VILLAGE OF BROCKPORT
NOTICE
Historic Preservation Board

Please take notice that the Historic Preservation Board of the Village of Brockport will hold a Public Hearing beginning at 6:30pm on Thursday, January 16, 2020, at Brockport Village Hall 127 Main Street Brockport, NY 14420 (conference room near rear entrance) to consider historic landmark designation for:

- 316 Main Street

All interested parties will be given the opportunity to be heard.

Leslie Ann Morelli
Brockport Village Clerk

Dated: December 26, 2019
For publication in Suburban News and posting on Village website and at Village Hall.
Application for Designation of a Landmark

Brockport Historic Preservation Board
Brockport, New York 14420

INSTRUCTIONS TO APPLICANT:
A. Submit two copies of this application and retain a third copy of your records.
B. Attach photographs together with captions, illustrating all sides of the landmark and the site
   on which the proposed landmark is situated and showing all features which justify its des-
   ignation.
C. Attach a map showing the structure and its relationship to the other buildings on the pro-
   posed property.

1. APPLICANT:
   Name: Shawn Hagquist
   Address: 316 Main St
   Phone:
   Interest in Property (owner/lessee/other):

2. OWNER:
   Name: Shawn Hagquist
   Address: 316 Main St
   Pho:
   Has owner been contacted by applicant? Yes

3. LOCATION:
   Street Address or Legal Description:
   316 Main St
   Tax Map Number:

4. PRESENT USE OF PROPERTY:
   Home

5. ZONING DISTRICT:
   0000

6. DESCRIPTION (Attach additional sheets if necessary):
   General description of exterior of proposed landmark:
   3 story, aluminum sided, single family home
   General description of site and surroundings (include outbuildings):
   Near intersection of Main & Centennial, deep lot, 4 car
   garage behind home.
General description of exterior conditions (state of repair):

Excellent

7. PHYSICAL HISTORY (If available, state sources of information):
Original and subsequent owners: Samuel Gleason, Emma Corning, Anthony Loy, Davel Miller, Richard Miller, David Beam, Shaw Halpern
Date of Erection: 1890
Builder: Eastlake
Architect:
Notes on original plan and construction of building:

Notes on known alterations and additions, with dates and architects and builders:

8. REASON:
Why should the property be designated? Add attachments for continued descriptions if necessary:
A. Special character, historic, or esthetic interest or features: Victorian style home

B. Historic events or persons associated with the property:

C. Distinguishing architectural style or period:

D. Exemplifies a particular heritage:

E. The work of a significant architect or builder:

F. Conspicuous relationship within neighborhood:

9. INFORMATION:
I certify that to the best of my knowledge the information on this application is complete and accurate.

Signature of Applicant
Owner (if other than above):

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

Signature of Owner

Date
Application for Designation of a Landmark

SITE PLAN

SYMBOLS:
- Indicates photograph number
- Indicates building outline
- Indicates property line

Attachment C.
MLS#: R275061  Single Family Residential  Active
316 Main Street  Area: 265201
Town: Sweden  Nrst Cross Str: Centennial  Low List Price: 0.30
Village: Brockport  Subdivision:  
School District: Brockport  Neighborhood:  
Teacher #: 285201-068-760-0002-019-000  Lot Frontage: 65
High School: Brockport  Lot Depth: 198
Middle School: A D Oliver  Lot #:  
Elementary School: Fred W Hill  Square Feet: 2,556  Lot Shape: Rectangular
Year Built: 1801  Lot #:  
Year Built Desc: Existing  # Attach:  
# Photo: 8

