

HISTORIC PRESERVATION COMMISSION
BRIGHTON TOWN HALL
2300 ELMWOOD AVENUE
FEBRUARY 24, 2022
7:15 PM

Pursuant to the adoption of Chapter 1 of the Laws of 2022 amending Chapter 417 of the Laws of 2021 which permitted remote public meetings and the issuance of the Governor's Executive Order 11 and the suspension of in-person meeting requirements under the Open Meetings Law and the extensions thereof, this meeting will be conducted remotely beginning at 7:00pm or as soon thereafter as possible. Members of the public will be able to view and participate in the meeting via Zoom. Please go to the Town website (<https://www.townofbrighton.org>) for a link to the Zoom meeting. Should the suspension of in-person meeting requirements expire before the time and date of the above referenced meeting, said meeting will be conducted in-person at the Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton and will commence at 7:00pm. Written comments may be submitted to the Executive Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to ramsey.boehner@townofbrighton.org. Applications subject to public hearings and the documents to be considered by the Board will be available for review on the town's website no later than twenty-four hours prior to the meeting to the extent practicable.

AGENDA

OPEN FORUM

CHAIRPERSON: Call the meeting to order.

SECRETARY: Call the roll
Approval of Agenda

CHAIRPERSON: Approve the minutes from the October 28, 2021 and the November 18, 2021 meetings.

CHAIRPERSON: Announce that the meeting, as advertised in the Daily Record of February 10, 2022, will now be held.

COMMUNICATIONS:

~NONE

DESIGNATION OF LANDMARKS:

~NONE

CERTIFICATE OF APPROPRIATENESS:

[2H-01-22](#)

Application of David Lee, owner of property at 1140 Clover Street, tax number 137.08-1-34, for a certificate of appropriateness to install a generator. All as described on application and documents on file.

HARDSHIP APPLICATIONS:

~NONE

CHAIRPERSON:

Announce that public hearings are closed

NEW BUSINESS:

[Properties to be surveyed and updated.](#)

OLD BUSINESS:

[42 Varinna Drive](#)

PRESENTATIONS:

~NONE

ANNOUNCEMENTS:

~NONE



Town of Brighton

MONROE COUNTY, NEW YORK
2300 ELMWOOD AVENUE ROCHESTER, NEW YORK 14618

(585)784-5250

APPLICATION PROCEDURE for CERTIFICATE of APPROPRIATENESS

I. Principles.

The Brighton Historic Preservation Commission (the "Commission") will base its approval or disapproval of an application for a Certificate of Appropriateness on the following principles:

- A. Any alteration of an existing property shall be compatible with its historic character; and
- B. Any new construction attached to or appurtenant to a Landmark shall be compatible with the historic character of the Landmark.

II. Required Materials.

Application for a Certificate of Appropriateness requires the submission of the following items to the Commission through the Building and Planning Department in the Brighton Town Hall:

- A. One (1) "Application for Certificate of Appropriateness" form (attached).
- B. One (1) set of photographs of the subject structure(s) and/or property and pertinent surrounding structures or properties. Photographs should enable the Commission to clearly visualize the work to be done in the context of its surroundings.
- C. For new construction or alterations, ten (10) sets of scaled elevation drawings (folded) showing all work proposed to be done.
- D. Ten (10) sets of perspective drawings, including relationship to adjacent properties, if available.
- E. Samples of colors and materials proposed to be used (to be brought to the meeting).
- F. Where the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination and a plan showing the sign's location on the property.

III. Procedure.

The Commission shall approve, deny or approve with modifications the Certificate within sixty (60) days from receipt of the completed application. the Commission shall hold a public hearing on the application, at which an opportunity will be provided for proponents and opponents of the application to present their views. The applicant will be required to post a sign provided by the town, notifying the public of the application, in the front yard of the property subject to application for a period of fifteen (15) days prior to the scheduled hearing.

All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed at the office of the Town Clerk and Department of Public Works for public inspection.

For further information, call 585-784-5221



Town of Brighton

MONROE COUNTY, NEW YORK
2300 ELMWOOD AVENUE ROCHESTER, NEW YORK 14618

(585)784-5250

APPLICATION for CERTIFICATE of APPROPRIATENESS

Application No. _____

Date Filed _____

Hearing Date _____

1. Address of subject property: 1140 Clover Street, Rochester NY 14610

Tax Account Number: _____ Zoning District: _____

2. Applicant: Home Power Systems

Address: 1127 Corporate Drive East

City, State, Zip: Farmington NY 14425 Phone: (585) 433-2515

Interest in Property: Owner _____ Lessee _____ Other (describe) Contractor

3. Owner (if other than above): David Lee

Address: 1140 Clover Street

City, State, Zip: Rochester NY 14610 Phone: (585) 506-7682

4. Present use of property: Residence

5. Fully describe the work proposed. Attach additional sheets as necessary.

Automatic Standby generator installation for
electrical power back up in the event of a utility
power outage.

6. Why is the work described necessary?

For electrical power backup in the event of a utility power outage.

7. How do your plans address the principles on which the Certificate of Appropriateness is based?

The generator location is behind the attached garage and is as out of sight as possible. NO alterations to the historic character of the property or landmark.

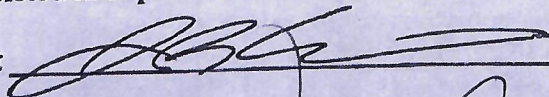
8. Please describe the extent of any proposed changes in landscaping, including any significant vegetation to be removed or added.

There is no need for any disruption of landscaping or removal of vegetation.

