patio. The patio will be next to the garage and we
20 looked at RT Masters, we looked at Blue Stone, this is the
21 pattern that Mark has recommended, the random rectangular
22 pattern. We would do with the blue stone or these are two
23 different concrete paver options.

24 For cost purposes, we have quite a bit of
25 walkway and we have a big patio we would like to do -- or

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terrace as Mark would say, I'll call it a terrace. And we can save quite a bit with going with concrete pavers. We actually thought they looked a little bit more interesting. However, my husband is a geologist so he was always favoring the stone, but we think that this is the better option.

I know it is something that maybe in 20 years we'll want to redo in blue stone. But for, you know, it's hard to tell, but I think this is one area where we would like to save money because it's a very large project and we really like the options. We didn't -- I know that stone, natural stone would be, obviously, more appropriate for the time period of the house, but this is what we are favoring.

MR. PAGE: You're just going to look lovely and it's on the ground, it's not part of the main stretch, I don't really see it as an issue.

CHAIRPERSON LUDWIG: Be prepared to by some extra RoundUp, you're going to have little weeds between every joint in those.

MS. DREHER: Well, I don't know. There's no other option I mean, there's nothing else I think we could do that would look good.

CHAIRPERSON LUDWIG: There's concrete.

MR. PAGE: If you are working with Mark, he is

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going to recommend a section that has a weed barrier and, you know, other -- and crusher run and sand and things that are going to discourage that.

CHAIRPERSON LUDWIG: Let me just explain that our front walk is, it's brick pavers and there was a weed barrier and all that, but weeds tend to grow between. They put sand usually between the --

MS. DREHER: Yeah, the primary sand.

CHAIRPERSON LUDWIG: And that's where the weeds grow. They don't come up from below, they come up from the top.

MR. PAGE: Charming at that point.

MS. DREHER: Well, we have a DIY patio that my husband and our landscape guy did from left over materials from one of the granite places and it's full of weeds. But the joints are very wide and, you know, apparently polymeric sand isn't all equal, so there are better versions of it than what my husband bought from Home Depot.

So with professionals and the proper base and sand, we don't want to go for a concrete look. I know the standard concrete is going to achieve somewhat of a look but it's not recommended for the northeast as far as I know because it's going to crack.

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3 CHAIRPERSON LUDWIG: I wouldn't recommend that
4 either. You have two young children, they can take care of
5 the weeds.

6 MS. ROBINSON: I have a solution for your weed
7 problem. We have the rugged stone with wide joints and if
8 you put moss, RoundUp will not kill the moss and it's slowly
9 filling in the cracks. Eventually we will have no more
10 weeds.

11 MS. DREHER: Interesting, I hadn't thought
12 about that.

13 MS. ROBINSON: We just found out that RoundUp
14 doesn't kill moss. That's how we learned that.

15 MS. DREHER: Well, that's much preferable to
16 weeds. The -- we were thinking concrete for the parking
17 area, in front of the garage. Our original plan was to do
18 all crusher run for the driveway and the parking area.
19 However, we recently learned that if we then decide a year or
20 a couple years down the road to pave or to put in concrete,
21 they need different bases. So we do think we are going to
22 want -- we have no hard surface. Without anything in the
23 parking area, around the driveway, we have no hard surfaces.

24 I don't like the look of anything other than
25 gravel from the road, so the driveway portion will likely

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always stay gravel. But in the parking area we thought maybe we should have a hard surface, and perhaps we should make that decision now.

So Mark has, you know, suggested that concrete was a good look. We could even do an exposed aggregate. I don't have it here, that's something I have to look into, probably for next month, but we might end up doing concrete in the parking area after all. But, again, it's going to come down to cost and where we are and everything else.

CHAIRPERSON LUDWIG: Just a thought on concrete, if you bring your cars and they're loaded with salt, you want to make sure the concrete is sealed because otherwise salt and concrete don't go well together.

MS. DREHER: Yeah, Mark was talking about a certain kind of sealer and having it resealed professionally every five or six years.

CHAIRPERSON LUDWIG: Good.

MS. DREHER: That's, yeah, we would definitely do it right. And it's not a final decision, but I am going to ask the contractor about that. We're waiting to hear back from him on the roof.

I think the only other thing that is next is the doors for the toter, the garbage toters, and the door on

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the north side that we would enter into from the house. These are -- they are true and these actually were the doors recommended by both Morris and Rochester Colonial. They are a fiberglass with a wood look. You can see all of the different architectural characteristics there. They're made to be a nice door.

So rather than a wood door, because we are not doing a screen, a storm door, but it's not covered. It's hard to come in and out of a storm door and a main door. So I want to limit -- so coming from the car I have to only go through three doors as opposed to four if I don't do a storm door on the garage. So I would like to go with this fiberglass composite door.

I was thinking about the arrow, that design, I am not 100 percent sure if I want it to be divided. But I do think for this we wanted to go with not a three-quarter glass, but less glass on this. But any thoughts on this type of a door? Again, I'm not using a solid wood door.

MR. PAGE: Any of those are fine.

CHAIRPERSON LUDWIG: Yes.

MS. ROBINSON: I think you maybe want to mimic your exterior door a little bit.

CHAIRPERSON LUDWIG: Yes. Whatever window

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pattern you have on the overhead door, you might want to carry out to the --

MS. DREHER: Oh, okay, on the garage door, okay. Yes, that could be -- there's an option in the second row, yes, a couple options in the second row that could match that. Okay.

So, and if you scroll down a little bit more -- thanks, Brett, you're doing great -- for the doors to the toters depending on exactly what we pick for the overhead doors, these are some of the options. A solid panel, most, you know, do a carriage style, whichever -- something, one of these that would look appropriate, on the same side with that you're going to see both of them.

MS. ROBINSON: Are you going to make them the same as your garage doors? Make similar, different size, different shape by similar. There's too many different things happening.

MS. DREHER: You think the same pattern. If you scroll down a little bit more, Brett. So here you have the similar patterns.

CHAIRPERSON LUDWIG: What about the ones you showed earlier? Couldn't they go on the toter doors too?

MR. PAGE: Not without the glass. There were

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some there that looked just like your other door, except no glass.

MS. DREHER: These actually are. These are the same types of doors, just no glass.

CHAIRPERSON LUDWIG: Well, why wouldn't you put glass in the other door?

MS. ROBINSON: No.

CHAIRPERSON LUDWIG: No?

MS. DREHER: I don't know if we want to see the toters. Although it might be above the toters, but I don't know. We never really considered it. I always was just assuming it would be solid.

CHAIRPERSON LUDWIG: Okay. If all three doors are on the front of the -- the two overhead doors and this door, they're on the front of the garage, I didn't think -- well, you could always hang curtains or something inside the door. I would, you know, my first inclination would be to make them all the same, the same type of light pattern.

MS. ROBINSON: Can we look at the elevation again?

CHAIRPERSON LUDWIG: Oh, I see what you're doing.

MS. ROBINSON: The totter doors are a different

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size.

CHAIRPERSON LUDWIG: Okay, right. Okay, I stand corrected.

MS. DREHER: Okay. I think as far as the doors go, Jerry, did you have any suggestions or comments on the metal roof? We were talking about that at the beginning.

CHAIRPERSON LUDWIG: Let's start, if no one else wants to jump in here, let me fill my four and a half sections. One, I really think you might want to add at least towards the end away from the house I would add a couple of windows on the gable, at garage level. Simply because, in keeping with the house if you are trying to mimic the same vintage of the house, the garage has always had windows on the first floor as well, so that is one suggestion. I think if you put a couple windows on the gable away from the house.

