

ADDENDUM TO THE NOVEMBER 2014 HISTORIC PRESERVATION
COMMISSION

PAGE 2 SPELLING Madelina to Maddalina change advertize to advertise

Mark not M/ark

PAGE 3 MR. PHELPS remove question mark add period

PAGE 4 MR. CHAIRMAN delete period add question mark at end of sentence.

Spelling alumni alumnia

Spelling Hues not hews

Spelling limestone is one word not lime stone

PAGE 5 MR. PHELPS frame, it's because the school is in session.

PAGE 6 MR. CHAIRMAN: How about the Commission? Does anybody have any
questions?

Spelling add an s to exist

PAGE 7 Spelling young women not young men under MR. Gordon.

PAGE 8 SPELLING VANDERLINDE throughout the voting

MR. MAISTER. SPELLING to the prior one not to the prior on

Proceedings held before the Historic Preservation Commission of Brighton, at 2300 Elmwood Avenue, Rochester New York on November 20, 2014 commencing at approximately 7:30.

PRESENT: Jerry Ludwig, Chairman
Wayne Goodman
David Whitaker
John Page
Arlene Vanderlinde
Diane Robinson

NOT PRESENT Justin J. DelVecchio

Mary Jo Lanphear, Town Historian
Ramsey Boehner, Town Planner
Kenneth W. Gordon, Town Attorney

FIRE ALARM PROCEDURES WERE GIVEN

MR. CHAIRMAN: I would like to call the November 20, 2014 meeting to order. We will approve the minutes for the September 2014 meeting with corrections.

MS. VANDERLINDE: I move to approve the minutes from September 2014 with corrections.

MR. WHITAKER : Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CALL

MR. LUDWIG	YES	MR. PAGE	YES
MS. VANDERLINDE	YES	MR. WHITAKER	YES
MR. GOODMAN	YES	MS. ROBINSON	YES.

MR. CHAIRMAN: Was the meeting duly advertised?

MR. BOEHNER: Yes, it was properly advertised in the Brighton Pittsford Post of November 6, 2014.

MR. CHAIRMAN: That meeting as advertised will now be held.

DESIGNATION OF LANDMARKS

NONE

CERTIFICATE OF APPROPRIATENESS

11H-01-14 Application of Sisters of Mercy, Inc. owner of property at 1437 Blossom Road, tax number 122.12-2-90.1 for a certificate of appropriateness for construction of black box theatre over the roof of the existing gymnasium and replacement of the main entrance (north side of auditorium) stairs and canopy. All as described on application and documents on file.

MR. PHELPS: David Phelps an architect from SWR Architects and Mark Madelina with SWBR. Thank you for taking the opportunity of hearing our application. I have one change I did modify the application and we will not be asking for approval of the canopy at this present time.

MR. CHAIRMAN: Can I ask you one question is the canopy this stainless steel?

MR. PHELPS: Yes.

MR. CHAIRMAN: I am glad you are not going to be bringing that up tonight.

MR. PHELPS: The owners of the school have decided not to look at it at the present time and if we do look at it in the future obviously we would come back for approval and talk about the theatre.

MR. CHAIRMAN: So you are just talking about the theater part tonight.

MR. PHELPS: Yes, I believe there are renderings and drawings that have been modified to reflect that and are not showing the canopy. I would like to apologize for not having larger samples of some of the products we are looking to use but as luck would have it we had a good size modular sample made up in Ohio and it is now stuck in Erie and the metal panel is stuck in Buffalo. So unfortunately we have small samples but they were supposed to be bigger and I apologize. The existing buildings is showing two elevations here

and the existing gymnasium is here from the north side and east side and of course it is hard to see but this is out in front. This is the setback and the proposed black box is out in front of that existing façade.

When we informally presented this to the Board at the last meeting in October these were the piers that we had shown and you can see a little bit more of a shadow and we went back and talked to the structural engineers and it looks like it's reflecting 6 inches to push it off the existing building and we are trying to get another 2 inches. And the concern is specifically over the east façade we have to go over the top of the existing piers and we have to be able to support that weight and on the north and south façade we actually can support two foot or more to make it all even and we are trying to maximize. So right now we are showing six inches and believe it or not there is a big difference between the hews and shadow lines which is one of the topics we talked about last time.