Applicant

I certify that the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request to the best of my knowledge.

Signature of Applicant



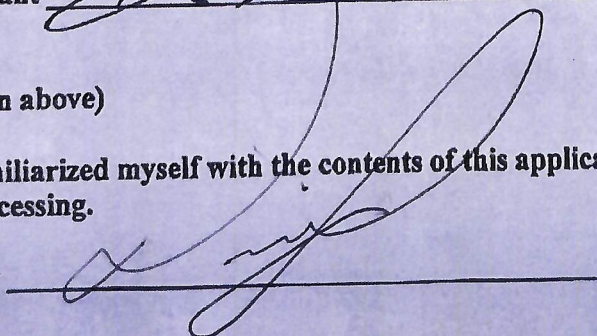
Date:

1/13/22

Owner (if other than above)

I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

Signature of Owner



Date:

1/13/22

GENERAC®

20/22/24 kW

20/22/24 kW

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

1 of 1

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
G007042-2, G007043-2, G007042-3, G007043-3 (Aluminum - Bisque) - 22 kW 60 Hz
G007209-0, G007210-1 (Aluminum - Bisque) - 24 kW 60 Hz



QUIET-TEST™



Note: ETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC
PROMISE



* Assembled in the USA using domestic and foreign parts.

20/22/24 kW

Features and Benefits

Engine

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

Generator

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to $\pm 1\%$ prevents damaging voltage spikes.

For your safety.

Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

20/22/24 kW

Features and Benefits

Installation System

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.

Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.

Review the generator's complete protection profile for exercise hours and total hours.

Provides maintenance information for the specific model generator when scheduled maintenance is due.

Detailed monthly reports provide historical generator information.

Built in battery diagnostics displaying current state of the battery.

Provides detailed local ambient weather conditions for generator location.

20/22/24 kW

Specifications

Generator

Model	G007038-1 G007039-1 (20 kW)	G007042-2 G007043-2 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-3 G007043-3 (22 kW)	G007209-0 G007210-1 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft ³ /hr (m ³ /hr)				
	1/2 Load	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)
	Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)
Liquid propane	ft ³ /hr (gal/hr) [L/hr]				
	1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]
	Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges – 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140–171 V / 190–216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

20/22/24 kW

Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Dimensions

200 Amps 120/240, 1Ø Open Transition Service Rated					
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

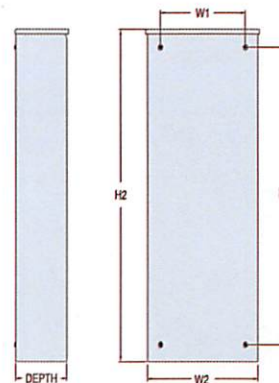
Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14

Model

G007039-1, G007039-3 (20 kW)
G007043-2, G007043-3 (22 kW)
G007210-1 (24 kW)

No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller
Exercise can be set to weekly, bi-weekly, or monthly



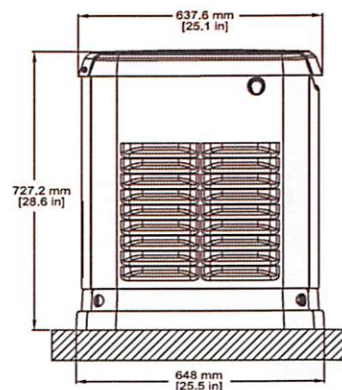
20/22/24 kW

Available Accessories

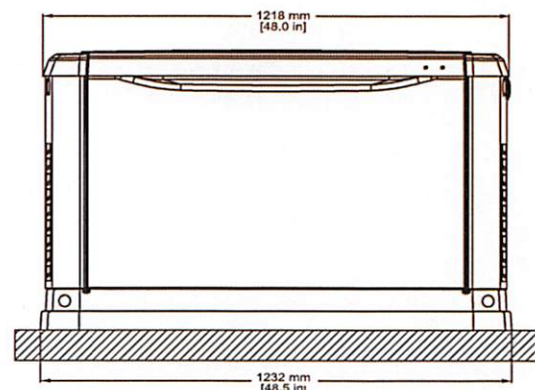
Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit (Standard on 22/24 kW)	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007038-1	696471074185
G007038-3	696471074185
G007039-1	696471074192
G007039-3	696471074192
G007042-2	696471074208
G007042-3	696471074208
G007043-2	696471074215
G007043-3	696471074215
G007209-0	696471071511
G007210-1	696471084801



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.





2022 Historic Preservation Commission Budget
for
New Surveys and Updates

Funds budgeted for 2022: \$5,000

Cost to prepare survey: \$2,200

Cost to prepare survey update: \$600

Option #1

Two Surveys – \$4,400

One Update - \$600

Total - \$5,000

Option #2

One Survey – \$2,200

Four Updates - \$2,400

Total - \$4,600

Historically, the Historic Preservation Commission has retain funds to prepare one survey to late fall to insure funds are available if the need arises.

Council Rock Estates Neighborhood

Thomas W. Boyde, Jr.