Secondly, I would consider an entry from the house that would go into the garage that would be covered because if it's raining or something, and you want to get into the garage you don't necessarily want to have to come out, go around and get into another door. That would be a suggestion.

MS. DREHER: So I think right now we have them covered at the mudroom, the door entering the mudroom.

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CHAIRPERSON LUDWIG: Right.

MS. DREHER: And then, you're about, oh, ten to 15 feet I think to the door on the other side of the garage and we don't have that door covered. We looked into making -- we thought about doing a covered walkway. We nixed that plan because of the cost and we brought the garage much closer than we originally were planning, and eliminated the driveway.

So I would love to be covered the whole way, but we just don't have the budget for it. We don't have the money for anything that would be any sort of covered walkway that would require tiers of the sort.

CHAIRPERSON LUDWIG: What if you just had the garage opposite the one kitchen, even if it wasn't covered, around the corner.

MS. DREHER: If you -- I'm trying to see where you could see the -- if you, do you, Brett, do you have the color drawings from the landscape architect that show the corner of the garage is at about the corner of the house?

CHAIRPERSON LUDWIG: Okay.

MS. DREHER: Here we go, okay. The door, wherever you place the door you're about the same distance.

CHAIRPERSON LUDWIG: Okay, I stand corrected

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again, yes.

MS. DREHER: Trust me, I wanted to do it covered, I really did. But once we get into, you know, sinking tiers and whatnot, it was expensive and we just don't have the funds for it.

CHAIRPERSON LUDWIG: I didn't realize the garage. Okay, this helps. This would have helped earlier.

MS. DREHER: This is my big sacrifice, my big sacrifice was not being covered.

CHAIRPERSON LUDWIG: That makes sense. And they do sell umbrellas, from what I understand.

MS. DREHER: I can run, it's good for me now.

MR. WHITAKER: I have a question. Amanda, you want a metal roof, right?

MS. DREHER: Yes.

MR. WHITAKER: Is there trees over the roof?

MS. DREHER: No, nothing at all. This is the area in my backyard that there's no trees whatsoever.

MR. WHITAKER: Okay. We have a metal roof on the barn and there's a walnut tree and it makes a lot of noise.

MS. DREHER: I would imagine that. We actually have a walnut tree by the actual barn. This is

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going to kind of be like a barn, but our actual barn we have a walnut tree over by there. And, but, no, we don't have anything -- Mark is suggesting he could see putting in a tree there, as well as my husband dreaming of an outdoor kitchen, but that is definitely Phase 2, 3 or 10.

MR. WHITAKER: Just don't have a walnut tree over a metal roof.

MS. DREHER: I agree, that would not be a good idea.

CHAIRPERSON LUDWIG: Even an oak tree, we had one over our cottage and we knew when the acorns were dropping. But, you know, to get back to the metal roof, the house has an asphalt roof; is that correct?

MS. DREHER: It does and it needs to be replaced I'd say within the next five years.

CHAIRPERSON LUDWIG: So why not do an asphalt roof on the garage?

MS. DREHER: So this is, you know, a conversation we've been having, you know, we had with architects, we had with Mark, we had with the contractors, that we believe we're going to go with. The thought was part of the timing is an issue. If we do an asphalt roof on the garage and don't do the house for five years, is going to be

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an issue with it matching, and because they're so close the garage will have faded. I don't know how much because I, you know, I've put a new asphalt roof on my last house and then sold it a year later, so I don't really know how much it faded.

So the metal roof was thought to be -- the contractor, Mark and Jennifer, their vision was an out building of a sort, not necessarily like an animal barn, but an out building of a sort that would have been a farm. This was a farm at the time period that we're looking at.

And so they thought the contrasting material along with the fact that we weren't sure what we were going to do with the house, was a suggestion.

I like the way a metal roof looks. I've heard, as far as the house goes, I know there are options that we haven't gotten into of different kinds of metal roofs that look like asphalt roofs, that don't, that can go over original cedar shake and -- it's something we haven't explored yet.

And so if you folks think that's a good idea for us to get into, I mean, we could do that. I just -- I'm not -- we're not ready to do the roof on the house, so we are trying to squeak as much out of it as we can.

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CHAIRPERSON LUDWIG: A couple of thoughts.
First of all, who is the contractor you are leaning towards?

MS. DREHER: Shane Schumann.

CHAIRPERSON LUDWIG: So what's the name?

MS. DREHER: Shane Schumann.

CHAIRPERSON LUDWIG: How do you spell his last
name?

MS. DREHER: I have it up right here, it's
S-C-H -- oh, let me get it for you. It's, there's no L, it's
S-C-H-U-M-A-N-N. Yes, S-C-H-U-M-A-N-N, Schumann
Construction. We also had a quote from Lazaro, which is a
family member on my husband's side and we're getting a quote
from JB Sterling in the first week of September because the
quotes are very far apart.

So we are opting not to do construction
drawings until after we get the variances and the
Preservation Commission's approval. So without construction
drawings the contractors are not saying this is an exact
estimate. But I am -- I know we are going to pick the
materials we're going with, the doors and windows, so we will
have those costs pretty set. But we decided to get a third
quote because they were just so far apart.

CHAIRPERSON LUDWIG: Well, John may have some

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suggestions, I may have some suggestions on contractors once you get to that stage.

MS. DREHER: Okay, yeah, I would definitely, I can reach out to you guys about that. But I don't know, are there any other -- for the roof, we thought if we went with a contrast then we would have more flexibility as far as the house goes to do what we would like to do when we do it. But if we went with asphalt, then we would be trying to match that, would that be limiting.

CHAIRPERSON LUDWIG: Okay. Any thoughts?

MR. PAGE: I'm fine either way, not a big issue either way for me. I like a metal roof, fine, asphalt roof is fine. Not concerned about them looking like the same thing.

CHAIRPERSON LUDWIG: So as far as siding goes, probably looking at composite cement board, whatever siding you're -- whether it's board and batten or preference, whatever?

MS. DREHER: No, we are going to go with cedar. I think it's cedar, yeah, we're doing wood.

CHAIRPERSON LUDWIG: Really? Okay.

MS. ROBINSON: Good choice, Jennifer.

MS. DREHER: I was going to say --

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MS. ROBINSON: I didn't mean to call you Jennifer.

MS. DREHER: No, Jennifer is the architect. I was just talking about her.

That was what we thought we would go with. I mean, I grew up with a board and batten building in our family campground. I told my mom, much to her dismay, I would not paint the same cabin brown color from Sherwin Williams.

But to me, I would want wood. I mean, we can save money on the doors and the windows and the garage doors and the patio, but I would like to go with wood.

MS. ROBINSON: We did the Hardy Plank and I wish we hadn't.

CHAIRPERSON LUDWIG: Okay. Well, if you go to cedar get white cedar, if possible, vertical green also, if possible.

MS. DREHER: We're thinking a semi-transparent stain. Jennifer, the architect, has pictures of Monroe County some park buildings that, pictures she wanted to show us of semi-transparent stain or before they were stained or something. She'd give us a look, but I went to Sherwin Williams to get an idea of the differences because I am only

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familiar with an opaque stain that we've done at the family business.

But I think we're going to go for probably a semi-transparent to see more of the wood. And so the garage doors, you know, I think there's got to be a contrast. Color wise, I'm just not sure what I want to start with materials that, there is material the way we are going that composite would be an option. Then we'll get to the next level of color and settling on a style.

