

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND
CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, JANUARY 5, 2011**

To: Commissioner Carlos Carballada

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-029-10-11	266 Oxford St.	Type II			X ¹			4-3-0
A-034-10-11	33 Litchfield St.	Type I					X ²	7-0-0
Window replacement policy	All landmark properties	NA				X ³		7-0-0

Mike Warfield Present
Paul McAndrew Present
Jon Schick Present
Mimi Tilton Present
Gar Lowenguth Present
Deborah Beardslee Present
Bruce McLear Present

¹ Conditions of approval: Five adhesive signs with 6" lettering to be installed in upper windows, in a style to match the previously-installed windows. A neon 'OPEN' sign was also approved.

² Following review by the State Historic Preservation Office, the applicant will return to the Preservation Board with details of landscaping, trash enclosure, paving materials, fencing, handicap ramp/screen wall, window muntins, etc.

³ The Board requested that staff develop a draft policy for review at the March hearing.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND
CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, MARCH 2, 2011**

To: Acting Commissioner Bret Garwood

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-034-10-11 Conversion of industrial bldg. to housing	33 Litchfield St.	Type I	X ¹					6-0-0
A-005-10-11 Signage	284 Oxford St.	Type II					X ²	6-0-0
A-035-10-11 Window replacement	28 Upton Park	Type II			X ³			5-1-0
A-036-10-11 Landscaping	597 University Avenue	Type II		X ⁴				1-5-0
A-037-10-11 Signage	620-626 Park Avenue	Type II			X ⁵			5-1-0
A-038-10-11 Legalize vinyl windows	35-37 Upton Park	Type II		X ⁶				0-6-0
A-039-10-11 Fence and Awnings	194 Mill St.	Type II			X ⁷			5-1-0
A-040-10-11 Signage	703 Park Ave.	Type II	X					6-0-0

Mike Warfield Present
Paul McAndrew Present
Jon Schick Present
Gar Lowenguth Present
Deborah Beardslee Present
Bruce McLear Present
Mimi Tilton Absent

¹ Applicant to return with planting plan and details of screen wall, windows and doors

² Applicant to return with fabrication details and specifications

³ Applicant to install double-hung windows with space mullions in the three openings where casement windows were proposed.

⁴ Applicant to return with landscape plan more congruent with Scandinavian Modernist architecture of the church.

⁵ Lettering and lighting to be white rather than red, and background color is to match the mansard roof.

⁶ Applicant must return with plan to replace the replacement windows.

⁷ Fence limited to 6' high, which requires a zoning variance; Partners "P" to be on face of awnings, not sides.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, APRIL 6, 2011**

To: Commissioner Carlos Carballada

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-034-10-11 Conversion of industrial bldg. to housing	33 Litchfield St.	Type I	X					5-0-0
A-036-10-11 Landscaping	597 University Avenue	Type II			X ¹			5-0-0
A-005-10-11 Signage	284 Oxford St.	Type II				X ²		5-0-0
A-041-10-11 Conversion of theater bldg. to housing	700 South Avenue	Type II			X ³			5-0-0
A-042-10-11 Signage	706 East Avenue	Type II				X ⁴		5-0-0
A-043-10-11 Alterations to restaurant	199 Park Avenue	Type II			X ⁵			5-0-0
A-044-10-11 Demolish two buildings, construct five townhouses	123 University Avenue	Type I	X ⁶					5-0-0 demolition; Comments only on five proposed townhouses
	Window replacement policy							Canceled

Mike Warfield Present
Paul McAndrew Present
Jon Schick Present
Deborah Beardslee Present
Bruce McLear Present
Mimi Tilton Absent
Gar Lowenguth Absent

¹ Additional plantings will be allowed and encouraged pending review by Board's landscape advisor.

² Insufficient information provided by applicant.

³ On north elevation, 1st fl. windows to be reconsidered to increase operable sash. Landscape plan to be reviewed at future hearing.

⁴ Sign to be reduced in size and height; material choice and details of logo needed; applicant to provide proof that phrase "Securities offered through..." is required by regulators.