MR. MADELINA: In terms of materials you were looking at last time you see the existing gymnasium here as to style it is the 1940's and the goal is to scrub this down and get that clean and see how that looks. Our challenge was finding the right brick and there is some old brick back in here and our challenge is to try and find the right brick and we were very pleased with what we did.

MR. PHELPS: What we did was we took some photos of this brick next to me for both additions?

MR. MADELINA: This will be a blend of two bricks. This is the brick we did in the 2002 addition and depending on how it catches the light sometimes it is warmer sometimes a little cooler but that is cast stone. And the 2nd brick is much warmer and the closest to that that we have been able to find and what we think is the original brick and you will see in the photos it is a pretty decent match for the existing brick but it lacks the pollution as we mentioned a month ago. Our goal is to make this look like it is all the same. To do that there is some materials that are more costly now than before and there are some alternatives. One of those alternatives is to use lime stone and a cast stone. And you can see in the other photos our goal is to actually add a little more agate to this to match that and to get that look. This is the cast stone. I will pass that around to get a closer look.

MR. BOEHNER: Where was that used?

MR. PHELPS: That is actually part of the 2002 project in the band not the brick. It gives the appearance of cast stone. We went to a very

careful process trying to find the right shade from a distance. Our goal is to have this flat and not have a shine. In construction of the walls we have metal studs and it would be secured through the exterior.

MR. BOEHNER: I have a question for you. You are creating those panels I am assuming that you are going to get a sign variance. If you don't get that sign variance to put that sign there what does that do to your design.

MR. PHELPS: We are comfortable with the way the mass is and from a distance you can still read the mass at a comfortable finish and I think for that scale .

MR. BOEHNER: So if you didn't have the signage there you would be okay.

MR. PHELPS: We would be.

MR. CHAIRMAN: I apologize for not being here last month but the sign itself or the letters are they illuminated.

MR. PHELPS: They are not going to be illuminated at all. Actually that is not the correct phrasing that is going to be on the sign. We have asked the school to have a meeting about the sign and we haven't gotten it yet.. And I am sure you are aware Kathy Bonsinger Walter (phonetic) donated 5 million dollars for this project and she wants to name the building after two of her favorite sisters they are teachers as well as being sisters and the determination of naming and who goes first and all of that. That is one thing we will be coming back for a variance for because there is already cast stone signs on the building and this will be offset metal signage.

MR. CHAIRMAN: We do have an alumni from there? Mary Jo, what is your opinion of all of this? Do you like it?

MS. LANPHEAR: Yes. I think it's good

MR. GORDON: When do you expect the work to be completed?

MR. PHELPS: The project is running concurrently with two separate projects. There is a renovation going on inside the building in the

existing auditorium. We talked about that last time, a year ago. The schedule for that is to be completed by Columbus Day weekend of 2015 . We anticipate starting with a building permit in January 2015 and have construction start in March approximately. And then the addition of the black box would be happening at the same time and it would be completed at the latest in August of 2016. The focus is to get it done within two years about 18 months which turns into two years.

MR. GORDON: Typically when the Board grants a Certificate of appropriateness there is a condition inserted to that resolution stating that work must be completed within one year but we don't have to make it one year we can make it two years if that is appropriate to your purposes .

MR. PHELPS: As far as the construction time frame because school is in session. The idea is that the school is giving us space during the school beginning in March or April and shifting the spring play to be before that. So we will start inside the building right away but they don't want to start outside till the school is out and then the goal is in the summer of 2015 is when we will swing that steel for the addition and start to put the envelope up for that addition and by the time comes late fall come to 2015 it will be fully enclosed and we will be working inside. AT that point there is going to be a concrete roof on top of the gymnasium and they can start using the gymnasium again.

MR. CHAIRMAN: With a project of this scope for planning purposes that certainly is not an issue.

