

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for April 5, 2017

A-055-16-17

23 Oxford Street

Applicant: Kevin Brown

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To legalize upper and lower decks on the south side of this 3-family house.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

These decks are nothing new, but were found to have been built without permits. When inspected last year, the upper deck appeared to be unstable, so the owner braced the columns. The lower deck intrudes far into the required sideyard setback (it actually crosses a property line), so a variance would be required if it is to remain. This is currently a 3-family dwelling, but records show it once held as many as 8 units.

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A-056-16-17

30 Upton Park

Applicant: Joni Monroe

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To extend a 6'H wooden fence on the south line another 48LF, install a 4'H x 12LF fence and gate across the driveway, and install a 6'H x 16LF stockade fence on the east line.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

The fence on the south property line would match the existing, 25LF wood fence along the south line, consisting of tongue-and-groove boards between 6" x 6" posts with decorative caps. The fence and gate across the driveway would match, but be only 4 feet high. The stockade fence at the rear would match an existing stockade fence.

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A-057-16-17

28 Prince Street

Applicant: John Hayes

Zoning District: R-3/O-O High-Density Residential District
With Office Overlay
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To replace aluminum siding with vinyl siding and to replace windows with vinyl windows.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

Siding and windows were being installed last fall when a stop work order was issued. The work was completed on the dormers before being stopped.

The owner was aware of the preservation ordinance, having come before the Preservation Board in 2009 to replace four windows and a door in the rear.

Permit records show that the aluminum siding was installed in fall, 1968, a few months before the preservation ordinance was enacted.

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A-058-16-17

83 S. Washington Street

Applicant: Tom Clark

Zoning District: R-3 High-Density Residential District
Corn Hill Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To replace 28 windows with fiberglass windows.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

This property has been vacant for three years, since the current owner (and Corn Hill resident) acquired it. The owner would replace all the windows in the house with Marvin Infinity Ultrex fiberglass windows, and eliminate the storm windows.

Infinity windows are available with simulated divided lites, and in 6 exterior colors: white, light tan, dark tan, light gray, brown and bronze.

The building appears on the 1888 map of Corn Hill (attached) in the same configuration as seen today.

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A-059-16-17

295 Alexander Street

Applicant: Keith Walpert

Zoning District: CCD-E Center City District – East End
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To install a backlit metal sign reading ‘Lanai’, and to replace the front door, sidelights, transom and frame.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

The sign would be similar to the previous one for ‘Mex’. The letters would be metal channels, with LED lighting on the backs.

The entire, non-original entrance doorway would be replaced. The applicant has chosen a taller door that is more proportional to the opening and more appropriate to the style of the building.

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A-060-16-17

973 East Avenue

Applicant: Vito Quatela, MD

Zoning District: R-3 High-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To construct a 2400SF 3rd floor on the rear of the building.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

This new addition would expand an addition approved by the Preservation Board in 1991 and built in 1992, and would use the same materials and details. Depending upon the Board's approval, an area variance from the Zoning Board of Appeals is required to expand a nonconforming use.

You are welcome to stop inside to view the interior restoration.

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