CHAIRPERSON LUDWIG: We don't have any dictation over colors, and if you go with semi-transparent and you don't like it, you can go over it with a solid color at some point.

MS. DREHER: That's true. We're thinking a lighter color with darker windows, and darker doors, and garage doors. More kind of like the color of our barn. Our barn, the wood on our barn, we don't have very much wood at all, because we just have the stone level, but there's some wood on it and it's gray, brown, barn wood. Exactly what you would expect, but that's the sort of tone we are going for, I think.

CHAIRPERSON LUDWIG: Well, again, we don't have any authority over colors. So you could paint it pink

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and green. Hopefully not, but that we do not control.

MS. DREHER: So I think that is it for I'll say this month because I'll probably be back next month with some more questions. And we're going to submit our application for the October meeting, and Jennifer and Mark will be with us and we'll be able to answer any questions there are. I'm sure you folks will be tired of hearing about this, but we will be on our way. And then we're going to build as soon as we can in the spring.

MS. ROBINSON: Amanda, what's the name of your door carpenter, Jim?

MS. DREHER: I don't know what his last name is.

CHAIRPERSON LUDWIG: Jim Turner.

MS. ROBINSON: Thank you.

MS. DREHER: I reached out to Steve Jordan to see if his sash maker would make me a window, and his sash maker has retired. He pointed me to Jim and Jim said, great, as long as he can build it over the winter and I didn't need it in the next, you know, couple months.

MS. ROBINSON: There's also David Young, if you need to have a second choice.

MS. DREHER: Is it Young?

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MS. ROBINSON: Dave Young, he does all our windows and doors.

MS. DREHER: Okay. I will reach out to you for contact information because I was just -- this is a new process to me, so I think it can never hurt to see what we're looking at.

But I think that's the best way to go for the house so we can get matched and we can stick with the type of materials that would have been used on the house. Even though this is an addition that was done, we're not entirely sure, but the last addition on the house. So and by the aluminum outside, maybe '50s to '60s, so I think on my list that's all I had.

CHAIRPERSON LUDWIG: One other question. What were you planning on for gutters and downspouts? Haven't gotten that far?

MS. DREHER: Haven't gotten that far. That's a very good question. I'm sorry, there's so many moving -- this is a project of a scale that's new to me. So that's a very good question. I --

CHAIRPERSON LUDWIG: Well, that's why we are here.

MS. DREHER: Yes. Do you think, I would say

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probably five inches are fine.

CHAIRPERSON LUDWIG: No, material.

MS. DREHER: Oh, yeah. I'm not sure. On our house we have, I think we have aluminum, but we are going to replace them when we do the roof. They're terrible and they are not well placed. But for the garage, because it's a new build, I'm not sure what would be recommended.

MR. PAGE: Jennifer will give you a good idea on that.

MS. DREHER: Okay. But, yeah, we haven't talked about that yet. I thought I had everything. We're actually good. Does anyone know where I can go to look at metal roofs?

CHAIRPERSON LUDWIG: I probably could send you a couple of, I don't know whether B&L Wholesale sells them? Do you know, John?

MR. PAGE: I don't know.

CHAIRPERSON LUDWIG: Let me do a little research and I can see what I can come up with.

MS. DREHER: It's tough without having locked in a contractor yet. I don't want to burden them into sending me things if -- until we've made a final decision.

CHAIRPERSON LUDWIG: There's a couple of

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resources, I will see what I can find.

MS. DREHER: Okay. We are waiting to hear back from Shane because I did have a couple of questions for him. One of them was what do you recommend for a metal roof. So I will be back next month with an example for the metal roof and some gutters.

CHAIRPERSON LUDWIG: Just a couple thoughts on the metal roof before you go. Make sure that the fasteners are concealed, and they don't have any screwed through with gaskets on the outside of the face of the roof. So if it's a the scanning seam, normally they will put a clip under the same part and then bend it over and put another section on. So make sure the fasteners are concealed.

MS. DREHER: Okay, all right. I think we're good to go. Thank you so much, Brett, for showing us all that.

MR. GORDON: Jerry, this is Ken, if I could chime in here?

CHAIRPERSON LUDWIG: Yes.

MR. GORDON: So just, I know that we don't do too many new constructions these days and I know Amanda hasn't made her application yet. Just in anticipation of when she does make her application and it does come before

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the Board formally, the issues for new construction are the same as any alteration issues. It's not a matter whether it's a look you like, dislike, or whether it's convenient or inconvenient for the homeowner, or whether it costs more or less, the certain materials.

What the issue really is, is the new construction compatible with the historic character of these existing structures, and it would include the grounds. The grounds as you know, at least a certain percentage or a certain number of feet of the grounds are included in the designation. So what is done with the patio is relevant, what is done with the roof is relevant. But it has to do with the consistency of the rest of the structure and compatibility with the historic character of the building.

I heard a lot of other subjective terms being thrown around during this discussion that wouldn't necessarily be appropriate under the criteria that we have.

MS. DREHER: I appreciate the Commission feedback. For me, on the sorts of style issues that would, that, you're right, that would not be normally part of an application.

My main goal tonight was to find out as far as the materials go, using steel composite garage doors for

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3 example, if the Commission would agree that that would be
4 compatible with the historic character of the property.
5 Because we haven't seen something like that while I have been
6 on the board. So, thank you.

7 CHAIRPERSON LUDWIG: We have to measure
8 historic relevance, appropriateness with practicality. And
9 so, the garage doors you mentioned are certainly, would
10 certainly be historically appropriate, but if you have to
11 replace the whole door if it gets dented, that's not
12 practical. So we try to look at both sides of the issue.

13 MS. DREHER: I did have one further question.
14 Given that we are doing Zoom, I assume we are still doing
15 Zoom in October, the sheets that I have pulled from the
16 brochures and the books that were given to me, are these
17 sufficient evidence of the materials, or would you like me to
18 obtain samples and have them for you in front of the camera
19 at the time we make the application? Or is what we've shown
20 sufficient?

21 CHAIRPERSON LUDWIG: Well, I think what you
22 have shown is okay, but I'll listen to John and the rest of
23 the Commission, what do you think?

24 MR. PAGE: This would represent a good
25 submission.

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MR. WHITAKER: I'm still undecided.

CHAIRPERSON LUDWIG: I think you're okay.

MS. DREHER: Okay. That's all for me.

CHAIRPERSON LUDWIG: Thank you.

MR. BOEHNER: We have another speaker for the open forum. Jerry, let me unmute her.

Elizabeth, are you there?

ELIZABETH SHANNON: I am. Can you hear me okay?

MR. BOEHNER: I can, yes, we can.

ELIZABETH SHANNON: Okay, and now my video's going.

MR. BOEHNER: Yes, your video's going.

CHAIRPERSON LUDWIG: Hi.

ELIZABETH SHANNON: So I have never done one of these before, what's the best way to start explaining why I'm here?

CHAIRPERSON LUDWIG: Just explain why you're here.

ELIZABETH SHANNON: Okay. So my husband and I just purchased 394 Edgewood and we're very excited to be living in a historic home. And I believe in the past this home was reviewed for possible designation and then it was

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not -- part of the reason it didn't go further is I believe the aluminum siding.

And I was curious what other factors might be coming into play as a barrier? Because if it's only the siding, we're not fans of aluminum siding either and we would probably want to move forward pursuing designation. But if there's a laundry list a mile long of reasons why this house would not be considered or approved, I would like to get started on some projects that would make this place more livable.

