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

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August 25th, 2022  
At approximately 7:15 p.m.  
Brighton Town Hall Zoom  
2300 Elmwood Avenue  
Rochester, New York 14618

PRESENT:

JERRY LUDWIG, CHAIRPERSON

WAYNE GOODMAN                   )  
JOHN PAGE                        )  
DIANA ROBINSON                 )  
DAVID WHITAKER                )

BOARD MEMBERS

MARY JO LANPHEAR  
Town Historian

KEN GORDON, ESQ.  
Town Attorney

JEFF FRISCH  
Town Planner

NOT PRESENT:  
AMANDA L. DREHER  
JUSTIN DELVECCHIO

REPORTED BY: RHODA COLLINS, Court Reporter  
FORBES COURT REPORTING SERVICES, LLC  
21 Woodcrest Drive  
Batavia, New York 14020 Brighton Historical

## BRIGHTON HISTORIC COMMISSION 08/25/2022

CHAIRPERSON LUDWIG: Is there anyone here to speak to the open forum?

MR. FRISCH: Seems like they are not here, but I think everyone saw the material they submitted on the Hills.

CHAIRPERSON LUDWIG: Right. Want to bring that up now or general agenda?

MR. GORDON: It's not on the agenda. They were invited to come to open forum at my suggestion, to explain what they wanted to do and get feedback from the Board, and to find out for themselves that there might be a problem. But, us talking about it now really has no point if they are not hear listening.

CHAIRPERSON LUDWIG: Okay.

MR. GORDON: They decided they didn't want the feedback.

CHAIRPERSON LUDWIG: Okay. I'd like to call this meeting to order.

Mr. Secretary, would you call the roll please?

MR. FRISCH: Ludwig?

CHAIRPERSON LUDWIG: Here.

MR. FRISCH: Robinson?

MR. WHITAKER: She's muted.

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MR. FRISCH: Yeah, I'm sorry.

DelVecchio, not here.

MR. FRISCH: Goodman?

MR. GOODMAN: Here.

MR. FRISCH: Thank you.

Whitaker?

MR. WHITAKER: Here.

MR. FRISCH: Page?

MR. PAGE: Here.

MR. FRISCH: Dreher, she's not present.

CHAIRPERSON LUDWIG: Can I have a motion to  
approve the agenda please?

MR. WHITAKER: So moved.

MR. PAGE: I will second, John Page.

CHAIRPERSON LUDWIG: Thanks, John.

All in favor?

ALL COUNCIL MEMBERS: Aye.

CHAIRPERSON LUDWIG: Agenda stands approved.  
The first item, approving of minutes of  
June 23rd. One of our shortest, only a few pages.

Any additions or corrections?

The only comment I have on the agenda is in  
general, I think -- or the minutes, excuse me, I think it's

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important to make sure that owners are given every opportunity to come in and speak to Jeff, Mary Jo, about their property if it arises that they might want to and made welcome to, to do that. I think it will help our image and hopefully may waylay any potential concerns that they have.

Okay, may I have a motion to approve the minutes?

MR. PAGE: I will make the motion, John Page.

CHAIRPERSON LUDWIG: Thank you, John.

Second please.

MR. WHITAKER: I will second.

CHAIRPERSON LUDWIG: All in favor?

ALL COUNCIL MEMBERS: Aye.

CHAIRPERSON LUDWIG: Minutes stand approved.

Was this meeting duly advertised?

MR. FRISCH: The meeting was duly advertised in the Daily Record of August 18, 2022.

CHAIRPERSON LUDWIG: Very good. That meeting will now be held.

We have no communications, no designation of landmarks, we do have a certificate of appropriateness.

APPLICATION 8H-01-22

8H-01-22 Application of Adam Francey for

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property owned by Monroe Warrington, LLC, at 1468 Monroe Avenue, tax number 137.05-3-74, for a Certificate of Appropriateness to install a sign. All as described on application and documents on file.