240 Thackery Road built for P.D. Allesandro in 1957

321 Council Rock Avenue built for Jules Friedman in 1953

Don Hershey

344 Council Rock Avenue built for Melvin Waldman DDS in 1951

200 Thackery Road built for Julius Michaels, attorney, in 1953

211 Thackery Road built for Samuel Lipsih in 1953

245 Thackery Road built for Corinne Bachler in 1954

also

245 Council Rock Avenue – the permit contains no architect but the design of the house suggests Don Hershey.

Highland & Highland Architects, Buffalo NY

227 Thackery Road built for Fred P. DeBlase in 1953

Adopted List of Surveyed Properties That Have Not Been Designated

Town of Brighton Historic Preservation Commission

Number	Street	Material	Built	Notes
1393	Clover Street	Frame	1875	
921	Crittenden Road	Brick	1870	
1233	Crittenden Road	Clapboard	1890	
1415	Crittenden Road	Frame	1835	Deissinger
2301	East Avenue	Frame	1850	McGraw-Stebbins House
2369	East Avenue	Brick/Frame	1910	Ellison House
2770	East Avenue	Stone	1920	Roach-Dowling House
1564	East River Road	Clapboard	1842-52	Thompson House
182	Edgewood Avenue	Frame	1850	Miller-Quandt House
69	Glen Road	Stone, Brick, Log	1938-40	Stam House
960	North Landing Road	Frame	1910	
138	Rowland Parkway	Frame	1890	Butwid-Rowland
270	South Landing Road	Frame	1830	Nursery School
2178	West Henrietta Road	Stone, Clapboard	1872	Keyes-Meyer House
2331	Westfall Road	Stucco	1937-38	
1037	Winton Road South	Brick	1840	Buckland

HPC Designated List

Number	Street	Description	Date Designated
1437	Blossom Road	Mercy High School	5/23/2002
140	Brookwood Road	Sternberg-Brandt House	10/28/2010
1140	Clover Street	Finucane-Lee House	1/23/2020
1496	Clover Street	Moore-Babcock-Harris House	8/23/2001
1550	Clover Street	Clover Street Seminary	11/21/1996
1589	Clover Street	Alcoa Care-Free Home	3/25/2004
1675	Clover Street	Emmons-Mooney House	7/26/2007
2230	Clover Street	Todd-Ford House	12/14/2000
2533	Clover Street	Seth Weed House	12/18/2014
1211	Crittenden Road	1211 Crittenden Road	3/25/1999
1600	Crittenden Road	Austin Crittenden House	11/15/2012
2280	East Avenue	Leiter-Young House (Council Rock Greens)	1/26/2006
2290	East Avenue	Friedlich-Yawman House (Council Rock Gre	1/26/2006
2300	East Avenue	Soble-Ries House (Council Rock Greens)	1/26/2006
2351	East Avenue	Forman-MacKenzie House	1/24/2019
2370	East Avenue	Stone Tolan House	9/26/1996
2525	East Avenue	Morgan House	9/25/2003
2550	East Avenue	Dryer House	8/23/2001
2563	East Avenue	Hamlin-Linowitz House	7/24/2003
2585	East Avenue	Baird-Finucane House	6/16/2003
2615	East Avenue	Drescher House	6/16/2003
2855	East Avenue	Parsons-Kingston House	7/27/2000
2924	East Avenue	Colonial Revival	11/19/2015
2940	East Avenue	Hallett-Rockwell House	7/22/2004
3108	East Avenue	Socony/Mobil/Sunoco Gas Station	12/17/1998
3225	East Avenue	Greystones	12/19/2019
245	Edgewood Avenue	Abbey-Taylor House	10/22/1998
281	Edgewood Avenue	Evans Farmhouse	7/22/2010
407	Edgewood Avenue	Wilson-Hill House	4/27/2000
2311	Elmwood Avenue	Holton House	2/22/07
3345	Elmwood Avenue	Norry-Lambert House	6/22/17
3500	Elmwood Avenue	Kenneth B. Keating House	2/26/04
3541	Elmwood Avenue	Edward Peck Curtis House	9/27/2018
484	French Road	Former District School #9	4/22/99
1300	French Road	Farm House	10/27/2016
139	Glen Road	Stoneburner-Corbett House	8/28/97
2	Greenfield Lane	Dryer-Angle House - Demolished, removed	7/24/2014
661	Highland Avenue	David Hagaman House	12/16/04
895	Highland Avenue	John Hagaman House	11/20/1997
896	Highland Avenue	Carl Paul House	11/20/97
1100	Highland Avenue	Cobb Meagher House	12/17/1998
2530	Highland Avenue	Ingersoll-Wilson House	3/26/15
1372	Monroe Avenue	Georgian Court	12/19/02
1392	Monroe Avenue	Westminster Court	12/19/02
1420	Monroe Avenue	Bel-Aire Manor	12/19/2002

HPC Designated List

1468 Monroe Avenue	Lipman's Kosher Market	5/27/04
1492 Monroe Avenue	Alhambra Apartments	8/28/03
1795 Monroe Avenue	Former Brighton Town Hall	10/22/98
1829 Monroe Avenue	Aldo's TS / Gorfine Jewelers	9/28/00
1832 Monroe Avenue	Caples Tavern / 12 Corners Apothecary	2/28/08
319 North Landing Road	Old Tryon House	8/24/06
421 North Landing Road	New Tryon House	3/25/99
909 North Landing Road	Trinity Reformed Church-Brighton #7 Schoc	10/22/2020
106 Oak Lane	Marion Folsom House	2/27/14
99 Pelham Road	Whitmore-Connolly House	8/24/17
363 Penfield Road	Temple Sinai - Surveyed 2013	8/25/16
525 Penfield Road	Ketchum-Deshon House	2/22/01
195 Sandringham Road	Hornbeck-Gannett House	7/26/12
1981 South Clinton Avenue	James Hartley House	11/20/1997
2169 South Clinton Avenue	Timothy Wallace Residence	5/23/1996
5 South Landing Road	Don Hershey House	7/25/2013
234 South Landing Road	Survey has address as 238 S. Landing	11/15/07
248 South Landing Road	Dryer-Roby House	5/24/2007
332 South Landing Road	DeRidder-Pichichero House	10/22/20
15 Southwood Lane	The 2nd Evans Farmhouse	1/11/07
30 Stoneham Road	30 Stoneham Road	8/29/2019
115 Summit Drive	D. Hershey-Architect?	1/28/2016
124 Summit Drive	Wildhaber-Searl House	2/26/15
73 Washington Drive	Life Magazine House	6/25/2015
1956 West Henrietta Road	Warrant Homestead	6/25/98
1341 Westfall Road	Buckland-Gonsenhauser House	8/28/2003
2005 Westfall Road	Evershed-Evans House	8/22/2002
2176 Westfall Road	Sears Roebuck Catalogue Home	11/21/96
474 Winton Road South	Amasa Drake House	4/25/2002
1340 Winton Road South	McGrath-Boehme House	1/25/2001
1438 Winton Road South	Carey-Harper House	7/23/1998
1551 Winton Road South	Buckland-Horst House	12/20/01

