



**TOWN OF BRIGHTON**  
MONROE COUNTY, NEW YORK

**TOWN OF BRIGHTON  
NOTICE OF  
PUBLIC HEARINGS**

PLEASE TAKE NOTICE that a public hearing will be held by the HISTORIC PRESERVATION COMMISSION of the TOWN OF BRIGHTON, County of Monroe, at a meeting to be held at the Town Hall at 2300 Elmwood Avenue, Rochester, New York, 14618 on January 28, 2016, at 7:30 P.M. (E.S.T.) for the purpose of considering, modifying, approving, or disapproving the following:

- 1H-01-16      Application of Steven King, owner of property at 2550 East Aveue, tax number 122.20-3-3, for a certificate of appropriateness to construct an attached two-car garage. All as described on application and documents on file.
  
- 1H-02-16      Application of Mary Jo Lanphear, Town Historian, for property owned by Adam Doyle and Marcy Mason, at 115 Summit Drive, tax number 136.07-1-11.1, for landmark designation. All as described on application and documents on file.
  
- 1H-03-16      Application of Our Lady of Mercy School for Young Women, owner of property at 1437 Blossom Road, tax number 122.12-2-90.1, for a certificate of appropriateness to install a building face sign on the new approved theater. All as described on application and documents on file.

The Historic Preservation Commission, at said time and place, will hear all persons in support of such matters or any objections thereto. Those individuals needing a sign language interpreter must notify the Receptionist at Town Hall, 784-5250, at least 72 hours in advance that they are in need of such accommodation. BY ORDER OF THE HISTORIC PRESERVATION COMMISSION OF THE TOWN OF BRIGHTON.

Ramsey A. Boehner  
Historic Preservation Commission  
January 14, 2016





**TOWN OF BRIGHTON**  
MONROE COUNTY, NEW YORK

**NOTICE OF DECISIONS**  
**BRIGHTON HISTORIC PRESERVATION COMMISSION**  
**MEETING OF JANUARY 28, 2016**

- 1H-01-16      Application of Steven King, owner of property at 2550 East Avenue, tax number 122.20-3-3, for a certificate of appropriateness to construct an attached two-car garage. All as described on application and documents on file: **APPROVED WITH CONDITIONS**
- 1H-02-16      Application of Mary Jo Lanphear, Town Historian, for property owned by Adam Doyle and Marcy Mason, at 115 Summit Drive, tax number 136.07-1-11.1, for landmark designation. All as described on application and documents on file. **DESIGNATED A LANDMARK**
- 1H-03-16      Application of Our Lady of Mercy School for Young Women, owner of property at 1437 Blossom Road, tax number 122.12-2-90.1, for a certificate of appropriateness to install a building face sign on the new approved theater. All as described on application and documents on file. **APPROVED WITH CONDITIONS**

Ramsey A. Boehner  
HISTORIC PRESERVATION COMMISSION  
February 11, 2016



HISTORIC PRESERVATION COMMISSION  
TOWN OF BRIGHTON  
MEETING OF JANUARY 28, 2016

AGENDA

7:15 P.M. OPEN FORUM

7:30 P.M.

CHAIRPERSON: Call the meeting to order.  
Announce location of exits and that building is equipped with an alarm.

SECRETARY: Call the roll.

CHAIRPERSON: Approve the minutes from the December 17, 2015 meeting.

CHAIRPERSON: Announce that the meeting, as advertised in the Brighton-Pittsford Post of January 14, 2016, will now be held.

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DESIGNATION OF LANDMARKS:

1H-02-16 Application of Mary Jo Lanphear, Town Historian, for property owned by Adam Doyle and Marcy Mason, at 115 Summit Drive, tax number 136.07-1-11.1, for landmark designation. All as described on application and documents on file.

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CERTIFICATE OF APPROPRIATENESS:

1H-01-15 Application of Steven King, owner of property at 2550 East Avenue, tax number 122.20-3-3, for a certificate of appropriateness to construct an attached two-car garage. All as described on application and documents on file.

1H-03-16 Application of Our Lady of Mercy School for Young Women, owner of property at 1437 Blossom Road, tax number 122.12-2-90.1, for a certificate of appropriateness to install a building face sign on the new approved theater. All as described on application and documents on file.