So that's kind of the crux of it and I guess deep down I love old buildings. We got married at the Genesee Country Museum for a reason. And it's something I'd love to do, but I feel like it's a quality of life and the mountain ahead of us if we did want to pursue designation.

CHAIRPERSON LUDWIG: Well, I will defer to Diana who lives across the street and also Mary Jo. I don't have the original survey in front of me, but I believe there were several things that were changed since we first looked at the house.

MS. ROBINSON: If I remember correctly, maybe not, I believe we were about to either ask to have the survey updated, I think that's what it was. And just a week before

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they ripped out all of the double hung windows. And I remember Jerry's statement, have you driven by the house, have you seen what they've done? And that kind of put a damper on everything, even though I was probably the only one who voted the opposite way.

So it's the windows and siding, and I believe other people were concerned the shrubbery, but that, I'm not sure about that. I think the only really important characteristic I can see of the house is, one, it's history. That it belonged -- there was in the family with our house, number one. And, number two, the little gingerbread front porch. Other than that it's just a house.

ELIZABETH SHANNON: Right.

CHAIRPERSON LUDWIG: Mary Jo?

MS. LANPHEAR: I have nothing to add really, I concur with Diane.

CHAIRPERSON LUDWIG: Did they take -- the porch has some bric-a-brac on the front porch, is that still there?

ELIZABETH SHANNON: It is.

CHAIRPERSON LUDWIG: Okay. So basically, it was probably the shrubbery, which can be replanted, no big deal. So it was the windows and the siding, I think were the

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two deciding factors of why we did not proceed with designation.

ELIZABETH SHANNON: Okay.

MS. LANPHEAR: Even though there is a designated aluminum siding on Edgewood already, one of the first houses, the Joseph Anthony house.

CHAIRPERSON LUDWIG: So --

MR. PAGE: The two of them together were probably combining. The windows are the biggest deal for sure. Siding, is actually somewhat reversible.

MS. ROBINSON: The windows were the last straw because they were all loaded up against a tree in front of the house. And, this is very personal, but I called my husband to go get the windows, and he do not do it. Is a very personal story.

CHAIRPERSON LUDWIG: Were the original windows, were they divided light?

MS. ROBINSON: Just like ours, regular six over six windows, I wanted them.

CHAIRPERSON LUDWIG: Replace those with a Marvin simulated divided light, or true divided light. We had a group, a similar situation in the past. So that would be one thing, which would not be inexpensive for sure. And

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the siding you could probably just take off and find out what was underneath it.

ELIZABETH SHANNON: Yeah. Okay. Getting the windows addressed does sound like a very big undertaking.

CHAIRPERSON LUDWIG: Well, it's probably worth a call just to find out what's involved.

ELIZABETH SHANNON: Yeah, yeah. One question that is also important for us to know as we're considering this or not, there are other pieces of this house that clearly are not original. The garage that was added on at some point and it needs work. It's not really a two-car garage. Off the back of the house there used to be a deck, now it's just a six-foot drop out of the kitchen. Are those the kinds of things that would fall under needing approval if we would be able to get designated status?

CHAIRPERSON LUDWIG: If you wanted to change the garage, sure. We would certainly be open to that, as long as it was, you know, appropriate. Sure, we would be open to that. So if you wanted to just tear what you've got and rebuild it, providing you would do it zoning code-wise, we would not have a problem with that.

ELIZABETH SHANNON: Okay. We would like to put both our cars there honestly.

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3 CHAIRPERSON LUDWIG: I can understand why.

4 ELIZABETH SHANNON: Living in Rochester a
5 minute, it makes sense.

6 MS. ROBINSON: Mary, I have a question, have
7 we ever -- I have never heard of this, but would we be open
8 to some of the windows being replaced? Maybe the most
9 visible windows? Just an idea.

10 CHAIRPERSON LUDWIG: Well, I think any of the
11 windows that get replaced we would be open for. Whether or
12 not that would affect designation or not, I can't say. I'm
13 just one number, but I don't think we have any windows better
14 than probably what's there, so.

15 MS. DREHER: Can you describe what the
16 windows, what they were replaced with? What are they like
17 now?

18 ELIZABETH SHANNON: I believe they are just a
19 standard, modern, vinyl window.

20 MS. DREHER: Okay.

21 MR. GORDON: Jerry, it's Ken Gordon, if I
22 could just again make a couple quick comments. So it's my
23 understanding that this property is neither currently
24 designated, nor is it any longer on the list of surveyed
25 properties awaiting designation. So currently this property

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does not really fall under the Historic Preservation Commission's jurisdiction in any way. And the question that you're asking is a very difficult one, because what you are asking is, if I do certain work will my property be designated? And I can tell you that we could not possibly give you an answer. We cannot make a decision until it had a full record and a full hearing before it.

So perhaps one of the ideas would be for you to speak with the architectural firm that does the historic surveys for the town. An idea from them as to what they would see about your property and what improvements you could make to the property to get the architect to have an opinion that it is worthy of designation or at least worthy of preservation under the criteria that we have in our Town Code.

I don't think the Commission today or frankly, at any point could give you an opinion in advance as to what work you should do in order to make your house designated.

ELIZABETH SHANNON: That's really helpful feedback, thank you.

CHAIRPERSON LUDWIG: Thank you, Ken.

ELIZABETH SHANNON: How can I get the name of the architecture firm?

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3 CHAIRPERSON LUDWIG: We can supply it.
4 Perhaps Ramsey can send you that after we're offline.

5 ELIZABETH SHANNON: Okay, great. And my
6 husband --

7 MR. BOEHNER: If you could just e-mail me, you
8 have my e-mail. Thank you.

9 ELIZABETH SHANNON: Yes. My heart's not set
10 on getting designation, but I would be very unhappy with
11 myself if I let an easy enough opportunity slip by. So this
12 is really good starting information. It might be more
13 trouble than the historic value is worth, but it is certainly
14 worth double checking before I start doing things that will
15 get us further away from historical consideration.

16 CHAIRPERSON LUDWIG: Good idea. Thank you for
17 coming.

18 ELIZABETH SHANNON: Thank you for having me, I
19 really appreciate it. I will e-mail for the architecture
20 information.

21 CHAIRPERSON LUDWIG: Great, thank you.

22 ELIZABETH SHANNON: I do have to run, but
23 thank you so much for your time.

24 CHAIRPERSON LUDWIG: You're welcome. Thank
25 you for coming.

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ELIZABETH SHANNON: Take care, bye.

MS. LANPHEAR: Bye.

CHAIRPERSON LUDWIG: Anyone else here to speak for the open forum?

MR. BOEHNER: I don't think there's anyone else.

CHAIRPERSON LUDWIG: Okay. Then I would like to call the meeting to order. Ramsey, would you please call the roll.

MR. BOEHNER: Mr. Ludwig?

CHAIRPERSON LUDWIG: Yes.

MR. BOEHNER: Ms. Robinson?

MS. ROBINSON: Yes.

MR. BOEHNER: Mr. DelVecchio.

MR. DELVECCHIO: Yes.

MR. BOEHNER: Mr. Goodman? Not present.

MR. BOEHNER: Mr. Whitaker?

MR. WHITAKER: Yes.

MR. BOEHNER: Mr. Page.

MR. PAGE: Yes.

MR. BOEHNER: Ms. Dreher?

MS. DREHER: Yes.

MR. BOEHNER: All present except Goodman.

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CHAIRPERSON LUDWIG: That meeting will now be held.

May I have an approval of the agenda please?

MR. WHITAKER: I make a motion.

CHAIRPERSON LUDWIG: Thank you, may I have a second?