Listing Office Information
Ofc Name: Nothnagle REALTORS / NOTH124
C_of Ph/Fax: 585-637-2810 / 585-637-2956
Address: 9 Main Street  Brockport, NY 14420
Owner Information:
Name: David Jeannine  LA Name-ID: Pamela J. Ketchum 3886
Name 2: Patricia Jeannine  LA 2 Name-ID:  
Address: 316 Main St  LA Email: pketchum@rochester.rr.com
= Brockport NY 14420  LA 2 Email:  
LA Call / Fax: 585-305-4656 / F: 585-637-2856  LA 2 Call / Fax:  
LA Direct / Ext: 585-431-4109  LA 2 Direct / Ext:  
LA Voice Mail:  
Negotiation With: Listing Broker Only  Compensation (Sub Agent): 3%
Exclusions:  Compensation (Buyer's Agent): 3%
Listing Type: ER  Compensation (Broker's Agent): 3%
Service Type:  
List Date: 06/02/15  Expiration Date: 12/15/15
Showing Appt/#Desc: 585-305-4656Agent Special Conditions Apply, Call Listing Broker: N
Showing/Appt Instructions: Call List Agent for Showing Instructions
Private Remarks: Unbranded Virtual Tour:

PC44585 Subtract $741 for the tax exemption

General Information
Style of Residence:  
2 Story, Historic  
Built By/Model: 
# Stories: 2.00  
Exterior Constr: Aluminum/Steel  
Driveway Desc: Blacktop, Double Wide, Turnaround  
Garage (# of Spaces)/Desc: 4.00/Attached
Lot Information: Neighborhood Street  
Attic Desc: Full, Stair Access, Unfinished  
Basement Desc: Full, Partially Finished  
On Waterfront: No  
Name: Footage:  
No Descr: Island: NA  

Public Remarks:
Superbly restored & updated Eastlake Victorian! Attention to detail prevails in every room; gorgeous hardwood ftrs, amazing woodwork, lovely fireplace, authentic light fixtures throughout, 2 staircases, stained glass. Ceramic & marble bathrooms. Open front & back porches plus patterned antique brick patio. 4 car garage w/ short 2nd ftr attic/storage space. Large private yard w/ mature shade trees. You will be wowed by this magnificent beauty! Low utilities; electric $116/mo & gas $90/mo 12 month average. Pride of ownership show!

Directions to Property:
From Main St just north of the Victorian B & B. Grey siding with 2 tone green gingerbread brackets & wide front porch.

Interior and Exterior Features

Room:  Fire: Dim: Room:  Fire: Dim: Room:  Fire: Dim: Total # of Fireplaces: 1 # of Artificial FP: 0
Dining Room: (1)  Other: (1)  1st Bedroom: (1)  
Family Room: (1)  Other2: (1)  2nd Bedroom: (2)  
Kitchen:  Other3:  3rd Bedroom: (2)  
Living Room: (1)  Other4:  4th Bedroom: (2)  
  6th Bedroom: (2)  

RES - Realtor Fee (NYS)  06/05/15 04:28 PM
Information DEEMED RELIABLE BUT NOT GUARANTEED. MLS Data Copyright 2001-2013 by GENRIS, Inc. All Rights Reserved. Software Copyright 2013 by MarketLinx.
316 Main Street, Sweden

**Interior & Exterior Features**

Additional Rooms:
1st Floor Bedroom, Den / Study, Family Room, Foyer/Entry Hall, Laundry-Basement, Living Room, Porch - Open Porch

Additional Interior Features:
Cedar Closets, Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Drapes - Some, Freestanding/Window AC, Natural Woodwork - some, Stained Glass - Some

Kitchen/Dining Desc:
Pantry, Solid Surface Counter, Formal Dining Room

Additional Exterior Features:
Cable TV Available, Garage Door Opener, High Speed Internet, Patio, Partially Fenced Yard, Thermal Windows - Some

Kitchen Equipment/Appliances Included:
Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Gas, Refrigerator, Washer

Accessibility:

Floor Description:
Ceramic - Some, Hardwood - Some, Marble - Some

**Utilities Information**

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<td>Water Resources:</td>
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<tr>
<td>Heating Fuel Description:</td>
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<td>Energy Star Qualified:</td>
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<td>Water Heater Fuel:</td>
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<td>Emergency Backup System:</td>
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**Financial Information**