CHAIRPERSON LUDWIG: Is there anyone here to speak on that application?

MR. FRISCH: Yes. Adam is, I just added them to the meeting.

ADAM FRANCEY: Sorry, what was that?

MR. FRISCH: Just that you can talk about, speak about the application, what you're proposing.

ADAM FRANCEY: Just the sign. I was trying to kind of go for an old hardware store sort of look to the sign. This is my first time doing this, so I don't know exactly what you're looking for, but I was just trying to keep it as straight forward as possible.

CHAIRPERSON LUDWIG: Okay, thank you.

Any questions?

ADAM FRANCEY: For me?

MS. ROBINSON: What is the business?

ADAM FRANCEY: It's a tattoo shop.

MR. PAGE: So, I have a comment. In general, I like it. I am a little -- I have a question about the

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colors and --

ADAM FRANCEY: Okay.

MR. PAGE: -- if you are going for bold, you've got that. If you are going for maybe trying to have both bold and maybe blend in a little bit with the surroundings then you might consider either a gold on the outer band or a brown. I thought that would be my comment. I'm not saying that's a deal breaker. A sign is a replaceable item, but that's what struck me seeing it.

ADAM FRANCEY: Okay.

MR. WHITAKER: I'm trying to understand the layout, can you tell us what it is? I don't think people know what this is.

ADAM FRANCEY: I have been tattooing for 20 years, it's just going to be a private tattoo studio where I can just have a quiet place to tattoo my clients and just in a safe environment and a safe area. I tattoo a lot of older people, and so I just wanted to have a space that was conducive to helping them have an easier time getting tattooed, basically.

CHAIRPERSON LUDWIG: So, you don't want tattoo on the sign?

ADAM FRANCEY: Not really. I mean, I was

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going to maybe down the road apply again and maybe do something on the door that said tattoo. But, for now I just thought Lucky Folk would blend in and not be overly aggressive, I guess.

CHAIRPERSON LUDWIG: Well, I think the sign itself is pretty aggressive, but, I mean, well, the one next door says audio, I don't know what the one next door to that on the other side looks almost like a barbershop, I'm not quite sure.

ADAM FRANCEY: That's a nail salon.

CHAIRPERSON LUDWIG: Okay, does it say nails?

ADAM FRANCEY: I think so, yes.

CHAIRPERSON LUDWIG: I mean, do you not want it to say tattoos?

ADAM FRANCEY: I didn't really want it to say tatoos, no. But, I mean, if it has to --

CHAIRPERSON LUDWIG: Oh, no, it doesn't have to.

MR. GOODMAN: Actually, Jerry, if I could maybe comment. I actually like it without it saying the tattoo. I mean, this is out of our purview a little bit, but, you know, I think it sort of sets up a curiosity factor, almost like a marketing curiosity factor. I like the name.

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I guess my comments are kind of like where John's were. I like the fact that it is the sign's size. It looks like it fits rather well. I think the dimensions look good, you know. I kind of share John's, you know, the perimeter, the border of it might be toned down a bit to blend in a little bit more, but I like it. I like the way it's designed, I like the font you've decided to use.

ADAM FRANCEY: Thank you.

MR. GOODMAN: So, those are my comments.

CHAIRPERSON LUDWIG: Any other comments?

MR. GORDON: Jerry, this is Ken. I want to chime in here a little bit.

Adam, I'm the town attorney, the attorney for the Historic Preservation Commission, among other things. I just wanted to explain a little bit about what the Board's purview is here with respect to your sign.

Because the building is a designated landmark, any change to the exterior needs to come before this Board to determine whether those exterior changes, in your case, whether this sign is consistent with the historic character of the building. And that's why you are hearing some of our members comment about how it is very bold and how maybe toning it down a little bit will make it blend a little bit



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better with the historic character of the building.

As to the query that a couple of the members have raised relative to tattoo on the sign, there is absolutely no requirement for that. Tattoo businesses are legal in Brighton, they're legal in this district. You know, a not commonly know fact is that the tattoo businesses are not licensed, there is no certifications that are required.