MR. PHELPS: Last Thursday night we did have a meeting with the neighbors to address any of their concerns. It went very well we had about 15 neighbors there which surprised everybody because when we went into the field a few years ago there was only once person that showed up. The big concerns were parking, traffic and one neighbor didn't like the existing landscaping. My apologies but we aren't doing anything with the landscaping. To address some of those concerns we are actually decreasing the seating in the auditorium by about 100 seats. So the maximum capacity is 1100 down to a little under 1000 seats and that is due to handicapped accessibility, access to wider seats. All seats are going to be replaced. So the interior parking and traffic is going to be going down. I am sure you are happy to hear that. One of their concerns was the auditorium and black box theatre being operated at the same time and it is not going to happen. It will be one or the other. So that was another one of their concerns. Overall the look of the building they didn't have any issues with the look of the building like I said their concerns were parking, traffic and

general construction noise. One of the neighbors was upset because on the last project they started at 6:30 in the morning so one of the construction managers was there and he stated they would not start before 7 o'clock or work past 10 o'clock. So in the end the neighbors didn't have anything bad to say.

MR. CHAIRMAN: How about the Commission does anybody have any questions?

MS. VANDERLINDE: I just want to say thank you for listening and it has made a tremendous difference.

MS. LANPHEAR: You said you were putting in steel posts?

MR. PHELPS: We are putting in steel posts at the corners of each of the piers and those have to go to the roof. I talked to a structural fellow and he was comfortable with six inches.

MR. PAGE: I think what he is saying the relationship of the existing pier and what they are putting on, they are trying to keep a certain distance back from the front of the building which I am for and so they are trying to work a compromise between the depth we might want to see on the existing pile astor and the new pile astor.

MR. CHAIRMAN: Any other questions?

MR. BOEHNER: I just have a comment in the code as amended in 2012 in our Historic Preservation Commission Regulations it says "unless construction is commenced within one year of the date of granting Certificate of Appropriateness and there after diligently pursued such certificate shall become null and void unless renewal upon application to the Historic Preservation Commission". That is section 224-6 E so they really have to commence construction. They haven't had it codified yet. You might want to join me in talking to the Town Clerk about this. You are a great example for me to use to say that. That exist under general code under an amendment in my book I wrote it two years ago. We went through the Town Board process. I think they are going to be within that one year time frame.

MR. GORDON: We typically put an additional condition in that amendment which talks about not only when it commences but also when it should be completed.

MR. PHELPS: How long is a building permit.

MR. BOEHNER: One year with a one year extension.

MR. CHAIRMAN: Anything else?

MR. GORDON: Did you post a sign notifying the neighbors?

MR. PHELPS: Yes sir.

MR. CHAIRMAN: Does anyone in the audience care to address this application? Not hearing any we will close the public hearing. Would Mr. Gordon like to render a resolution?

MR. GORDON: Yes.

WHEREAS application 11H-01-14 has been submitted for a Certificate of Appropriateness under the Town's Historic Preservation Law for improvements to property located at 1437 Blossom Road owned by the Sisters of Mercy for our Lady of Mercy School for young men to perform work described as renovations to the existing auditorium lobby second floor lounge and music room after the addition of a black box small performance space theatre that is proposed to be added to a room over the existing gymnasium.

AND WHEREAS the Historic Preservation Commission duly called a public hearing to consider such matter on November 20, 2014

AND WHEREAS the necessary legal notice was published and the required posting was made pursuant to the Town Code

AND WHEREAS the public hearing was held and all persons having an interest in such matters having had an opportunity to be heard therein,

AND WHEREAS the Historic Preservation Commission hereby determines 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 properties historic character based upon it's review of the application and documents on file and received at the public hearing and the testimony presented at the public hearing

IT IS HEREBY RESOLVED that the Historic Preservation Commission hereby here by receives and files the above described application

AND IT IS FURTHER RESOLVED that the Historic Preservation Commission hereby approves application number 11H-01-14 for a certificate of appropriateness for the above described work to be performed at the property located at 1437 Blossom Road subject to conditions that the above described work be completed within two years of the date of approval. And subject to the following addition of the condition that the applicant bring before the Board at a future date and before the installation of signage the actual materials to be used in such signage or sample thereof together with an image depicting what the actual signage will look like subject to further review and approval of the Board and a sample of the materials that you will be using.

MR. GOODMAN: I will make that motion with conditions.

MS. VAMDERLINDE: Second.