⁵ New windows to be double-hung and not made of vinyl; window trim to match that on other windows on the building; lighting beneath awnings to be review at future hearing.

⁶ Approval given for demolition only; comments given only to advise developer and the Director of Zoning.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, May 4, 2011**

To: Commissioner Carlos Carballada

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-041-10-11 Conversion of theater bldg. to housing	700 South Avenue	Type II	X					7-0-0
A-042-10-11 Signage	706 East Avenue	Type II			X ¹			6-1-0
A-044-10-11 Demolish two buildings, construct five townhouses	123 University Avenue	Type I					X	6-1-0
A-045-10-11 Demolish 4-car garage, add parking	11 Strathallan Park	Type 1			X ²			6-1-0
A-046-10-11 Replace windows	700 East Avenue	Type II			X ³			7-0-0
A-047-10-11 Landscaping and fence	276 Park Avenue	Type II			X ⁴			7-0-0 site plan 6-1-0 furniture
A-048-10-11 Replace asphalt paving w/pavers	11 Greenwood Street	Type II	X					7-0-0
A-049-10-11 Install pool and fence	457 Park Avenue	Type II				X ⁵		No vote
A-050-10-11 Sign program for storefronts	442-466½ W. Main Street	Type II					X	7-0-0
A-051-10-11 Sign program for storefront	556-560 W. Main Street	Type II					X	7-0-0
A-052-10-11 Awning, signs	652 Park Avenue	Type II	X					7-0-0
A-053-10-11 Install fence	64 Barrington Street	Type II	X					6-0-1

¹ Conditions: the phrase beginning "Securities offered through..." should be as small as possible and the top of the sign is lowered 6" from that shown. This would put the overall height at 4'-3".

² Conditions: a dense row of shrubs should be planted the entire width of the property; the grass area should be restored as proposed; and the parking area should be paved with asphalt rather than gravel. A final plan must be submitted for approval.

³ Condition: the windows in the living rooms should reflect the current configuration: rather than two slider units as shown, there should be a picture window in the middle flanked by sliders.

⁴ Condition: pavers are to be placed in a running bond, not the random pattern shown.

⁵ Applicant unable to attend; rescheduled to June 1.

Mike Warfield	Present
Paul McAndrew	Present
Jon Schick	Present
Deborah Beardslee	Present
Bruce McLear	Present
Mimi Tilton	Present
Gar Lowenguth	Present

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, June 1, 2011**

To: Commissioner Carlos Carballada

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-044-10-11 Demolish two buildings, construct five townhouses	123 University Avenue	Type I	X					6-0-0
A-005-10-11 Signs	284 Oxford St.	Type II	X					6-0-0
A-045-10-11 Demolish 4-car garage, add parking	11 Strathallan Park	Type 1	X					6-0-0
A-049-10-11 Install pool and fence	457 Park Avenue	Type II						Withdrawn by applicant
A-050-10-11 Sign program for storefronts	442-466½ W. Main Street	Type II			X ¹			6-0-0
A-051-10-11 Sign program for storefront	556-560 W. Main Street	Type II			X ²			6-0-0
A-054-10-11 Replace wood deck w/patio	10 Greenwood Street	Type II	X					6-0-0
A-055-10-11 Legalize ground sign	820 East Avenue	Type II						Postponed by applicant
A-056-10-11 Install handicap lift	15 Arnold Park	Type II	X					6-0-0
A-057-1011 Install doors and windows	35 Atkinson St.	Type II	X	X Patio door				6-0-0 0-6-0 patio door
A-058-10-11 Install sign for JM Parks Co.	626 Park Avenue	Type II				X ³		6-0-0
A-059-10-11 Install sign for Golden Tans	626 Park Avenue	Type II			X ⁴			6-0-0

¹ Conditions: Place each sign the same distance out from the wall; align the bottoms of the signs at the same height above the sidewalk; reduce the trim to about 1½"; reduce the chain thickness; match all the ellipses around the street numbers; add an additional angled support rod and mounting plates if needed for stability.

