



Browncroft Crier

NEWSLETTER OF THE BROWNCROFT NEIGHBORHOOD ASSOCIATION

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P.O. Box 10127, Rochester, New York 14610
<http://browncroftna.org>

Spring 2025

BNA Executive Committee

Officers:

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Andrew Spadoni
Vice-President
Cassy Petsos
Secretary
Sara Castro
Treasurer
Bruce Rumbold

District Reps

Elm
James Nicholson
Corwin
Holly Petsos
Croydon
pending

BNA Email:

browncroftna.org/contact

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THE BNA ULTIMATE GARAGE SALE RETURNS WEEKEND OF MAY 3RD AND 4TH 9 A.M TO 5 P.M.

The Browncroft Neighborhood Association's Ultimate Garage Sale is returning for a 24th iteration. This is a popular event attracting garage-sale-goers far and near, and helps our residents make some cash while they declutter.

For residents wishing to participate in the BNA garage sale, the registration form is available below.

Please complete the application form and send it to BNA Garage Sale Registration, PO Box 10127, Rochester, NY 14610. Registered participants wishing to have a description of their items for sale published on the BNA website should include their list of 40 words or less by email to browncroftgaragesale@gmail.com (preferred) or on their mailed submission form.



The registration fee is \$10 per household and is due by April 25th (this is also the deadline for item descriptions if you want your sale advertised on the website). This fee covers publicity, insurance, ads, ribbons, map, port-a-johns, and website listing of individual sales. Advertisements will appear on-line and in local publications the week before the sale. Signs will be set up at major intersections bordering the sale area. Please include payment when you mail the form below (cash or check).

We request that each household planning to participate in the Garage Sale observe the following guidelines, ensuring another successful sale, and maintain the legendary quality that keeps buyers coming back:

HOUSES PARTICIPATING IN THE SALE: The BNA will be supplying an identifying marker ribbon to houses participating in the sale. This will identify the residence as an official BNA Garage Sale participant. Volunteers will hand out ribbons and a map to each registered

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BNA BOARD VOTES IN NEW PRESIDENT

Effective at the January 2025 BNA Board Meeting, the organization has a new president, Andrew Spadoni! Congratulations and thank you, Andrew Spadoni.

We will let him introduce himself below:

President's Message ,,,,, from Andrew Spadoni

Hello all, I am excited to write to you as the new president of the Browncroft Neighborhood Association and I look forward to continuing the BNA mission of providing a neighborhood organization for Browncroft residents; a tradition going back to 1973.

I have been a resident of the Browncroft neighborhood for over 8 years, and I most recently served the Browncroft Neighborhood Association as the street representative for Elm Drive before assuming the role of President a few months ago. My wife, myself, and our newborn live on Windemere Road after recently moving from our home on Elm Drive. Professionally, I have worked for MVP Health Care for

the past 7 years, where I currently serve as the Market Leader for the company's Medicare Advantage and Commercial Group lines of business.

As I begin my time as President of the BNA, I want to make 2 specific requests to our neighbors. While this neighborhood is aesthetically beautiful and charming, it really is truly special because of the people who live here and have made it their home. As we begin another year of Browncroft events, I ask that you:

1. Please share any thoughts you have on how we can continue to improve the neighborhood. These could be thoughts on how the neighborhood association can better serve our residents, ideas of things we can do to develop a stronger sense of community, or anything else you can think of that might add value to your life in relation to living in the neighborhood.

2. Please don't be shy about getting involved whether it is attending BNA events, recruiting your neighbors to join the BNA, or looking to get involved with the neighborhood association. We are always looking for more volunteers for the different events we put on, and would love to continue to grow our memberships base.

Thank you, and I look forward to seeing everyone this spring and summer.

Andy

MEMORIAL TO DAVID KAISER



On February 6th a lifelong Browncroft resident and advocate passed away suddenly. David Dickenson Kaiser grew up in the family home built by his grandfather at 150 Dorchester Road, and as an adult returned to the neighborhood in 1999.

David served as the President of BNA in 2001 to 2003. He has been a street representative for Yarmouth Road and the Croydon District Rep since 2015. He always took a particular interest in zoning issues and Browncroft history.