UPON ROLL CALL VOTE	MOTION UNANIMOUSLY CARRIED
MR. LUDWIG YES	MR. GOODMAN YES
MS. VANDERLINE YES	MS. ROBINSON YES
MR. PAGE YES	MR. WHITAKER YES

11H-02-14 Application of Nigel Maister, owner of property at 1589 Clover Street, tax number 137.11-2-17.1 for a certificate of appropriateness to install a basement egress window and to relay concrete along the side of the rear patio. All as described on application and documents on file.

MR. MAISTER: I am Nigel Maister. The principal difference in this application as opposed to the prior on there are on the north east side of the property two basement windows, small little windows below grade and we were hoping to put the egress in the south east one but subsequently because of the electrical conduit from the maim panel we had to use the other window on the north east side.

MR. BOEHNER: So where is it going to go now?

MR. MAISTER: Right beside the meter box going to the rear of the house, before it was up here behind the wall and now it is out there. Everything will be below finished grade and nothing will be visible until you

actually go out to look down to see what is going on here. Do I need to go over the details since they are in the packet.

MR. CHAIRMAN: How would you get out of that window should you need to. You described a ladder.

MR. MAISTER: Yes, there is a ladder there.

MR. CHAIRMAN: And that has to do with code. The window itself has to be level and above the floor. Does it open in or out?

MR. MAISTER: I think it opens out.

MR. CHAIRMAN: You don't have to have a walkout basement window but you do have to have a certain amount of area a certain number of inches for you to get out.

MR. CHAIRMAN: Any other questions?

MR. BOEHNER: How about the sidewalk?

MR. MAISTER: We are replacing the concrete sidewalk between the garage and the main structure of the house. In this patio area there are two sidewalks and three planting beds connected by concrete slabs. The sidewalk closest is comprised of concrete and the concrete has settled and has gone into the basement. The concrete won't match exactly but we are replacing the old with new. We are just replacing the concrete. We are here for the windows and I just threw that in.

MR. CHAIRMAN: When are you planning on starting this work?

MR. MAISTER: As soon as possible as soon as we get the approval.

MR. CHAIRMAN: Would a condition be placed on the approval that it be done within the year?

MS. MAISTER: Yes that wouldn't be a problem.

actually go out to look down to see what is going on here. Do I need to go over the details since they are in the packet.

MR. CHAIRMAN: How would you get out of that window should you need to. You described a ladder.

MR. MAISTER: Yes, there is a ladder there.

MR. CHAIRMAN: And that has to do with code. The window itself has to be level and above the floor. Does it open in or out?

MR. MAISTER: I think it opens out.

MR. CHAIRMAN: You don't have to have a walkout basement window but you do have to have a certain amount of area a certain number of inches for you to get out.

MR. CHAIRMAN: Any other questions?

MR. BOEHNER: How about the sidewalk?

MR. MAISTER: We are replacing the concrete sidewalk between the garage and the main structure of the house. In this patio area there are two sidewalks and three planting beds connected by concrete slabs. The sidewalk closest is comprised of concrete and the concrete has settled and has gone into the basement. The concrete won't match exactly but we are replacing the old with new. We are just replacing the concrete. We are here for the windows and I just threw that in.

MR. CHAIRMAN: When are you planning on starting this work?

MR. MAISTER: As soon as possible as soon as we get the approval.

MR. CHAIRMAN: Would a condition be placed on the approval that it be done within the year?

MS. MAISTER: Yes that wouldn't be a problem.

MR. CHAIRMAN: This is a public hearing so does anyone in the audience care to address this application? If not I will close the public hearing.

MR. GORDON: I have a proposed resolution for the Board.

WHEREAS, application 11H-02-14 has been submitted for a certificate of appropriateness under the Town's Historic Preservation Law for property located at 1589 Clover Street and owned by Nigel Maister for work described as the installation of a basement egress window and installation of concrete along the side rear patio.

AND WHEREAS the Historic Preservation Commission duly called a public hearing to consider such matters on November 20, 2014.

AND WHEREAS, the necessary legal notice was published and the required posting was made pursuant to the Town Code

AND WHEREAS the public hearing was held and all persons having an interest in such matters having had an opportunity to be heard therein,

AND WHEREAS the Historic Preservation Commission hereby determines 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 properties historic character based upon it's review of the application and documents on file and received at the public hearing and the testimony presented supplemented by the materials provided at the public hearing

IT IS HEREBY RESOLVED that the Historic Preservation Commission hereby here by receives and files the above described application

AND IT IS FURTHER RESOLVED that the Historic Preservation Commission hereby approves application number 11H-02-14 for a certificate of appropriateness for the above described work to be performed at the property located at 1589 Clover Street subject to conditions that the above described work be completed within one year of the date of approval.