BRIGHTON HISTORIC PRESERVATION

Possible matrix or scoring for Properties

Category	Score
1) Historic value/cultural/political/social etc.	0 none 1 very little 2 somewhat 3 definitely
2) Historic Personages	0 unknown 1 known 2 well known locally 3 known: state/nat'l level
3) Embodies Arch. Style	0 little if any 1 somewhat 2 yes, but modified 3 excellent example
4) Architect/designer	0 not likely 1 probably, but unknown 2 known 3 well known
5) Threatened?	0 well maintained, safe 1 okay for now 2 in poor repair 3 may be "under review"



HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) TOLLIVER RESIDENCE

Address or Street Location 42 VARINNA STREET

County MONROE Town/City BRIGHTON Village/Hamlet: _____

Owner SLAGANA MITRIS Address 42 VARINNA DRIVE, BRIGHTON, NY 14618

Original use SINGLE-FAMILY RESIDENCE Current use SINGLE-FAMILY RESIDENCE

Architect Builder if known FORDYCE H. HALL Date of construction, if known 1927

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls: ☐ wood clapboard ☐ wood shingle ☐ vertical boards ☐ plywood
☐ stone ☒ brick ☐ poured concrete ☐ concrete block
☒ vinyl siding ☐ aluminum siding ☐ cement-asbestos ☒ other: Wood trim at front entry and side porch.

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☒ brick ☐ poured concrete ☐ concrete block

Other materials and their location: Original wood clapboards appear to be present beneath and to have similar reveal to current vinyl siding.

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated
Explain: _____

ATTACHMENTS

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn map indicating the location of the property in relation to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: Christopher Brandt Address Bero Architecture PLLC | 32 Winthrop Street, Rochester, NY 14607

Telephone: (585) 262-2035 Email cbrandt@beroarchitecture.com Date 01/20/2022

(Continued on reverse)

PLEASE PROVIDE THE FOLLOWING INFORMATION

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.



Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known.

The house at 42 Varinna Drive is sited on the east side of Varinna Drive in the Bel-Air Neighborhood on a 90' x 120' (.3 ac) parcel comprised of lot 16 and part of lot 15 of the Bel-Air Extension Subdivision, approximately mid-block between Oakdale and Warrington Drives.¹ The Bel-Air neighborhood is populated by single-family residences with a majority built during the late-1920s in a variety of revival styles and concentrations of post-WWII minimal-traditional and modern designs in the southeastern portion of the neighborhood along Glenellyn Way, Varinna Drive, Rhinecliff Drive and South Winton Road.²

The house is a two-and-one-half story nearly rectangular building in plan with a side-gable roof, a shallow cross gable bay to the rear (east), and single-story side gable porch wing to the south. The primary (west) façade is symmetrical; the first story has two evenly-spaced windows to either side of a center entry with brick stoop and door with sidelights all sheltered by a pedimented gable roof with simple denticulated cornice supported by square-paneled columns; a single-story screened-in side porch set back from the primary façade extends southward with similar paneled square columns, denticulated cornice, and decorative wood porch lattice; the second story has windows centered above the first floor windows to either side of a smaller central window all beneath a simple denticulated cornice at the roof eave. The left (north) façade has an asymmetrical arrangement of windows beneath the side-gable roof. The right (south) has a symmetrical arrangement of windows beneath the side-gable roof at the second floor and attic to either side of a center brick chimney, and the centered screened-in porch with side-gable roof at the first story.

The foundation and entry stoop are clad in a rough-textured brick below the exterior walls which are clad in vinyl clapboard siding with painted metal fenestration casings over the presumed original wood clapboard and trim, but the wood cornices and columns at the roof eaves, entry stoop, and side porch remain exposed. The windows are a mix of 1-over-1 and 6-over-1 double-hung vinyl sash that appear to have recently replaced the original presumed wood 6-over-1 double-hung and fixed leaded glass sash seen in 2015 Google Streetview imagery. The modern slab entry door and with full-height glass sidelights also appears to have recently replaced the original wood and glass paneled door with arched sidelights seen in 2015 Google Streetview imagery. The roof of the house and side porch are both clad in asphalt architectural shingles.

A detached two-bay side gable garage with modern overhead doors, and some original 6-over-1 wood double-hung sash, is located at the northeast corner of the property. Its walls are also clad in vinyl clapboard, and the roof is clad with asphalt shingles. The structure is considerably racked and may be at risk of potential collapse in the future if not repaired.

