

PROCEEDINGS HELD BEFORE THE HISTORIC
PRESERVATION COMMISSION OF BRIGHTON AT 2300 ELMWOOD
AVENUE, ROCHESTER, NEW YORK, ON JULY 23, 2020, AT
APPROXIMATELY 7:15 P.M.

July 23, 2020
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JERRY LUDWIG, CHAIRPERSON
AMANDA L. DREHER (arrived later)
JOHN PAGE
DAVID WHITAKER
DIANA ROBINSON
WAYNE GOODMAN

MARY JO LANPHEAR
Town Historian

KENNETH GORDON, ESQ.
Town Attorney

RAMSEY A. BOEHNER
Town Planner

NOT PRESENT:

JUSTIN DELVECCHIO

REPORTED BY: SUSAN M. RYCKMAN, CP,
Court Reporter,
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive,
Batavia, NY 14020,
(585) 343-8612

1 CHAIRPERSON LUDWIG: I'd like to call the
2 meeting to order. Ramsey, would you call the roll,
3 please?

4 MR. BOEHNER: Jerry, if you could just check
5 to make sure there's no one here that would like to
6 speak for the open forum?

7 CHAIRPERSON LUDWIG: Oh, yeah. Yeah. Good
8 point. Thank you.

9 MR. BOEHNER: Raise your hand. If you need
10 help raising your hand, go to the participant's
11 button. By your name there should be an option if you
12 would like to speak during the open forum.

13 CHAIRPERSON LUDWIG: No, David, not your
14 hand.

15 MR. WHITAKER: I scratched my head.

16 CHAIRPERSON LUDWIG: Oh, yeah. Well, that
17 counts. Especially if you're at an auction. You just
18 bought something if you're at an auction and you do
19 that.

20 So anyone --

21 MR. BOEHNER: I'm not seeing anyone raising
22 their hand.

23 CHAIRPERSON LUDWIG: Okay. Would you call
24 the roll, please?

25 MR. BOEHNER: Ludwig?

1 CHAIRPERSON LUDWIG: Here.

2 MR. BOEHNER: Page?

3 MR. PAGE: Here.

4 MR. BOEHNER: Whitaker?

5 MR. WHITAKER: Here.

6 MR. BOEHNER: Goodman?

7 MR. GOODMAN: Here.

8 MR. BOEHNER: Robinson? Diana? You're
9 muted, Diana.

10 MS. ROBINSON: Here.

11 MR. BOEHNER: Thank you. Absent is
12 Delvecchio and Dreher.

13 CHAIRPERSON LUDWIG: Okay. Motion to
14 approve the agenda?

15 MR. WHITAKER: So moved.

16 CHAIRPERSON LUDWIG: Second?

17 MS. ROBINSON: I'll second.

18 CHAIRPERSON LUDWIG: Thank you. All in
19 favor?

20 ALL MEMBERS: Aye.

21 CHAIRPERSON LUDWIG: Opposed?

22 (No response from the members.)

23 CHAIRPERSON LUDWIG: All right, agenda's
24 approved.

25 Now we have the minutes from February 27th.

1 So let's do those first. Any additions or
2 corrections?

3 MS. ROBINSON: I had two very minor things.
4 Page 35, Line 13. Contact should be contract.

5 CHAIRPERSON LUDWIG: Okay.

6 MS. ROBINSON: Page 41, Line 24, maximum
7 should be maximize.

8 CHAIRPERSON LUDWIG: Okay. Anyone else?

9 (No response from the members.)

10 CHAIRPERSON LUDWIG: It was rather -- it was
11 rather a chore getting to these, because I -- I wanted
12 to make sure that we ended up with windows that had
13 muntins on the exterior, and I think that eventually
14 -- eventually it was added. So I think we're okay.
15 Any -- any other additions, corrections?

16 (No response from the members.)

17 CHAIRPERSON LUDWIG: Motion to approve?

18 MS. LANPHEAR: The June meetings, are you on
19 those yet?

20 CHAIRPERSON LUDWIG: No. Let's do the
21 February, and then do June. Motion to approve?

22 MR. BOEHNER: With corrections?

23 CHAIRPERSON LUDWIG: With corrections?

24 MR. PAGE: I'll make that motion.

25 CHAIRPERSON LUDWIG: Thank you, John.

1 Second, please?

2 MR. GOODMAN: I'll second, Jerry.

3 CHAIRPERSON LUDWIG: Thank you. All in
4 favor?

5 ALL MEMBERS: Aye.

6 CHAIRPERSON LUDWIG: Minutes are approved
7 with corrections as noted.

8 Now, June 25th, I think it is?

9 MR. BOEHNER: Yes.

10 CHAIRPERSON LUDWIG: Okay. Additions or
11 corrections there, please?

12 MS. ROBINSON: Over and over again she
13 spelled Mark Bayer's name incorrectly, B-A-Y-E-R.

14 CHAIRPERSON LUDWIG: Okay.

15 MS. ROBINSON: It happens on Page 2,
16 Line 13; Page 3, 17; Page 7, 1; and probably more that
17 I didn't catch.

18 CHAIRPERSON LUDWIG: Okay. Anything else?

19 MS. LANPHEAR: Yes. Throughout that set of
20 minutes, I'm referred to as Member Lanphear, and I'm
21 not a member. And so I think that should be removed.

22 CHAIRPERSON LUDWIG: Well, you are really,
23 but not -- not a voting member. You're probably the
24 most important member we have, so. Okay. Good point.
25 Anything else?

1 (No response from the members.)

2 CHAIRPERSON LUDWIG: All right. Motion to
3 approve as corrected?

4 MR. WHITAKER: So moved.

5 CHAIRPERSON LUDWIG: Thank you, David.

6 MR. PAGE: I second.

7 CHAIRPERSON LUDWIG: Thank you.

8 MR. BOEHNER: Who second?

9 CHAIRPERSON LUDWIG: Page. All in favor of
10 minutes as corrected?

11 ALL MEMBERS: Aye.

12 CHAIRPERSON LUDWIG: Opposed?

13 (No response from the members.)

14 CHAIRPERSON LUDWIG: Okay. Minutes stand
15 corrected.

16 All right. Let's see here. Hold on. We
17 have no communications, no designation of landmarks.

18 MR. BOEHNER: Jerry, the meeting was
19 properly advertised --

20 CHAIRPERSON LUDWIG: Oh, I'm sorry.

21 MR. BOEHNER: -- in the Brighton-Pittsford
22 Post.

23 CHAIRPERSON LUDWIG: Yep. Yep.

24 MR. BOEHNER: Properly advertised in the
25 Brighton-Pittsford Post of July 9th, 2020.

1 CHAIRPERSON LUDWIG: Okay. That meeting, as
2 duly advertised, will now be held.

3 No communications. No designation of
4 landmarks. We do have a Certificate of
5 Appropriateness. 7H-01-20, application of 2290 East
6 Avenue Properties LLC, owner of property at 2290 East
7 Avenue, Tax Number 122.20-1-1 -- yeah, -1-1, I guess,
8 for a Certificate For Appropriateness to renovate an
9 existing carriage house for office space.