His profession as an attorney specializing in elder care, his love and family knowledge of the neighborhood and his thoughtful calm personality were assets for BNA that he employed with just a bit of a humorous twinkle in his eye.

He is survived by his fiancée and significant other, Dana Fuellhart, also of Yarmouth Road, brother, Andrew Kaiser (Donna); brother-in-law Richard Kassel; son, David Kaiser (Cheryl Chiappone); daughter, Eliza Anderson (Craig); and grandchildren, Serena, Thayer and Vera Anderson.

David will be greatly missed by the Browncroft community. A memorial tree will be planted at School 46 by BNA.

SAVE THE DATE

May 3 and 4 - BNA Garage Sale

May 13 or 20 (TBD) Annual Meeting

June 26- Ice Cream Social

August 16 - Movie in the Park

September 19 - BNA Picnic

Don't miss any BNA events. Request to receive BNA announcements at Browncroftna.org/contact.

BNA Garage Sale

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participant by May 2nd. A list of participants and items for sale can be printed by the public from the BNA website: www.browncroftna.org.

PARKING: There will be MANY cars in the area on Saturday and Sunday, and we must follow City parking regulations so that we don't hinder any potential emergency vehicles in the area. Vehicles must be parked on the correct side of the street as indicated on the signs on the lamp poles and on the corner poles at intersections. Parking on front lawns is a parking violation, as well as being an eyesore. If you anticipate needing

to get out of your driveway we suggest you place several orange cones at the end of your driveway.

HOURS: The Garage Sale will be from 9:00 a.m. to 5:00 p.m. each day. PLEASE DO NOT start selling items prior to the Official Start Time, as early sales encourage the public to descend upon the neighborhood and other garage sale participants before all is ready. Additionally, this would be an imposition on the neighborhood quiet for neighbors not having garage sales.

Dealers in particular will start pushing you to let them start buying things, often as early as 7:00 a.m. Please resist and ask them to return at 8:45 or 9:00 a.m., as the sale is advertised in the newspapers

as starting at 9:00 a.m.

RAIN/WEATHER: Sale dates will be in effect rain or shine. Due to the number of arrangements that need to be in place, there will be NO rain date. It is up to each participant to decide whether to hold his/her sale in the event of adverse weather.

BE CONSIDERATE of your neighbors who are not having garage sales and encourage visitors to do the same.

The Garage Sale would not have been possible without the 2025 Committee members coming forward. Thank you: Maureen Maas-Feary, Sarah DeGoey, Ed Giorgi, Stacy Rice, Matt Simonis, and Andrew Spadoni.



BNA Garage Sale Participant's Registration - May 3rd & 4th, 2025

NOTE: Registration and fee of \$10.00 must be received by April 25th in order to be assured of being included on the "Listing of Sales". The "Listing of Sales" will be updated and maintained on the BNA Website (<http://Browncroftna.org>) and available to Garage Sale customers to download.

1) Name, Phone # and email (will not be publicized):

Name _____

Phone: _____ email _____

2) Address of Sale: _____

3) Days I will be open: _____ Sat. (9am-5pm) _____ Sun. (9am-5pm)

Please provide a maximum 40-word description of items for sale at your site for the "BNA Listing of Sales" by email (preferred) or with registration form:

_____ I'm sending my e-mail description of merchandise for sale to browncroftgaragesale@gmail.com

_____ I do not have e-mail. I have written my description on the back of this registration form.

_____ I have enclosed my registration fee of \$10.00

Mail to: BNA Garage Sale Registration, P.O. Box 10127, Rochester, New York 14610.

NYS INCOME TAX CREDITS FOR HISTORIC DISTRICT HOMEOWNERS

Before you start a home repair or improvement project consider...

Reminder to residents living in the Browncroft Historic District, which is situated approximately from Merchants Rd., southerly to Blossom Road, who are planning to have work done on their home this season, may be eligible for the Historic Homeownership Rehabilitation Credit. This is a tax credit through the Division of Historic Preservation (SHPO) of the NY State Department of Parks, Recreation and Historic Preservation.