So, there's no, if you will, jurisdiction the town has to regulate this business other than making sure it's an appropriate retail district, which this is.

And I would ask the members who have expressed an opinion on the color of the border in particular whether you're asking the applicant if he would amend his application to change the border to brown. If so, that's something I would want to put in the resolution. Could one or more of you speak to that please?

MS. ROBINSON: I'd say perhaps maybe a gold color like the adjacent sign, just to have a little continuity.

MR. GOODMAN: I have a question. Is Adam still in the call?

MR. FRISCH: Yeah, he just dropped off and he is joining us back again.

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MS. ROBINSON: He is gone.

ADAM FRANCEY: Sorry, my computer --

MR. GORDON: So he missed everything I said?

ADAM FRANCEY: Sorry, my computer froze.

MR. GORDON: Adam, this is Town Attorney Ken  
Gordon, did you hear anything that I just shared with you?

ADAM FRANCEY: No. I'm very sorry, sir.

MR. GORDON: So --

MR. GOODMAN: Do you know what, Ken? It was  
so good I am ready to hear it again.

MR. GORDON: I am going to try to say it  
again. Adam, what I wanted to do is give you a little  
context of what the Board's purview is here, and they're  
asking about your sign and your colors and the borders  
because --

MS. ROBINSON: Is he gone again?

MR. GORDON: Did we lose him again?

MR. FRISCH: No.

ADAM FRANCEY: No. I can still see you guys.  
Can you hear me?

MR. GORDON: I'm going to go to your screen so  
I know that you're there, and there you are.

The reason they're looking at the size, the

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color scheme, et cetera, is because the purview of this Board, the determination they need to make is whether any exterior change to this landmark building is consistent with the historic character of the building. So, for you, is this sign consistent with the historic character of the building? That's why you're hearing the commentary about whether it should be a brown or a gold border, to tone it down a little bit, et cetera.

And, I did share with the Board that tattoo parlors are absolutely a legal business in Brighton. They are not regulated by the town. In fact, they are not regulated by the county or the state either, as long as they are located in an appropriate retail district and this is an appropriate retail district for a service business such as yours. It's perfectly fine to have that business there.

And I was just going to comment on the fact that some of the members were talking about having the word tattoo on, and your reluctance. What I think I heard you saying, Adam, was that your business is really not a walk by or drive by business. Yours is a business where people make appointments with you because they know you, you've been in the business for 20-some odd years. So, you're not really concerned that somebody walking by doesn't know that Lucky

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Folk is a tattoo parlor because the people coming to Lucky Folk are going to be people who already know you and know what they're coming there for.

But, I did ask the members if they would please clarify whether the idea of changing the border color is a condition that they are asking you to make that change before they will approve this sign or not, because that is important for me to know in preparing the resolution that would be put forth for adoption.

So, Member Robinson was just commenting, go ahead please, Diana.

MS. ROBINSON: I said, perhaps a gold color like the sign next door would give a little continuity. But, I agree also the Lucky Folk is very bold, but I guess it speaks to the nature of the -- I don't mind that, but I think the orange is a little bit much, yes.

ADAM FRANCEY: It's actually red.

MS. ROBINSON: Red, okay.

ADAM FRANCEY: Okay. I didn't know if that made a difference.

MS. ROBINSON: No.

ADAM FRANCEY: Okay.

MS. ROBINSON: For me.

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3 MR. PAGE: So, what I was saying --

4 CHAIRPERSON LUDWIG: Any other thoughts?

5 John, I know you did.

6 MR. PAGE: Yeah, so, what I was saying before,  
7 is that I see two things that would, in my opinion, improve  
8 continuity. One would be brown, because the storefront has  
9 brown in the brown frames and it would continue that color  
10 around and it is also in the adjacent stores. And then, in  
11 the, as Diana was saying, in the adjacent store there's also  
12 a gold.

