

Proceedings held before the Historic Preservation Commission of Brighton, at 2300 Elmwood Avenue, Rochester New York On March 26, 2015 commencing at approximately 7:30.

PRESENT: Jerry Ludwig, Chairman  
Diane Robinson  
Arlene Vanderlinde  
John Page

NOT PRESENT David Whitaker  
Wayne Goodman  
Jason 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 March 26, 2015 meeting to order. We have some minutes from the February 26, 2015 meeting to approve. Arlene has corrections that we will give to the steno. Does anyone else have any corrections to the minutes? Hearing none can I have a motion to approve the minutes for the February 26, 2015 meeting as amended?

MR. PAGE: I will make that motion.

MS. ROBINSON: Second.

UPON ROLL CALL VOTE	MOTION UNANIMOUSLY CARRIED
MR. LUDWIG YES	MS. VANDERLINDE YES
MR. PAGE YES	
MS. ROBINSON YES	

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MR. CHAIRMAN: Was this meeting duly advertised?

MR. BOEHNER: Yes, it was properly advertised in the Brighton –Pittsford Post of March 12, 2015.

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#### DESIGNATION OF LANDMARKS

3H-01-15 Application of Mary Jo Lanphear, Town Historian, for property owned by Scott & Jean M. Clark, located at 2530 Highland Avenue, tax number 122.20-1-49, for landmark designation pursuant to the Historic Preservation Local Law of the Town of Brighton. All as described on application and documents on file.

MR. CHAIRMAN: Is there anyone here to speak to this application? There being none Mary Jo perhaps you can give us a 30 second cliff notes review of the property please?

MS. LANPHEAR: It is a special house. It took two years to build. It was built in the beginning of 1930. It was built for Dr. Edwin S. Ingersoll. It's made of Pennsylvania Blue Stone and it took so long to build because they had to ship the stones in. The landscape was done by Chapmen Russo Rudd (phonetic) who also worked out 2 Green Field Lane. Cynthia Howk says it certainly is an outstanding example of early 20<sup>th</sup> Century Tudor Revival architecture and also associated with some famous personage, Richard Hugh Wilson who is the father of Joseph Wilson at Xerox and his wife Dwayne Percy Wilson who was Chair of the Wilson Foundation. So it is associated with important people and it is an outstanding example of style and for those two reasons and probably a third the cultural criteria. For those reasons I think it should be designated.

MR. CHAIRMAN: Does anyone have anything to add to that?

MR. VANDERLINDE: There have been a couple of landmark tours and the gardens are magnificent. I for one feel it is one of the most special houses in Brighton.

MR. CHAIRMAN: I was fortunately to go through the house as well and it is a great house.

MS.VANDERLINDE: Ramsey and I met with Scott & Jean Clark and they care very much about it. I think it is in good hands.

MR. CHAIRMAN: Any other questions? I would like to close the public hearing. Is there a chance the Town Attorney may have a resolution?

MR. GORDON: I do.

WHEREAS Application 3H-01-15 has been submitted for designation at 2530 Highland Avenue in the Town of Brighton, County of Monroe, State of New York Tax parcel id # 122.20-1-49 as a landmark for the Town's Historic Preservation Law.

AND WHEREAS, the Historic Preservation Commission duly called a public hearing to consider such matters which public hearing was duly held on March 26, 2015 and all persons having an interest in such matter having had an opportunity to be heard therein.

AND WHEREAS, based on the materials submitted at and testimony from the public hearing including the May 9, 2014 application for designation submitted by the Town's Historian Mary Jo Lanphear, the 2004 cultural resource survey by Cynthia Howk of the Landmark Society of Western New York Inc., the updated to said survey dated July 18, 2013 by Katy Edgars Cuomo of Bero Architecture P.L.L.C together with correspondence from the Secretary of the Historic Preservation Commission, Ramsey Boehner, dated September 30, 2013 and January 24<sup>th</sup>, 2013 and January 23, 2015 and all the attachments to the above documents. The Historic Preservation Commission finds that the subject property possesses such historic quality and cultural significance that it should be designated as a landmark under the Historic Preservation Law of the Town of Brighton. Based on it's cultural and social history and significant architecture.