10 Okay. Is there anyone here to speak on that
11 application?

12 MR. LEDGERWOOD: Yes, Gary Ledgerwood.

13 MR. BOEHNER: This is Ramsey. Is there
14 anyone else, someone else you want to have join you on
15 the presentation?

16 MR. LEDGERWOOD: I believe Troy is on with
17 us, too.

18 CHAIRPERSON LUDWIG: Okay.

19 MR. BOEHNER: Troy. And did (inaudible).
20 Okay.

21 CHAIRPERSON LUDWIG: Just please spell your
22 -- spell your last names for the record.

23 MR. LEDGERWOOD: Gary Ledgerwood,
24 L-E-D-G-E-R-W-O-O-D.

25 CHAIRPERSON LUDWIG: Thank you. And -- and

1 Troy?

2 MR. BECKWITH: Beckwith, B-E-C-K-W-I-T-H.

3 CHAIRPERSON LUDWIG: Would you -- would you
4 do that again, you're breaking up.

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

6 CHAIRPERSON LUDWIG: Thank you. Thank you
7 very much. Okay. Gentlemen, you have the floor?

8 MR. LEDGERWOOD: Troy, do you want to start?

9 MR. BECKWITH: Go ahead, Gary.

10 MR. LEDGERWOOD: Okay.

11 MR. BOEHNER: Can we get the drawings up,
12 Brett? Here we go. All right, Gary.

13 MR. LEDGERWOOD: This is our initial
14 proposal. We received reaction to this proposal just
15 yesterday. Ramsey, do we want to look at both?

16 MR. BOEHNER: Whatever you want. Just tell
17 us what you'd like to have up right now.

18 MR. LEDGERWOOD: Well, I guess let's walk
19 through this. Just so the -- the rest of the Board
20 knows, we received reaction from this design that it
21 was not quite appropriate for the site, that it was a
22 carriage house before, and this is just a little,
23 maybe, out of scale for what is back there.

24 Our intention was to have second floor full
25 usable floor area, so we didn't have the clipped

1 corners that you get from the roof line that's
2 currently out there, and the ceilings are, like, six
3 and a half feet up there, because that's currently an
4 apartment.

5 So we were going to raise it up, and have
6 some nice usable floor area. That was the intention.

7 We received reaction, I think from
8 John Page, and we -- we took his suggestions, and we
9 scrambled and put something else together that
10 followed his direction. If we can put that up?

11 MR. BOEHNER: Here's the floor plan, and
12 then the next one, I think, Brett. There we go. Is
13 that what you're looking for, Gary?

14 MR. LEDGERWOOD: Yes, thank you very much.
15 So that pretty much follows his direction. The only
16 thing that we really would ask that we'd be able to
17 change, is that we could make the dormers that run
18 down the side continuous? And if you look at the
19 floor plan, you can see why we need to do that.

20 With the way the office is and the toilets
21 lay out, we need that floor area. And if we were to
22 break that up into multiple dormers on the side, it
23 would eat into the toilet room, or the stairs, just
24 for example, looking at that plan.

25 CHAIRPERSON LUDWIG: Dave? Any other

1 comments from Troy or --

2 MR. BECKWITH: We really prefer the first --
3 the first plan for sure, but obviously, we're willing
4 to work with you guys to get this project going. It's
5 been long in the works.

6 CHAIRPERSON LUDWIG: I just have a quick
7 question.

8 MR. LEDGERWOOD: Yep.

9 CHAIRPERSON LUDWIG: What is the Tree of
10 Hope?

11 MR. LEDGERWOOD: The counselors that are
12 currently in 2300, the building in the front, they --
13 the original plan was they were going to take
14 additional -- they were going to take this building as
15 well.

16 CHAIRPERSON LUDWIG: Okay.

17 MR. LEDGERWOOD: But now I think because of
18 parking counts, we may just make this a professional
19 office and not Tree of Hope.

20 CHAIRPERSON LUDWIG: Okay. There will be no
21 hope then. Okay.

22 MR. LEDGERWOOD: Well, hopefully there's
23 hope, but maybe not that hope.

24 CHAIRPERSON LUDWIG: Okay. Gotcha. Thank
25 you.

1 MR. LEDGERWOOD: Yeah.

2 CHAIRPERSON LUDWIG: John, I -- I guess I'd
3 like your opinion, since you spent quite a bit of time
4 reviewing this, and I thank you for that. What are
5 your thoughts?

6 MR. PAGE: I don't know if the Board had a
7 chance to go over my review. The -- when I received
8 this package and was looking at it, and I was then
9 reminded, after going through the application, that
10 the garage and the house that it's associated with are
11 Bragdon design. And as I look closely at the
12 photographs, I could see the original carriage house,
13 which has been modified over time, and in some ways
14 sympathetically and other ways not sympathetically.
15 But that the building that -- that exists there, that
16 is identified in the application -- in the designation
17 as a contributing building, it's a nice little
18 building. It has a number of character-defined
19 features. And as was pointed out, scale certainly is
20 one of the character-defining features.

21 I guess what my first thought when I saw it
22 was, is that I didn't have any particular
23 dissatisfaction with the design, if I was looking at
24 it in a neutral way. But if I'm looking at it as a
25 preservationist for this property and this building,

1 it occurred to me that the building as -- the design,
2 as proposed, was going to change the original building
3 and the existing building to such an extent, that it
4 was -- there was hardly anything left that would give
5 you the flavor of what -- what was there.

6 And it -- it's a common dilemma for our
7 business in rehabilitation, in trying to work with an
8 existing building or trying to -- I mean, usually,
9 when you're -- this has actually reminded me of the --
10 of the gas station. In that you have a building that
11 by its nature and in the case particularly of the gas
12 station, by its sight, is difficult to make work,
13 especially if you're trying to make it work as a
14 standalone.

15 CHAIRPERSON LUDWIG: Yes.

16 MR. PAGE: A standalone project. And so the
17 natural inclination of anybody who's going to put
18 money into it is to maximize it.

19 And -- and for both the -- for both of those
20 properties, I thought that there were -- you know,
21 that there's ways to pay tribute to the original
22 design. And you know, my gut feeling was I -- I
23 didn't know how you could take the entire second floor
24 off, and -- and still have a building that was going
25 to be sympathetic.

1 So in thinking it through, I thought, well,
2 what would I do if I was -- I was in the position of
3 having a program like that? And I think that was --
4 the elements that were suggested were to end up with a
5 roof structure that was -- that started at the
6 existing cornice, and that was a hipped gambrel, like
7 the original. Go ahead and extend it over the entire
8 building, instead of the, roughly, square original
9 building. And then use dormers that are an extension
10 of the upper plane of the -- of the roof to get
11 additional floor space.

12 In addition to that, I suggested, well, so
13 you can raise the roof. So instead of the top of the
14 roof being where it is now, you could make the top of
15 the roof higher than it is. And instead of the lower
16 roof planes being at the pitch that they currently
17 are, you could make them steeper, and see if you could
18 end up with something that had a reflection of the
19 characteristics of the -- of the existing building by
20 working with the elements that were in the existing
21 building.

22 And I appreciate, that in the original
23 design you were looking at the main house, but I
24 didn't -- I think, you know, this is an out building,
25 and it has its own character. And bringing some --

1 some of the characteristics of the original house, I
2 didn't think, was necessary or gonna be working with
3 the -- with the building.

4 So that -- that's -- that's a summary of
5 some -- of some comments that I had. And I said, I --
6 I struggle with this a little bit. I'm appreciative
7 that you looked at it, Gary and Troy, and that you
8 were actually able to put something together.

9 It's not normal that we actually respond to
10 these -- to the applications before the meetings
11 occur. I -- because of the nature of this -- of this
12 meeting -- I mean, what would have normally happened,
13 I think, is that we'd come to the meeting, I would
14 have some notes, and then if I thought it was
15 appropriate, I might go away and do something like
16 this after the meeting.

17 CHAIRPERSON LUDWIG: Right.

18 MR. PAGE: But because of the nature of the
19 meeting now being remote, I wanted to get my ideas
20 down on paper ahead of time. And then I shared them
21 with Ramsey, and told him if he wanted to share them
22 ahead of time with the Board and -- and the applicant,
23 that was -- that was fine with me.