13 So, either of those colors would be an  
14 improvement in my subjective opinion on this. So, depending  
15 on the other Board members' feelings about this, we could  
16 decide whether or not to make it a requirement or a  
17 suggestion.

18 CHAIRPERSON LUDWIG: Anyone else? Do I hear  
19 green, blue? David?

20 MR. WHITAKER: The only thing I say, is I only  
21 wanted the tattoo on there so you know what it is, that it is  
22 by appointment is only that. It's your choice. Color, I  
23 don't care.

24 CHAIRPERSON LUDWIG: Wayne, any thoughts?

25 MR. GOODMAN: No. I mean, you know, I already

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mentioned I think the border, I don't really mind it being bold. Bold signs don't really bother me, but I do think and I'm looking at it now and listening to John Page's comments, I do think even if it was brown, you would almost seem like a frame at that point, it would be much more appropriate historically.

I don't know, I guess, I'm not sure I feel so strongly about it that I would make it a requirement. I would be interested to see how Adam's thoughts are behind John's suggestion, I guess, Jerry.

CHAIRPERSON LUDWIG: No, that's fine. Well, I guess I would vote for brown too. Simply because I think gold is pretty close to the yellow and brown would sort of match the trim, as John said.

But, Adam, what do you think?

ADAM FRANCEY: I mean, I can change it to brown, that's not a problem. I had originally had black, red, and gold, but I didn't know if that was too much, and obviously this is too much too, so.

Yeah, I can change it to brown, that's not a big deal.

CHAIRPERSON LUDWIG: I think that would tone it down a bit.

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3 MR. GOODMAN: I appreciate that, Adam. When  
4 you're -- on your part to do that. I think you might like it  
5 even better.

6 ADAM FRANCEY: Okay, sure.

7 MR. GORDON: Again, this is Ken Gordon. Just  
8 jumping in one more time, Adam. So, when is it that you are  
9 looking to open Lucky Folk?

10 ADAM FRANCEY: I am already opened.

11 MR. GORDON: Fair enough. So, you're out of  
12 your other studio and already relocated to this spot?

13 ADAM FRANCEY: Yeah. I thought that the fire  
14 marshal said I can open, so.

15 MR. GORDON: No. I am not saying you've done  
16 anything wrong here. I was just going to ask if you had some  
17 time whether the Board wanted to see you come back next month  
18 with the border in brown. But, since you're already in there  
19 that's not something that would work for you, or really, the  
20 Board. So, I will leave that suggestion aside.

21 ADAM FRANCEY: I mean, I can change it to  
22 brown. And, I mean, I can e-mail it, or whatever is most  
23 convenient.

24 MR. GORDON: I think we can just handle it as  
25 a condition of the approval.

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3 CHAIRPERSON LUDWIG: That's fine.

4 MR. FRISCH: When you come in for the building  
5 permit, I can just make sure that's meeting those conditions.

6 CHAIRPERSON LUDWIG: Any other comments?

7 MR. GORDON: I just have a question for Jeff.  
8 So, Adam mentioned that he might want to come back at a  
9 future date to seek a second sign that might say tattoo on a  
10 window or on a door or something like that. Is that  
11 something he would need a variance for?

12 MR. FRISCH: He would need a variance for a  
13 building permit. We handle window signs, we call temporary  
14 window signs, and they -- as long as it is less than  
15 50 percent of the window, they don't need approval, they can  
16 just put them up.

17 MR. GORDON: Doesn't even need to come back to  
18 this Board?

19 CHAIRPERSON LUDWIG: I wouldn't think so.

20 MR. GORDON: Okay, good. Thank you for  
21 clarifying that.

22 CHAIRPERSON LUDWIG: Any other comments?

23 Then, I'd like to close the Public Hearing.

24 Ken, would you draft a resolution please?

25 MR. GORDON: Sure.



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Whereas, Application 8H-01-22 has been submitted for a Certificate of Appropriateness under the Town's Historic Preservation Law for improvement to property located at 1468 Monroe Avenue in the Town of Brighton, County of Monroe, owned by Monroe Warrington LLC, said application being submitted by Adam Francey, F-R-A-N-C-E-Y to perform work described as the installation of a sign.

