

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, JANUARY 2, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: A-006-18-19 *Return Case from August 8, 2018 Hearing*
Case Type: Certificate of Appropriateness
Applicant(s): Jason Vandemark, City of Rochester
Address: 100 Broad Street – Broad Street Bridge & Erie Canal Aqueduct
Zoning District: City of Rochester Right-of-Way
Local Landmark
Quadrant: Southwest
Section of Code: 120-194
Purpose: To make alterations to the Rochester Central Library's North Terrace, and east sidewalk adjacent to the Broad Street Bridge; a local landmark structure.
SEQR: Type I Chapter 48-4B(1)(a) & (2)(c)

Case 2
File Number: A-026-18-19 *Return Case from November 7, 2018 Hearing*
Case Type: Certificate of Appropriateness
Applicant(s): Steve Argento, Project Manager
Address: 510 Park Avenue
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the resurfacing of a loose stone driveway and rear parking area with asphalt paving at the rear of this three family home.
SEQR: Type II NYCCR 617.5(c)(2)(19)

Rochester Preservation Board

January 2, 2019 Agenda

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Case **3**
File Number: **A-031-18-19** *Return Case from*
Case Type: Certificate of Appropriateness *December 5, 2018 Hearing*
Applicant(s): Patricia Partridge, Project Architect
Address: 49 Merriman Street
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the reconstruction and material replacements of a front porch on this four family home.
SEQR: **Type II Chapter 48-5B(22)(a)**

Case **4**
File Number: **A-032-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Bobby Kirven, New Bethel Church
Address: 270 Scio Street
Zoning District: R-2 Medium-Density Residential District
URD Marketview Heights
Local Landmark – Exterior & Interior
Quadrant: Northeast
Section of Code: 120-194
Purpose: To renovate the interior kitchen of the church. Renovations include the replacement of cabinets and two sinks, the installation of new food preparation areas, and a new serving counter.
SEQR: **Type II Chapter 48-5B(22)(a)**

Case **5**
File Number: **A-033-18-19**
Case Type: Certificate of Appropriateness
Applicant: Ryan Peterson, Property Owner
Address: 47 Vick Park B
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install two new third floor egress windows on the front façade of a 1-family dwelling, thereby changing the size of the window openings meet building code requirements for egress windows; to replace five other windows on the third floor with vinyl-clad wood windows, and; to install a shed style dormer to the rear of the home to provide head clearance at the third floor stairwell. All alterations are to accommodate a new third floor unit.
SEQR: **Type II Chapter 48-5B(22)(a)**

Rochester Preservation Board

January 2, 2019 Agenda

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Case 6
File Number: **A-034-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Joe Lai, Business Owner
Address: 630 Park Avenue
Zoning District: C-2 Community Center District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install a 12 SF, internally lit, white channel letter sign, reading 'Szechuan Opera'.
SEQR: **Type II Chapter 48-5B(22)(f)**

III. OTHER BUSINESS – None

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, MARCH 6, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: A-025-18-19 *Return Case from*
Case Type: Certificate of Appropriateness *November 7, 2018, Hearing*
Applicant(s): Ronald Billitier, Property Owner
Art Ientilucci, Project Advisor
Address: 262 Culver Road
Zoning District: R-3 High-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install a circular driveway with landscaping, fencing, and a wall in the front yard of a single-family dwelling.
SEQR: Type II NYCCR 617.5(c)(2)(19)

Case 2
File Number: A-031-18-19 *Return Case from*
Case Type: Certificate of Appropriateness *January 2, 2019, Hearing*
Applicant(s): Patricia Partridge, Project Architect
Address: 49 Merriman Street
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the reconstruction and material replacements of a front porch on this four-family home.
SEQR: Type II Chapter 48-5B(22)(a)

Case 3
File Number: A-001-18-19 *Return Case from*
Case Type: Certificate of Appropriateness *July 11, 2018, Hearing*
Applicant(s): Bruce Barnes, Director of the George Eastman Museum