24 So I think it's -- it's an interesting
25 situation, where we have this new situation, and we've

1 actually had some give and take much quicker than we
2 might have had otherwise.

3 So there -- there's a sort of general
4 review, Jerry, of how I was thinking about it, and
5 everybody else. I, in general, the change is
6 something that is, in my opinion, you know, far more
7 sympathetic to the original building. And so the
8 question that I am working with is, what's a
9 reasonable compromise between, you know, a strict
10 preservation and an adaptive reuse that makes the
11 facility more viable as a -- as a commercial -- as a
12 commercial property.

13 And some of what they've done here is in
14 keeping with what I was thinking, if I were in their
15 position, what I might be suggesting and seeing if I
16 could, you know, get some -- get some purchase with
17 it.

18 CHAIRPERSON LUDWIG: Okay. So how -- I
19 guess, how do you feel?

20 MR. PAGE: My initial reaction is that this
21 is as moved substantially in a -- in a way that I -- I
22 could potentially support.

23 Now, Gary, you mentioned that the -- the
24 entranceway, which you know, I don't have any
25 particular -- the draw -- the original sign that you

1 had, had a -- had a projected bay.

2 MR. LEDGERWOOD: Yes.

3 MR. PAGE: I was attempting to be respectful
4 of that when I was thinking -- thinking about it. Bay
5 or no bay, I don't have any particular issue with
6 that. I wasn't fond of carrying it up or carrying it
7 up in brick or having the -- the element that's from
8 the house on it.

9 I might still consider having the -- the
10 canopy be an extension of the -- of the cornice.

11 MR. LEDGERWOOD: Okay.

12 MR. PAGE: But otherwise, I -- so -- so but
13 let's move -- let's have other people give some
14 thoughts, and not just have -- have it be me.

15 CHAIRPERSON LUDWIG: Well, I -- I think
16 you've put a considerable amount of time into this,
17 and I do thank you for that. And I guess -- yeah, I
18 guess I would like to hear what other thoughts from
19 the commission?

20 MR. GOODMAN: Gary, this is Wayne.

21 MR. LEDGERWOOD: Hi.

22 MR. GOODMAN: Hey, I think originally my --
23 my initial thoughts when -- when I saw the initial
24 design, was that, and maybe I'm echoing a little bit
25 of what John had already pointed out. But I don't

1 feel like the design in itself is in any way a poor
2 design. I think it's a -- a quality design, or at
3 least that's my opinion. I think that it's -- I think
4 it is -- it is out of scale with, I think, our charge
5 as a commission. I'm not sure that it would be, in my
6 opinion, out of scale with the lot size, but that's
7 not really what our -- what our charge is of
8 preservation. So.

9 MR. LEDGERWOOD: Sure.

10 MR. GOODMAN: I do feel like this -- the
11 input that John provided, and I think what, at least
12 what I'm seeing in the revisions, and in looking at
13 the most current rendering, seems to be a fairly
14 sizeable shift from -- from the early philosophy.

15 So I -- I just would like to say thanks to
16 everyone for, I think, putting this together so
17 quickly.

18 MR. LEDGERWOOD: Absolutely. We appreciate
19 it.

20 MR. GOODMAN: And thank you, John, for your
21 input.

22 MR. LEDGERWOOD: Yeah.

23 CHAIRPERSON LUDWIG: And Gary and Troy,
24 thank you for your -- your rapid turn around here. I
25 know it wasn't easy, but we do thank you for that.

1 MR. LEDGERWOOD: Sure.

2 CHAIRPERSON LUDWIG: Who else? Diana? Any
3 thoughts?

4 MS. ROBINSON: I read through John's notes,
5 and since I didn't have the original of these -- these
6 drawings, it -- it was just a little confusing to sort
7 through what he was saying.

8 But I do agree that this is boxy looking, as
9 -- as kind of messed up, the whole thing. I also like
10 the front entrance better that's there now.

11 CHAIRPERSON LUDWIG: Yep. David?

12 MR. WHITAKER: Is the final (inaudible)
13 upstairs, the single dormer, and the roof over the
14 door?

15 CHAIRPERSON LUDWIG: Okay.

16 MR. WHITAKER: Is that -- so that's the
17 final?

18 CHAIRPERSON LUDWIG: Well --

19 MS. ROBINSON: Can we see more photographs
20 of the existing?

21 MR. WHITAKER: What about the front?

22 MR. BOEHNER: I think it's coming.

23 MR. PAGE: So -- so David that -- that was
24 the front. It used to be carriage doors where the --
25 where the entrances were added at a later -- at a

1 later date. So the board on board entrances, I
2 presume to two of the three apartments, and then --
3 and then the hipped gambrel doesn't, you know, go all
4 the way back because there was either a one-story
5 portion or an addition on -- on the rear of the -- the
6 rear of the building, and also the left-hand side that
7 there's now. But on the -- on the back of this, they
8 had, from the previous picture, they don't have it on
9 all four sides. So -- so that little addition on the
10 second floor that's in -- in the background, that
11 doesn't work very well with the existing building.

12 So one of the -- one of the benefits of this
13 project is that the building as a whole, the footprint
14 as a whole, I think, will be unified some by having a
15 more consistent roof structure associated with it than
16 this sort of cobbled-together piece.

17 Because this -- this clearly was a simple
18 structure that was roughly a square that had a center
19 dormer on each of the -- each of the elevations. And
20 so have -- having a large center dormer on each of the
21 elevations as -- as is proposed, there, you know,
22 again philosophically there's some justification for
23 that.

24 And -- and as you, if you put on your
25 adaptive-reuse hat versus your pure-preservation hat

1 then, you know, there's some paths that could get you
2 to where they're heading.

3 MR. GOODMAN: Jerry, I have a question of
4 Gary.

5 CHAIRPERSON LUDWIG: Yes.

6 MR. GOODMAN: I was just wondering. So the
7 -- the original roof pitch in its current
8 extent/condition, how does that compare to the
9 proposed roof pitch in the latest rendering?

10 MR. LEDGERWOOD: If I'm -- if I'm not
11 mistaken, it's like a 20 and 12 pitch on the existing,
12 and we're going to try to go to a 36 and 12 pitch.

13 MR. GOODMAN: Okay.

14 MR. LEDGERWOOD: To really kind of -- so
15 those corners aren't so unusable in the interior
16 office space.

17 MR. GOODMAN: And you know, I'm assuming
18 with the rendering, I mean, it's to scale. It just
19 looks, to me, it looks quite a bit better, and I can
20 totally see where you would need -- you would need
21 that.

22 MR. LEDGERWOOD: Yeah.

23 MR. GOODMAN: To utilize, I'm assuming, the
24 square footage in those corners, is that what I'm
25 hearing?

1 MR. LEDGERWOOD: Yes, absolutely. Like to
2 minimize its impact of taking away from usable square
3 footage. That's how we ended up with the -- the
4 initial design, you know, being just all two story.

5 MR. GOODMAN: Got it. All right. Thank
6 you.

7 MR. LEDGERWOOD: Yep.

8 MR. WHITAKER: I think it looks good, and
9 John, thank you for all your comments.

10 MR. BECKWITH: And we're -- and we're happy
11 with whichever design you pick, but I mean, we have to
12 go with either one of the others. And the money that
13 we're going to invest in this property, and to do it
14 and be costly, we need as much square footage as we
15 can get on the second floor. So.

16 And we'll be happy with either your decision
17 tonight, either the first one or the second one, we'll
18 make either of them work, as long as we don't have to
19 take anymore square footage away so.