And whereas, the Historic Preservation Commission duly called a Public Hearing to consider the matter on August 25, 2022.

And whereas, the necessary legal notice has been published and the required sign posted.

And whereas, the Public Hearing was held and all persons having an interest in such matter, having had an opportunity to be heard therein.

And whereas, the Historic Preservation Commission hereby determines that pursuant to the factors set forth in Section 224-5 of the Town Code that the proposed above described work to the subject property is consistent with the purposes of the Town's Historic Preservation Law and compatible with the property's historic character based upon its review of the application and documents on file received at the Public Hearing and the testimony presented at the

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Public Hearing. It is hereby resolved that the Historic Preservation Commission hereby receives and files the above described application.

And it is further resolved that the Historic Preservation Commission hereby approves Application Number 8H-01-22 for a Certificate of Appropriateness for the above described work to be performed at the property located at 1468 Monroe Avenue in the Town of Brighton, County of Monroe, subject to the condition that the border of the sign be the color brown and subject to the condition that the above described work be completed within one year from the date of this approval.

MR. PAGE: I will make that -- I will make that -- I will support that. What's the word I'm supposed to say?

CHAIRPERSON LUDWIG: Would you like to make the motion?

MR. PAGE: I will make the motion.

CHAIRPERSON LUDWIG: Thank you, John.

MR. GOODMAN: I second that, Wayne.

CHAIRPERSON LUDWIG: Thanks, Wayne.

Any discussion?

MR. GORDON: Jerry, this is Ken Gordon again.

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I wasn't sure if you had done this, I do see that there are other people on the Zoom call. I don't know if you called for comments from the public. If you did, I apologize for having you do it a second time. If you haven't, if you can make sure none of our other listeners or participants are interested in commenting on this application.

CHAIRPERSON LUDWIG: I believe I did, but maybe not.

Is there anyone that would like to speak to that application?

MR. GORDON: I don't see anybody raising their hand.

CHAIRPERSON LUDWIG: Very good. The Public Hearings are closed.

Jeff, would you take a -- we have a motion, we have a second, would you call the roll please.

MR. FRISCH: Ludwig?

CHAIRPERSON LUDWIG: Yes.

MR. FRISCH: Robinson?

MS. ROBINSON: Yes.

MR. FRISCH: Goodman?

MR. GOODMAN: Yes.

MR. FRISCH: Whitaker?

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MR. WHITAKER: Yes.

MR. FRISCH: Page?

MR. PAGE: Yes.

MR. FRISCH: Motion approved.

CHAIRPERSON LUDWIG: Very good.

We have no hardship applications, the Public Hearings are now closed.

MR. FRISCH: Can we -- one of the people from the phone, Elmwood Hills project has joined us. Can we give them an opportunity to speak?

CHAIRPERSON LUDWIG: Sure.

And who would like to speak to Elmwood Hills?

MR. FRISCH: It's Larry Heininger.

CHAIRPERSON LUDWIG: Okay.

LARRY HEININGER: Yes.

CHAIRPERSON LUDWIG: Mr. Heininger, you have the floor. Go ahead.

LARRY HEININGER: Okay. Well, good evening. I don't know that I was going to be on this call, but I happened to see that I was invited by Jeff. I did send a text message to Kim if she was going to get on this call. And, the only thing that I can add is when Jeff sent over the list of historic homes in Brighton there were no homes on

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3 Elmwood Hill Lane, and the original home on Elmwood Avenue is  
4 lot 13, which was the Weller Estate.

5 CHAIRPERSON LUDWIG: Excuse me just a minute,  
6 Mr. Heininger, what is your relation to this? Are you just a  
7 resident of Elmwood Hill Lane or is this your house?