Possible Financing:
Conventional, FHA, VA

Type of Sale:
Normal

1st Mortgage Balance: 0
2nd Mortgage Balance: 0

Equity: Town/County Tax: $2,565

Assessed Value: $17,000
City/Village Tax: $2,076

Annual Special Assessment: $0
School Tax: $4,325

HOA Fee: $0
Total Taxes: $8,968

Display & Occupancy Information

Possession: At Closing

Internet: Y  Internet Street Address: Y

IDX: Yes  AVM: No  Blog: No  Realtor.com: Yes

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Pending & Comp Information

Selling Agent Name/ID: Colleen Malone
Selling Agent2 Name/ID: Not Licensed in New York State
Selling Office Name: RES Realtor Full (NYS)

Original List Price: $189,900
Contract Date: 08/05/15 04:26 PM

Closed Data: 08/05/15 04:26 PM
Reported Date: 08/05/15 04:26 PM

Colleen Malone
Not Licensed in New York State
RES Realtor Full (NYS)

9 Main Street, Brockport, NY 14420
316 Main St, Brockport, NY - List of Updates

- Rebuilt fireplace & 2 chimneys; 1 inside, 1 outside.
- Roof - full tear off, new underlayment for both house & garage
- Front & side porches – new footings, pressure treated framing & decking, restored porch posts, new railings, new steps.
- Enclosed porch – new steps
- Heating - 1 forced air furnace (approx. 2003) for the 1st floor & 1 boiler (approx. 2004 & large enough to accommodate 3rd flr attic level, if desired) for the 2nd floor. A/C (approx. 2000) for the 1st floor. Isaac Heating has been the heating contractor.
- Skylight windows in attic provide additional light.
- Attic floor removed, fiberglass insulation & new wood floor installed.
- 200 AMP electric service. Rewiring with additional & grounded outlets.
- Garage has space for 4 cars to be parked. 2nd story provides storage is approx. 6 ft high. Garage was resided, new door & garage door opener, lights/electric service.
- Kitchen – Birchcraft cherry cabinets, Corian style countertops, molded solid surface sink, hickory engineered, real wood floor. LG stainless stove & refrigerator, GE microwave - new 2013.
- Dining rm. & main parlor floors refinished.
- Front parlor, den & foyer removed, new sub floor & locally milled (Jim Lugert, Hilton Hardwoods) cherry floor installed.
- Front & back bedrooms have new oak floors, the rest were refinished.
- 1st floor bathroom – new marble tile floor & shower, total remodel.
- 2nd floor bathroom – new subfloor, ceramic tile floor, new plumbing, electric, sinks, tub/shower, toilet.
- Patio – antique brick from Morton, NY train yard.
- Foundation – repointed
- Storm & screen doors – new on front & side doors.
- Wallpaper – Bradbury & Bradbury art wallpapers
- Reproduction light fixtures from B & P Lamp.
- All new dry wall except outside north facing wall in foyer. Curved dry wall on 2nd floor was stream molded.
- New (locally milled), true to Victorian style, door frames & woodwork.
### Owner Information

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<thead>
<tr>
<th>Owner Name:</th>
<th>Jeanmaire David L</th>
<th>Tax Billing Address:</th>
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<tr>
<td>Owner Name 2:</td>
<td>Jeanmaire Patricia L</td>
<td>Tax Billing City &amp; State:</td>
<td>Brockport, NY</td>
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<td>Do Not Mail:</td>
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<td>Tax Billing Zip:</td>
<td>14420</td>
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<td>Owner Occupied:</td>
<td>Yes</td>
<td>Tax Billing Zip+4:</td>
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### Location Information

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<td>Township :</td>
<td>Brockport Vig</td>
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### Tax Information

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### Assessment & Tax

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<td>$171,000</td>
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<td>Exempt Building Value</td>
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### Characteristics