Rochester Preservation Board

March 6, 2019, Agenda

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Address: Michael Lennon, Project Architect
900 East Avenue
Zoning District: PD#14 Planned Development District – George Eastman
Local Landmark
Quadrant: Southeast
Section of Code: 120-194
Purpose: To construct an addition for the creation of a visitor and staff entrance pavilion on the west side of the building, and; to install a screening installation to buffer the existing cooling towers on site.
SEQR: **Type II NYCRR 617.5(c)(7)**

Case **4**
File Number: **A-036-18-19**
Case Type: Certificate of Appropriateness
Applicant: Richard Osgood, Project Architect
Address: 900 East Avenue
Zoning District: PD#14 Planned Development District – George Eastman
Local Landmark
Quadrant: Southeast
Section of Code: 120-194
Purpose: To replace 8 existing non-original windows with custom fabricated wood windows designed to match the originals; to repair 62 original wood windows; to repair and replace 22 sets of original wood shutters, and; to repair 27 original wood dormers.
SEQR: **Type II Chapter 48-5B(22)(a)**

Case **5**
File Number: **A-037-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Jeff & Jean Maillie, Property Owners
Address: 48 Girton Place
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the installation of a porch railing on this single-family home.
SEQR: **Type II Chapter 48-5B(22)(a)**

Case **6**
File Number: **A-038-18-19** ***Conceptual Review***
Case Type: Certificate of Appropriateness
Applicant(s): Delois Crawford, Property Owner
Address: 56 Madison Street
Zoning District: R-2 Medium-Density Residential District
Susan B. Anthony Preservation District

Rochester Preservation Board

March 6, 2019, Agenda

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Quadrant: Southwest
Section of Code: 120-194
Purpose: To make several exterior alterations to the property, including: the installation of a side-yard generator, legalization of an existing side-yard air conditioning unit, installation of a concrete driveway, and the installation of a metal roof on this single-family home.
SEQR: **Type II NYCCR 617.5(c)(7) & Chapter 48-5B(22)(a)**

Case **7**
File Number: **A-039-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Chuck Hanrahan, Asbury First United Methodist Church
Richard Osgood, Project Architect
Address: 1040 East Avenue
Zoning District: R-3 High Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To complete various exterior equipment upgrades, including the installation of a new electrical transformer, chiller, and concrete window well, and other site improvements associated with an interior boiler replacement and lighting improvements. All proposed alterations are in the rear of this Church property.
SEQR: **Type II NYCCR 617.5(c)(7)**

Case **8**
File Number: **A-040-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Jonathan Swan, Property Owner
Address: 692-698 Park Avenue
Zoning District: R-3 High-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To repair and replace portions of the façade on the storefront located at 696 Park Avenue, and; to install a 5 SF wall sign reading 'Vern's'.
SEQR: **Type II Chapter 48-5B(22)(a)(f)**

Case **9**
File Number: **A-041-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Sam Valimohamed, Property Owner
Peter Morse, Project Architect
Address: 11 Strathallan Park
Zoning District: R-3 High-Density Residential District

Rochester Preservation Board

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Quadrant: East Avenue Preservation District
Section of Code: Southeast
Purpose: 120-194
To replace various windows on all building façade's; to install skylights to the roof of the building, and; to install a fire escape and new first floor entry on the north side of the building to accommodate access to a new third floor unit. All alterations are to accommodate a new third floor unit in this 5-family dwelling.

SEQR: **Type II Chapter 48-5B(22)(a)**

III. OTHER BUSINESS – None

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, APRIL 3, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: A-043-18-19
Case Type: Certificate of Appropriateness
Applicant(s): Milos Vojvodic, Property Owner
Address: 95 Troup Street
Zoning District: R-3 High-Density Residential District
Corn Hill/Third Ward Preservation District
Quadrant: Southwest
Section of Code: 120-194
Purpose: To install 18 efficiency air conditioning units on the property, including: 6 units in the side-yard of building #95 and 6 units on the southeast rear roof of building #95, and; 5 units located in the side-yard of building #87 and 1 unit on the northeastern side-roof of building #87.
SEQR: Type II Chapter 48-5B(22)(a)