The Division staff can be reached at 1-518-237-8643 to answer questions about the eligibility of your property and the type of work to be done. Ask to speak to the staff person who handles Monroe County, as the state is divided into zones. The staff is very helpful at facilitating the process and getting you signed up. Filing can now be done online.

Income tax credits are money back in your pocket for the amount that qualifies.

Facts to know that will help you get started.

1. The applicant must own and live in the house.

2. The house must be in a Browncroft Historic District which is listed in the New York State and National Register of Historic Places and is in a qualified census tract.

3. The rehabilitation expenses must be \$5,000 or more with a minimum of 5% of that spent on exterior work. The program can offer a 20% credit on your qualifying repair cost.

4. All projects must be approved before work is begun in order to assess compliance. Any work that is inconsistent or deleterious to the historic architecture of the house would not be included under the tax credit.

Typical projects can include wall repairs, masonry, chimneys, stairs, interior and exterior, roofs, central air and heating systems, plumbing, electrical and lighting, interior and exterior finishes but excluding artificial siding. The work can include doors and windows, excluding vinyl windows. You must check with the SHPO OFFICE to see what would be acceptable and then submit your paper work.

Landscaping, fencing, additions and work on what is not part of the original main structure, such as the garage, would not be accepted as eligible for a tax credit.

For more information, instructions and an application form go to <https://parks.ny.gov/shpo/tax-credit-programs/>

The Landmark Society of Western NY is a resource for qualified contractors lists, technical advice, historic research, as well as assistance with an historic tax credit application (the latter two are fee based). Landmarksociety.org

An architect residing in Browncroft, Karsten L. Solberg, also, for a fee, will assist in filing an application. Her email is Solberg.kl@gmail.com.



Spring Clean-up

**Browncroft Rose Garden
Saturday, April 26th
10:00 a.m.
(Rain date May 9th)**

Many Volunteers Needed

PLEASE come and bring your tools: pruners, loppers, weeders and hoes. We have rakes. No experience needed, just you!



City of Rochester's Anti-litter campaign "Respect Rochester"

Respect Rochester is a city initiative to inspire and help residents, businesses, and government to unite in creating a cleaner, safer, and healthier community.

The City's Department of Environmental Services is intensifying trash removal efforts and code enforcement along targeted commercial corridors in partnership with Neighborhood Service Centers and Flower City AmeriCorps, a volunteer group. And it will equip volunteers who want to help keep the city clean.

"Respect Rochester" trash receptacles will show-up along commercial corridors, and grabbers, gloves, and trash bags will be available to anyone organizing a beautification event in their area.

Neighborhoods are encouraged to access services or participate in events for ongoing beautification projects, such as mini-clean sweeps, throughout the year.

Individuals' litter clean-up around homes is a good idea, too.

A Little Bit of History ... Browncroft's Other Nurseryman

This neighborhood's history contains more than one renowned nurseryman of Rochester. Of course the name of the neighborhood - Browncroft - derives from Charles Brown, the nurseryman of Brown Brothers Continental Nurseries, turned subdivision; but a portion of this neighborhood's nursery farmland was also owned by John Charlton. He owned a large tract north of Browncroft Boulevard slightly west of today's Browncroft Rose Garden going east to the Ellison Park Wetlands, and additional plots south of Blossom Road and on East Main Street.

While Charles Brown contributed the land to the City for School 46, John Charlton's children, after his death and in accordance with his wishes, contributed land to the City of Rochester at the intersection of Merchants Road and Browncroft Boulevard for the purpose of a park. The City of Rochester accepted the gift and purchased additional land to make up the park we know today as the Browncroft Rose Garden.