THEREFORE IT IS HEREBY resolved that the Town of Brighton application 3H-01-15 for designation of a landmark as a landmark of 2530 Highland Avenue together with all the materials and documents and records above be received and filed.

AND BE IT FURTHER RESOLVED that the Town of Brighton Historic Preservation Commission hereby designates 2530 Highland Avenue tax parcel i.d. 122.20-1-49 as a historic landmark under the Town's Historic Preservation Law based upon the Commission's findings that the house on the property was constructed in the late circa 1928 and 1929 and designed by Architect Walter Wiard and is a spacious house architecturally significant as an outstanding example of 20<sup>th</sup> Century Tudor Revival Domestic Architecture in the Town of Brighton and of particular note it's exterior cladding of Harrisburg schist that was coined in Pennsylvania and that is one of only two houses in the Brighton clad with this distinctive material and that the house is also historically significant for its association with the Ingersoll and Wilson families two long term owners of the property.

MR. CHAIRMAN: So moved.

MR. PAGE: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED  
MR. LUDWIG YES MS. VANDERLINDE YES  
MR. PAGE YES  
MS. ROBINSON YES

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CERTIFICATE OF APPROPRIATENESS

NONE

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HARDSHIP APPLICATION

NONE

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MR. CHAIRMAN: The public hearings are closed.

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NEW BUSINESS

MR. CHAIRMAN: I noticed we had a flyer from you, Ramsey, saying that Mercy was going to have some tennis courts is that anything we have to do?

MR. BOEHNER: It is way out of 250 square foot radius. I will say this there are some nice trees that are going to be coming down as a result and we are trying to balance that. I think the Sisters are equally concerned about it. They don't have a lot of room when they sold off all their land. They didn't leave themselves with a lot. I have to tell you where they throw the shot put and javelin is really close to those tennis courts. We issued the permit for the theater and the improvements. So they should be starting construction and they have been good to work with. I would also like to say because of John's letter about the issue of it being a local landmark and exceptions and we were able to make an exception and keep the lobby looking the way it is now. So that was helpful John.

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MR. CHAIRMAN: One other thing I was called over to the Parson's Farm House and he mentioned that they had replaced several windows and I think we would approve them but I did urge them to come in and get a Certificate of Appropriateness and Ramsey is going to send out a letter.

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MS. VANDERLINDE: Steve Jordon has a novel out.

MR. CHAIRMAN: We are going to do a book signing at some point. Any other new business

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OLD BUSINESS

2150 Clover Street held over

363 Penfield Road held over

73 Washington Drive

MR. BOEHNER: I did send a letter for designation as requested. I have not heard. It was sent March 2<sup>nd</sup>.

MR. CHAIRMAN: I would feel a little bit better having a few more people here before we set a public hearing if that is okay.

MS. VANDERLINDE: I agree especially because we didn't hear from them.

List of Properties to be updated and surveyed held over

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PRESENTATIONS:

NONE

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COMMUNICATIONS

NONE

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MR. CHAIRMAN: Motion to adjourn?

MS. VANDERLINDE: So moved.

MR. PAGE: Second.

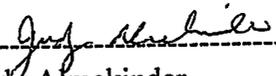
MR. CHAIRMAN: So adjourned.

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CERTIFICATION

I, Judy Almekinder, 7633 Bauer Van Wickle Road,  
Lyons, New York 14489, do hereby state that the minutes of the March 26,  
2015 , 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.

  
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Judy Almekinder

On this ~~31st~~ day of March 2015 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.

  
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Notary Public

**MARGARET BIRCH STREETER**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**COUNTY OF MONROE 01ST6216134**  
**COMMISSION EXPIRES 1/11/18**