Case 2
File Number: A-044-18-19
Case Type: Certificate of Appropriateness
Applicant(s): Jim Colombo, Signage Consultant
Address: 210 Park Avenue
Zoning District: C-1 Neighborhood Center District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install a 20 SF black cut letter, acrylic building sign reading “Calabresella’s On Park” over the main entry door, and an 18 SF building sign of the same materials and similar design over the exit door.
SEQR: Type II Chapter 48-5B(22)(f)

Rochester Preservation Board

April 3, 2019, Agenda

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Case 3
File Number: **A-045-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Charles Towles, Property Owner
Address: 32 East Boulevard
Zoning District: R-1 Low-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To restore and open an enclosed front porch, including the partial demolition of enclosed porch features, and re-creation of historic features based on original architectural plans for the building, and; to install approximately 10 linear feet of side-yard aluminum fencing with a gate.
SEQR: **Type II Chapter 48-5B(22)(a)**

Case 4
File Number: **A-046-18-19**
Case Type: Certificate of Appropriateness
Applicant: Eric Rozestraten, Bones Bakery
Address: 39 South Goodman Street
Zoning District: C-1 Neighborhood Center District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install a 5 SF aluminum projecting blade sign reading "Bones Bakery".
SEQR: **Type II Chapter 48-5B(22)(f)**

III. OTHER BUSINESS – None

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, May 1, 2019

I. MEETING WITH STAFF

Special Presentation from the Landmark Society of Western New York:
Citywide Historic Resource Survey of the Northwest Quadrant

5:00PM Conference Room 223B

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: A-057-17-18 *Return Case from*
Case Type: Certificate of Appropriateness *April 4, 2018, Hearing*
Applicant(s): Robert Rissone, Property Owner
Address: 34 Vick Park B
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize a reconstructed front porch entry, railing, and stairs.
SEQR: Type II Chapter 48-5B(22)(a)

Case 2 *Return Case from*
File Number: A-062-17-18 *May 2, 2018, Hearing*
Case Type: Certificate of Appropriateness
Applicant(s): Eric Taylor, Business Owner
Address: 729-733 Park Avenue
Zoning District: C-2 Community Center District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize building signage by removing existing signage and installing a new 9 SF sign reading 'Frozen Flavors', and to remove window signage.
SEQR: Type II Chapter 48-5B(22)(f)

Case 3
File Number: A-048-18-19

Rochester Preservation Board

May 1, 2019, Agenda

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Case Type: Certificate of Appropriateness
Applicant(s): Arnold Rothschild, Rochester Broadway Theatre, Inc.
Address: 885 East Main Street
Zoning District: C-2 Community Center District
Local Landmark – Masonic Temple
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install an air chiller at the rear of the Auditorium Theatre, and; to install approximately 42 linear feet of 9' tall wood shadowbox fencing for screening.
SEQR: **Type II NYCCR 617.5(c)(25)**

Case **4**
File Number: **A-049-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): John Lembach, Property Owner
Address: 105 Meigs Street
Zoning District: R-2 Medium-Density Residential
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install approximately 280 linear feet of various styles and sizes of solid wood and lattice fencing in the front, side, and rear yards, and approximately 150 linear feet of pipe bumper guardrail along the north property line; to install an air conditioning unit in the rear yard; to install an awning above a rear entry door, and; to install new front porch railing, steps, and a sidewalk.
SEQR: **Type II Chapter 48-5B(22)(a)(d)(g)**

III. OTHER BUSINESS – None

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, June 5, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: A-041-18-19 *Return Case from*
Case Type: Certificate of Appropriateness *March 6, 2019, Hearing*
Applicant(s): Sam Valimohamed, Property Owner
Jamie Tom, Peter Morse & Associates Architects
Address: 11 Strathallan park
Zoning District: R-3 High-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To replace various windows on all building façade's; to install skylights to the roof of the building; to install a new door to the third floor rear of the building; to install a new wood door to the first floor rear of the building, and; to install a new first floor entry on the north side of the building to accommodate access to a new third floor unit. All alterations are to accommodate a sixth third-floor unit in this five-family dwelling.
SEQR: Type II Chapter 48-5B(22)(a)