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HARDSHIP APPLICATIONS:

~NONE

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CHAIRPERSON: Announce that public hearings are closed

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**NEW BUSINESS:**

~NONE

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**OLD BUSINESS:**

363 Penfield Road

List of Properties to be Updated & Surveyed

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**PRESENTATIONS:**

~NONE

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**COMMUNICATIONS:**

~NONE

Proceedings held before the Historic Preservation Commission of Planning Board of Brighton at 2300 Elmwood Avenue, Rochester, New York on January 28, 2016 commencing at approximately 7:30 p.m.

PRESENT: Jerry Ludwig  
John Page  
Arlene Vanderlinde  
Diana Robinson  
David Whitaker

NOT PRESENT: Wayne Goodman  
Justin DelVecchio

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

FIRE ALARM PROCEDURES WERE ANNOUNCED

MR. CHAIRMAN: I would like to call the January 28, 2016 , meeting to order. We have reviewed the December 17, meeting. I was not here for that meeting however I have reviewed the minutes for the December 17, 2015 and I would note that John Page was not, present and not present. I should be listed under the absent part. Any other corrections? Do I have a motion to approve those minutes with corrections?

MR. PAGE: So moved to approve the minutes for the December 17, 2016 meeting.

MS. VANDERLINDE: Second.

UPON ROLL CALL VOTE MOTION CARRIED

Mr. Page	Yes	Mr. Whitaker	Yes.
Ms. Vanderlinde	Yes	Ms. Robinson	Yes

MR. CHAIRMAN: Was this meeting properly advertised?

MR. BOEHNER: Yes, it was properly advertised in the Brighton Pittsford Post of January 14, 2016.

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

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#### DESIGNATION OF LANDMARKS

1H-02-16 Application of Mary Jo Lanphear, Town Historian, for property owned by Adam Doyle and Marcy Mason, at 115 Summit Drive, Tax number 136.07-1-11.1 for landmark designation. All as described on application and documents on file.

MR. CHAIRMAN: Mary Jo would you like to give a brief summary.

MR. LANPHEAR: This is a Hershey house which makes it a very special house. It was built in 1939 and according to Kay Tunnel who updated the original survey she said it is the only example of international style architecture and it was getting away from the prairie style. It fulfills three of the four criteria of the Preservation Law. Number 1 it is historically valuable as part of the cultural, political and social history and number 2. it is part of the architectural history of the Town of Brighton and number 3 it embodies the distinguishing characteristics of a architectural style and in this case international resident style and number 4 it was done by a single designer.

MR. CHAIRMAN: Very good. Is there anyone here who would like to speak to this designation? Okay, the public hearing is closed. Can I have a motion. Mr. Gordon?

MR. GORDON: Certainly.

WHEREAS application 1H-02-16 has been submitted for designation on property known as being located at 115 Summit Drive in the Town of Brighton, County of Monroe, State of New York, tax account number 136.07-1-11.1. as a landmark under the Town's Historic Preservation Law.

AND WHEREAS, the Historic Preservation Commission duly called a public hearing to consider such matter and the public hearing was duly

held on January 28, 2016 and all persons having an interest in such matter having had an opportunity to be heard therein.

AND WHEREAS based on materials submitted to the Historic Preservation Commission and made part of the record and the testimony of the Town Historian, Mary Jo Lanphear at the public hearing and the contents of the application by Ms. Lanphear regarding the property at 115 Summit Drive and also supporting materials from Ferrel's Architecture and the original cultural resources survey submitted with the application.

The Historic Preservation Commission finds that the subject property possesses such historical value based upon the fact that it was originally constructed in 1939. Is an outstanding example of international style and is the work of an important designer namely architect Donald Hershey and is in fact a rare example of Mr. Hershey's being the only known example of international styles that he has designed.

IT IS HEREBY RESOLVED that the Town of Brighton application 1H-02-16 be designated as a landmark of 115 Summit Drive together with all of the materials and documents referenced above be received and filed.

AND BE IT FURTHER RESOLVED that the Town of Brighton's Historic Historic Preservation Commission hereby designates 115 Summit Drive tax parcel 136.07-1-11.1 as a historic landmark under the Town's Historic Preservation Law based upon the current findings as set forth above.

MR. CHAIRMAN: May I have someone move that motion?

MR. WHITAKER: So moved.

MS. VANDERLINDE: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Mr. Page	Yes	Mr. Whitaker	Yes.
Ms. Vanderlinde	Yes	Ms. Robinson	Yes
Mr. Ludwig	Yes		

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CERTIFICATE OF APPROPRIATENESS

1H-01-16 Application of Steven King, owner of property at 2550 East Avenue, tax number 122.20-3-3 for a Certificate of appropriateness to construct an attached two car garage. All as described on application and documents on file.