AND BE IT FURTHER RESOLVED pursuant to the factors set forth in Section 224.5 of the Town Code the above work qualifies for the tax exemption under Section 444-5 of the New York State Property Tax Law.

MR. WHITAKER: I will so move.

MS. ROBINSON: Second.

UPON ROLL CALL VOTE	MOTION UNANIMOUSLY CARRIED
MR. LUDWIG YES	MR. GOODMAN YES
MS. VANDERLINE YES	MS. ROBINSON YES
MR. PAGE YES	MR. WHITAKER YES

11H-03-14 Application of Timothy E. Keef, P.E. Commissioner, for property owned by Rochester Gas and Electric for a certificate of appropriateness to replace the existing Harp Lamp fixtures and poles located throughout the Town of Brighton. All as described on application and documents on file.

MR. KEEF: Thank you Mr. Chairman and Members of the Board, I am here tonight to request replacement of the Harp Lamp Fixtures and poles located throughout the Town of Brighton as well as Carl Rebegland (phonetic) We started our relationship which encompasses a lot of Harp Lamp fixtures and the application before you really is something we started a few years ago when the Town couldn't afford this type of fixture which has been around for a number of years nor being able to maintain them when the parts were not available and now we are moving into the 21st century with these lights. From the standpoint of reliability in the neighborhood we have a plan to upgrade and improve the lighting and as part of that project we will be planning on putting in more lighting as we move forward. That is really the reason we are here and we want to move forward on the right foot. First and foremost Carl and I are here to answer questions. And I think one thing that would help you basically is to go through the process which is not necessarily required but we just want to replace the old lamps as needed. We are not taking out the existing Harp Lamp fixtures that are in good shape but at some point they may have to be replaced. One of the examples of that is Elmwood Avenue that is part of the County highway project we put them in side by side and there is little variation as you drive by you can't make out the difference between the new and the old lamps. And that includes the poles and fixtures. Maybe Carl can explain it a little bit better.

MR. REBEGLAND: The new lamps will be metal halloid with plastic shades and high pressure sodium and they will be a little bit more sensitive units of high tech electronics. They had 600 volts and they were putting 500 volts through the system and we reduced that 120 volts and the metal halloid is a more sensitive unit and 120 volt system will be more reliable. We tried to replicate what was out there and we weren't quite able to do that but what we have out there will have a better pattern around the road in any direction and that would be an improvement upon what is there. So this will be a multi year project involving some digging and removing different circuitry but they will not be replaced until they are deteriorated enough and we will take the light and socket out and retrofit it with a newer fixture and rewire what needs to be done.

MR. CHAIRMAN: We designated this 12 years ago and at that time we asked you to come in for a Certificate of Appropriateness and you had reservations about it and now 12 years later we are here and it is happening right now.

MR. GORDON: I have a resolution.

WHEREAS application 11H-03-14 has been submitted by the Commissioner of Public Works, Timothy Keef for a certificate of appropriateness under the Town's Historic Preservation Law for the upkeep, repair and replacement of the Harp Lamp fixtures throughout the Town of Brighton and owned by Rochester Gas and Electric and leased by the Town of Brighton to perform work described as replacement of existing incandescent lamps with the metal lamps and existing porcelain shades that cast a long shadow and the reflectors to light the fixtures, replacing damaged or in poor condition poles with precast concrete octagon poles as needed, reducing the voltage and replacement of poor conditioned and damaged bodies of the Harp fixtures to be replaced with cast alloyed and aluminum pipe fixtures as exhibited in the application when it is determined that the original bodies are no longer available.