20 CHAIRPERSON LUDWIG: Yep.

21 MR. BECKWITH: And talking a little bit,
22 obviously, you guys, you approved the front house.
23 You see our workmanship. We're going to mimic all the
24 same restoration board. It'll be -- all the shingles
25 will be the same color as the front house. The volume

1 windows will be identical with the five-eighths solid
2 Mullions, just like the front house. Obviously, we
3 can't present everything like we did last time in
4 front of you guys. But just for sure me, it's gonna
5 match the front house, and obviously you guys can see
6 what we did with that project. I'm sure you're very
7 happy with it, I hope.

8 CHAIRPERSON LUDWIG: Yep, yep. Yes.

9 MR. BECKWITH: I think we did everything you
10 asked us to do on the front house, and more. I mean
11 everybody, your guys' -- the town supervisor came in
12 for the grand opening. He was very pleased. I walked
13 him through the whole property. So they're very happy
14 with what we're investing in the property, so.

15 CHAIRPERSON LUDWIG: Okay. Any -- any
16 further comments?

17 MR. WHITAKER: Who is the owner, is it still
18 John Messitti?

19 CHAIRPERSON LUDWIG: I'm sorry?

20 MR. WHITAKER: Who is the owner of the -- of
21 the three houses now? John Messitti used to own them.

22 CHAIRPERSON LUDWIG: Oh, good question.

23 MR. LEDGERWOOD: Chris Calibro is the
24 current owner.

25 MR. BECKWITH: We're out of Cortland,

1 New York.

2 CHAIRPERSON LUDWIG: Okay. All three?

3 MR. BECKWITH: Yep. Actually there's four
4 on the property. There is another carriage house on
5 the opposite end of the driveway. I think it's 2270.

6 CHAIRPERSON LUDWIG: Okay. Okay. Yep.
7 Yep. Okay.

8 MR. BECKWITH: And that'll probably be our
9 next project after this.

10 CHAIRPERSON LUDWIG: Okay. Well, forewarned
11 is forearmed.

12 MR. WHITAKER: We're here for you.

13 MR. BECKWITH: Well, we appreciate it, and
14 I'm glad you gave us the opportunity to present
15 another plan before this, you know, tonight because
16 it's very important we get this project going
17 unfortunately but you know, we have some time
18 restraints. We don't have a tenant yet, but you know,
19 getting into winter, so we'd like to get it cleaned
20 up, and certainly weather tight before winter. So.

21 CHAIRPERSON LUDWIG: Now currently it's
22 apartments; is that right?

23 MR. BECKWITH: Yes. We kicked -- we had
24 everybody move out back before the COVID hit because
25 we thought we could get going, and then, of course,

1 obviously, you know how that worked out.

2 CHAIRPERSON LUDWIG: Yep, yep.

3 MR. BECKWITH: So.

4 CHAIRPERSON LUDWIG: Okay. Any further
5 comments? John, any -- any final thoughts?

6 MR. PAGE: If -- if the ask is to get a
7 Certificate of Appropriateness this evening, I would
8 like to say that I'm personally willing to vote in
9 favor of a Certificate of Appropriateness, but with
10 conditions, that I'd like to see some more submission
11 information at the next meeting that -- on, you know,
12 to clarify -- clarifying with specificity the
13 material, windows, doors, and then the front entrance
14 canopy.

15 But I believe that we could vote for
16 something that would allow them to start the process
17 of finalizing permit drawings and -- and scheduling
18 materials and so on.

19 MR. BECKWITH: And --

20 CHAIRPERSON LUDWIG: And permit application.

21 MR. PAGE: So.

22 CHAIRPERSON LUDWIG: And this would allow
23 them to get the necessary permits, I would assume?

24 MR. BECKWITH: It should be, yes. We would
25 like to get a demo permit, so that we can at least

1 start demoing, and obviously, the building permit
2 would come after. But at this point right now we're
3 trying to start without anything, so.

4 CHAIRPERSON LUDWIG: Now, that would --

5 MR. BOEHNER: Issue the demo permit, when we
6 get the revised drawings in?

7 CHAIRPERSON LUDWIG: One question. The --
8 can we go back to the as-is drawings, or as-is photo?
9 Yeah. So the chimney would -- would be gone.

10 MR. LEDGERWOOD: I would say yes.

11 CHAIRPERSON LUDWIG: How does the commission
12 feel about that?

13 MR. PAGE: I think that everything on the
14 roof is being adapted, so I don't see any --

15 CHAIRPERSON LUDWIG: Okay.

16 MR. PAGE: -- problem with that.

17 CHAIRPERSON LUDWIG: I just -- I just think
18 that needs to be, maybe, noted.

19 MR. BECKWITH: No definitely (inaudible)
20 when we're done, that's for sure. Then the
21 (inaudible) like you just said, what's happened in the
22 back with it so.

23 CHAIRPERSON LUDWIG: Yep. Okay. Any other
24 -- any other thoughts? Ken, are you comfortable
25 creating a motion?

1 MR. GORDON: Only in part, Jerry. So I
2 think that the record is incredibly muddy as to what
3 is before the Board and what is not.

4 Here is my attempt to summarize what I've
5 heard. This is not in the form of a motion yet, but I
6 want to float this trial balloon and see if I'm close
7 to identifying what action the Board is looking to
8 take.

9 CHAIRPERSON LUDWIG: Okay. Thank you.

10 MR. GORDON: So what I would think that we
11 have before us, what I believe we have before us, is
12 an application for a Certificate of Appropriateness to
13 renovate an existing carriage house for office space,
14 consistent with the plans that were submitted with the
15 application that was filed on June 17th of 2020, which
16 application was further modified by a memorandum dated
17 July 22nd, 2020, from Board Vice Chair John Page, and
18 which plans were then further revised by an email
19 dated July 23rd, 2020, and drawings from
20 Gary Ledgerwood from Hamlin Architects. And that the
21 Board would be willing to issue a Certificate of
22 Appropriateness with the condition that a demolition
23 permit be allowed to be issued, but not a building
24 permit, until and unless the owner of the property,
25 2290 East Avenue Properties, LLC, came back to the

1 Board at its August meeting, and presented more
2 information sufficient for the Board's consideration,
3 relative to materials, windows, door, and the front
4 canopy.

5 That's sort of what I captured from your
6 discussions. How close am I, or how far off am I?

7 CHAIRPERSON LUDWIG: Well, let's see. John?

8 MR. PAGE: Um --

9 MR. BOEHNER: I just, I don't mean to lose
10 the train of thought.

11 CHAIRPERSON LUDWIG: Go ahead, Ramsey.

12 MR. BOEHNER: I don't know if we ever asked
13 if there was anyone that wanted to speak regarding
14 this action.

15 MR. GORDON: Ramsey. This is not a motion.
16 Let me just -- let me just find out if I'm close.

17 MR. BOEHNER: Okay.

18 MR. GORDON: I have not yet made a motion.

19 MR. BOEHNER: You did say that. I'm sorry.

20 MR. GORDON: Yeah.

21 MR. PAGE: I think that in order to have an
22 appropriate package, we should have revised exterior
23 elevations. So we'll have -- right?

24 So these elevations are going to be
25 discarded, the ones that are on the screen right now,

1 the originally submitted elevations. And if they
2 could -- well, they will be anyway, as -- as part of
3 their permanent set, creating new elevations that are
4 reflective of the 3-D model that they -- that they
5 showed us this -- this evening.

6 So that in addition to the materials and
7 possible modification to the entrance canopy would be
8 what I would be asking for, that it is more consistent
9 with what we usually get when we're making a
10 Certificate of Appropriateness.

11 CHAIRPERSON LUDWIG: Okay. Good point. Any
12 other?

13 MR. GORDON: I will -- I will just respond
14 to that, John. And I understand that the property
15 owner wants to get moving.