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<td>Land Use - CoreLogic:</td>
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<td>Total Rooms:</td>
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<td>Lot Acres:</td>
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<td>Lot Sq Ft:</td>
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<td>Lot Frontage:</td>
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<td>Building Type:</td>
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<td>Parking Type:</td>
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<td>Cooling Type:</td>
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No. Parking Spaces: Detached Garage
Garage Type: Electric Service Type: Type Unknown
Garage Capacity: Other Rooms: Kitchen
Garage Sq Ft: 748 Exterior: Aluminum/Vinyl
Style: Old Condition: Average
Stories: 2 Quality: Brick Patio
Year Built: 1891 Patio Type: Brick Patio
Effective Year Built: 2,556 Patio/Deck 1 Sq Ft: 14
Building Sq Ft: 2,556 Patio/Deck 2 Sq Ft: 70
Above Grade Sq Ft: 2,556 Porch: Covered Porch
Ground Floor Sq Ft: 1,314 Porch Sq Ft: 160
Second Floor Sq Ft: 1,242 Pool: Commercial
Gross Sq Ft: 1,242 Pool Size: Commercial
Bedrooms: 4 Water: Commercial
Total Baths: 3 Sewer: Commercial
Full Baths: 2

Features

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<th>Feature Type</th>
<th>Unit</th>
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<th>Width</th>
<th>Depth</th>
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<td>Brick Patio</td>
<td>S</td>
<td>14</td>
<td>20</td>
<td>1990</td>
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<td>Garage 1 Stry</td>
<td>S</td>
<td>748</td>
<td>22</td>
<td>1985</td>
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<tr>
<td>Detach</td>
<td>S</td>
<td>2</td>
<td>34</td>
<td>1891</td>
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<tr>
<td>Covered Porch</td>
<td>S</td>
<td>160</td>
<td>14</td>
<td>1891</td>
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<td>Covered Porch</td>
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<td>70</td>
<td>5</td>
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<td>Enclosed Porch</td>
<td>S</td>
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Building Description

Building Size

Estimated Value

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<td>RealAVM™ Range:</td>
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(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The confidence score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standard confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

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<td>MLS Pending Date:</td>
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<td>MLS D.O.M:</td>
<td>MLS Sale Date:</td>
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<td>MLS Status Change Date:</td>
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Last Market Sale & Sales History

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<td>MLS Withdrawn Date:</td>
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Recording Date:
Sale Date:

Courtesy of Pamela Ketchum, New York State Alliance MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.
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<tr>
<th>Field</th>
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**Mortgage History**

**Foreclosure History**

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316 Main Street, Brockport, New York

1902 Map – Village of Brockport:

1924 Map – Village of Brockport:
When Francis Emmagene Blossom was born on May 18, 1850, in Clarkson, New York, her father, Peter, was 34 and her mother, Caroline, was 34. She married William Leonard Conkling on October 20, 1867. She had four children by the time she was 29. She died on December 2, 1922, in Sweden, New York, at the age of 72.
When William Leonard Conkling was born on September 13, 1843, in Orange County, New York, his father, James, was 41 and his mother, Sarah, was 30. He married Francis Emmagene Blossom on October 20, 1867. They had four children in 11 years. He died on April 9, 1928, in Sweden, New York, at the age of 84.

My (John Warren's) GGrandfather taken with Emmagene Location: Brockport Village, Sweden, Monroe, New York
William Leonard Conkling, Lakeview Cemetery, Brockport, Monroe, New York

Photo courtesy Findagrave.com

Recent Owners:
Multer
Joel Loy
Rich Miller
David and Patricia Jeanmaire 1983 - present
Application for Designation of a Landmark

Photograph Description: ____________________________  Number: ____________________________

Photograph Description: ____________________________

Attachment B  (page number ___ of ___)
Application for Designation of a Landmark

Photograph Description: ___________________________  Number: ___________________________

Photograph Description: ___________________________  Number: ___________________________

Attachment B  (page number __ of __)
Application for Designation of a Landmark

SITE PLAN

SYMBOLS:
- Indicates photograph number
- Indicates building outline
- Indicates property line

Attachment C