

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, JANUARY 2, 2013**

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-034-12-13	705 Park Avenue	Type II				X		No vote: applicant did not appear
A-037-12-13	933 University Avenue	Type I						No vote: Comments and testimony only

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

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, FEBRUARY 6, 2013**

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-038-12-13	1225 Park Avenue	Type II	X					4-0-0
A-039-12-13	19 East Blvd	Type II			X ¹			4-0-0
A-040-12-13	277 Alexander Street	Type II			X ²			4-0-0

Michael Warfield	Present
Bruce McLear	Present
Deborah Beardslee	Present
Jon Schick	Present
Mimi Tilton	Absent
Bonny Mayer	Absent

¹ Dormer details and roof pitch to match those of house.

² Hanging sign limited to 42" long by proportional height, with bracket attached only into brick, not into terra cotta. Lettering on front windows is to be black, red or frosted white, not gold as shown. Telephone number, 'parking in rear', Facebook and Twitter symbols to be eliminated. Lettering on Gardiner Park windows to match that on the front, at same level, and is to be limited to two windows farthest east.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, APRIL 10, 2013**

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-041-12-13	19 Prince St.	Type II	X ¹			X	X	5-0-0 exterior work 2-3-0 chimneys 5-0-0 conceptual
A-042-12-13	11 Upton Park	Type II		X				0-5-0
A-043-12-13	1483 East Ave.	Type II	X					4-1-0
A-044-12-13	759 East Ave.	Type II					X ²	5-0-0
A-045-12-13	30 Upton Park	Type II	X					5-0-0
A-046-12-13	1163 Park Ave.	Type II			X ³			0-5-0 as submitted 5-0-0 as modified
A-047-12-13	61 Commercial Street	Type II			X ⁴			0-5-0 as submitted 5-0-0 as modified
A-048-12-13	880 E. Main St.	Type II		X ⁵				1-4-0
A-049-12-13	1 Mt. Hope Avenue	Type II					X ⁶	5-0-0
A-051-12-13	546 East Avenue	Type I			X ⁷			5-0-0

Michael Warfield Present
Bruce McLear Present
Deborah Beardslee Present
Jon Schick Present
Bonny Mayer Present
Mimi Tilton Absent

¹ Approval granted to remove siding and restore clapboard and brick. Removal of chimneys failed to receive a consensus vote, so the issue remains unresolved. Conceptual approval was given for all else, with detail needed on the carriage doors, walkway railing and surface, landscaping, signage and lighting.

² The east bay shall appear similar to the existing, original bay; south bay shall be wider than shown, perhaps as wide as the addition.

³ Use of vinyl windows denied; approval granted for aluminum-clad wood windows throughout, with 6-over-1 muntin pattern at wider windows and 4-over-1 pattern at narrower windows.

⁴ The plaque was denied. The projecting sign was approved on the condition that the top align with the horizontal band in the arched opening nearby, and that the number '61' not be translucent as proposed.

⁵ All windows throughout are to be aluminum-clad wood, not vinyl.

⁶ More detail was requested on the four signs, the canopy and landscaping.

⁷ Landscaping is needed along the west wall and may be approved by staff.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, MAY 8, 2013**

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-041-12-13	19 Prince St.	Type II			X ¹			5-0-0
A-044-12-13	759 East Ave.	Type II			X ²			5-0-0
A-049-12-13	1 Mt. Hope Avenue	Type II				X		Postponed
A-052-12-13	1000 East Avenue	Type II	X					5-0-0
A-053-12-13	74-76 Park Avenue	Type II	X					5-0-0
A-054-12-13	933 University Avenue	Type I						Testimony only

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

¹ Conditions: retain chimneys, score concrete pad at front entrance.

² Conditions: details of east bay are to simulate existing bay on west side; zoning staff authorized to review and approval final design.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, JUNE 5, 2013**

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-044-12-13	759 East Ave.	Type II						Postponed
A-049-12-13	1 Mt. Hope Avenue	Type II	X Canopy, site work, donor sign				X ¹ entry sign	6-0-0: canopy, donor sign and site work; 6-0-0: entry sign
A-054-12-13	933 University Avenue	Type I						Postponed
A-055-12-13	546 East Avenue	Type II	X					6-0-0 landscaping, fence and sign
A-056-12-13	25 Buckingham Street	Type I				X ²		6-0-0
A-057-12-13	78 Oxford Street	Type II			X ³			6-0-0
A-058-12-13	50 Atkinson Street	Type II			X ⁴			5-0-1 (Mayer recused)
A-059-12-13	21 Vick Park B	Type II			X ⁵			6-0-0
A-060-12-13	35 East Boulevard	Type II			X ⁶ porch	X ⁷ garage		5-0-1: porch (Schick recused) 5-0-1: hold on garage

Michael Warfield Present
Mimi Tilton Present
Deborah Beardslee Present
Jon Schick Present
Bonny Mayer Present
Bruce McLear Present

¹ Entry sign should be reduced in height; rendering with sign should be redrawn to accurately reflect the sign drawing.