The condition of the interior of the home is unknown as it was not documented in real-estate listings when previously sold in 2017, and I was unable to contact the current property Owner.

Landscape

The mixed foundation plantings and specimen ornamental trees and shrubs to the west and south of the house present in 2015 Google Streetview imagery have largely been removed. Two mature deciduous trees are present along the southern portion of the west property line near the public sidewalk; a large deciduous tree and a very large specimen coniferous tree are present along the southern portion of the east property line.

¹ Town of Brighton. 1:2,400. In *Environs of Rochester, Monroe County, NY, Vol. 3*. Phila: G. M. Hopkins Co, 1931. Plate 20.

² Map. 1:6,000. In *Map of Monroe County, NY*. Phila: G. M. Hopkins Co, 1924. Plates 8 & 9.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community.

The property at 42 Varinna Drive is historically significant for its association with Peter and Yvonne Tolliver who owned and lived in the home from 1960 through 2017. The residence, built in 1927, is a typical, modest example of a late 1920s Colonial Revival style builder-designed home common in the Bel Air Neighborhood and throughout the Town of Brighton.³⁴ Its architectural significance is diminished by its lack of material integrity due to the installation of vinyl siding and recent replacement of original windows and doors with incompatible modern equivalents. Its integrity of design and feeling are largely retained as key components like the front entry and side porch, composition of the exterior fenestration, use as a single-family residence, and location within a homogeneous suburban neighborhood of single-family homes on similarly scaled lots remains largely as built in 1927, and when owned by the Tollivers.

Property History

1924-1927

The Garfield Realty Company and Whitmore, Rauber, & Vicinus Realty Company develop the Bel-Air and Bel-Air Extension subdivisions into what is now collectively known as the Bel-Air Neighborhood. The subdivisions were designed and laid out by nationally prominent landscape architects Pitkin and Mott of Cleveland, Ohio (formerly of Rochester).⁵

1927

Realtor-Builder Fordyce H. Hall purchases lots 14, 15, & 16 of the Bel-Air Extension from Whitmore, Rauber, & Vicinus Realty Company,⁶ constructs, and sells completed home at 42 Varinna Drive to Henry & Gladys Siebert.⁷

1927-1936

The Sieberts own and reside at 42 Varinna Drive, with one exception in 1933 when the home is listed as vacant,⁸ until losing the property to foreclosure to their lender, the Catskill Savings Bank.⁹ Henry owned and operated the Ford Carting Company, a local delivery and truck rental business.¹⁰

1937-1940

The Catskill Savings Bank rents the home to Fred Hovde, assistant to the president of the University of Rochester,¹¹ until selling the property to Benjamin and Florence Bernstien.¹²

³ "Deeds." *The Daily Record* [Rochester, NY], 23 Mar 1927, Business Papers Recorded, p.1.

⁴ "Another Bel-Air Home Sold!" *Rochester Democrat And Chronicle*, 2 Oct 1927, p.13.

⁵ Brandt, Christopher. "William Chase Pitkin Jr: A Forgotten Master of Landscape Architecture." *Historic Brighton Newsletter and Journal*, vol. 19, no. 2, 2018, pp. 10-15.

⁶ "Deeds." *The Daily Record*

⁷ "Another Bel-Air Home Sold!"

⁸ *Rochester Suburban Directory*. Rochester: Sampson & Murdock Co, 1930-1940.

⁹ "County Court." *The Daily Record* [Rochester, NY], 27 May 1936, Decisions, Papers, Proceedings, p.1.

¹⁰ *Rochester Suburban Directory*.

¹¹ Frawley, Margaret. "Valentine's New Aide Takes City Residence as he Plans Handling Prize Scholarships." *Rochester Democrat And Chronicle*, 8 Sep 1936, p.17.

¹² "Deeds." *The Daily Record* [Rochester, NY], 18 Jun 1940, Business Papers, p.2.

1940-c.1948

Benjamin founded and operated Rochester Welding Supply Corporation, and Florence was an active member of The Jewish National Fund and other local Jewish community organizations. Soon after suffering the loss of their son in 1947¹³ and loss of the welding supply business to fire in 1948¹⁴, the Bernsteins moved to Pelham Road.

c.1948-1958

Hanon and Anna Lisa Berger were also prominent and active members of the Jewish community. Hanon was the corporate secretary of Berger-Kleifgen Company (wholesale grocers), and served in multiple volunteer leadership positions including the United Jewish Welfare Fund of Rochester, Jewish Community Council, and the National Board of the American Friends of Hebrew University among others.¹⁵ In 1958 they sold their home to Malcolm and Lois Labatt-Simon.

1958-1960

The Labatt-Simon's briefly owned the property before notably selling it to Peter and Yvonne Tolliver.

1960-2017

The Tollivers were the longest-term owners and residents of 42 Varinna Drive and are the primary driver for the property's historic significance. Refer to the following narrative section for additional information. In 2017, just a few years before Peter's death, the Tollivers sold their home to the present Owners, George and Slagana Mitris.

2017-Present

The Mitris' like many of the property's owners in the 1940s and 1950s, are active members of the Jewish community in Brighton as well as being active politically, with George running for NYS Congress in 2020.