MS. ROBINSON: Seconded.

CHAIRPERSON LUDWIG: All in favor?

ALL COUNCILMEMBERS: Aye.

CHAIRPERSON LUDWIG: Okay. Agenda is approved.

Minutes of July 23rd.

MS. DREHER: I didn't have any changes to the minutes. There were a couple mentions where there was feedback in the conversation, but I think that was properly indicated in the record. I don't think there were any other substantive changes.

MS. LANPHEAR: I did see one on Page 45, Line 19, we need to get the spelling of Chehaead Lubivitch correct.

CHAIRPERSON LUDWIG: Which is?

MS. LANPHEAR: The 1037 South Winton Road.

CHAIRPERSON LUDWIG: Which is the correct

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spelling?

MS. LANPHEAR: Somebody that's a little more knowledgeable than me. H-A-B-A-D I think is the first part of it --

MR. GORDON: C-H-E-H-A-E-A-D
L-U-B-I-V-I-T-C-H.

CHAIRPERSON LUDWIG: Ken won the spelling bee on this.

MR. GORDON: I think I may be the only one who went to Hebrew school.

CHAIRPERSON LUDWIG: I had a couple of corrections. On Page 11, Line 11, it should be either it was the house with the -- we were talking about the carriage house at 2300 East Avenue. It should be either Bragdon's-Design or Bragdon, E-D Design, a small thing.

And then on Page 37, Line 11, Landmark should be a capital L.

And on Page 53, Line 2, we're talking about the house, we just talked about it, on Edgewood Avenue, it should be the former tenant house for Diana's house, it's not the tenant house anymore, former tenant house. That's it.

Any other additions or corrections? Motion to approve.

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MS. DREHER: I will move.

MR. WHITAKER: Second.

CHAIRPERSON LUDWIG: Second David, all in favor?

ALL MEMBERS: Aye.

CHAIRPERSON LUDWIG: Stands approved.

Ramsey, was this meeting duly advertised?

MR. BOEHNER: Yes. It was properly advertised in the Brighton-Pittsford Post of August 13, 2020.

CHAIRPERSON LUDWIG: That meeting that was duly advertised will now be held.

No communications, no designation of landmarks.

First item, certificate of appropriateness, 7H-01-20, 7H-01-20 - Revised.

APPLICATION 7H-01-20, 7H-01-20 - REVISED.

7H-01-20 Application, and 7H-01-20 - Revised Application of 2290 East Avenue, tax number 122.20-1-1.1, for a certificate of appropriateness to renovate an existing carriage house for office space. All as described on application and documents on file.

CHAIRPERSON LUDWIG: So that meeting, that certificate of appropriateness will now be held.

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Who is here to speak on that? Gary and Troy?
Once again, for the record please state your
name.

TROY BECKWITH: Troy Beckwith.

GARY LEDGERWOOD: Gary Ledgerwood.

CHAIRPERSON LUDWIG: Troy, would you spell
your last name please?

TROY BECKWITH: B-E-C-K-W-I-T-H.

CHAIRPERSON LUDWIG: Very good. Gentlemen,
you have the floor.

TROY BECKWITH: Go ahead, Gary.

GARY LEDGERWOOD: So we took all of the
comments that we received last time and sent in some revised
contents. I worked back and forth with John and we came up
with something that he felt was appropriate, which is what
you are seeing on the screen right now. Trying to remember
what were some of the major changes.

We pushed the overhang over the door up to be
an extension of the roof and put in some brackets. We put a
transit window over the doors, per John's comments, added
some trim work to the dormers.

What else? Oh, yeah, I have to look at the
letter. I think that pretty much sums up what we did from

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the last time. We made sure that we're keeping the existing cornice and repairing where necessary.

MR. BOEHNER: Your letters says windows sizes have been updated to reflect the existing opening?

GARY LEDGERWOOD: Yes, thank you. The older version, I did not have the correct window sizes. So I went out and measured the windows and this now represents the correct length and width -- or height and width.

CHAIRPERSON LUDWIG: John?

MR. PAGE: Yes?

CHAIRPERSON LUDWIG: Your comments, please?

MR. PAGE: I think that what I was hoping to see from the additional submission was a carriage house that had -- a building that had the characteristics of the original carriage house, modified to work better with the program that they were hoping to achieve. To that end, it was recommended and what they have worked out here is replacing the original roof and extending it over the entire building instead of building a second floor with a new roof on it.

And the second floor is within the hipped mansard with large shed dormers that are laid out symmetrically around the building. They've created a simple

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entrance. There, you can see that original design is an attractive design, but relative to the original building it's a significant difference.

And, so those things will work out and there's some minor detail things about the trim around the windows and on the main floor, and working out the entrance and things that were requested. And I appreciate the willingness to consider a different approach and, you know, with the same program goals in mind.

So I'm pleased with this. I think it actually represents a good blend of preservation and accommodation for adaptive reuse. That, if I was on the preservation side of things I wouldn't want to see this happen to the building. If I was on the development side I would be worried about not getting more out of it. I think it's from my standpoint, a good compromise for the building.

So I'm appreciative and happy with the way it's turning out so far, personally.

CHAIRPERSON LUDWIG: Thank you, John. Any other comments?

MR. GORDON: Jerry, Ken Gordon. I saw, I think, on the design that we were presented with at the last meeting a tenant sign for Tree of Hope on the facade of the

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building. I see a tenant sign on this new design building, but I assume that one will be there and I think you will need to approve that operation as well. As part of the --

CHAIRPERSON LUDWIG: Well, Ken, I believe at the last meeting I asked about Tree of Hope and was told there was no hope. And so, the Tree of Hope is not going to be there, there's going to be another office building. So as far as I know, there will be no sign. I believe we talked about that at the last meeting, I may be wrong.

MR. BOEHNER: That's correct.

CHAIRPERSON LUDWIG: Okay. So there's no hope anymore.

TROY BECKWITH: And gentlemen and ladies, originally when we did the building up front, as you recall there is a place over the top of the main entrance to the door where we were going to put a sign, but we decided not to it. And we probably won't do it with this building, I just think it takes the character away from the building to have more signage out front.

There's some signage if you look at the two entrance ways going into the property, but at this point in time, I don't think it's necessary to actually to a sign on there to designate what that building is used for. It just

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doesn't fit the character of the building. May have to do a small placard or something. We would come forward at that time to do any signage on the building.

I don't think it is necessary at this time, Ken.

MR. GORDON: Right. That was my point, was simply not that it had to be the Tree of Hope or any particular tenant. But if there was to be signage placed on the exterior of the building that you would need that to be a part of the -- and you said that if you decided to do that in the future that's what you will do.

TROY BECKWITH: Correct, thank you.

MR. BOEHNER: Thank you.

TROY BECKWITH: Other than that, I think we met everything. Gary, did the cornice bracket there in the entrance. We will match them like we did the front house. I sent him away to match the original ones. I think it's going to be a great project.

CHAIRPERSON LUDWIG: Great. Looks good. Any other comments from anyone?

MR. WHITAKER: It looks good.

CHAIRPERSON LUDWIG: Gary or Troy, any other comments?

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TROY BECKWITH: No, I think Gary come through for us. Both of us or all of us, actually and I think we met all of your criterias and I want to thank you guys very much with letting us get started with the demo and we're almost done inside. So get ready for step two.

CHAIRPERSON LUDWIG: John, I have to thank John publically for his input on all of this.

GARY LEDGERWOOD: Thank you, absolutely.