² Applicant to provide enhanced landscape plan and parking layout.

³ Conditions of approval: access from adjacent owner must be secured; parking area to be paved within one year; lawn to be restored.

⁴ Conditions of approval: porch steps to be wood, not stone; pavers to be riverbed blend, terra cotta blend or burnt red.

⁵ Conditions of approval: top of fence to be level, not scalloped; stone curb must be reused when moved.

⁶ Conditions of approval: applicant to provide choice of porch windows to zoning staff; panels to match existing.

⁷ Applicant to reconsider design of garage attic and details.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, JULY 10, 2013**

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-049-12-13	1 Mt. Hope Avenue	Type II	X					5-0-0
A-056-12-13	25 Buckingham Street	Type I		X				1-4-0
A-001-13-14	105 Meigs Street	Type II	X					5-0-0
A-002-13-14	441 East Avenue	Type II			X ¹			5-0-0
A-003-13-14	200 East Avenue	Type II				X ²		2-3-0
A-004-13-14	10-2 Selden Street	Type II	X					5-0-0

Michael Warfield Present
Mimi Tilton Present
Jon Schick Present
Bonny Mayer Present
Bruce McLear Present
Deborah Beardslee Absent

¹ Condition of approval: address lettering to be non-reflective vinyl.

² The Board did not reach consensus, leaving the case open for future consideration.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, AUGUST 7, 2013**

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-054-12-13	933 University Avenue	Type I						Recommendations made to Director of Planning & Zoning
A-003-13-14	200 East Avenue	Type II	X					5-0-0
A-050-12-13	1 Granger Place	Type II			X ¹			5-0-0
A-005-13-14	1080 East Avenue	Type II	X					5-0-0
A-006-13-14	20 Portsmouth Terrace	Type II			X ²			4-1-0
A-007-13-14	630 East Avenue	Type II			X ³			5-0-0
A-008-13-14	283-5 Oxford Street	Type II				X ⁴		5-0-0
A-009-13-14	9 S. Madison Park	Type II			X ⁵			5-0-0
A-010-13-14	647 Park Avenue	Type II				X ⁶		5-0-0

Michael Warfield Present
Mimi Tilton Present
Jon Schick Present
Deborah Beardslee Present
Bruce McLear Present
Bonny Mayer Absent

¹ Condition of approval: applicant to present options for garage doors at future hearing.

² Condition of approval: roofs of port cochere and front porch to remain tile, as presented; when the rear roof needs replacement, the shingles should match those used on the remainder of the roof.

³ Condition of approval: install 2 matching benches, each to accommodate 2 persons, and each painted black.

⁴ Applicant failed to appear.

⁵ Condition of approval: install wheel stops to keep cars off lawn; install two lilac bushes in yard.

⁶ Applicant to return with modified designs for both storefronts, with much smaller text.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, SEPTEMBER 11, 2013**

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-056-12-13	25 Buckingham Street	Type I	X					4-0-0
A-008-13-14	283-5 Oxford Street	Type II				X ¹		4-0-0
A-010-13-14	647 Park Avenue	Type II			X ²			4-0-0
A-011-13-14	697 South Avenue	Type II			X ³			4-0-0
A-012-13-14	78 Adams Street	Type II				X ⁴		4-0-0
A-013-13-14	286, 290, 294 Alexander Street	Type II	X ⁵					4-0-0
A-014-13-14	17 Arnold Park	Type II				X ⁶		4-0-0
A-015-13-14	209-221 Park Avenue	Type II				X ⁷		1-3-0

Michael Warfield Present
Mimi Tilton Present
Deborah Beardslee Present
Bonny Mayer Present
Jon Schick Absent
Bruce McLear Absent

¹ Held for clearer drawing and for detail of attachment.