² Conditions: Same as #1 above.

³ A three member subcommittee was formed to review alternate signs.

⁴ A three member subcommittee was formed to review a revised sign length. The subcommittee approved a length of 18'-4".

A-060-10-11 Demolish park storage garage	21 Sibley Place	Type I	X					6-0-0
A-061-10-11 Legalize and add signs, install screen	725 Park Ave.	Type II			X ⁵			6-0-0
A-062-10-11 Legalize signs	524 W. Main St.	Type II				X ⁶		6-0-0
A-063-10-11 Add patio, replace windows	32 King Street	Type II	X Windows and plantings			X Patio and steps		5-0-1 Warfield recused
A-064-10-11 Install gate	43 East Blvd.	Type II	X					5-0-1 Schick recused

Mike Warfield Present
Paul McAndrew Present
Jon Schick Present
Deborah Beardslee Present
Bruce McLearn Present
Mimi Tilton Present

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⁵ Condition: On the ground sign, the word 'Dragonfly Tavern' shall be placed on a single panel below the dragonfly logo. The words may be on the same line or stacked one over the other.

⁶ A three member subcommittee was formed to review existing signage and a revised hanging sign.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, JULY 6, 2011**

To: Commissioner Carlos Carballada

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-062-10-11 Legalize signs	524 W. Main St.	Type II			X ¹			5-0-0
A-058-10-11 Install sign for JM Parks Co.	626 Park Avenue	Type II			X ²			5-0-0
A-055-10-11 Legalize ground sign	820 East Avenue	Type II			X ³			5-0-0
A-057-1011 Install doors and windows	35 Atkinson St.	Type II	X					5-0-0
A-016-08-09 Install 6'H wood fence	41 Madison St.	Type II	X					5-0-0
A-063-10-11 Add patio, replace steps	32 King Street	Type II			X ⁴			4-0-1
A-001-11-12 Install signage	739 Park Avenue	Type II	X					5-0-0
A-002-11-12 Install signage	1515-1539 East Avenue	Type II			X ⁵			5-0-0
A-003-11-12 Relocate drive, install fence	40 Hawthorne Street	Type II	X					4-1-0

Michael Warfield Present
Paul McAndrew Present
Deborah Beardslee Present
Bruce McLearn Present
Mimi Tilton Present
Jon Schick Absent

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¹ Conditions: Along King Street, remove the window sign reading “Main & King Grocery”. Along Main Street, remove the brown paper across the bottom of the windows and the lettering painted on the windows. Above the entrance, remove the signs reading “Main & King Grocery”. The Board recommends two options for signs: 1) paint the name and logo in the center window on each façade or 2) install a two-sided blade sign hanging off the corner. A total of 3 neon signs are allowed, including “open” signs, and each sign is limited to one line of text. Of the 3 neon signs, 2 may read “open”, with one per side of the building. If 2 are used, both should match. All neon signs should be hung at the same level on both sides of the building, and all must be working properly.

² Conditions: Sign should have upper and lower case letters, 24” high, with no subtext, channel letters with white face, white trim cap, white can and white LED lighting.

³ Conditions: Sign to be lowered to 4’-0” high to top, replace phone number with “820”.

⁴ Condition: Applicant to reconsider material of deck and configuration of opening around tree.

⁵ Conditions: Place “Stonebridge” above address numbers; install decorative tops on posts

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, AUGUST 3, 2011**

To: Commissioner Carlos Carballada

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-016-10-11 Replace windows	1011 University Avenue	Type II	X ¹	X				0-5-0 vinyl (denied) 5-0-0 aluminum clad (approved)
A-004-11-12 Legalize sign	1475 East Avenue	Type II	X					5-0-0
A-005-11-12 Install sign	39 S. Goodman Street	Type II	X ²					5-0-0
A-006-11-12 Addition and patio	60 Hawthorne Street	Type II		X				0-5-0
A-007-11-12 Handicap ramp & landscaping	5-7 Arnold Park	Type II	X					4-0-1

Michael Warfield Present
Paul McAndrew Present
Bruce McLear Present
Mimi Tilton Present
Jon Schick Present
Deborah Beardslee Absent

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¹ Removal of existing wood windows and triple-track storm windows approved. Vinyl windows not appropriate. Aluminum clad wood windows (Pella as presented) are appropriate; may be white.