8 LARRY HEININGER: No. I'm the civil site  
9 engineer.

10 CHAIRPERSON LUDWIG: Oh, okay, thank you.

11 LARRY HEININGER: I'm sorry, I'm the civil  
12 site -- for people who don't know me, I'm a licensed  
13 professional engineer that State of New York, 44 years of  
14 practice.

15 But anyway, Jeff sent me this invite so I  
16 decided to come on, with my only observation. And I'm a  
17 Brighton resident, a fifth generation Brighton resident, if  
18 that matters for anything.

19 But anyway, the Weller Estate is lot number  
20 13. From appearances, it was probably built in the late  
21 teens or early twenties, and it was originally an 11-acre  
22 parcel that was subdivided in 1946 or 1947 by the Elmwood  
23 Countryside development group, and they created the other 12  
24 lots that are on Elmwood Hill Lane.

25 This house, I believe the building permit was

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issued in 1948, and that's that.

CHAIRPERSON LUDWIG: Okay, just, you don't represent the owners or?

LARRY HEININGER: The owner is Kim Bailey Stall Properties.

CHAIRPERSON LUDWIG: Okay.

LARRY HEININGER: So, I'm just telling you what I know. And again, if I hadn't been paying attention to my computer I wouldn't have seen I had an invite to this.

MS. LANPHEAR: Jerry, Kim Bailey contacted me in June asking for information about this property. And it was at that time that I pulled the building permit and we found out it was built by John D. Cockeroft. Mr. Cockeroft was president of RT French, which is kind of interesting because as you remember sideways was just down the street from the Cockeroft property.

The house that -- houses on this street are interesting because they are numbered as to the numbers of the lots on the street. So, there are 12 lots on the street and this is house number 12 on the lot.

There is Joseph Weller built a brick house on the top of Elmwood Hill along with a brick outbuilding across the street and it was owned by Charles Rambert at one time,

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and we had a couple of barns near Elmwood Avenue.

MR. FRISCH: First, let me create a context for the Board. They are looking at replacing this house, so it would be looking to getting approvals from the Planning Board to eventually demolish this house.

So, they are in here to see if there's any historic interest on the property or if it's something that the Board might possibly consider. Because, when it gets demolished, they would come to the Historic Preservation Commission, and they would say, no, it doesn't have any historical character that would hold up.

MR. GORDON: If I could just add to what Jeff shared with you. My recollection, Jeff, and correct me if I'm wrong, is that this project came before Planning Board for concept review only at this point.

MR. FRISCH: Correct, but they made the submission for preliminary.

MR. GORDON: I'm not aware of that. So, they came before the Planning Board for concept review, the Planning Board had some questions regarding whether the Historic Preservation Commission would be concerned about the demolition of this structure. Mr. Heininger went into some of the same information that he just shared, and I made a

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comment at that time as attorney to the Planning Board that the applicant and Mr. Heininger, but mostly the applicant might want to come in to do an informal review with the Historic Preservation Commission to see if this was a property that might be problematic to do a total demolition of.

This is not before you right now on the demolition permit, because that hasn't been referred over to you for that action at this point in time. So, it's not on the agenda for that purpose, this is really just, in essence, a concept review.

And so, an informal discussion, that's why I think it was put on before the open forum that started at 7:15, rather than having it on as an official business item for the Board for tonight's meeting.

So, I guess, I think Mary Jo shared with us what she has on this property. I think it might be helpful for Mr. Heininger to hear so he can share it with his client, Ms. Bailey, what it is that the Board's stake came from what Mary Jo shared, and whether there's generally any concern about this property being fully demolished.

LARRY HEININGER: All right. I'd like to also add that the Kim Bailey, Kim Stall Bailey purchased this from



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the Hicks, George Hicks, I believe was a surgeon at Strong or a surgeon in the Rochester area, doesn't matter whether he was at Strong or Genesee or General.

But, this house, looking at it -- what you are looking at at the right was an addition that was put on in the 80s. The original house was built in 48 for Cockeroft and then Hicks bought it from Cockeroft. And the Hicks put on a two-story addition.