Case 2 *Return Case from*
File Number: A-038-18-19 *March 6, 2019, Hearing*
Case Type: Certificate of Appropriateness
Applicant(s): DeLois Crawford, Property Owner
Address: 56 Madison Street
Zoning District: R-2 Medium-Density Residential District
Susan B. Anthony Preservation District
Quadrant: Southwest
Section of Code: 120-194
Purpose: To make several exterior alterations to the property, including: the installation of a side-yard generator, legalization of a concrete driveway, and the installation of a metal roof on this single-family home.
SEQR: Type II NYCRR 617.5(c)(7) & Chapter 48-5B(22)(a)

Rochester Preservation Board

June 5, 2019, Agenda

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Case **3**
File Number: **A-053-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): DeLois Crawford, Property Owner
Address: 7 South Madison Park
Zoning District: R-2 Medium-Density Residential District
Susan B. Anthony Preservation District
Quadrant: Southwest
Section of Code: 120-194
Purpose: To replace a deteriorated asphalt roof with a 29 gauge steel ribbed, metal roofing system.
SEQR: **Type II Chapter 48-5B(22)(a)**

Case **4**
File Number: **A-054-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Ira Katz, Bravo Development LLC.
Address: 48 King Street
Zoning District: CCD-C Center City District – Cascade
Susan B. Anthony Preservation District
Quadrant: Southwest
Section of Code: 120-194
Purpose: To replace approximately 230 windows and steel lintels with new metal windows of replicated dimensions and simulated lites; to repoint and restore portions of the deteriorated masonry façade; to replace first floor overhead and man doors, and; to obtain board comments on signage concepts.
SEQR: **Type II NYCRR 617.5(c)(2)**

Case **5**
File Number: **A-055-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Charles Towles, Property Owner
Address: 32 East Boulevard
Zoning District: R-1 Low-Density Residential
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To remove an obsolete chimney on a garage roof, installation of a section of fencing for refuse screening, installation of a chicken-coop structure adjacent to the garage, and legalization of a vegetable garden fence.
SEQR: **Type II Chapter 48-5B(22)(a)(d)**

Case **6**
File Number: **A-056-18-19**

Rochester Preservation Board

June 5, 2019, Agenda

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Case Type: Certificate of Appropriateness
Applicant(s): Todd Perkins, Todd Perkins Designs
Address: 1313 Park Avenue
Zoning District: R-2 Medium-Density Residential
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the replacement of an original wood window with a vinyl-clad wood window, and; to replace portions of wood clapboard siding. Alterations made due to water damage.
SEQR: **Type II Chapter 48-5B(22)(a)**

Case **7**
File Number: **A-057-18-19**
Case Type: Certificate of Appropriateness
Applicant(s): Dani Lawson, Business Owner (Bones Dog Bakery, Inc.)
Heinrich Fischer, Landscape Architect
Address: 39 South Goodman Street
Zoning District: C-1 Neighborhood Center District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install a front yard patio with benches architectural lighting, landscaping, and a pet waste station for use by patrons.
SEQR: **Type II NYCRR 617.5(c)(9) & Chapter 48-5B(22)(h)**

III. OTHER BUSINESS – None

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, July 10, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

AGENDA REVISED July 1, 2019

Case 1
File Number: **A-001-19-20**
Case Type: Conceptual Review – Board Comments Only
Applicant(s): Angelo Ingrassia, Roc Goodman LLC
Address: 1100 South Goodman Street
Zoning District: IPD – Colgate Divinity
Local Landmark
Quadrant: Southeast
Section of Code: 120-194
Purpose: To rezone 22.42 acres from IPD-Colgate to PD #21. The PD will facilitate the reuse of five existing buildings, and the construction of a **four story 52 unit multifamily building (no underground parking), and a four story 52 unit multifamily building with 32 underground parking spaces (12 additional spaces onsite, 276 spaces total).**
SEQR: **Type I NYCRR 617.4(b)(9), 617.4(b)(5)(iv) & Chapter 48-5B(1)(b)[3]**

Case 2
File Number: **A-002-19-20**
Case Type: Certificate of Appropriateness
Applicant(s): Kim Brumer, East House Canal Street LLC
Tom Palumbo, Project Engineer
Mark Pandolf, Project Architect
Address: 67-89 Canal Street
Zoning District: CCD-C Center City District – Cascade
Susan B. Anthony Preservation District
Quadrant: Southwest
Section of Code: 120-194
Purpose: To redevelop this former retail and manufacturing building to a mixed use building, including 113 residential units with support services and 9,400 sf of leasable office space. This redevelopment includes the construction of a 62 space parking lot, the demolition of portions of the building and site, window restorations and replacements, masonry repointing, and the construction of a shed structure, refuse enclosure, and mechanical unit on the Wiley Street side of the property.

