

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, JANUARY 4, 2017**

To: Commissioner Baye Muhammad, Director Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-068-13-14	800 East Avenue	Type I			X ¹	X ²		7-0-0
A-044-16-17	77 Atkinson Street	Type II			X ³			7-0-0
A-045-16-17	480 W. Main Street	Type II	X					7-0-0
A-046-16-17	16 Strathallan Pk.	Type II						Postponed by applicant
A-047-16-17	32 East Blvd.	Type II	X					6-0-1 ⁴

Chris Carretta Present
Ed Cain Present
Bruce McLear Present
Jason Dobbs Present
Gerald Gamm Present
David Mathews Present
Deborah Beardslee Present

¹ Approved details of garage and carriage house on the condition that the elevation drawings are revised to reflect these details.

² Held decision on rear yard landscaping, pending revision showing pool details and relocated air condensing units.

³ Authorized zoning staff to affirm that chosen composite windows are visually appropriate.

⁴ Member Gamm recused himself.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, FEBRUARY 1, 2017**

To: Commissioner Baye Muhammad, Director Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-048-16-17	47-57 Glasgow St.	Type II						Postponed by applicant
A-049-16-17	21 Vick Park A	Type II			X ¹			7-0-0
A-050-16-17	135 University Ave.	Type II		X ²	X	X		7-0-0
A-051-16-17	54 Park Avenue	Type II			X ³			7-0-0

Chris Carretta Present
Ed Cain Present
Bruce McLear Present
Jason Dobbs Present
Gerald Gamm Present
David Mathews Present
Deborah Beardslee Present

¹ Conditions of approval: Area is not to be used for parking

² Denied the window signs, limited signage on the front door to hours of operation and a security decal, approved the light fixture on condition that it uses bulbs totaling 120W or less, approved the flower box on condition that it have a dark-colored insert, and held on the trash area pending a redesign.

³ Condition of approval: Height of sign to be limited to 60 inches.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, MARCH 1, 2017**

To: Commissioner Baye Muhammad, Director Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-043-16-17	236, 242 and 248 Oxford Street	Type II			X ¹			6-0-0
A-048-16-17	47-57 Glasgow St.	Type II						Postponed by applicant
A-052-16-17	1240 East Avenue	Type I		X				0-5-1
A-053-16-17	1126-1128 Park Avenue	Type II			X ²			6-0-0
A-054-16-17	8C Strathallan Park	Type I						Comments only-no vote

Chris Carretta	Present
Ed Cain	Present
Bruce McLear	Present
Jason Dobbs	Present
David Mathews	Present
Deborah Beardslee	Present
Gerald Gamm	Absent

¹ Condition of approval: City staff to coordinate between this applicant and the owner of 44 Vick Park A on a plan to protect the carriage house on the latter property.

² Conditions of approval: Materials to include cement fiber siding, painted steel man door and overhead door, and aluminum-clad wood windows. Roof pitch to match that of house. Rainwater to be managed on property, and not drain onto adjacent properties.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, APRIL 5, 2017**

To: Commissioner Baye Muhammad, Director Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-055-16-17	23 Oxford Street	Type II				X ¹		7-0-0
A-056-16-17	30 Upton Park	Type II	X					7-0-0
A-057-16-17	28 Prince Street	Type II		X				0-7-0
A-058-16-17	83 S. Washington Street	Type II	X					7-0-0
A-059-16-17	295 Alexander Street	Type II	X					7-0-0
A-060-16-17	973 East Avenue	Type II	X					7-0-0

Chris Carretta Present
Ed Cain Present
Bonny Mayer Present
Jason Dobbs Present
David Mathews Present
Deborah Beardslee Present
Gerald Gamm Present

¹ Application held for three months to give applicant time to redesign decks to be more in keeping with character of the preservation district.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, MAY 3, 2017**

To: Commissioner Baye Muhammad, Director Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-054-16-17	8C Prince Street	Type I			X			6-0-0 ¹
A-061-16-17	95 Averill Avenue	Type II	X					6-0-0
A-062-16-17	299 and 309 Jefferson Avenue, 10, 12 and 14 St. Clair Street	Un- listed	X					6-0-0
A-063-16-17	421 University Ave.	Type II					X ²	6-0-0
A-064-16-17	170 S. Goodman Street	Type II			X ³			5-1-0
A-065-16-17	107 Troup Street	Type II			X ⁴			6-0-0
A-066-16-17	1250 East Avenue	Type II			X ⁵			6-0-0
A-067-16-17	1240 East Avenue	Type II		X				6-0-0
A-068-16-17	324 Culver Road	Type II	X					5-1-0
A-069-16-17	945 Park Avenue	Type II	X					6-0-0