The other thing with this house, is there was a water leak, and so there was some water damage which is partially why they, in discussing this with the architect whether or not we'd be better off going down in a new foundation with insulated concrete forms, new windows meeting current energy code. The existing basement is 74 years old made out of CMU block.

So just wanted to shed a little more light on the history of the house and the condition of the house.

CHAIRPERSON LUDWIG: Thank you.

MR. GOODMAN: Jerry, would it be possible for Jeff to go and point out what is the original portion of the house?

MR. FRISCH: The original is just the brick section. The garage was, I believe added later on as well as

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this two-story addition here.

LARRY HEININGER: And the brick part to the right as well. What you are looking at right now, the Palladian window was part of the 1980s addition.

MR. FRISCH: There are some other photos of it.

CHAIRPERSON LUDWIG: Okay.

LARRY HEININGER: So everything beyond the garage is addition as well.

CHAIRPERSON LUDWIG: I did drive around to look at it the other day.

MR. GORDON: And some of the feedback that you might want to give Mr. Heininger to carry back to his client is, what, if any, additional information might you want. What, if any additional pictures might you want, when this comes back so you can make a determination. Or, do you think, you know, what is being presented here is enough for you.

Those are some of the things that I wanted you all to have an opportunity to think about and give some feedback so when it does come in, we don't have a hiccup in the process and we can give a pretty direct answer to the applicant when they apply.

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3 CHAIRPERSON LUDWIG: Sure, Ken, thank you.

4 I personally don't have any strong feelings  
5 about the house. I wouldn't know about the rest of the  
6 Commission.

7 MR. PAGE: I think the one evaluation is  
8 handsome, but there's -- whatever, it doesn't look like many  
9 of the windows are original even on the other side.

10 Yeah, the house is kind of interesting, but I  
11 don't -- it doesn't jump out at me for architectural reasons,  
12 unless there was some strong, social reason. And then, even  
13 if there was, that you have to weigh that against a lot of  
14 other things.

15 I'd like to maybe get the information that  
16 Mary Jo has, if she's willing to just sort of type it out for  
17 the next time this comes up so that we have that. And, maybe  
18 the applicants could take the information that Larry's  
19 offered and submit that.

20 LARRY HEININGER: Jeff, could you go to the  
21 backside view again with the Palladian window.

22 Yeah, okay. There and the one you just  
23 showed, if you look to the left of that Palladian window,  
24 there's kind of a ski lodge thing, because that is actually a  
25 two-story great room with a fireplace that you see.

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And so, in my opinion that kind of ski lodge look does not relate at all to the original. It is very expensive obviously, it was done in brick and all that stuff. But, it was a 1980s addition to a 1947 house. The house on Elmwood Hill Lane that is spectacular it is the one on lot 13 the original Weller Estate. That is a late teens, early twenties Tudor. If you do a Google from above, birds eye view, you can see all of the dormers of obviously the attic.

And, Jerry, have been to your house for the car show, I think you would enjoy seeing that house.

CHAIRPERSON LUDWIG: Thank you.

LARRY HEININGER: That's a cousin to your house, only have a three-car garage though.

CHAIRPERSON LUDWIG: Well, can't have everything.

LARRY HEININGER: But I don't know the background on Weller, but, you know, after the war they sold the 11 acres.

CHAIRPERSON LUDWIG: Any other comments?

I guess the only thing that the only conclusion is, per John's request, that Mary Jo maybe jot down what you told us and we can have that for when the application comes in.

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LARRY HEININGER: Right. And I was in the basement of this house to look at the water supply that was coming in, doing my civil engineer work. I don't want to say there was mold, but I don't want to say there wasn't. I am very sensitive to that and I didn't hang around a long time.

CHAIRPERSON LUDWIG: Good.

LARRY HEININGER: So, that would be my other concern is with the leak and the residents being away, what other issues are in this house.