Rochester Preservation Board

July 10, 2019, Agenda

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SEQR: Type I NYCRR 617.4(b)(9) & 617.4(b)(6)(vi)

Case 3

File Number: A-003-19-20

Case Type: Certificate of Appropriateness

Applicant(s): Joe Blakely, Property Owner

Address: 24 Rundel Park

Zoning District: R-2 Medium-Density Residential District

East Avenue Preservation District

Quadrant: Southeast

Section of Code: 120-194

Purpose: To legalize the removal of 3 wood windows on the first floor front, and 12 vinyl windows on the sides and rear with new fully wood windows with painted exteriors, and; to legalize a reroof with architectural shingles, in-kind.

SEQR: Type II Chapter 48-5B(22)(a)

Case 4

File Number: A-004-19-20

Case Type: Certificate of Appropriateness

Applicant(s): Ben Wight, Business Owner (Pyramid Arts)

Address: 104 Platt Street

Zoning District: CCD-R Center City District – Riverfront

Brown's Race Preservation District

Quadrant: Southwest

Section of Code: 120-194

Purpose: To install a 6 SF projecting blade sign with the logo for 'Pyramid Arts' tattoo shop.

SEQR: Type II Chapter 48-5B(22)(f)

Case 5

File Number: A-005-19-20

Case Type: Certificate of Appropriateness

Applicant(s): Elizabeth Danizio, Robert Morton Unified Credit Trust

Carmine Torchia, Project Engineer

Address: 46 Meigs Street

Zoning District: R-2 Medium-Density Residential District

East Avenue Preservation District

Quadrant: Southeast

Section of Code: 120-194

Purpose: To reconstruct a parapet due to structural failure with in-kind materials, but with a size and design altered from the original parapet.

SEQR: Type II Chapter 48-5B(22)(a)

III. OTHER BUSINESS – None

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, August 7, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

AGENDA REVISED JULY 18, 2019

Case 1
File Number: A-012-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Deborah Dishaw-Smith, Business Owner (Deborah Jean & Co.)
Address: 620 Park Avenue
Zoning District: C-2 Community Center District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install a 24 SF internally lit, channel letter sign reading, "Deborah Jean & Company."
SEQR: Type II Chapter 48-5B(22)(f)

Case 2
File Number: A-013-19-20
Case Type: Certificate of Appropriateness
Applicant(s): William & Annmarie Cook, Property Owners
Megan MacKenzie, Landscape Designer
Address: 1100 Park Avenue
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the planting of several trees in the rear yard, including the expansion of the existing landscaping on the property, and; to install additional fencing in the rear and side yards.
SEQR: Type II Chapter 48-5B(22)(d) & (h)

Case 3
File Number: A-014-19-20
Case Type: Certificate of Appropriateness
Applicant(s): David Norbut, Property Owner
Mary A. Scipioni, Landscape Architect

Rochester Preservation Board

August 7, 2019, Agenda

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Address: 1240 East Avenue
Zoning District: R-1 Low-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize existing landscaping and fencing that was installed outside of the scope of the previous design approved by the Preservation Board, and under an approval that has expired, and; to amend the previously approved landscaping plan with additional site plantings and fencing.
SEQR: **Type II Chapter 48-5B(22)(d) & (h)**

III. OTHER BUSINESS – None

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, September 4, 2019

****REVISED 8/15/19****

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: A-015-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Dave Dombroski, Property Owner
Megan MacKenzie, Landscape Designer
Address: 26 East Boulevard
Zoning District: R-1 Low-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To remove existing shrubs and small trees along the northeast property line for the planting of new small trees and shrubs, and; to remove existing screen trees and hedges along the south side of the property, and replace them with three to four Frans Fontaine Hornbeam's.
SEQR: Type II Chapter 48-5B(22)(h)