Chris Carretta	Present
Ed Cain	Present
Bonny Mayer	Present
Jason Dobbs	Present
David Mathews	Present
Bruce McLear	Present
Deborah Beardslee	Absent
Gerald Gamm	Absent

¹ Conditions of approval: Fence at north edge to be 6 feet high, and shall have more landscaping at base rather than trees.

² The Board requested a colored rendering of the addition, a landscape plan, and material samples.

³ Conditions of approval: Paver pattern to be proportional to a chess board, with 64 squares.

⁴ Conditions of approval: Eliminate gable decoration, chamfers at garage doors and east window, change fish scale siding to standard siding, and match roof pitch of house.

⁵ Conditions of approval: Fence to be similar to that at 1229 East Avenue; color to match trim of house; no trees shall be removed.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, JUNE 7, 2017**

To: Commissioner Baye Muhammad, Director Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-068-13-14	800 East Avenue	Type I	X					6-0-0
A-048-16-17	47-57 Glasgow Street	Type II			X ¹			6-0-0
A-063-16-17	421 University Ave.	Type II	X					6-0-0
A-070-16-17	63 Argyle Street	Type II	X					6-0-0
A-071-16-17	56 Madison Street	Type II	X					6-0-0
A-072-16-17	389 Park Avenue	Type II			X ²			6-0-0
A-073-16-17	70 East Boulevard	Type II			X ³			6-0-0
A-074-16-17	1441 East Avenue	Type II	X					6-0-0
A-075-16-17	839 East Avenue	Type II	X					6-0-0
A-076-16-17	111 Douglas Road	Type II	X					6-0-0
A-077-16-17	17 Colby Street	Type II	X					5-1-0

Chris Carretta Present
Bonny Mayer Present
Jason Dobbs Present
David Mathews Present
Deborah Beardslee Present
Gerald Gamm Present
Ed Cain Absent

¹ Conditions of approval: No additional windows are to be replaced. Replace storm doors with full-glass doors as to be approved by staff; restore entry doors, reset concrete steps, install fiberglass or clad wood windows w/interior bars in basement openings; remove chain link fence at eastern end.

² Conditions of approval: Ends of sign to align with midpoint between edge of house and outside edge of windows, yielding a length of about 13 feet. Install 3 globe fixtures, not 5.

³ Conditions of approval: Lettering on pier to be carved into stone in 4 lines; pier light fixtures to match. Handrails to be spare and simple, of black wrought iron rather than aluminum.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, JULY 5, 2017**

To: Commissioner Baye Muhammad, Director Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-001-17-18	42 Girton Place	Type II						Postponed to September
A-002-17-18	2 Menlo Place	Type II			X ¹			5-0-0
A-003-17-18	6 Sibley Place	Type II	X					5-0-0
A-004-17-18	14-16 Vick Park A	Type II		X				1-4-0
A-005-17-18	355 East Avenue	Type II				X		4-0-1 Cain recused
A-006-17-18	546, 586 & 600 East Avenue, 7 Strathallan Park	Type II				X		5-0-0
A-007-17-18	28 Prince Street	Type II	X ²	X				5-0-0
A-008-17-18	20 Atkinson Street	Type II	X					5-0-0
A-009-17-18	105 Meigs Street	Type II	X					5-0-0

Jason Dobbs Present
Bonny Mayer Present
David Mathews Present
Deborah Beardslee Present
Ed Cain Present
Chris Carretta Absent
Gerald Gamm Absent

¹ Conditions of approval: Repave entire driveway for a seamless surface; landscaping in triangle near sidewalk to be reviewed and approved by zoning staff.