² Sign is appropriate as presented; additional signs in garden and sign on 2nd floor south wall also appropriate.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, OCTOBER 5, 2011**

To: Commissioner Carlos Carballada

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-008-11-12 Legalize fence	600 Park Avenue	Type II	X					4-0-0
A-009-11-12 Legalize outdoor fireplace	3 Granger Place	Type II				X		Postponed to November hearing
A-010-11-12 Modify rear addition	7 S. Madison Pk.	Type II				X		Additional information required
A-011-11-12 Install fence	98 Argyle St.	Type II	X					4-0-0
Window replacement policy								Adopted 4-0-0

Michael Warfield	Present
Paul McAndrew	Present
Jon Schick	Present
Deborah Beardslee	Present
Bruce McLear	Absent
Mimi Tilton	Absent

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, NOVEMBER 2, 2011**

To: Commissioner Carlos Carballada

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-009-11-12 Legalize outdoor fireplace	3 Granger Place	Type II				X		Postponed to December hearing
A-010-11-12 Modify rear addition	7 S. Madison Pk.	Type II				X		Postponed to December hearing
A-012-11-12 Modify terrace and entrance	32 Oliver Street	Type II	X					4-0-1 (Schick recused)
A-013-11-12 Telecom panels	615 University Avenue	Type II				X		3-2-0 no decision; will return to December hearing
A-014-11-12 Remove trees	1468 East Avenue	Type II				X ¹		5-0-0 will return to December hearing
A-015-11-12 Demolish carriage house	32 Vick Park A	Type I						Emergency demo ordered by I & C prior to hearing
A-016-11-12 Construct porch, install fence and landscaping	64 Oliver Street	Type II	X					5-0-0

Michael Warfield Present
Paul McAndrew Present
Jon Schick Present
Deborah Beardslee Present
Mimi Tilton Present
Bruce McLear Absent

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¹ Staff to contact City Forester re: impact on city trees in tree lawn if four Linden trees remain and continue to grow.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, DECEMBER 7, 2011**

To: Commissioner Carlos Carballada

Case	Address	SEQR	C of A Granted	C of A Denied	C of A On Condition	Held	Conceptual Approval	Vote(s)
A-009-11-12 Legalize outdoor fireplace	3 Granger Place	Type II	X					7-0-0
A-013-11-12 Telecom panels	615 University Avenue	Type II				X ¹		7-0-0
A-014-11-12 Remove trees	1468 East Avenue	Type II	X					7-0-0
A-003-10-11 Install fencing	16 East Blvd.	Type II	X					7-0-0
A-017-11-12 Add new entry, install signage	524 Mt. Hope Avenue	Type II			X entry and lighting		X signage	7-0-0
A-018-11-12 Install sign	266 Park Avenue	Type II			X ²			7-0-0
A-019-11-12 Legalize window replacements	35 Upton Park	Type II		X ³				0-7-0
A-020-11-12 Install awning w/signage	647 Park Avenue	Type II						Withdrawn by applicant
A-021-11-12 Legalize porch and walkway	36 Colby Street	Type II	X ⁴					7-0-0
A-022-11-12 Install two signs	315 Gregory Street	Type II			X ⁵			7-0-0

Michael Warfield Present
Paul McAndrew Present
Jon Schick Present
Deborah Beardslee Present
Mimi Tilton Present
Bruce McLearn Present
Bonny Mayer Present

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¹ Three-member subcommittee formed to review field conditions and to advise full Board.

² Conditions: Even out the spacing between letters on the word 'Delish'.

³ The applicant is to submit a plan to replace the vinyl windows.

⁴ Board recommended, but did not require, that the new owner consider replacing the concrete porch floor with a wood floor like that originally on the house.

⁵ Condition: For the sign near the street, paint the existing metal frame a dark, matte color.