Case 2
File Number: A-016-19-20
Case Type: Conceptual Review
Applicant(s): Jeffrey LaDue, AIA, Project Architect
Robert Cullen, Project Contractor
Address: 1434 East Avenue
Zoning District: R-3 High-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To expand an existing attached deck in the rear yard of this single-family attached dwelling from 12' x 6' to 16' x 9', an action also requiring an area variance.
SEQR: Type II Chapter 48-5B(22)(a)

Case 3
File Number: A-017-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Jo Dickinson, Property Manager
Address: 31 Rundel Park
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize construction of an approximately 10' x 19' deck in the rear yard of this two-family home.
SEQR: Type II Chapter 48-5B(22)(a)

Case 4
File Number: A-018-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Benathan Upshaw, CB St. Bernard's Associates LLC
Kelsie Hoke, Preservation Consultant
Mark Pandoff, Project Architect
Address: 2260 Lake Avenue
Zoning District: R-3 High-Density Residential District
Local Landmark
Quadrant: Northwest
Section of Code: 120-194
Purpose: To restore and alter portions of the building and site, including: minor masonry repointing, repairs to existing wood windows, replacement of doors, replacement of an accessibility ramp, infill of an existing north entry door with aluminum-clad wood windows, and repairs to the roof with in-kind and synthetic materials.
SEQR: Type II Chapter 48-5B(22)(a)

Case 5
File Number: A-019-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Anthony Douglas, Property Owner
Address: 1283 Park Avenue
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To remove a vinyl double-hung window at the front porch of this single-family home, and infill the space to match the existing siding, and; to remove and replace a vinyl double-hung window on the front façade of the property with a larger clad-wood, tri-part window.
SEQR: Type II Chapter 48-5B(22)(a)

III. OTHER BUSINESS – None

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, October 2, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: A-022-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Brian Grinnell, City of Rochester
Mike Konopka, Project Architect
Address: 30 Church Street
Zoning District: CCD-M Center City District – Main Street
Local Landmark
Quadrant: Southwest
Section of Code: 120-194
Purpose: To remove 11 wood windows from the west façade of City Hall, and replace them with new aluminum-clad wood windows.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a)

Case 2
File Number: A-023-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Randall F. Peacock, Project Architect
Address: 324 Culver Road
Zoning District: R-1 Low-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To construct a single story addition with a skylight on the east side of this single-family dwelling.
Enforcement: No
SEQR: Type II NYCRR 617.5(c)(12)

Rochester Preservation Board

October 2, 2019, Agenda

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Case 3
File Number: **A-024-19-20**
Case Type: **Certificate of Appropriateness**
Applicant(s): Virog Chaisomboonpan, Business Owner
Address: 364-370 East Avenue
Zoning District: CCD-E City Center District – East End
East Avenue Preservation District
Quadrant: Southwest
Section of Code: 120-194
Purpose: To legalize existing window and door signage by removing the 25 SF window decal sign that exceeds the maximum window signage coverage requirements, and replacing the signage with a 16 SF window decal sign of the same design reading, 'Thaiyada'.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(f)

Case 4
File Number: **A-025-19-20**
Case Type: **Certificate of Appropriateness**
Applicant(s): Ira Katz, Bravo Development
John Swierk, Project Architect
Address: 48 King Street
Zoning District: CCD-C City Center District – Cascade
Susan B. Anthony Preservation District
Quadrant: Southwest
Section of Code: 120-194
Purpose: To alter the design for first floor windows on the southwest side of the building to accommodate larger windows for the proposed self-storage facility offices, and; to infill existing first floor window areas on the northeast and northwest corners of the building.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a)

Case 5
File Number: **A-026-19-20**
Case Type: **Certificate of Appropriateness**
Applicant(s): Sam Pilato, Property Owner
Address: 467 Park Avenue
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To tear off an existing asphalt roof and replace it with a simulated slate or shake metal roofing shingle system.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a)