² Approved installation of cementitious siding, but denied legalization of vinyl windows.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, AUGUST 2, 2017**

To: Commissioner Baye Muhammad, Manager Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-005-17-18	355 East Avenue	Type II						Postponed to September
A-006-17-18	546, 586 & 600 East Avenue, 7 Strathallan Park	Type II	X					6-0-0
A-010-17-18	17 Atkinson Street	Type II				X ¹		6-0-0
A-011-17-18	86 Adams Street	Type II	X					6-0-0
A-012-17-18	27-29 Farrington Pl	Type II				X		Postponed to September
A-013-17-18	112 Argyle Street	Type II	X					6-0-0
A-014-17-18	1261 Park Avenue	Type II			X ²			4-2-0
A-015-17-18	28 Prince Street	Type II			X ³			6-0-0

Chris Carretta Present
Jason Dobbs Present
Bonny Mayer Present
David Mathews Present
Ed Cain Present
Gerald Gamm Present
Deborah Beardslee Absent

¹ Case held pending receipt of conditions report by window experts, and details of replacement windows.

² Conditions of approval: Basement windows to be wood with metal bars rather than glass block.

³ Conditions of approval: 17 vinyl windows and 4 fiberglass windows to be replaced with new fiberglass windows with a muntin pattern to match existing wood windows. Eleven wood windows to be repaired.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, SEPTEMBER 6, 2017**

To: Commissioner Baye Muhammad, Manager Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-016-17-18	1100 S. Goodman Street	Type II	X					6-0-0
A-005-17-18	355 East Avenue	Type II						Postponed
A-017-17-18	32 Vick Park A	Type II				X ¹		6-0-0
A-018-17-18	544 Beach Avenue	Type II			X ²			6-0-0
A-019-17-18	1495 East Avenue	Type II	X					6-0-0
A-020-17-18	600 Park Avenue	Type II	X					6-0-0
A-021-17-18	1349 Park Avenue	Type II			X ³			6-0-0
A-022-17-18	42 S. Washington Street	Type II			X ⁴			6-0-0
A-023-17-18	610 East Avenue	Type II	X					6-0-0

Chris Carretta Present
Jason Dobbs Present
Bonny Mayer Present
David Mathews Present
Ed Cain Present
Gerald Gamm Present
Deborah Beardslee Absent

¹ Application was held pending new submission. Board members expressed a strong desire to see reinstallation of sloping lawn, sidewalk and steps.

² Condition of approval: Add plantings to help screen unit from street view.

³ Condition of approval: Web address and telephone number to be removed.

⁴ Condition of approval: Sign to be moved eastward so that edge aligns with edge of building.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, OCTOBER 4, 2017**

To: Commissioner Baye Muhammad, Manager Zina Lagonegro, Thomas Warth

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-001-17-18	42 Girton Place	Type II				X ¹		7-0-0
A-005-17-18	355 East Avenue	Type II						Withdrawn
A-012-17-18	27-29 Farrington Place	Type II						Postponed
A-024-17-18	50 Madison Street	Type II						No vote ²
A-025-17-18	4 Meigs Street	Type II	X					7-0-0
A-026-17-18	1240 East Avenue	Type II			X ³		X ⁴	7-0-0
A-027-17-18	3 Hawthorne Street	Type II			X ⁵			6-1-0
A-028-17-18	809 East Avenue	Type II	X					6-1-0
A-029-17-18	250 Mill Street	Type II				X ⁶		6-0-1
A-030-17-18	104 Platt Street	Type II						Postponed

Chris Carretta Present
 Jason Dobbs Present
 Bonny Mayer Present
 David Mathews Present
 Ed Cain Present
 Gerald Gamm Present
 Deborah Beardslee Present

¹ Case held open pending receipt of list of windows that were replaced and will be replaced, an arborist report on the tree condition, and details of the front porch railings and north basement door.

² Applicant chose to repair existing windows rather than replace. No approval necessary.

³ Fence approved on the condition that Zoning staff approve final design.

⁴ Landscape plan approved in concept pending receipt of final plant list, details of play equipment, and surface of play areas.

⁵ Conditions of approval: Replace sliding window in attic with double-hung window to match other new windows; restore porch to match that at 986 Park Avenue; disclose these conditions to any new owner.

⁶ Case held open pending new design. Members found that proposed sign is inappropriate, and suggested considering a sign near the building's entry rather than high on a wall.