The Tollivers

Peter M. Tolliver was born in 1927 the fourth of six children to Pete and Frankie Tolliver in Nashville, Tennessee. His father worked as a janitor at a local public school, and his mother was a homemaker.¹⁶ Peter remained in Nashville after graduating from Haynes High School (built in 1931, it was the only school provided for the children of black residents of Davidson County)¹⁷ to attend Fisk University where he received a bachelor's degree in 1948 and a master's degree in 1951, both in physics.¹⁸ Founded in 1866, almost immediately after the end of the Civil War, Fisk University is one of the oldest and most prestigious HCBUs, with its historic campus designated as a National Historic Landmark in 1978. During his attendance as a student at Fisk University, Peter would have been witness to the appointment of the University's first black president, Charles S. Johnson, a noted scholar, and prominent figure in the Harlem Renaissance who expanded the university's Institute for Race Relations that served as a wellspring for civil rights advocacy focused on the desegregation of multiple facets of American society.¹⁹ After receiving his Master's Degree, Peter was hired as a faculty member in the Physics Department at Fisk University, and then at Tennessee A&I University (now Tennessee State University), before being hired as an electrical engineer and PhD candidate at the University of Michigan in 1952.²⁰

¹³ "Benjamin Bernstein, 61; Entertained Ill Children." *Democrat and Chronicle*, 14 Jul 1971, Local, p.2B.

¹⁴ "Fire Sweeps 1-Story Plant," *Rochester Democrat and Chronicle*, 10 May 1948, p.20.

¹⁵ "Jewish Fund Names Chairman for 1958," *Rochester Democrat and Chronicle*, 22 Jul 1958, p.15.

¹⁶ 1930 & 1940 U.S. Censuses, Davidson County, Tennessee.

¹⁷ "Tolliver Gets Engineer Job At Research Center," *Nashville Banner*, 21 Mar 1952.

¹⁸ "Obituaries: Tolliver," 2021.

¹⁹ Wikipedia Contributors. "Fisk University." *Wikipedia*, Wikimedia Foundation, 20 Jan 2022.

²⁰ "Tolliver Gets Job," 1952.

Yvonne M. Porter was born January 16, 1932, the eldest of two daughters to Alfred and Phoebe Porter. Her parents, both schoolteachers and passionate musicians, encouraged her and her younger sister Margaret's interest in music, with the two sisters giving frequent public performances beginning in their early teens.²¹ Yvonne's mother was a prominent and active member of the Alexander Chapel AME Church where she served as secretary, youth choir director, Sunday school teacher, and member of the woman's guild.²² In addition to her work within her faith community, Phoebe also served in numerous volunteer capacities on local and regional committees for the Red Cross, YWCA, Girl Scouts, League of Women Voters, American Cancer Society, March of Dimes, and the NAACP. Beginning in the late 1950s Mrs. Porter worked as the adult program director for the Carver Community Center overseeing the development and management of skills training classes, public events, and neighborhood support groups.²³ Yvonne's parents' passion for education, musical performance, and community service would all prove formative for her throughout her life. After graduating valedictorian of her class at Lincoln High School in 1948,²⁴ Yvonne entered the Eastman School of Music to pursue a degree in piano, which she received in 1952. After briefly teaching piano at North Carolina A&T State University,²⁵ Yvonne auspiciously accepted a position as a clarinetist on the University of Michigan band in 1953.²⁶

Peter Tolliver and Yvonne Porter were married on June 12, 1954 in Ann Arbor, Michigan.²⁷ Following a short period of work at US Army Chemical Center in Edgewood Maryland from 1956-56, they moved to Rochester following Peter's acceptance of a position with the Stromberg-Carlson division of the General Dynamics Corporation specializing in radar communications.²⁸ The Tollivers' success and desire to own a home in the suburbs of Rochester unexpectedly (but in hindsight, not surprisingly) thrust them into the local media spotlight in August of 1960. After they received a verbal acceptance from Lois Labatt-Simon of their offer to purchase 42 Varinna Drive for \$23,000, but before the closing of the sale, two neighboring homeowners at 30 and 35 Varinna Drive sought to prevent the Tollivers' purchase of the home by providing a counter-offer with funds raised through circulation of racist flyers within the neighborhood. Instead of accepting this effort to derail their home purchase, Peter and Yvonne first attempted to privately resolve the issue with the support of the local chapter of the NAACP and Rabbi Herbert Bronstein of Temple B'rith Kodesh, before ultimately filing suit against the pair of homeowners and going public with their complaint. Upon going public, the Tollivers' case was extensively covered in the *Democrat and Chronicle*, which resulted in counter petitions, letters to the editor, and the rapid settlement of the case in the Tolliver's favor.^{29 30 31 32 33 34}

After successfully fighting for their right to own their home in Brighton, Peter, Yvonne, and their young son settled into their new home, with a second son and daughter born in the ensuing years. Peter continued to work for General Dynamics until approximately 1970 receiving two patents for his inventions pertaining to complex electrical apparatus for radio transmission and amplification, before then working for Sybron Corporation (formerly Taylor Instrument Company) during the early 1970s as a research specialist where he received two additional patents for his designs of an infrared moisture gauge and then as a technical specialist at Xerox Corporation focused on designing improvements to their copiers for which he received another patent. During his professional life and after his retirement in 1981, Peter's ceaseless curiosity, problem solving skills, and belief

²¹ Multiple newspaper articles in the *Evansville Press* and *The Evansville Courier*.

²² "Woman Leader Believes Song, 'God Will Take Care of You,'" *Evansville Press* [Evansville, IN], 25 Jun 1954, p.6.

²³ "Phoebe Porter Head Adult Activities at Carver Center," *The Evansville Courier*, 17 Feb 1965, 14B.

²⁴ "Declares Lincoln Class 'Unafraid,'" *The Evansville Courier*, 04 Jun 1948.