MS. ROBINSON: Have we seen a window and door submissions? I think we asked for those last time for the submittal for the actual doors and windows.

TROY BECKWITH: We are going to do the same thing that we presented out front. Gary has them right there. The only difference in the shingle, the color of the shingle sample obviously they are matched to the rest of the property, they're all the Brayor Maynard shingles. There's Marvin windows, the simulated divided lights, five of each to, you know, match the original.

Obviously, you guys know what we did in the past, we don't chintz on anything. So when they say the window's going to match what's there, it's going to match 100 percent.

MS. ROBINSON: No, this is good. This from

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the first job.

TROY BECKWITH: Correct. Everything, all through that whole project we've done the thing, you know, the same stuff, so, yes.

CHAIRPERSON LUDWIG: Looks good.

TROY BECKWITH: We will use the restoration board, the Hardie board wherever necessary. The crown molding putting it up eave to eaves, they sent it away, we matched the house up front, we matched it, custom made. Everything, you know, will be just what you see.

CHAIRPERSON LUDWIG: Great, thank you very much for your presentation.

Any other comments or questions? Ramsey or Ken, would you like to prepare a motion?

MR. GORDON: Sure. I take it that the Public Hearing on this matter is closed?

CHAIRPERSON LUDWIG: Yes, it is. The Public Hearing is closed.

MR. BOEHNER: I don't know if there's anyone who wants to speak on the matter? I don't see anyone else on the participants list. If there is, please raise your hand. I am not seeing anyone.

MR. GORDON: So with the Public Hearing

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closed, I would ask that the following resolution to the Board for consideration of the Commission. Whereas, Application Number 7H-01-20 is being submitted for a certificate of appropriateness under the Town's Historic Preservation Law for improved property located at 2290 East Avenue, in the Town of Brighton, County of Monroe, owned by 2290 East Ave Property LLC, to perform work which is described as renovation of an existing carriage house for office space.

And whereas, said application was amended by Hanlon, H-A-N-L-O-N Architects on behalf of the owners in which was told to the Commission dated August 12, 2020, together with the attachments submitted, with said transmittal.

And whereas, the Historic Preservation Commission duly called a Public Hearing to consider the matter on August 27, 2020, and whereas, the necessary legal notice was published and the required sign posted pursuant to Town Code.

And whereas, the Public Hearing was held and all parties having an interest in such matter having had an opportunity to be heard thereon. And whereas, the Historic Preservation Commission hereby determines pursuant to the

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factors set forth in Section 224-5 of the Town Code that the proposed above described work to the subject property was consistent with the purposes of the Town's Historic Preservation Law and compatible with the property's character. Based upon its review of the application and documents on file and received at the Public Hearing and presented with the Hanlon Architects transmittal of August 12, 2020, and presented at the Public Hearing, it is hereby resolved that the Historic Preservation Commission hereby receives and files the above described application and amendments in the transmittal dated August 12, 2020.

And is further resolved that the Historic Preservation Commission hereby approves Application Number 7H-01-20 for a certificate of appropriateness for the above described work to be performed at the property located at 2290 East Avenue in the Town of Brighton.

Subject to the conditions that the work performed is consistent with a transmittal dated August 12, 2020, and the materials and plans described in the packet thereto and subject to the other conditions that the above described work be completed by one year of the date of this approval.

And be it further resolved that pursuant to

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Chapter 224 of the Town Code the above described work qualifies for the exemptions set forth in Real Property Tax Law Section 444-A.

CHAIRPERSON LUDWIG: Thank you, Ken. Any additions or corrections? Ramsey, would you like to -- first of all --

MR. BOEHNER: Can we have a motion and a second, I'm sorry.

CHAIRPERSON LUDWIG: We need someone to put forth a motion.

MR. PAGE: I will make the motion.

CHAIRPERSON LUDWIG: Thank you, John. Someone to second it please.

MS. ROBINSON: I will second that.

CHAIRPERSON LUDWIG: Thank you, Diana. Discussion? Okay, Ramsey, call the roll.

MR. BOEHNER: Mr. Ludwig?

CHAIRPERSON LUDWIG: Yes.

MR. BOEHNER: Ms. Robinson?

MS. ROBINSON: Yes.

MR. BOEHNER: Ms. Dreher?

MS. DREHER: Yes.

MR. BOEHNER: Mr. Whitaker?

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MR. WHITAKER: Yes.

MR. BOEHNER: Mr. Page.

MR. PAGE: Yes.

MR. BOEHNER: Mr. DelVecchio.

MR. DELVECCHIO: Yes.

MR. BOEHNER: Motion passes.

TROY BECKWITH: Thank you. John, are you
still there?

MR. PAGE: Yes.

TROY BECKWITH: We would encourage you to stop
by during the project and if you have any questions or
concerns, you know, obviously we are really dedicated to the
historical value of the Brighton community, as well as we
are. So I really encourage you to stop by and chat with us
and show you what we are doing.

MR. PAGE: Thank you, I would like to do that.
I won't stop by to nitpick, I will stop by to see the
improvements being made.

CHAIRPERSON LUDWIG: I assume that applies to
all of us, not just John.

TROY BECKWITH: Certainly.

CHAIRPERSON LUDWIG: That's okay. We won't
ride in the same car. It's all right. Thank you, take care.

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MR. BOEHNER: Thank you.

CHAIRPERSON LUDWIG: That Public Hearing is closed. Now we have 8H-01-20.

APPLICATION 8H-01-20

8H-01-20 Application of John and Elaine Rogers, owner of property located at 2585 Ease Avenue, tax number 122.20-3-30, for a certificate of appropriateness to install a four-foot aluminum fence, to match existing fence, in rear yard. All as described on application and documents on file.

CHAIRPERSON LUDWIG: Who is here to speak on that application?

MR. PAGE: You need to unmute yourself.

CHAIRPERSON LUDWIG: John, is that you?

MR. PAGE: No.

CHAIRPERSON LUDWIG: No, I mean John Rogers. You need to unmute your Zoom. There you go. You there?

JOHN ROGERS: Can you hear me now?

CHAIRPERSON LUDWIG: Absolutely. Just, John, if you would please just state your name for the record and what you want to do.

JOHN ROGERS: John Rogers, we live at 2585 East Avenue and we are installing a four-foot decorative

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fence, in one third of the backyard that mirrors the existing. So in the rear of our backyard on East Avenue, we have a stone wall. The -- when you're looking at the backyard, on the right-hand side, we have a black decorative fence that actually mirrors the front, right on East Avenue. And we are just looking to enclose it on the left-hand side when you're looking in the rear of our backyard for the dogs.

CHAIRPERSON LUDWIG: And, John, what kind of dogs do you have, just out of curiosity? I am a dog lover.

JOHN ROGERS: We have a Bassett hound and a rescue, terrier.

CHAIRPERSON LUDWIG: Okay. Why have one breed when you can have them all.

So this was part of Ron Reed's property, for those of you who may not remember. And he sold his house and this adjacent property, so we've seen the fence. And any questions, from anyone?

MR. WHITAKER: Is this fence new to the house?

CHAIRPERSON LUDWIG: It was a Barrett house.

JOHN ROGERS: That is correct, and our family purchased the mansion next door.

MR. PAGE: It's a good submission and the fence is the same fence that we approved previously for the

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property, so I'm fine.

CHAIRPERSON LUDWIG: Correct. Any other questions, concerns? Ken, it's up to you.

MR. GORDON: Are you going to close the Public Hearing?

CHAIRPERSON LUDWIG: I don't know if there's anyone out there in Zoom that wants to comment.