Rochester Preservation Board

October 2, 2019, Agenda

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Case 6
File Number: A-027-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Robert DiPaola, Property Owner
Address: 10-1 Selden Street
Zoning District: CCD-GR Center City District – Grove Place Residential
Grove Place Preservation District
Quadrant: Southwest
Section of Code: 120-194
Purpose: To remove an existing sliding glass door at the rear entry of the property, and to replace it with a gliding window and masonry veneer infill, and; to replace the existing front door.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a)

Case 7
File Number: A-028-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Jon Schick, Project Architect
Address: 4 Arnold Park
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the removal of slate, sheet metal, and asphalt from the carriage house in the rear yard of this multi-family dwelling, and to replace it with architectural asphalt shingles.
Enforcement: Yes
SEQR: Type II Chapter 48-5B(22)(a)

Case 8
File Number: A-029-19-20
Case Type: Certificate of Appropriateness
Applicant(s): David Christa, 550 East Ave LLC
David Bienetti, Project Architect
Address: 546 East Avenue
Zoning District: PD #16 Planned Development District – Century-Strathallan
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To construct three single-story additions to the existing building to accommodate spaces for special events, conferences and meetings, and a new fitness center.
Enforcement: No
SEQR: Type II NYCRR 617.5(c)(9)

III. OTHER BUSINESS – None

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, November 6, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

AGENDA REVISED 10.24.19

Case: 1 *Return Case from the*
File Number: A-016-19-20 *September 4, 2019, Hearing*
Case Type: Certificate of Appropriateness
Applicant(s): Jeffrey LaDue, AIA, Project Architect
Robert Cullen, Project Contractor
Address: 1434 East Avenue
Zoning District: R-3 High-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To expand an existing attached deck in the rear yard of this single-family attached dwelling from 12' x 6' to 16' x 9', an action also requiring an area variance.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a)

Case: 2 *Return Case from the*
File Number: A-017-19-20 *August 7, 2019, Hearing*
Case Type: Certificate of Appropriateness
Applicant(s): Jo Dickinson, Property Manager
Address: 31 Rundel Park
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize construction of an approximately 10' x 19' deck in the rear yard of this two-family home.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a)

Case: 3
File Number: A-028-19-20 *Return Case from the*
Case Type: Certificate of Appropriateness *October 2, 2019, Hearing*
Applicant(s): Jon Schick, Project Architect
Address: 4 Arnold Park
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the removal of slate, sheet metal, and asphalt from the carriage house in the rear yard of this multi-family dwelling, and to replace it with an alternative material.
Enforcement: Yes
SEQR: Type II Chapter 48-5B(22)(a)

Case: 4 *Return Case from the*
File Number: A-056-18-19 *June 5, 2019 Hearing*
Case Type: Certificate of Appropriateness
Applicant(s): Mildred Austin, Property Owner
Address: 1313 Park Avenue
Zoning District: R-2 Medium-Density Residential
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the replacement of an original wood window with a vinyl-clad wood window, and; to replace portions of wood clapboard siding. Alterations made due to water damage.
Enforcement: Yes
SEQR: Type II Chapter 48-5B(22)(a)

Case: 5
File Number: A-033-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Jim Colombo, Skylight Signs
Address: 60 Commercial Street (*aka 64 Commercial Street)
Zoning District: CCD-R Center City District – Riverfront
Browns Race Preservation District
Quadrant: Southwest
Section of Code: 120-194
Purpose: To install a 40 SF, non-illuminated, double-sided, projecting wall sign at the east corner of this 6-story office building, reading “Christa”.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(f)

Case: 6
File Number: A-034-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Stephen Marafino, Property Owner
Martin Spear, Project Specialist
Address: 1483 East Avenue
Zoning District: R-3 High-Density Residential District
O-O Overlay Office District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To replace existing backyard patio railings and approx. 52 linear feet of 4'T composite fencing in the side yard, and; to replace the existing second floor balcony railing and decking using composite materials. Both improvements that were not previously reviewed for the approval of a certificate of appropriateness.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a),(d)

Case: 7
File Number: A-035-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Daren Chentow, Property Owner
Karen Collichio, Collichio Builders Inc.
Address: 28 Vick Park B
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the replacement and repairs of the components of an open front porch on this three-family dwelling.
Enforcement: Yes
SEQR: Type II Chapter 48-5B(22)(a)

Case: 8
File Number: A-036-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Gary Wheat, Commercial Power Systems
Address: 740 East Avenue
Zoning District: R-3 High-Density Residential District
O-O Overlay Office District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install a standby generator at the east side of this 2-story office building, and; to legalize existing HVAC units at this same location that were not previously reviewed and approved for a certificate of appropriateness.