MR. KING: Steven King at 2550 East Avenue.

MR. CHAIRMAN: Was the legal public notice advertised?

MR. BOEHNER: Yes, it was advertised in the Pittsford Brighton Post of January 14.

MR. CHAIRMAN: And was it posted?

MR. KING: Yes. What we would like to submit is drawings with a bird's eye view of the proposed addition of a garage.

MR. BOEHNER: You want to submit the top sheet?

MR. KING: Yes.

MR. MORRIS: Peter Morris. I am the architect that is an earlier model that shows the massing of the model. Your comments we addressed all of those comments in the plans that are before We addressed all of those for the design and if you notice the windows on the back wall are designed and it is not a blank wall. We changed the corner detail that you asked for and most of the items you asked for we have addressed in that plan. And this will be the garage door, it's a roll up door but its got a carriage style appearance.

MR. CHAIRMAN: What is it made of?

MR. MORRIS: Metal or fiberglass, it's prefinished and there is some window and trim options that make it look more period. That we are trying to match and it is just what materials are available.

MR. CHAIRMAN: I guess we would like to know whether it is fiberglass or steel that would help.

MR. MORRIS: I think that is insulated steel.

MR. CHAIRMAN: Okay that is fine.

MR. MORRIS: Jerry is there a preference?

MR. CHAIRMAN: Not necessarily no. It is just good for the record to know what it is going to be.

MR. MORRIS: That approximates what we are looking for and is commercially available for the design of this addition. That back of the house will be resided at that time and it will match exactly the siding that is on the house and probably a week or two we will do the main roof similar to the era of the home when it was built. It is more of a slate style and of course it is asphalt but it will look like it appeared in the 1850's and add to the aesthetics value.

MR. CHAIRMAN: The entry door what is that made of wood or steel?

MR. MORRIS: It's a half pane or light fiberglass door?

MR. CHAIRMAN: Fiberglass?

MR. MORRIS: Yes.

MR. CHAIRMAN: Any other questions?

MR. MORRIS: We addressed the windows and trim per John's comments and they will match the existing home. It will be single pane wood with six grid patterns. It is according to what we are showing on the drawings.

MR. WHITAKER: They are Anderson double hung.

MR. MORRIS: Yes.

MR. WHITAKER: That shed in the back is that proposed to be torn down?

MR. MORRIS: We proposed to tear down the shed style that is tacked onto the rear of the house, not the carriage house.

MR. WHITAKER: The carriage house remains:

MR. MORRIS: Correct.

MS. VANDERLINDE: I was concerned when I read that the carriage house was unsafe. Could you address that please?

MR. KING:: Yeah here has been a few issues with the carriage house upon purchasing the home. The bank had kind of stabilized what was there and did not address the foundation. The foundation is literally laying outside a couple of feet away from the back. A more recent event my riding lawn mower collapsed the foundation about two or three feet. So it didn't go too far but I had to winch it out. Then I built a deck inside of there. Everything is rotted in there and there is a tree 18 by 18 that runs the length of it and it snapped so when you walk in there you are not going to fall too far.

MR. CHAIRMAN: We are very much interested in the preservation of the carriage house as you probably know. Steps should be taken to stabilize it.

MS. LANPHEAR: The tree was in there when?

MR. KING: 1805.

MS. LANPHEAR: There is not only age history but significant history socially as well where they had storage for many years and the office for Dwyer and Dwyer for many years. Both those factors plus the age of that predated the house on that site and makes it a very important part of that landmark status.

MR. MORRIS: I have scratched my head on that I am firm believer in man made it man can fix it. I don't know where we can start it with the foundation outside of it.

MR. CHAIRMAN: There are people who specialize in out buildings and barns and if you want to get in touch with me I can give you a couple of names of people whose business is fixing things that aren't stable.

MR. KING: It is a hardship also and I don't know where we can turn financially. It would probably be a lot cheaper to tear it down and rebuild it. I don't know. It will probably be a later conversation.

MR. WHITAKER: When you took over the house did you find any old documents in there?

MR. KING: Yeah I found some cool stuff and I would be willing to give it to somebody if they wanted it. I just found another diary of one of the Drwyer ladies.

MS. VANDERLINDE: I would be very interested in that as well as Mary Jo. You can give it to Mary Jo so I can read it.

MR. WHITAKER: Did you find architectural drawings too.

MR. KING: There is a box in the attic.