MR. BOEHNER: I don't see anyone else that could possibly be for this.

CHAIRPERSON LUDWIG: Okay. Then this Public Hearing has closed. Ken, would you prepare a motion?

MR. GORDON: Certainly. Thank you, Jerry.

I would propose the following resolution for the consideration of the Commission. Whereas, Application 8H-01-20 has been submitted for a certificate of appropriateness under the Town's Historic Preservation Law for improvements to property located at 2585 East Avenue, owned by John and Elaine Rogers, to perform work described as the installation of a four-foot aluminum fence to match the existing fence in the rear yard. And whereas, the Historic Preservation Commission duly called a Public Hearing to consider the matter on August 27, 2020. And whereas, the necessary legal notice was published and the required sign

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posted pursuant to the Town code.

And whereas, the Public Hearing was held and all persons having an interest in such matter having had an opportunity to be heard therein. And whereas, the Historic Preservation Commission hereby determines pursuant to factors set forth in Section 224-5 of the Town Code that the proposed above described work to the subject property is consistent with the purposes of the Town's Historic Preservation Law, and compatible with the property's historic character based upon its review of the application and the materials and pictures submitted therewith, and those on file and received at the Public Hearing and the testimony presented at the Public Hearing.

It is hereby resolved that the Historic Preservation Commission hereby receives and files the above described application and all of its attachments. And it is further resolved that the Historic Preservation Commission hereby approves Application Number 8H-01-20 for a certificate of appropriateness for the above described work to be performed at the property located at 2585 East Avenue, subject to the condition that the work performed is consistent with and as described and depicted in the materials submitted with the application, and further subject

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to the condition that the above described work be completed within one year from the date of this approval.

CHAIRPERSON LUDWIG: Thank you, Ken.

MR. WHITAKER: I make the motion.

CHAIRPERSON LUDWIG: Thank you, David. A second please.

MS. ROBINSON: I'll second.

CHAIRPERSON LUDWIG: Thank you, Diana. Any comments?

MS. ROBINSON: No.

CHAIRPERSON LUDWIG: Okay. Ramsey.

MR. BOEHNER: Mr. Ludwig?

CHAIRPERSON LUDWIG: Yes.

MR. BOEHNER: Ms. Robinson?

MS. ROBINSON: Yes.

MR. BOEHNER: Ms. Dreher?

MS. DREHER: Yes.

MR. BOEHNER: Mr. Whitaker?

MR. WHITAKER: Yes.

MR. BOEHNER: Mr. Page.

MR. PAGE: Yes.

MR. BOEHNER: Mr. DelVecchio.

MR. DELVECCHIO: Yes.

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MR. BOEHNER: Motion passes.

CHAIRPERSON LUDWIG: Thank you. John, sorry you had to wait a while.

JOHN ROGERS: Not a problem.

MR. BOEHNER: Thank you, John.

CHAIRPERSON LUDWIG: Any new business?

Okay. Any old business, other than where are we, we were going to send a letter to 332.

MR. BOEHNER: 332 South Landing Road. We did, Mary Jo and I did speak with the property owner for quite a long time. She's very dedicated to the house. She did not want to be designated though, and we knew that going into it. There were previous discussions many, many years ago. She will give you a very articulate reason why. She speaks well and she plans to come in here and give her reasons why that she does not think it should be designated.

CHAIRPERSON LUDWIG: Okay.

MR. BOEHNER: Mary Jo, do you have anything else to add?

MS. LANPHEAR: Just that the house is 110 years old and it's being badly damaged by the impact of the traffic on 490. That the particular stucco with which it is made is all being mold underneath, she said, and it is very

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expensive to get this repaired. She literally is spending everything she has to do that.

I don't know whether there's a way around this. If any of you know a way to fix this problem, but she is quite upset about the whole thing as you can imagine.

CHAIRPERSON LUDWIG: Well, it's an interesting conundrum.

MS. LANPHEAR: It is.

CHAIRPERSON LUDWIG: Mold underneath the stucco?

MS. LANPHEAR: Let me see if I can find my notes. Mold gets into the cracks of the stucco and then the moisture gets behind it, I guess, and she has a man named Jim King who has been her restorer. And it's -- the problem began in 1982, I guess, but they put the third lane for the left-hand turn for 590, or after that. Anyway, the problem began in 1982. The house rattles, she said it is falling apart. Megan McKenzie is her gardener.

CHAIRPERSON LUDWIG: I know Megan and Jim.

MS. LANPHEAR: The 13 McKenzie kids. Somebody from Syracuse, to remove sections of a place and a time, oh the roof, I guess, replacing it with tarpaper and then putting the tiles back on. So that's a consideration also

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that she has.

She's very passionate about the house. It appears she and her husband are divorced and she is living there on her own, and has been there alone since the isolation began and --

MR. WHITAKER: What's her name?

MR. BOEHNER: Angela.

MR. WHITAKER: Pichichero.

MS. LANPHEAR: The widening of Linden Avenue took out a three-bay carriage house and she built the garage that's existing on the property now.

CHAIRPERSON LUDWIG: This is a tough one.

MS. LANPHEAR: It's a very tough one.

MS. DREHER: I was just looking at the code and Ken can probably tell me faster, but when we look at the old surveys there's an indication about the risk, and threats to the property. What is our consideration of that, those factors like under the code when we're designating a property?

CHAIRPERSON LUDWIG: Ken?

MR. GORDON: Had to get to my mute button there. It's a criteria, if we take a look at Section 224-3, the threat to the property is not spelled out as a specific

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criteria. I know that becomes a rating factor in the surveys that are done, as to whether it is threatened or not. Certainly, I don't know what this survey says, if this is a red property.

CHAIRPERSON LUDWIG: Okay, well, we can find that. I guess my main concern is, I don't -- this woman has undergone some personal issues and she's got some issues with the house. I don't want to make life worse for her, or more complicated. I would like to help her, but she's got the great stucco guy, Jim King, so I'm not sure what to do here.

MR. WHITAKER: Jerry, I'm sure it was the situation here and she wants to sell the house. So she probably doesn't want anything that might affect that.

CHAIRPERSON LUDWIG: Okay.

MS. LANPHEAR: She did say that the other day. That she didn't want to compromise, have a new owner compromised by having restrictions put on him or her. But she didn't mention she was going to sell the house.

MR. WHITAKER: Yes, she was --

MR. BOEHNER: I don't remember her mentioning that.

MR. WHITAKER: She does.

CHAIRPERSON LUDWIG: I guess my initial

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thought is to hold off on this. I don't want to make her, as well as yes, the Commission is to designate historic properties, it's also not to make life miserable for anyone in the house. I don't know, I guess I would like some further input from other members.

MR. PAGE: Well, I will say the house is a slam dunk as far as designation is concerned.

MS. DREHER: I agree.

CHAIRPERSON LUDWIG: I agree too.

MR. PAGE: It's pretty bad precedent if we start to look at outside, you know, into emotional issues, so.

CHAIRPERSON LUDWIG: We've done it in the past, John.

MR. PAGE: And I've always regretted it, Jerry.

CHAIRPERSON LUDWIG: Well, I guess, how we're perceived is part of what we do. And, yes, I would like some other input here. I'm inclined to pass on this at the current time, but what do the rest of you think?

MS. DREHER: I agree with John, any argument or any consideration having to do with the sale of the property, to me, I mean, things do change rapidly, but this

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is Brighton in 2020. And even though it would most likely be a more expensive house, they're still selling. And I don't think this sort of house, there's no secret of the history. It's not a typical house. And I don't think that any consideration of the fact that it may be sold and worries about that should play into it at all.