SEQR: **Type II NYCRR 617.5(c)(12) & Chapter 48-5B(22)(a)**

Case: **9**
File Number: **A-037-19-20**
Case Type: **Conceptual Review**
Applicant(s): Ethan Walker, Property Owner
Address: 1696 East Avenue
Zoning District: R-3 High-Density Residential District
O-O Overlay Office District
East Avenue Preservation District

Quadrant: Southeast
Section of Code: 120-194
Purpose: To legalize the installation of a front yard air-conditioning unit with landscaping, an action also requiring an area variance.

Enforcement: No
SEQR: **Type II NYCRR 617.5(c)(12) & Chapter 48-5B(22)(a), (b)**

Case: **10**
File Number: **A-038-19-20**
Case Type: **Certificate of Appropriateness**
Applicant(s): Steve Curran, Property Owner
Address: 1329 Park Avenue
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Quadrant: Southeast
Section of Code: 120-194
Purpose: To **remove** 26 wood windows on this two-family home, and to replace them with extruded vinyl windows.

Enforcement: No
SEQR: **Type II Chapter 48-5B(22)(a)**

Case: **11**
File Number: **A-039-19-20**
Case Type: **Certificate of Appropriateness**
Applicant(s): Mark Teng, AMD Business Brokers
Address: 620 Park Avenue (*aka 630 Park Avenue)
Zoning District: C-2 Community Center District
East Avenue Preservation District

Quadrant: Southeast
Section of Code: 120-194
Purpose: To install an 18 SF internally lit, wayfinding and advertising, box sign to the west side of this multi-tenant commercial building reading, "Laundromat".

Enforcement: No
SEQR: **Type II Chapter 48-5B(22)(f)**

CITY OF ROCHESTER
30 CHURCH STREET

ROCHESTER PRESERVATION BOARD
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 P.M.
CITY COUNCIL CHAMBERS 302A

WEDNESDAY, December 4, 2019

****REVISED November 22, 2019**

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case: 1
File Number: A-041-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Jonathan Swan, Business Owner
Address: 692 Park Avenue
Zoning District: R-3 High-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To construct a 200 SF solarium addition to the rear of this mixed-use building for enclosed restaurant seating.
Enforcement: No
SEQR: Type II NYCRR 617.5(c)(9)

Case: 2
File Number: A-042-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Chuck Stern, Property Owner
Address: 561 University Avenue
Zoning District: R-3 High-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: **To replace a concrete tile and asphalt roof with GAF architectural asphalt roofing.**
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a)

Rochester Preservation Board

December 4, 2019, Agenda

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Case: 3
File Number: A-043-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Dave Dombroski, Property Owner
Megan Mackenzie, Landscape Designer
Address: 26 East Boulevard
Zoning District: R-1 Low-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To remove an approximately 60 foot tall Gum Tree located at the north side of the property and causing foundational damage to the home.
Enforcement: No
SEQR: Type II Type II NYCRR 617.5(c)(8)

Case: 4
File Number: A-044-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Emery Kaprel, Property Owner
Michael Gionta, Rochester Colonial
Address: 88 Barrington Street
Zoning District: R-1 Low-Density Residential
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To replace 25 windows on this single-family home with fiberglass windows.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a)

Case: 5
File Number: A-045-19-20
Case Type: Certificate of Appropriateness
Applicant(s): Chuck Hanrahan, Asbury First United Methodist Church
Richard Osgood, Bero Architects PLLC
Address: 1040 East Avenue
Zoning District: R-3 High-Density Residential District
East Avenue Preservation District
Quadrant: Southeast
Section of Code: 120-194
Purpose: To install metal mesh bird screens at the eight (8) openings of the church sanctuary bell tower.
Enforcement: No
SEQR: Type II Chapter 48-5B(22)(a)

III. OTHER BUSINESS – None