16 It would be my recommendation to the Board,
17 that the Board either deny this application, or get
18 the owner's consent to adjourn this application,
19 because I do not think, in my opinion, that it is
20 ready for a vote by the Board.

21 And if we look at the Historic Preservation
22 Code, there really is not the ability to give a half
23 approval like we're talking about here. The purpose
24 of requiring a Certificate of Appropriateness is
25 because the Building and Planning Department cannot

1 issue permits until that C of A is issued.

2 But once that C of A is issued, then the
3 Building and Planning Department would go through
4 their normal administrative or ministerial role in
5 issuing whatever permits the owner is entitled to.

6 So really, if you want to be clean about how
7 we go forward with the procedure, I would say this
8 application just is not ready. And I think what I'm
9 -- I think what you did, John, is very, you know, bold
10 in a good way, in getting out in front of these
11 issues, and really trying to give feedback to the
12 owner before the meeting. But you are absolutely
13 right in your summary when you said, normally what
14 would happen is the application would come in, and the
15 first feedback that the owner would get would be at
16 this meeting tonight.

17 And I think what you would be saying to the
18 owner at the meeting tonight is, I don't like your
19 application as it is, I don't like your design as it
20 is, because of these particular elements that trouble
21 me. And I think I heard that from, to some extent
22 Jerry, to some extent Diana, to some extent Wayne, to
23 some extent David as well. I think all of you sort of
24 said the same thing. There's elements of this that
25 we're just not comfortable with, so go -- go change

1 it. And normally we would tell an owner then to go
2 change it and come back at the next meeting.

3 Now we have this 60-day rule that says we
4 need to make a decision within 60 days. Well, that
5 60-day window closes before our August meeting is
6 going to take place. So the only way we can get to
7 the August meeting with this application still pending
8 is with the owner's consent.

9 Without the owner's consent, you have to
10 make a decision tonight to approve it as submitted
11 without any strings attached, or to deny it. So
12 that's sort of where I'm coming from, John, and
13 everyone else, is --

14 CHAIRPERSON LUDWIG: Well how about -- how
15 about demolition? I mean, that's sort of a separate
16 issue in -- in many ways. They would like --

17 MR. GORDON: Yeah, I think we can ask
18 Mr. Boehner. Mr. Boehner would tell us that he cannot
19 issue a demolition permit without a C of A.

20 CHAIRPERSON LUDWIG: Really? Oh, okay.
21 Well --

22 MR. GORDON: Would you agree, Ramsey?

23 MR. BOEHNER: Yep, I agree.

24 CHAIRPERSON LUDWIG: Okay.

25 MR. GORDON: So once we issue that C of A,

1 then the Building and Planning Department can issue a
2 demolition permit, and all other permits which it --
3 which the owner is entitled to get, including the
4 building permit. So...

5 CHAIRPERSON LUDWIG: Okay. I thought we
6 might be able to, at least, let them go ahead with
7 that part of it, but I -- I see where you're --

8 MR. GORDON: I -- I hear what you want to
9 do, I just don't know that there's real procedure in
10 the code to allow us to do that.

11 CHAIRPERSON LUDWIG: Okay.

12 MR. GORDON: Ramsey, I don't know what your
13 thoughts are?

14 MR. BOEHNER: I don't disagree with Ken.

15 CHAIRPERSON LUDWIG: Okay.

16 MR. PAGE: I have a question.

17 CHAIRPERSON LUDWIG: Go ahead.

18 MR. PAGE: Is there anything that would
19 prevent them from doing interior demolition?

20 CHAIRPERSON LUDWIG: No. We have no control
21 over -- well, the commission has no control over what
22 they do on the inside.

23 MR. PAGE: Okay. I don't know that there's
24 any benefit to that, but I just wanted to ask the
25 question.

1 CHAIRPERSON LUDWIG: Gary and Troy, what --
2 what's your response to all this?

3 MR. BOEHNER: Hold on, I have to get them
4 unmuted.

5 MR. BECKWITH: There's actually -- actually
6 to be a lot of benefit to us if we get started inside,
7 because we gotta protect the inside before we can take
8 the roof off, so.

9 CHAIRPERSON LUDWIG: Okay. Well, I don't --

10 MR. BECKWITH: And also directed from the
11 code office that I couldn't start anything. So I
12 certainly would like you to entertain a motion, or
13 whatever you gotta do, to at least let us start the
14 inside. You know, we'll more than give you whatever
15 you need for the outside in a timely fashion to get
16 it, you know, so next month we can get this approved.

17 CHAIRPERSON LUDWIG: Well, this commission,
18 really, has no control over what goes on on the
19 inside; is that right, Ramsey?

20 MR. BOEHNER: That -- that is correct.

21 CHAIRPERSON LUDWIG: So as far as I'm
22 concerned. Now, whether you need any kind of -- I
23 don't think you need a building permit to -- well, you
24 probably do. I don't know.

25 MR. BOEHNER: You need a demolition permit

1 issued --

2 MR. BECKWITH: A demolition permit.

3 CHAIRPERSON LUDWIG: For the interior?

4 MR. GORDON: Ramsey? Ramsey, if the owner
5 of the building asked for a demolition permit for
6 interior demolition only, would they need a
7 Certificate of Appropriateness?

8 MR. BOEHNER: I was looking in the code,
9 Ken.

10 CHAIRPERSON LUDWIG: I don't think he needs
11 one from us. Now he may need one from the town, I
12 don't know.

13 MR. BECKWITH: (Inaudible) got permission
14 from Chris Rothis to start demo. He called me back
15 the day after. Said he talked to Ramsey, or somebody
16 -- I believe it was Ramsey, I might be mistaken.

17 MR. BOEHNER: No, it was me. It would be
18 something I would say.

19 MR. BECKWITH: We couldn't do anything. So
20 I would like to have clarification tonight from you
21 folks, or who by ever, or whoever needs to make that
22 decision tonight, so we can at least get started on
23 the inside.

24 CHAIRPERSON LUDWIG: Well, I don't -- we
25 have, as a commission, we do not have control over the

1 inside. So that's up to Ramsey and company. This is
2 as bad as Final Jeopardy.

3 MR. BECKWITH: Don't start singing the tune.

4 CHAIRPERSON LUDWIG: Doo, doot, do, do.

5 MR. GORDON: I'm having trouble -- do we
6 still need these plans up?

7 MR. BOEHNER: I don't think we do.

8 MR. GORDON: Can you take them down so I can
9 see the full group here. All right. That's much
10 better. Thank you.

11 Ramsey, so I'm looking at Section 224.6,
12 that's Subdivision B, which talks about no building
13 permit shall be issued for proposed (feedback) C of A
14 is first issued. But then goes on to say, that the
15 Department of Public Works is hereby directed to
16 implement procedures which will integrate the
17 Certificate of Appropriateness application procedure,
18 with a procedure for obtaining any of the town
19 approvals and with the development review process.

20 I'm not sure whether that prohibits you from
21 issuing a demolition permit for interior demolition or
22 not. It would seem that since the (feedback)
23 preservation designation really does not affect the
24 interior -- interior of the buildings. One could make
25 a quite logical plausible argument that integration of

1 the C of A process (feedback) under appeal, would
2 allow for interior demolition without a C of A. But I
3 don't know what you've done in the past.

4 MS. ROBINSON: I have a question about -- I
5 have a question about the interior demolition. Is any
6 of that going to be -- a (feedback) structure of the
7 building, or are these all cosmetic? Is there walls
8 coming down, or is there any structural part to it?
9 (Feedback).

10 MR. BECKWITH: Nothing is structural inside.
11 The two steel posts will have to remain until that's
12 it.

13 MS. ROBINSON: Okay.

14 MR. BOEHNER: Ken, I believe that section of
15 the code that you read was getting after integrating
16 the wall of (feedback) preservation commission with
17 our (feedback) when it ties into zoning board and
18 planning board. We're getting some feedback.