WHEREAS the Historic Preservation Commission duly called a public hearing on November 20, 2014

WHEREAS the necessary legal notice was published and the required posting was made pursuant to the Town Code

AND WHEREAS the public hearing was held and all persons having an interest in such matters having had an opportunity to be heard therein,

AND WHEREAS the Historic Preservation Commission hereby determines pursuant to the factors set forth in Section 224-5 of the Town Code that the proposed above described work to the Harp Lamp fixtures is consistent with the purpose of the Town's Historic Preservation Law and compatible with the historic character of said lamps based upon its review of the application and documents on file and received at the public hearing and the testimony presented.

IT IS HEREBY RESOLVED that the Historic Preservation Commission hereby here by receives and files the above described application

AND IT IS FURTHER RESOLVED that the Historic Preservation Commission hereby approves application number 11H-03-14 for a certificate of appropriateness for the above performed work on the Harp Lamp fixtures within the Town of Brighton .

AND IT IS FURTHER RESOLVED that commencement of the repairs or replacement of any such fixtures within a one year period after the issue and the certificate of appropriateness shall be deemed sufficient for the commencement of work pursuant to Section 224.6 subparagraph E and continued repair and replacement as need of existing Harp Lamp fixtures within the Town of Brighton shall be deemed to have been diligently pursued under the said paragraph and consistent with the purposes of the Historic Preservation Laws

MR. GOODMAN: I will make that motion.

MS. VANDERLINDE: Second.

UPON ROLL CALL VOTE
MR. LUDWIG YES
MS. VANDERLINE YES
MR. PAGE YES

MOTION UNANIMOUSLY CARRIED
MR. GOODMAN YES
MS. ROBINSON YES
MR. WHITAKER YES

NEW BUSINESS

Jubilee for the Landmark Society

OLD BUSINESS

124 Summit Drive- HELD OVER

2150 Clover Street – HELD OVER

2533 Clover Lane - Seth Weed House – HELD OVER

2530 Highland Avenue – HELD OVER

363 Penfield Road - HELD OVER

73 Washington Drive HELD OVER

List of Properties to be Updated and Surveyed – HELD OVER

PRESENTATION

NONE

COMMUNICATIONS

NONE

MR. CHAIRMAN: Can I have a
motion to adjourn?

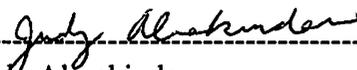
MS. VANDERLINDE: So moved.

MR. CHAIRMAN: The meeting stands
adjourned.

* * * * *

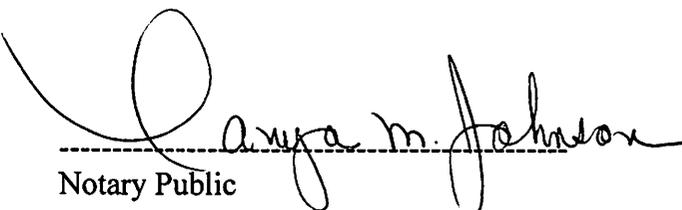
CERTIFICATION

I, Judy Almekinder, 7633 Bauer Van Wickle Road,
Lyons, New York 14489, do hereby state that the minutes of the November 20
2014 , meeting of the Historic Preservation Commission of the Town of
Brighton at 2300 Elmwood Avenue, is a true and accurate transcription of those
notes to the best of my ability as recorded and transcribed by me.

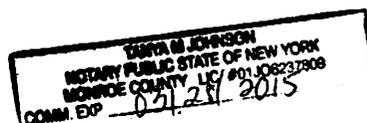


Judy Almekinder

On this ^{12th} day of December 2014 before me personally came Judy
Almekinder to me known and known to me to be the person described herein and
who executed the foregoing instrument, and she acknowledge to me that she
executed the same.



Notary Public



The following information was obtained from the records of the
 State of Michigan, Department of State, Bureau of Vital Statistics,
 for the year 1954:
 Name: [Name]
 Date of Birth: [Date]
 Place of Birth: [Place]
 Sex: [Sex]
 Race: [Race]
 Color: [Color]
 Height: [Height]
 Weight: [Weight]
 Eyes: [Eyes]
 Hair: [Hair]
 Occupation: [Occupation]
 Education: [Education]
 Marital Status: [Marital Status]
 Social Security Number: [Number]
 Michigan Driver License Number: [Number]
 Michigan Identification Number: [Number]

RECEIVED BY THE
 SECRETARY OF STATE
 DEPARTMENT OF STATE
 LANSING, MICHIGAN