MR. CHAIRMAN: Any questions regarding this application? As a group we have no problem with the garage but it should not come at the expense of the carriage house. I would like to go on record as stating that.

MR. BOEHNER: I do suggest you contact the chairperson and get a couple of names to have them look at the carriage house for a starting point. You can be surprised he has come up with names that have saved people money and got the job done.

MR. CHAIRMAN: Any other questions?

MS. VANDERLINDE: I would want to make sure the carriage house is protected during construction.

MR. BOEHNER: Do you want fencing around it.,

MS. VANDERLINDE: Whatever it takes.

MR. LUDWIG: I guess care to make sure the back hoe doesn't swing around and there goes the carriage house.

MR. MORRIS: Perhaps fencing?

MR. BOEHNER: Visual fencing helps let's say Care and protection shall be taken to insure that the barn carriage house is protected from damage construction fencing shall be used.

MR. CHAIRMAN: Okay public hearings are closed. Can I have a motion?

MR. JORDON: Sure.

WHEREAS application 1H-01-16 has been submitted for Certificate of Appropriateness under the Historic Preservation Law for improvement located at 2550 East Avenue owned by Steve King to perform work described as being construction of a new attached garage

AND WHEREAS the Historic Preservation Commission duly called a public hearing to consider the matter on January 28, 2016

AND WHEREAS the necessary legal notice was published and the required sign posted.

AND WHEREAS the public hearing was held and all persons 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 and above described work to the subject property is consistent with the purposes of the Town's Historic Preservation Law and with the properties historic character based upon review of the application and documents on file received at the public hearing and the testimony presented at the public hearing .

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

AND IT IS FURTHER RESOLVED that the Historic Preservation Commission hereby approves application 1H-01-16 for the Certificate of Appropriateness for the above described work to be performed at the property located at 2550 East Avenue subject to the condition that the above described work be completed within one year of the date of approval and subject to the additional following condition that the carriage house on the property shall be protected and care shall be taken during construction of the garage to insure that damage does not occur to the carriage house and such protection and care shall include the use of construction fencing.

AND BE IT FURTHER RESOLVED that pursuant to chapter 224 of the Town Code qualifies for the exemption setforth in New York Real Property Tax Law section 441-.A

MR. WHITAKER: I will make that motion.

MS. VANDERLINDE: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Mr. Page	Yes	Mr. Whitaker	Yes.
Ms. Vanderlinde	Yes	Ms. Robinson	Yes
Mr. Ludwig	Yes.		

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1H-03-16 Application of Our Lady of Mercy School for Young Women, owner of property at 1437 Blossom Road, tax number 122,12.2-90, for a Certificate of Appropriateness to install a building face sign on the new approved theater. All as described on application and documents on file.

MR. PHELPS: My name is Dave Phelps of SWR Architects and Phil Wise of SWR Architects. Good evening it is nice to see you all again. About a year ago we came and asked for our addition for a black box theater and at that time we had shown signage the naming of the theater had not been figured out. If you recall in the news Ms. Bonsignore donated the money to the school and as part of that donation she named the performing arts of the project after her favorite teacher that had influence her so much during her years at Mercy and that sister was Sister Dismis who is still alive and she loved the space and through going back and forth between Ms. Waugin and the school they finally decided on a name for the theater of the Dismis Center For the

Performing Arts at Mercy. This is the previously approved color and this is the color of the letters which are much bigger but this is the color and I will pass this around so you can see the color.

MR. CHAIRMAN: The same material.

MR. PHELPS: Same material yes. We may take some of that off a little bit. We are a little bit concerned about birds perching on the letters. So the thickness might be thinned up a little bit. I think we are talking about a quarter inch thick or something like that and not changing the size or anything like that.

MS. LANPHEAR: I thought she was going to name it after two teachers?

MR. PHELPS: She was but then she decided to just use Dismis, I am not sure why but the other sister is deceased unfortunately but Sister Dismis is not.

MS. LANPHEAR: I don't think Sister Dismis wanted her name in lights like that. I don't think she wanted her name in lights like that.

MR. PHELPS: As far as I am aware Sister Dismis is on board with this including the whole space and the name. I am actually on the fire department with her nephew and he said she was ecstatic about the whole space.

MR. BOEHNER: Are those lighted letters?

MR. PHELPS: No, not lighted at all.

MS. VANDERLINDE: I think I would like to see it a little thicker perhaps a half inch.

MR. PHELPS: A half inch is fine. There will be a little bit of a stand off of the building about a half inch.