19 THE REPORTER: Yes. Sorry, I'm having a
20 hard time -- I had a hard time --

21 MR. BOEHNER: That was my understanding of
22 what that section of the code meant. Now, it could
23 certainly be interpreted differently. If the
24 commission would like to (feedback) if it's integrated
25 only for interior work, that would be something we can

1 discuss.

2 CHAIRPERSON LUDWIG: Well, as far as I'm
3 concerned, and I -- I'm not the final say here, but as
4 far as I'm concerned the commission -- we as the
5 commission pretty much have no -- no direction or say
6 in what you do inside. It's strictly outside. So as
7 far as we're concerned, as far as I'm concerned, and I
8 certainly stand to be corrected, but as far as I'm
9 concerned, we have -- you can go ahead, demolish the
10 inside, whatever you need to do.

11 Obviously, if you're going to change the
12 roof, you're going to add dormers and stuff like that,
13 that's something else. But as far as what goes on
14 inside, I think you're, again, subject to being
15 corrected here, but I -- I think you can go ahead.

16 And I think what Ken is saying, that it
17 could be interpreted a couple different ways. But you
18 know, we don't want to hold you up, and we understand
19 you've got deadlines. And so I -- I would give my
20 blessing, anyway, to let you start on the inside.

21 MR. GOODMAN: Jerry, my -- my thought is if
22 this -- if this happened to have been a project that's
23 -- that the applicants didn't -- let's say the
24 applicants were not going to alter the exterior in any
25 way, then presumably, the applicants wouldn't be

1 coming before our commission anyway for --

2 CHAIRPERSON LUDWIG: Right. Right.

3 MR. GOODMAN: -- for C of A, and -- and we
4 wouldn't have been involved in this discussion with
5 interior demo in that event.

6 I think that -- I think, Ken, what -- what
7 you read, reminds me of our role in -- in reviewing
8 demolitions in the sense of demolishing the building.
9 That was sort of my understanding.

10 CHAIRPERSON LUDWIG: Yep. Yep. Or from a
11 -- from our -- our landmark -- our landmark covenants
12 and so forth, unless we had specific covenants on the
13 inside. If we -- if we had covenants on the exterior
14 of the building. Again, what -- what goes on inside
15 is -- is not our concern.

16 MR. GORDON: So Ramsey, if the owner wants
17 to get a demolition permit from you to do interior
18 demolition only, are you comfortable giving that
19 permit without a C of A?

20 MR. BOEHNER: The reason --

21 CHAIRPERSON LUDWIG: Well, Ramsey, is there
22 -- is there a permit needed to --

23 MR. BOEHNER: Yes.

24 CHAIRPERSON LUDWIG: Oh, okay. All right.
25 Didn't know that.

1 MR. BOEHNER: Yes. What the code says
2 versus what this Board wants to have done.

3 I -- I do think that these are unique
4 circumstances. We have had a hearing. I think there
5 is some sense to be made that what they're doing on
6 the interior is not affecting the exterior of the
7 building.

8 When you read the code literally, it says I
9 shouldn't be issuing any permits (inaudible) or C of
10 AS. But that is a decision that's made
11 administratively based on the code, but I am now in
12 front of this commission.

13 MR. GORDON: Troy -- Troy or Gary, if the
14 Board were to direct the PW to, within its discretion,
15 issue an interior demolition permit, would you be
16 willing to have your C of A application adjourned or
17 postponed to the August meeting, to come back with the
18 additional submission that we're talking about? This
19 Board can then make a determination on the exterior
20 work as well?

21 MR. BECKWITH: I -- I would be agreeing to
22 as long as you stipulate what we need to come back
23 with you with, which I think you've already done a lot
24 of that, which we understand what you want. You know,
25 we'll certainly -- I think we pretty much -- you guys

1 pretty much agreed on the -- the exterior, as far as
2 the newest drawing Gary got to everybody today. We'll
3 spell out the windows, and get -- and whatever else
4 you guys want, I would be happy with that, yes.

5 CHAIRPERSON LUDWIG: Ramsey?

6 MR. BOEHNER: Yes?

7 MS. ROBINSON: I have a question. Would we
8 be setting some kind of a precedent for a situation
9 like this to occur in the future?

10 CHAIRPERSON LUDWIG: Well, yes, I think we
11 would.

12 MR. PAGE: Yeah, but I think that this is --
13 we're going through a thoughtful process here. I
14 think that's the precedent.

15 MR. BOEHNER: That is.

16 MR. PAGE: And, you know, something for the
17 applicants to keep in mind, is that any work that they
18 do is -- is at their --

19 MR. BOEHNER: At their risk.

20 MR. PAGE: Right?

21 CHAIRPERSON LUDWIG: Yeah.

22 MR. PAGE: And we have done a review of the
23 information that we've been provided, and given them
24 our opinion and our suggestions for -- for directions.
25 I'm feeling like there's a degree of understanding

1 between the Board and -- and the applicants. But it
2 is up to them whether they want to take, you know, the
3 risk on work that they would do on the interior
4 against any possible, you know, differences of opinion
5 on the exterior, when we have more full application
6 materials.

7 MR. BECKWITH: We're willing to take the
8 risk.

9 CHAIRPERSON LUDWIG: But Diana, I guess my
10 -- my point is, if we designated a house, and somebody
11 wanted to redo the bathroom, they wouldn't even come
12 to us. You know, if they wanted to gut the kitchen,
13 they wouldn't come to us.

14 So I think what you want to do on the inside
15 is -- is strictly between you all and Ramsey. But,
16 you certainly have our blessing, or at least my
17 blessing. And I think I speak for most of the Board,
18 that you can go ahead on the inside.

19 MS. ROBINSON: But the demolition for the
20 inside would not come from our Board?

21 CHAIRPERSON LUDWIG: No, that's correct.

22 MR. BOEHNER: Correct.

23 CHAIRPERSON LUDWIG: That's correct.

24 MR. BOEHNER: Okay.

25 CHAIRPERSON LUDWIG: Nor would -- nor would

1 any historic property that's been designated come
2 before our Board if it was strictly interior work.

3 MR. BECKWITH: Right. We wouldn't be here
4 today if we weren't dealing with the outside, as Jerry
5 mentioned.

6 MR. GORDON: But I do want to put a fine
7 point on this, and say, that there is no promise or
8 guaranty by the commission that they will grant any
9 Certificate of Appropriateness when they do get those
10 submissions in August.

11 They will consider them. They will make a
12 determination as to what they think is consistent with
13 the intent and purposes of the historic designation of
14 this property. So.

15 CHAIRPERSON LUDWIG: Yes.

16 MR. GORDON: Just to put --

17 MR. BECKWITH: We understand that.

18 MR. BOEHNER: Okay.

19 MR. GORDON: So with that, let me suggest
20 this action by the Board.

21 I would suggest that somebody make a motion
22 directing the Department of Public Works to proceed in
23 consideration of an interior demolition permit
24 application in its administrative roll, without the
25 necessity of a Certificate of Appropriateness, and to

1 adjourn the application, which is currently pending,
2 that is specifically Application 7H-01-20, for a
3 Certificate of Appropriateness for the property at
4 2290 East Avenue, until the August commission meeting,
5 with the consent of the owner of the property.