Below is an excerpt from the newspaper article published on his death, which informs us neighborhood history collectors of an even more impressive glimpse of this well respected nurseryman in Rochester's history:

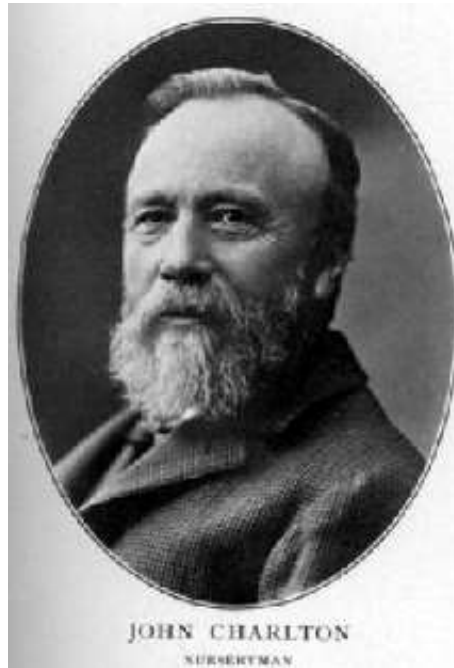
*"Democrat & Chronicle,
Thursday, August 3, 1916*

DEATH OF JOHN CHARLTON, WELL

KNOWN FLORIST

*Also was Noted for Skill
as Nurseryman*

EARLY LIFE IN ENGLAND



Began apprenticeship in Gardens of Longleat, County Seat of Marquis of Bath--Came to Rochester in 1857-- Funeral to be held Friday.

John Charlton, one of the best known nurserymen and florists in Western New York, died at 7 o'clock yesterday morning in his home, No. 629 Culver road. Mr. Charlton was 80 years old...

in 1869 Mr. Charlton introduced ampelopsis veitechii into this country. In 1873 he propagated the Peter Henderson tree carnation. The introduction of this variety marked an epoch in the history of the carnation. He also introduced the Pecklington grape and the golden profile gooseberry. He helped to introduce the James Vick strawberry. Mr. Charlton was among the first to grow hardy grapevines for market and was well known as an expert grower of fuchsias. The firm of John Charlton and Sons is noted for the growing of trees, flowering shrubs and peonies.

Begins Work in England

John Charlton was born at Horningsham, Wiltshire, England, on November 19, 1835.... He was always fond of plants and flowers, and his love for them led him to take up the profession of gardener, and afterward that of nurseryman. At the age of 17 he was apprenticed at the gardens of Longleat, the county seat of the Marquis of Bath, which was then, as now, one of the show places of England... He left Longleat at the end of his three years and went to the Island of Guernsey, where he took charge of the garden of Peter De Jersey.

To Rochester in 1857

In the fall of 1856 the young gardener landed in New York, a few days after reaching the age of 21. He spent the first winter in Canada and in the following spring he came to Rochester where he has lived ever since. He was engaged by the late George J. Whitney, director of the New York Central railroad, staying with him until the fall of the following year...

In 1864 Mr. Charlton resolved to make his own venture in business. He secured two acres of land and built a greenhouse, afterward replacing it with some that were larger. From time to time he added to his land until he had about 150 acres under cultivation. When his sons, John A and Joseph M. Charlton, became old enough, he associated with them under the firm name of John Charlton & Sons.

Mr. Charlton leaves his wife Sara; two sons, John A and Joseph M. Charlton; two daughters, Mrs. W. B. Kerr and Miss Margaret Charlton, and three grandchildren."

WINTER GATHERING FUN

Another fun and successful Winter Gathering was enjoyed by neighbors, old and new, January 24th at Glendoveers, whose hor d'oeuvres and buffet were delicious. Thank you to the good work of the Events Committee, Ann Kanthor, Kathy Boyle, Sara Castro, Bruce Rumbold, Cathy Smith, and Master of Ceremonies, Matt Simonis; and to the generosity of our local merchants who generously contributed gifts to be raffled. The raffle generated a lot of excitement and fun.

Please thank these local businesses by patronizing them. You will thank yourself for taking advantage of their excellent products.

THANK YOU LOCAL MERCHANTS:

Winfield Grill

Silver Iguana

Captain Jim's

Mayer's Hardware

Khong Thai Cuisine

Wildflour Restaurant

China Garden Kitchen

Pasta Shoppe

The Hive Shoppe

Lucky's Restaurant

Captain Tony's

Mark's Pizza

Liberty Restaurant

Winton Village Wine & Spirits

Euphoria Liquor

Jen's Artisan Bread

Pandamonium Coffee

Tryon City Tavern Restaurant

Merchants Wood Fired Pizza & Bistro

Merchants Grill

Alt Bar



Winter Gathering Event Organizers