²⁵ "At Intermission," *The Evansville Courier*, 03 Nov 1954.

²⁶ "Joins University Band," *The Evansville Courier*, 23 Jun 1953.

²⁷ "Woman Leader Believes Song," *Evansville Press*, 1954.

²⁸ "Obituaries: Peter M. Tolliver," *Democrat and Chronicle*, 22 Aug 2021.

²⁹ "2 House Owners Cited in Complaint of Negro Physicist," *Democrat and Chronicle*, 21 Aug 1960.

³⁰ "Housing Bias Condemned by 60 in Brighton," *Democrat and Chronicle*, 23 Aug 1960.

³¹ "Early Meeting Urged on Negro's Charges," *Democrat and Chronicle*, 24 Aug 1960.

³² "Letters to the Editor: Treatment of Minority is Major Problem," *Democrat and Chronicle*, 24 Aug 1960.

³³ "Agreement Reported Giving Home Option to Negro Physicist," *Democrat and Chronicle*, 30 Aug 1960.

³⁴ "Negro Acquires Option to Buy Brighton Home," *Democrat and Chronicle*, 31 Aug 1960.

that “there’s got to be a better way” led to multiple patented inventions from the 1960s through the 2010s focused on improving various aspects of his and other’s lives including an improved staple remover, hunting rifle holster,³⁵ lawn rake with debris carrying capacity, improved trout fishing hook, adjustable door hinge, and most notably, a wearable “lateral view extender lens” to restore the loss of his peripheral vision from a medical accident.³⁶ Despite being turned down by Bausch & Lomb, Peter persevered in getting the LaVel (lateral view extender lens) manufactured by a local optician, Irwin Goldberg, and then approved for use by the FDA. His invention of the LaVel was reported locally by the Democrat and Chronicle and led to him presenting papers on the device at national and international engineering conferences.³⁷ ³⁸ Beyond his enduring passion for invention and science, Peter was also dedicated to community service and advocating for civil rights. Beginning in the early 1960s, he served in the Rochester chapters of the Congress of Racial Equity and the NAACP, specifically focusing on housing and property ownership issues.³⁹ ⁴⁰ In the late 1970s he served as president of the Rochester Rehabilitation Center Board of Directors,⁴¹ and in 1981 and 1983 ran as the Democratic candidate for Brighton Town Supervisor.⁴² His candidacy for Brighton Town Supervisor, though unsuccessful, is believed to be the first instance of an African American denizen in the suburbs of Rochester running for Town Supervisor.⁴³ During his “retirement” after unsuccessfully running for public office, Peter worked as a substitute teacher in the Brighton and Rochester school districts, taught at multiple local colleges as an adjunct professor, and collected his thoughts on civil rights into an unpublished manuscript titled “*Identifying, Confronting and Combating Cultural Racism*.”⁴⁴ Peter passed away, at the age of 93, on August 10, 2021.

After moving into her new home in 1960, Yvonne established herself as a well-known private piano teacher⁴⁵ and professional accompanist which she continued to work as well into the 2000s.⁴⁷ Like her mother and her husband, Yvonne has been an active member within her community for much of her life. In the early 1960s she sat on the Women’s Human Relations Council of Rochester advocating for integrated housing. Beginning in the 1960s with her leadership on the board of the newly formed Rochester Opera Company, Yvonne dedicated much of her free time to volunteering in several capacities at multiple art and music institutions. From 1965⁴⁸ and into the early 1970s Yvonne served on the Women’s Council at the Memorial Art Gallery helping organize existing events like the Clothesline Arts Festival and advocate for new exhibitions, most notably the Contemporary Black Artists exhibition in 1969.⁴⁹ In more recent years, she has served on the Board of Directors for the Rochester Philharmonic League⁵⁰ and remains an active alumna of the Eastman School.⁵¹

Peter and Yvonne Tolliver were more than just “the first” black homeowners in the Town of Brighton. During their fifty-plus years of residency, the Tollivers were pillars of their community who left a remarkable professional and personal legacy of scientific inquiry, musical artistry, intellectual curiosity, civil rights advocacy, community service, and civic duty. Their story adds much to the rich history of the Town of Brighton and cultural heritage of the greater Rochester region and should be celebrated as such.

³⁵ “Girl Watching – Scientifically,” *Upstate Magazine*, Democrat and Chronicle: Rochester NY, 27 Feb 1972.

³⁶ “Brighton man’s idea cleans up,” *Democrat and Chronicle*, 9 Jun 1993.

³⁷ “Perseverance pays off with a special lens,” *Democrat and Chronicle*, 14 Feb 1981.

³⁸ “Tolliver’s lens, which expands his range of sight, is on the market,” *Democrat and Chronicle*, 20 Aug 1982.

³⁹ “State Official of NAACP to Speak Here Tonight,” *Democrat and Chronicle*, 19 Oct 1961.

⁴⁰ “Special: Housing Problems,” *Democrat and Chronicle*, 10 Feb 1963.

⁴¹ “Rochester Rehabilitation Center Annual Report,” *Democrat and Chronicle*, 11 Sep 1977 & 10 Sep 1978.

⁴² “2 races rematch opponents of ’81,” *Democrat and Chronicle*, 6 Nov 1983.

⁴³ “The rest of the story,” *Democrat and Chronicle*, 4 Aug 1997.

⁴⁴ “Brighton man’s idea cleans up,” *Democrat and Chronicle*, 1993.

⁴⁵ “Phoebe Porter...” *The Evansville Courier*, 1965.