6 CHAIRPERSON LUDWIG: Okay.

7 MR. PAGE: I'll make that motion.

8 CHAIRPERSON LUDWIG: Can I have a second,
9 please?

10 MR. WHITAKER: Second.

11 MS. ROBINSON: I'll second that.

12 CHAIRPERSON LUDWIG: Ramsey?

13 MR. BOEHNER: Motion Lud -- Ludwig?

14 CHAIRPERSON LUDWIG: Yes.

15 MR. BOEHNER: Robinson? Robinson?

16 MS. ROBINSON: Sorry, yes.

17 MR. BOEHNER: Goodman?

18 MR. GOODMAN: Yes.

19 MR. BOEHNER: Whitaker?

20 MR. WHITAKER: Yes.

21 MR. BOEHNER: Page?

22 MR. PAGE: Yes.

23 MR. BOEHNER: Motion passes.

24 MR. GORDON: And then I would just list for
25 the owners the following submissions, which are going

1 to be needed for the August meeting of the commission.
2 Those submissions should include materials for windows
3 and doors, details of the front canopy, and revised
4 exterior elevations. Anything else?

5 CHAIRPERSON LUDWIG: You said windows,
6 doors. Elevation.

7 MR. GORDON: Front canopy and revised
8 exterior elevations.

9 CHAIRPERSON LUDWIG: Okay.

10 MS. ROBINSON: Plans. Plan sheets.

11 CHAIRPERSON LUDWIG: Yeah, drawings.
12 Basically whatever you'd need for a building permit.

13 MR. BECKWITH: We'll have everything spelled
14 out for you, likewise, then for sure.

15 CHAIRPERSON LUDWIG: Okay. Thank you.

16 MR. BECKWITH: (Inaudible).

17 CHAIRPERSON LUDWIG: Appreciate your
18 cooperation.

19 MR. WHITAKER: Thank you.

20 CHAIRPERSON LUDWIG: Any other comments?

21 MR. GORDON: Just to note for the record,
22 Amanda just joined the meeting. There she is. Hello.

23 MS. DREHER: I'm sorry, I had a family
24 issue. I apologize I wasn't here on time.

25 CHAIRPERSON LUDWIG: It's okay. I hate to

1 tell you, but you've been dismissed from the
2 commission due to lack of --

3 MR. GORDON: No, no, we need her.

4 CHAIRPERSON LUDWIG: Congratulations, glad
5 you're here.

6 We're just about to vote on a -- an issue
7 which you have no knowledge of, so you might want to
8 abstain on this.

9 MS. DREHER: I'll abstain.

10 MR. GORDON: I think you already voted.

11 CHAIRPERSON LUDWIG: Oh, okay. Ramsey?

12 MR. BOEHNER: We voted.

13 CHAIRPERSON LUDWIG: We did?

14 MR. GORDON: I was just listing so that the
15 owners --

16 MR. BOEHNER: Would know.

17 CHAIRPERSON LUDWIG: Oh, okay.

18 MR. GORDON: -- know what that list of
19 submissions was so --

20 MR. BOEHNER: We were asking what the list
21 would be.

22 MR. GORDON: So they weren't guessing.

23 CHAIRPERSON LUDWIG: So we don't have to
24 vote, okay. Very good. Thank you, Gentlemen. We'll
25 look forward to seeing you in August.

1 MR. LEDGERWOOD: We'll be there.

2 MR. BECKWITH: Okay. Thanks.

3 MR. BOEHNER: See ya.

4 CHAIRPERSON LUDWIG: Thank you.

5 MR. BOEHNER: Bye.

6 CHAIRPERSON LUDWIG: Okay. We have no new
7 business -- well, any new business, I guess I should
8 ask that before I say none. No new business, okay.

9 Old business. The public -- basically the
10 public hearings are closed. Note that no new
11 business.

12 Under old business we have three properties
13 that are potential designation properties. One is
14 332 South Landing Road. I believe that's at the
15 corner of -- let's see. Whoops.

16 MR. WHITAKER: I turned it off.

17 CHAIRPERSON LUDWIG: That one. Also the
18 school at 909 North Landing Road. Yep. And then
19 finally 1037 South Winton Road to Bob Ledowich, I
20 believe.

21 I think we should pick one to send a letter
22 to -- well, I guess we could send a letter to all
23 three, and then we'll select one to hold a public
24 hearing on after that.

25 MR. BOEHNER: We have only an application

1 for, hold on. So I would do it one -- one at a time.
2 Mary Jo, it is for 332 South Landing Road?

3 MS. LANPHEAR: Yes.

4 CHAIRPERSON LUDWIG: Okay.

5 MR. BOEHNER: You have an application.
6 We're still working on the application for 909 North
7 Landing Road?

8 MS. LANPHEAR: That's the one --

9 CHAIRPERSON LUDWIG: Okay.

10 MS. LANPHEAR: -- I had the question about.
11 In writing up the application for designation, do you
12 want to include the brick church building with the
13 property, or just the 1914 cinderblock school
14 building?

15 CHAIRPERSON LUDWIG: Let's see. That's a
16 good question.

17 MS. LANPHEAR: The church building is from
18 1960s, so technically, it's just about 50-years-old.

19 MR. PAGE: I think we should include them
20 both.

21 CHAIRPERSON LUDWIG: Okay. I'm just looking
22 for the -- oh, I see. Okay. Yep. Sure, that's fine.

23 MS. LANPHEAR: The church building, though,
24 has not been separately surveyed.

25 MR. BOEHNER: Oh, we don't have a survey for

1 it?

2 MS. LANPHEAR: I don't believe we do. I
3 have a survey for that church building.

4 MR. PAGE: Is it -- is it not described in
5 there also, briefly?

6 MS. LANPHEAR: It was alluded to, I believe,
7 in the original survey, that there were two
8 contributing structures; the church building and the
9 parsonage.

10 CHAIRPERSON LUDWIG: Then I would say --

11 MS. LANPHEAR: We don't have a lot of
12 details about the church.

13 CHAIRPERSON LUDWIG: Let's proceed with
14 South Landing Road then, if the commission is in
15 agreement on that?

16 MR. PAGE: Yeah, I very much want to do that
17 one.

18 CHAIRPERSON LUDWIG: Great.

19 MR. GOODMAN: I agree. I would second that
20 completely. That's a great -- great building.

21 CHAIRPERSON LUDWIG: Yep, great house.

22 Okay. So this is a motion to send the first
23 letter.

24 MR. BOEHNER: First letter?

25 CHAIRPERSON LUDWIG: Yep. We have a -- we

1 have a motion or may have someone put forth the
2 motion, and then I'll need a second.

3 MR. GOODMAN: Jerry, I'll put forth --

4 MR. PAGE: I'll make the motion.

5 MR. GOODMAN: I'll second.

6 CHAIRPERSON LUDWIG: Thank you, Wayne.

7 Thank you, John. Any discussion?

8 (No response from the members.)

9 CHAIRPERSON LUDWIG: Okay. Ramsey?

10 MR. BOEHNER: Ludwig?

11 CHAIRPERSON LUDWIG: Yes.

12 MR. BOEHNER: Robinson?

13 MS. ROBINSON: Yes.

14 MR. BOEHNER: Goodman?

15 MR. GOODMAN: Yes.

16 MR. BOEHNER: Whitaker?

17 MR. WHITAKER: Yes.

18 MR. BOEHNER: Page?

19 MR. PAGE: Yes.

20 MR. BOEHNER: Dreher?

21 MS. DREHER: Yes.

22 CHAIRPERSON LUDWIG: Okay. And what about
23 South -- South Winton road, Brighton Brick?

24 MR. BOEHNER: I believe I did supply some
25 grant information that Mary Jo gave me to the Town

1 Supervisor. I did want to talk to them about possible
2 grant opportunities for the building. I don't know if
3 he has talked with them yet.