MR. GORDON: So, if I could just add before you go, Mr. Heininger, I think obviously this is not a formal discussion of the Board. You are not getting any kind of formal statement, but I'm not hearing any strong will to go out and have a report generated, a survey done of this property and down the road towards designation.

The Board hasn't made that official determination, but I don't think I'm hearing anything that should give you great pause moving forward with your applications.

LARRY HEININGER: Thank you, Ken. I'm glad I was looking at my computer. I'm going out of town tomorrow and I was trying to catch up on work.

CHAIRPERSON LUDWIG: Okay, thank you.

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LARRY HEININGER: Thank you. Have a good night. I am going to sign off, unless you need me for anything else.

CHAIRPERSON LUDWIG: No, Larry, thank you though.

LARRY HEININGER: Diana Robinson, good seeing you.

MS. ROBINSON: Hi, Larry, yes.

LARRY HEININGER: Thank you all. Bye, bye.

CHAIRPERSON LUDWIG: Next item on the agenda was -- or is 1564 East River Road. Mary Jo, do you want to lead us off with that please.

MS. LANPHEAR: A couple of months ago you asked me to look into 1564 East River Road and 1233 Crittenden Road. So, this is the first report. This is the report I found about East River Road house, and I'm working right now on 1233 Crittenden Road, and that should be to you by the next meeting.

CHAIRPERSON LUDWIG: Okay. You did prepare, I assume everyone has received the memo from Mary Jo on 1564 East River Road. I dove by that the other day and it's quite an impressive house.

MS. LANPHEAR: It is. It seems to be very

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well kept up at this point.

CHAIRPERSON LUDWIG: Pardon?

MS. LANPHEAR: It's very well kept up.

CHAIRPERSON LUDWIG: So, is this something we'd like to move ahead with possible designation? And, if so, do you feel we need an upgrade to the survey? Or, do you think the survey is -- do you see any changes since the survey was made?

MS. ROBINSON: I may have missed something. I don't seem to have an agenda or a copy of the survey. I have photographs of driving by the house. I might have missed an e-mail or something, Jeff. Later will be fine.

CHAIRPERSON LUDWIG: Yeah. The survey wasn't sent around. This is a preliminary --

MS. ROBINSON: Okay.

CHAIRPERSON LUDWIG: -- preliminary item that Mary Jo brought up. Perhaps next agenda, Jeff, you can send around the original survey.

MR. FRISCH: Yes, I could do that.

CHAIRPERSON LUDWIG: Okay. Any comments about -- any other comments about this house? I urge you if you have not done so, to do a drive by.

MS. ROBINSON: Nice.

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CHAIRPERSON LUDWIG: Any other new business?

Any old business?

If being none, may I have a motion to adjourn?

MR. GOODMAN: I will make that motion, Jerry.

CHAIRPERSON LUDWIG: Thanks, Wayne.

May I have a second?

MS. ROBINSON: I will second.

CHAIRPERSON LUDWIG: Thanks, Diana.

All in favor of adjourning?

ALL BOARD MEMBERS: Yes.

CHAIRPERSON LUDWIG: Thank you all for coming  
and see you next month.

MR. GORDON: Well, don't run away too quick.  
Next month we're going live.

CHAIRPERSON LUDWIG: Okay.

MR. GORDON: See you at town hall next month.

CHAIRPERSON LUDWIG: Isn't that on Elmwood  
somewhere?

MR. GORDON: We will be live and in person at  
the next meeting at Brighton Town Hall.

CHAIRPERSON LUDWIG: Very good.

MR. FRISCH: We missed all of the hot weather  
in town hall.



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MR. GORDON: Don't make promises, Jeff. It's usually stuffy and miserable in that auditorium.

CHAIRPERSON LUDWIG: Okay, folks. Thank you. See you next month.

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## REPORTER CERTIFICATE

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

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

Dated this 27th day of September, 2022.

At Rochester, New York

*Rhoda Collins*  
Rhoda Collins