² Conditions of approval: the large Coldwell Banker text and 'CB' logo are to be shrunk so the white outline is the same height as the adjacent block of text for Coldwell Banker Commercial. The text on the valance should be the same font and point size, although the address may be bold. On the Yolishous sign, the blue letters fade into the background, so either the letters or the awning fabric should be lightened or darkened.

³ Conditions of approval: Sign to be 1½" – 2" thick with orange edges, hung by hefty hooks directly from the mast arm. Letters to be spaced wider to be more legible.

⁴ Additional detail requested on railings and steps. Application incomplete.

⁵ Conditions of approval: Fence along sidewalk to be heavy-gauge, not light-gauge, aluminum.

⁶ Board members asked the applicant to return when the Board's architects were present.

⁷ Board members could not reach consensus, which holds the case open for future consideration.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, OCTOBER 9, 2013**

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-008-13-14	283-5 Oxford St.	Type II	X					Approved administratively
A-012-13-14	78 Adams St.	Type II				X ¹		6-0-0
A-014-13-14	17 Arnold Park	Type II				X ²		5-0-1
A-015-13-14	209-221 Park Avenue	Type II	X					4-2-0
A-016-13-14	91 Berkeley St.	Type II				X ³		6-0-0
A-017-13-14	86 Adams St.	Type II				X ⁴		6-0-0
A-018-13-14	72 Brooks Ave.	Type II	X					6-0-0
A-019-13-14	16 Strathallan Park	Type II	X					6-0-0
A-020-13-14	300 State St.	Type II	X					6-0-0
A-021-13-14	61 Commercial Street	Type II	X					6-0-0
A-022-13-14	1357 University Avenue	Type II	X					6-0-0

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

¹ Held for more detailed drawings of stair railings.

² Board was unable to reach consensus on mass and form of addition, and chose to hold the case open rather than deny it.

³ Board expressed concern for three mature trees along the driveway, and requested information on means to protect them.

⁴ Board requested detailed drawings of deck and stair railings.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, NOVEMBER 6, 2013**

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-012-13-14	78 Adams St.	Type II			X ¹			4-0-0
A-023-13-14	1570 East Avenue	Type II		X				0-4-0
A-024-13-14	425 Frederick Douglas St.	Type II			X ²			4-0-0
A-025-13-14	692 Joseph Avenue	Type II	X					4-0-0
A-026-13-14	950 East Avenue	Type II		X				0-4-0
A-027-13-14	40 S. Goodman Street	Type II				X		4-0-0
A-028-13-14	625 Mt. Hope Avenue	Type II	X ³					4-0-0
A-029-13-14	561 Mt. Hope Avenue	Type II			X ⁴			4-0-0
A-030-13-14	653 Park Avenue	Type II	X					4-0-0
A-031-13-14	45 King Street	Type II			X ⁵			4-0-0

Michael Warfield Present
Mimi Tilton Present
Bonny Mayer Present
Jon Schick Present
Bruce McLear Absent
Deborah Beardslee Absent

¹ Condition of approval: Board authorized staff to finalize details of railing.

² Condition of approval: Sign to be lowered so that the top is no higher than 64" above finished grade.

³ Granted installation of solar panels on greenhouse and carriage house; held roof at potting shed.

⁴ Condition of approval: Board requested submission of landscape plan prior to removal of trees, and specifications for any exterior lighting.

⁵ Conditions of approval: Existing window sills to be retained, repaired or replaced in kind; match existing head casings on all windows; all siding to be removed down to plank sheathing.

**ROCHESTER PRESERVATION BOARD
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT
AND CERTIFICATE OF APPROPRIATENESS
WEDNESDAY, DECEMBER 11, 2013**

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-023-13-14	1570 East Avenue	Type II	X					7-0-0
A-032-12-13	367 Park Avenue	Type II			X ¹			7-0-0
A-033-13-14	880 E. Main Street	Type I			X ²			Signage: 7-0-0 Buildings, gates and landscaping: 4-3-0
A -054-12-13	933 University Avenue	Type I			X ³			7-0-0

Michael Warfield Present
 Bonny Mayer Present
 Jon Schick Present
 Bruce McLear Present
 Deborah Beardslee Present
 Jason Dobbs Present
 Chris Carretta Present

¹ Condition: Lettering on the awning and sign to match; eliminate the term “Uniquely You” on the awning.

² Conditions on ground sign: reduce the amount of promotional lettering.

³ Conditions: additional detail and material samples needed for both buildings.