And if anything, you know, looking to ensure that the house remains in the future is something we can consider.

CHAIRPERSON LUDWIG: Well, I was more concerned with her personal situation, not just selling a house.

MR. GORDON: If I could just interject here on the discussion of any matters of a personal nature, I really think that is not an appropriate discussion. Please remember that we are on a public platform here, and discussing this owner or any owner's personal life or marital status, for example, is simply not appropriate.

CHAIRPERSON LUDWIG: Okay.

MR. BOEHNER: I agree with that, it has no place.

CHAIRPERSON LUDWIG: Okay. Diana.

MS. ROBINSON: If we put it off, can we pick

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it up in the future, a year from now?

CHAIRPERSON LUDWIG: I don't know why not.

MR. WHITAKER: Yes, we can.

MR. BOEHNER: I think the question sometimes, this has happened before when someone says, why did I, when I just bought the house, and now you want to designate it, why did you wait so long to designate it?

Mary Jo, were you on that call when I got hit with that question?

CHAIRPERSON LUDWIG: Probably.

MR. BOEHNER: So, you do need to think about if it should be designated. You need to give it strong consideration.

CHAIRPERSON LUDWIG: Any other thoughts?

MR. GORDON: My only other thought I wanted to add was, and I really am uneducated when it comes to maintenance of historic houses altogether, but if I followed the discussion that you are having regarding the mold causing problems for the stucco, it is because of cracks appearing in the face of the stucco, which sounds like a failure to maintain the face of the stucco in the first place, is because of the problem. And so if the property was designated, then the Commission would have more control

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slightly over insisting that the property be maintained and preserved.

We certainly have seen properties in our community that had deteriorated to the point that they are no longer worthy of designation because of structural or other disabilities, if you will, of the property. So just something to keep in mind if that is what is causing it, it is the owner's failure to maintain the stucco --

MR. BOEHNER: I don't think it is. I think her position is it's cracking because of the truck vibrations off the expressway.

MR. GORDON: After 105 years?

CHAIRPERSON LUDWIG: I think it's probably --

MR. BOEHNER: They got closer and actually lowered the road to reduce the vibrations on the house.

CHAIRPERSON LUDWIG: I suspect it may be due to the roof leaking and because the house has relatively wide overhangs. I would suspect that maybe the roof is leaking and going down between the frame wall and stucco. That might be and maybe the vibration, I don't know what's causing it.

MR. BOEHNER: It's just what she had said. She did talk about the cost of redoing the roof too.

CHAIRPERSON LUDWIG: Yes.

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MR. PAGE: So when we find ourselves in this position, I always think that, and it's hard, I feel for the vibration too. But in my opinion, we're supposed to be dispassionate about it and be an advocate for the house.

And then the situation will arise when somebody is confronted with having to replace the roof, let's say, and we will -- and they will have the opportunity to go for hardship if there's a hardship case to be made.

We found ourselves in the position with the Litman's property where they wanted to replace the roof with something -- I mean, that's, there's someone who came at it a wrong way in a lot of ways. And then told what the condition was and that was easy to determine the condition was actually not what was being said.

So anyway, we helped that project. So there's instances when we're at our best, I think we actually help the people through the rehabilitation process. And this, you are right, this could end up being a difficult property because of the unusual nature of the stucco and the unusual nature of the roof. Which also make it -- it's part of the defining characteristics of the property and the uniqueness of it.

We basically, I don't think, have another

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building like this in Brighton, practically. And this is a good architect. So I'm sad to hear that this -- that there's these other things that are mitigating the way you think about it, because otherwise the building on its own is just fantastic.

CHAIRPERSON LUDWIG: No argument there. So a motion to proceed?

MR. PAGE: I will make a motion.

MR. BOEHNER: We need to schedule the Public Hearing, September 24th, is that a motion of Page?

MR. PAGE: Yes.

MS. DREHER: I will second.

CHAIRPERSON LUDWIG: Any discussion? Ramsey.

MR. BOEHNER: Mr. Ludwig?

CHAIRPERSON LUDWIG: Yes.

MR. BOEHNER: Ms. Robinson?

MS. ROBINSON: Yes.

MR. BOEHNER: Mr. DelVecchio.

MR. DELVECCHIO: Yes.

MR. BOEHNER: Mr. Whitaker?

MR. WHITAKER: Yes.

MR. BOEHNER: Mr. Page.

MR. PAGE: Yes.

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MR. BOEHNER: Ms. Dreher?

MS. DREHER: Yes.

MR. BOEHNER: Motion passes. I send out the notices to notify the property owner.

CHAIRPERSON LUDWIG: Okay. Well, let's on that 909 Landing Road, as I recall we had an initial survey done, but we had another set and was all of the buildings done?

MS. LANPHEAR: The church has been surveyed, the property has been updated and I submitted an application for both of those properties together the last couple days ago.

CHAIRPERSON LUDWIG: Shall we send out --

MR. BOEHNER: Sorry, Mary Jo, did we have a survey covering --

MS. LANPHEAR: I gave it to Gretchen on Tuesday.

MR. BOEHNER: That's probably why, I wasn't here.

CHAIRPERSON LUDWIG: So motion to send a letter?

MR. PAGE: I will make a motion.

MS. DREHER: Do we need to see the survey

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covering the church building?

MS. LANPHEAR: It was sent out to you. That was my mistake last month in thinking that there wasn't a survey, but there was. It was done by Icazia Griscomo.

MS. DREHER: The update, okay.

MR. PAGE: Yeah, the update which does cover the other building.

MS. DREHER: I didn't know.

MR. BOEHNER: I didn't know that, Mary Jo.

MS. LANPHEAR: That was my mistake, it went to my folder.

MR. BOEHNER: Okay. I was under the impression we didn't have it.

MS. LANPHEAR: We do.

CHAIRPERSON LUDWIG: So we have an updated survey and that should be in our mailboxes soon, if it's not there already. Any other comments? Okay. I think we had a motion and a second.

MR. BOEHNER: Did we have a motion and a second, I'm sorry.

MR. PAGE: I made the motion.

MR. BOEHNER: And second by?

CHAIRPERSON LUDWIG: Do we have a second?

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MR. WHITAKER: Second.

CHAIRPERSON LUDWIG: David, second. Any discussion?

MR. BOEHNER: And this is a motion to send the first letter?

CHAIRPERSON LUDWIG: Yes.

MR. BOEHNER: Mr. Ludwig?

CHAIRPERSON LUDWIG: Yes.

MR. BOEHNER: Ms. Robinson?

MS. ROBINSON: Yes.

MR. BOEHNER: Mr. DelVecchio.

MR. DELVECCHIO: Yes.

MR. BOEHNER: Mr. Whitaker?

MR. WHITAKER: Yes.

MR. BOEHNER: Mr. Page.

MR. PAGE: Yes.

MR. BOEHNER: Ms. Dreher?

MS. DREHER: Yes.

MR. BOEHNER: Motion passes.

CHAIRPERSON LUDWIG: And I think we'll hold off on South Winton Road until Bill has had a chance to speak with them about that.

Any other business for tonight? Motion to

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adjourn? John says yes, a second?

MS. ROBINSON: Second.

CHAIRPERSON LUDWIG: All in favor?

ALL COUNCIL MEMBERS: Aye.

CHAIRPERSON LUDWIG: Thank you very much.

* * *

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 22nd day of September, 2020.

At Rochester, New York

Rhoda Collins
Rhoda Collins