MR. CHAIRMAN: So there will be plenty of room for the birds to get behind there.

MR. PHELPS: We are still trying to figure that out and we wanted to get the approval of the signage and then we will figure out the bird problem. The last thing we want to do is have a bird's nest up there.

MR. CHAIRMAN: I have another question I see this hideous blue sign to the left –

MR. PHELPS: That is not there any more.

MR. CHAIRMAN: Seeing them on the churches and fire departments is all we need. This is a public hearing. Is there anyone here who would like to address this project. The public hearing is closed. Can we have a motion?

MR. GORDON: Yes.

WHEREAS application 1H-03-16 has been submitted for certificate of appropriateness under the Town's Historic Preservation Law for improvement to property located at 1437 Blossom Road, in the Town of Brighton owned by Our Lady of Mercy School for Young Women to perform work described as the installation of signage naming the Dismis Center for the Performing Arts on the building frontage facing Clover.

AND WHEREAS the Historic Preservation Commission duly called a public hearing to consider such matter on January 28, 2016.

AND WHEREAS the necessary notice was published and required sign posted pursuant to Town Code and 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 determines pursuant to the factors set forth in section 224-5 of the Town's Code that the proposed described work of the subject property is consistent with the purposes of the Town's Historic Preservation Law and compatible with the properties historic character based upon an interview of the application and documents on file and received at the public hearing as well as materials presented at the public hearing and the testimony presented at the public hearing.

IT IS HEREBY RESOLVED that the Historic Preservation Commission hereby receives and finds the above described application and documents submitted herewith.

AND IT IS FURTHER RESOLVED , that the Historic Preservation Commission hereby approves application 1H-03-16 for a certificate of appropriateness including the above described work to be performed at the property located at 1437 Blossom Road in the Town of Brighton, subject to the conditions that the above described work is to be completed within one year of the date of approval and subject to the further conditions that the name to be placed on the building be approximately one half inch in depth.

MS. VANDERLINDE: So moved.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE    MOTION UNANIMOUSLY CARRIED

Mr. Page            Yes

Mr. Whitaker    Yes.

Ms. Vanderlinde    Yes

Ms. Robinson    Yes

Mr. Ludwig        Yes.

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HARDSHIP APPLICATIONS

None

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MR. CHAIRMAN: The public hearings are closed.

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NEW BUSINESS

NONE

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OLD BUSINESS

UPDATE ON OUR SURVEY MONEY

MR. BOEHNER: Yes, we have an approved contract and we have 2600.00 dollars for year 2015 and 2600,00 dollars for year 2016 for a total of 5200.00 dollars and what that equates to is three surveys and two updates and we have to keep one survey to at least November in case something pops up. So that leaves two surveys and two updates. I would ask that everyone come in next month and be ready to give us two surveys and two updates.

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OLD BUSINESS

363 Penfield Road

MR. BOEHNER: I think we should send a letter and set a public hearing in March.

List of Properties to be Updated & Surveyed

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PRESENTATIONS

NONE

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COMMUNICATIONS

NONE

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

MS. VANDERLINDE: So moved.

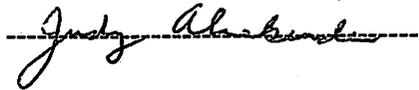
MR. WHITAKER: Second.

MR. CHAIRMAN: The meeting is adjourned.

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CERTIFICATION

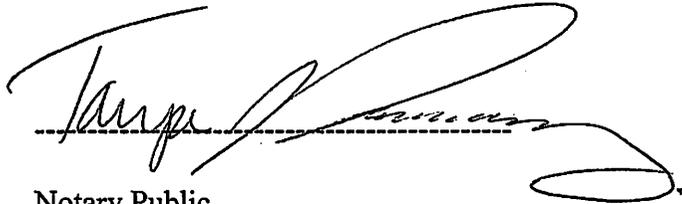
I, Judy Almekinder, 7633 Bauer Van Wickle Road,  
Lyons, New York 14489, do hereby state that the minutes of the January 28, 2016  
Meeting of the Town of Brighton's Historic Preservation Commission at 2300 Elmwood  
Avenue, Brighton, New York, is a true and accurate transcription of those notes to the  
best of my ability as recorded and transcribed by me.



Judy Almekinder

On this 25 day of February in the year 2016, 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 acknowledges to me that she executed the  
same.

TANYA J. LEISENRING  
Notary Public, State of New York  
Qualified in Wayne County  
No. 01LE6312991  
Commission Expires October 14, 2018



Notary Public