**Rochester Preservation Board Grid
November 1, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Case 1/ A-001-17-18</u> To legalize 12 vinyl windows on the sides and rear, install 7 clad wood windows on the front, remove a maple tree in the rear, and replace porch railings.	42 Girton Place	7-0-0	Approved with Conditions
<u>Case 2/ A-010-17-18</u> To replace 29 windows with Marvin aluminum-clad wood windows.	17 Atkinson Street	7-0-0	Approved
<u>Case 3/ A-029-17-18</u> To install signage for 'Metro Office Centers'.	250 Mill Street	Application Withdrawn	
<u>Case 4/ A-030-17-18</u> To replace all windows on floors three and four.	104 Platt Street	Applicant Failed to Appear Placed on December 2017 Agenda	
<u>Case 5/ A-031-17-18</u> To hang a 2-sided, 36" x 36" sign reading 'Beauty Bar' off a porch post.	269 Park Avenue	Applicant Failed to Appear Placed on December 2017 Agenda	
<u>Case 6/ A-032-17-18</u> To replace an existing fence around the rear yard with a 6'H wood stockade fence.	94 S. Washington Street	Administrative Review	
<u>Case 7/ A-033-17-18</u> To install a 1-sided 5.25SF sign reading 'NeuroloQi Acupuncture' on a new 6'H pole in the front yard.	600 Park Avenue	7-0-0	Approved with Conditions
<u>Case 8/ A-034-17-18</u> To install a 4'H x 203'LF aluminum fence around the front and side yard.	44 East Boulevard	7-0-0	Approved
<u>Case 9/ A-035-17-18</u> To replace two Bradford pear trees at the front corners of the house with Cleveland pear trees.	250 Culver Road	7-0-0	Approved

**Rochester Preservation Board Members Present:
Beardslee, Cain, Caretta, Dobbs, Gamm, Matthews, Mayer**

CONDITIONS:

Case 1/ A-001-17-18

Approved on condition of the following modifications:

- 1) The storm windows on the seven (7) front façade windows are removed;
- 2) The existing porch lattice is replaced with a vertical slat design lattice.

Case 7/ A-033-17-18

Approved on condition of the following modifications:

- 1) The words "Park Avenue" are removed from the sign;
- 2) Attention is taken to the contrast between text and background colors;
- 3) Simplification to the edges of the sign to create a straight edged rectangular design;
- 4) Position of the sign pole should be deliberate and in line with the structural elements of the fence.

November 1, 2017

RPB Minutes

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DISTRIBUTION: Mayor's Office
D. Algarin
V. Wehbring

NBD Commissioner's Office
A. Guzzetta
G. Kirkmire

NSC Administrators
Permit Office
Zoning Staff

**Rochester Preservation Board Grid
December 6, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Case 1/ A-030-17-18</u> To remove 41 windows and replace them with Kolbe wood windows with fiberglass exteriors.	104 Platt Street	6-0-0	Approved with Condition(s)
<u>Case 2/ A-031-17-18</u> To install a hanging 2-sided, 36" x 36" sign reading 'Beauty Bar' on a porch post.	269 Park Avenue	6-0-0	Approved
<u>Case 3/ A-036-17-18</u> To remove 157 windows and replace them with Marvin Ultrex wood windows with fiberglass exteriors.	95 Troup Street	6-0-0	Approved
<u>Case 4/ A-037-17-18</u> To install a natural gas generator in the side yard.	29 East Boulevard	6-0-0	Approved
<u>Case 5/ A-038-17-18</u> To install an awning to the building with signage reading "Shengjing Garden".	691 Park Avenue	6-0-0	Approved with Condition(s)
<u>Case 6/ A-039-17-18</u> To replace damaged sections of structural pigmented glass and stainless steel flashing on the building's façade.	200 East Avenue	6-0-0	Approved with Condition(s)

**Rochester Preservation Board Members Present:
Beardslee, Cain, Caretta, Dobbs, Gamm, Matthews**

CONDITIONS:

Case 1/ A-030-17-18

Approved on condition of the following modification(s):

- 1) The color of the windows are to be the manufacturers bronze option;
- 2) All windows are to have a 6-over-6 divided light configuration.

Case 5/ A-038-17-18

Approved on condition of the following modification(s):

- 1) The website address is to be moved from the front bar of the awning to the bottom of either of the front windows;
- 2) The English text on the front bar of the awning is to be centered.

Case 6/ A-039-17-18

Approved on condition of the following modification(s):

- 1) That damaged sections of structural pigmented glass be replaced only with the Ceramic Enamel Frit Glass proposed.

DISTRIBUTION:

Mayor's Office
D. Algarin
G. Kirkmire

NBD Commissioner's Office
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Zoning Staff

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