⁴⁶ Many local Brightontians, including prominent realtor Jamie Columbus, had Mrs. Tolliver as their piano teacher.

⁴⁷ “Henrietta Community Chorale: An Afternoon of Jazz,” *Democrat and Chronicle*, 03 May 2007.

⁴⁸ “Art Gallery Women Name New Officers,” *Democrat and Chronicle*, 25 May 1965.

⁴⁹ “Black Artists in Premiere at Gallery,” *Democrat and Chronicle*, 21 Aug 1969.

⁵⁰ “BRAVO: 10-11 Season,” Rochester Philharmonic Orchestra, 2010.

⁵¹ “Attendees – Eastman Weekend 2012,” Eastman School of Music.

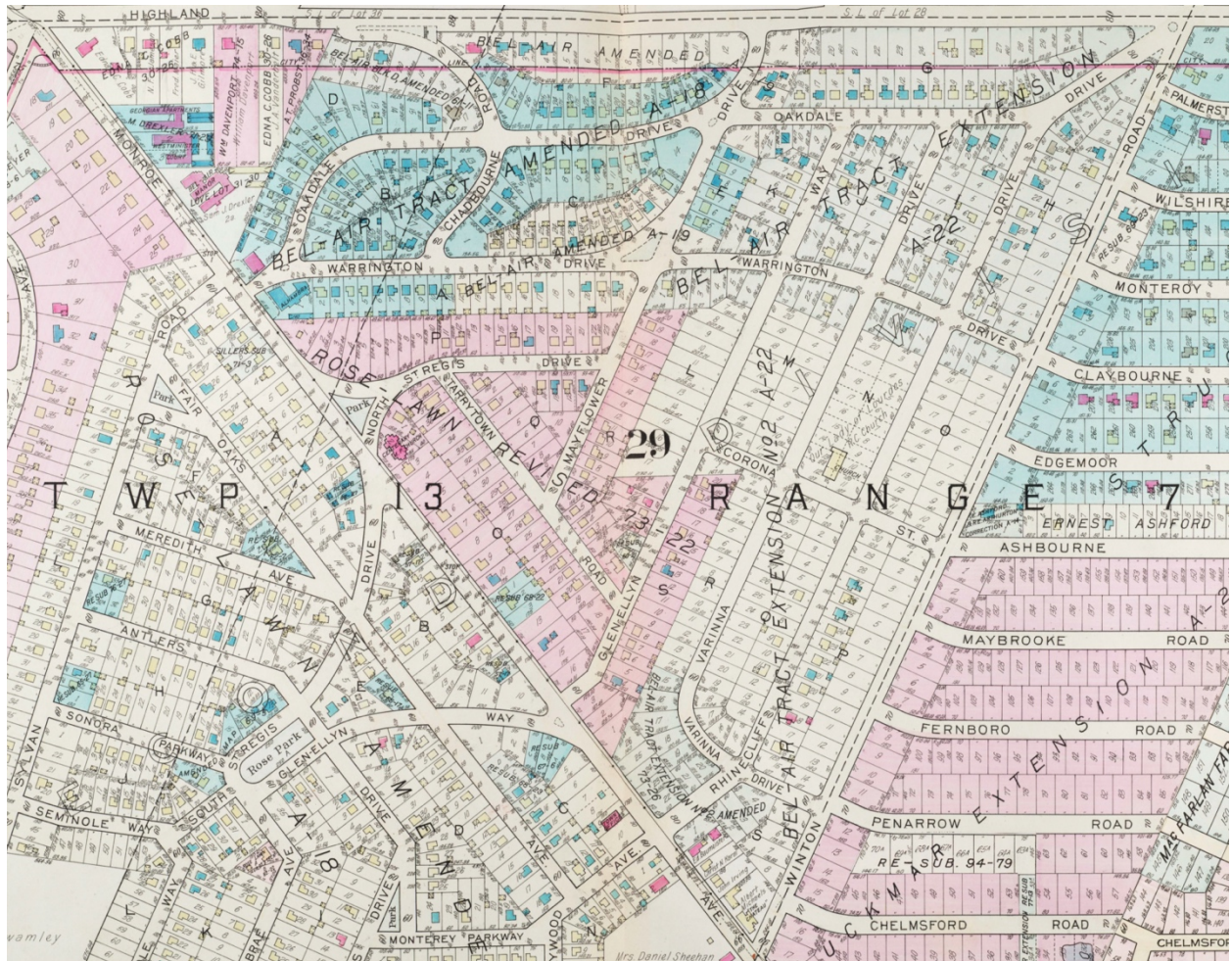


Figure 1 - Bel-Air Neighborhood from 1931 Plat Map.



Figure 2 - Close-up of 42 Varinna Drive from 1931 Plat Map. Present property is comprised of lot 16 and part of lot 15.



Figure 3 - Photo of newly completed house at 42 Varinna Drive in 1927. Democrat and Chronicle Archives.



Figure 4 - Peter Tolliver pictured in his home, 1972. *Democrat and Chronicle* Archives.



Figure 5 - Peter wearing the LaVel, 1982. D&C Archives



Figure 6 - Peter receiving town proclamation, 2020.



Figure 7 - Yvonne (at right) as a young woman, 1947. Evansville Press Archives



Figure 8 - Primary (west) Facade, 2022.



Figure 9 - House and Garage looking southeast, 2022.



Figure 10 - House looking northeast, 2022.



Figure 11 - Property looking southeast (note raked garage), 2022.



Figure 12 - Property looking northeast, 2022.



Figure 13 - Closeup of side porch, 2022.