4 CHAIRPERSON LUDWIG: Yeah, I just wondered
5 who picked out the shutters for the second floor. Oh,
6 well, never mind.

7 So do you want to send a letter -- should we
8 send a letter for that?

9 MR. BOEHNER: No, I think -- I thought that
10 we had decided that we would ask the Town Supervisor
11 to --

12 CHAIRPERSON LUDWIG: Oh, yep. Yep. Yep.

13 MR. BOEHNER: -- outreach to them, and then
14 I think we would need an application to be prepared.

15 CHAIRPERSON LUDWIG: Okay. Good point.

16 MR. BOEHNER: So literally what we have now
17 is 332 South Landing Road that we're going to send the
18 first letter to.

19 CHAIRPERSON LUDWIG: Okay.

20 MR. PAGE: And we can strive for the next
21 one for next month?

22 CHAIRPERSON LUDWIG: Pardon?

23 MR. PAGE: And we can strive for the next
24 one for next month?

25 MR. BOEHNER: The question --

1 CHAIRPERSON LUDWIG: Yep. Yep.

2 MR. BOEHNER: -- I have a little bit of
3 concern I have 909, if we don't have a survey for --
4 that covers the church, is it appropriate for us to be
5 seeking designation on it?

6 CHAIRPERSON LUDWIG: Well, also, the
7 Supervisor's going to proceed to chat with 1037 South
8 -- South Winton, so let's wait until we hear, A, we
9 get a survey for the rest of the property at 909 North
10 Winton, and also until Bill talks with the powers to
11 be at 1037.

12 So let's proceed with South Landing Road,
13 and we'll see what we can come up with by the next
14 meeting.

15 MS. LANPHEAR: I have one --

16 MR. BOEHNER: (Inaudible).

17 MS. LANPHEAR: -- more item of old business.

18 CHAIRPERSON LUDWIG: Go ahead. One at a
19 time. Mary Jo?

20 MS. LANPHEAR: I have one more item of old
21 business. You're not gonna like it. It's
22 394 Edgewood Avenue. The owner has been in touch with
23 me. This is a new owner. And she's very interested
24 in pursuing designation.

25 I told her the house had been placed on a

1 reserve list because the former owners had made
2 modifications to the house that compromised its
3 integrity.

4 CHAIRPERSON LUDWIG: Yep.

5 MS. LANPHEAR: She wants to know what those
6 modifications are with a view, perhaps, to removing
7 them, to making it eligible for designation.

8 CHAIRPERSON LUDWIG: Wow, that's a switch.

9 MS. LANPHEAR: She's very interested in
10 historic preservation. She also works at 2300 East
11 Avenue, which was just discussed tonight. And I think
12 she's planning to watch tonight's meeting on U-Tube.

13 CHAIRPERSON LUDWIG: Okay. Well --

14 MS. LANPHEAR: Is it more than just the
15 vinyl siding?

16 CHAIRPERSON LUDWIG: I don't know.

17 MS. ROBINSON: Windows. The windows were
18 the big thing.

19 MS. LANPHEAR: The windows?

20 CHAIRPERSON LUDWIG: The windows and I think
21 there were some -- didn't they do something to the
22 front porch or the -- I don't know. I guess what we
23 need to do -- it was surveyed once, right?

24 MS. LANPHEAR: It has been surveyed.

25 CHAIRPERSON LUDWIG: Okay. I guess what we

1 need to do is to -- is to kind of review the survey
2 with what's -- what's gone on since the survey. And
3 -- and only then can we make a determination as to
4 what needs to be done.

5 MS. LANPHEAR: Okay.

6 CHAIRPERSON LUDWIG: If anything. I mean,
7 it's sort of the commissions, I think, purview, to
8 decide, okay, what -- what would we like to see.

9 MS. LANPHEAR: Uh-huh.

10 CHAIRPERSON LUDWIG: So why don't we -- and
11 I guess I would volunteer to go by. John, and anyone
12 else, Ramsey, Wayne, anyone else.

13 MR. GOODMAN: What's -- what's the address
14 again, Mary Jo?

15 MS. LANPHEAR: 394.

16 MR. GOODMAN: 394, got it.

17 CHAIRPERSON LUDWIG: Yeah, let's -- let's --

18 MR. GOODMAN: Sure.

19 CHAIRPERSON LUDWIG: I'll tell you what.
20 Maybe you could send a survey out electronically, and
21 then we'll know better as to what -- and I think I've
22 got the old survey book. So I can look it up in
23 there, and just please send a reminder, email
24 reminder, so when I get back to the home base, I can
25 -- that'll -- that'll remind me to go by and take a

1 peak.

2 MS. ROBINSON: It's across the street from
3 our house. It's the tenant house for our house.

4 CHAIRPERSON LUDWIG: Oh, well then forget
5 it. Never mind.

6 MS. DREHER: Diana, did you see the windows
7 -- you saw the windows being removed. That was since
8 the survey was done, right?

9 MS. ROBINSON: Yeah, I think so. It was a
10 tragedy.

11 MS. DREHER: I think the work on the porch
12 -- I think the porch was altered after the survey,
13 too.

14 CHAIRPERSON LUDWIG: That's what I thought.
15 Yeah, that's what I thought.

16 MS. LANPHEAR: The survey was done in 1998.

17 CHAIRPERSON LUDWIG: Right. Well, let's --
18 let's see what was done. And I'd be interested to see
19 what windows they put. I mean, are they Comfort
20 windows, or are they, you know, Marvin's, or what --
21 what did they do?

22 MS. LANPHEAR: Okay.

23 CHAIRPERSON LUDWIG: Because we have -- we
24 certainly have approved replacement windows before,
25 but that depends on what they're replaced with, I

1 guess. So let's see what was done, and then we can
2 get back to the owner and with some recommendations.

3 MS. LANPHEAR: Thank you.

4 CHAIRPERSON LUDWIG: Great. Oh, no, thank
5 you. And thank the owner.

6 Any other old business? Presentations,
7 announcements?

8 (No response from the members.)

9 CHAIRPERSON LUDWIG: Motion to adjourn?

10 MR. WHITAKER: So moved.

11 CHAIRPERSON LUDWIG: Second?

12 MS. ROBINSON: I'll second that.

13 CHAIRPERSON LUDWIG: All in favor?

14 ALL MEMBERS: Aye.

15 CHAIRPERSON LUDWIG: Great. Thank you all
16 very much.

17 MR. BOEHNER: Thank you, Brett. Thank you.
18 Steno, thank you.

19 CHAIRPERSON LUDWIG: See you all next month.

20 MS. DREHER: Next month.

21 CHAIRPERSON LUDWIG: Hopefully.

22 MS. DREHER: Again, I apologize for not
23 making it on time. Thank you.

24 (The proceeding concluded at
25 a time of 8:29 p.m.)

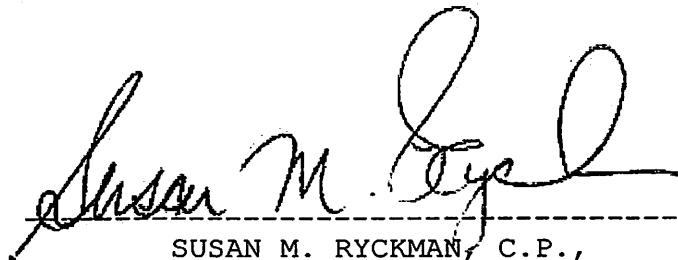
* * *

REPORTER CERTIFICATE

I, Susan Ryckman, do hereby certify that I did report the foregoing proceeding, which was taken down by me in a verbatim manner by means of machine shorthand.

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 6th day of August, 2020
at Rochester, New York.

A handwritten signature in cursive script, reading "Susan M. Ryckman", is written over a horizontal dashed line.

SUSAN M. RYCKMAN, C.P.,
Notary Public.