

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, JANUARY 6, 2016**

**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 <sup>1</sup>		6-0-0
A-031-15-16	451 Park Avenue	Type II			X <sup>2</sup>			6-0-0
A-033-15-16	703 Park Avenue	Type II			X <sup>3</sup>			6-0-0
A-034-15-16	2 Argyle Street	Type II				X <sup>4</sup>		5-0-1

Chris Carretta	Present
Jon Schick	Present
Jason Dobbs	Present
Ed Cain	Present
Bruce McLear	Present
Deborah Beardslee	Present
Bonny Mayer	Absent

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<sup>1</sup> Hold awaiting submission of catalog sheets and samples.

<sup>2</sup> Conditions of approval: Shingles to be neutral tone grey with the largest exposure possible; any gutters that need replacement shall be ½ round copper with copper downspouts; soffit vents to be continuous; chimney flashing to be stepped, not continuous.

<sup>3</sup> Conditions of approval: Blue background to extend to bottom of sign, replacing burgundy band, and have no skyline graphic.

<sup>4</sup> Hold pending redesign to limit mass along rear property lines.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, FEBRUARY 3, 2016**

**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-035-15-16	66 Park Avenue	Type II				X <sup>1</sup>		5-0-0
A-036-15-16	474 East Avenue	Type II		X				0-5-0
Referral	566-600 East Avenue	Type I						None <sup>2</sup>

Chris Carretta	Present
Jon Schick	Present
Jason Dobbs	Present
Ed Cain	Present
Bruce McLear	Present
Deborah Beardslee	Absent
Bonny Mayer	Absent

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<sup>1</sup> Board members found the walkway, steps and landing to be appropriate, but requested a more traditional design of the railings, which must also comply with the State Building Code.

<sup>2</sup> Board members provided comments only, as requested, which favored demolishing the existing building at #600 and replacing with a mixed-use building with modernist character. Members also commented on a proposed addition to the carriage house at #566.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, MARCH 2, 2016**

**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-039-15-16	50 Beach Avenue	Type II	X					6-0-0
A-025-15-16	37 Eagle Street	Type II	X					6-0-0
A-037-15-16	780 University Ave.	Type II				X		6-0-0
A-038-15-16	23 Somerton St.	Type II	X					6-0-0

Chris Carretta	Present
Jon Schick	Present
Jason Dobbs	Present
Ed Cain	Present
Bruce McLear	Present
Deborah Beardslee	Present
Bonny Mayer	Absent

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, APRIL 6, 2016**

**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						Postponed
A-035-15-16	66 Park Avenue	Type II	X					6-0-0
A-037-15-16	780 University Ave.	Type II	X					6-0-0
A-040-15-16	5-7 Arnold Park	Type II		X				6-0-0
A-041-15-16	1009 Park Avenue	Type II	X					6-0-0

Chris Carretta Present  
Jon Schick Present  
Jason Dobbs Present  
Ed Cain Present  
Bruce McLear Present  
Deborah Beardslee Present  
Bonny Mayer Present

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, MAY 4, 2016**

**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-011-15-16	28 Sibley Place	Type II	X <sup>1</sup>	X				4-0-0
A-042-15-16	383 Park Avenue	Type II	X <sup>2</sup>			X		4-0-0
A-043-15-16	14 Arnold Park	Type II		X	X <sup>3</sup>			4-0-0
A-044-15-16	695 Park Avenue	Type II				X <sup>4</sup>		4-0-0
A-045-15-16	12 Vick Park A	Type II	X <sup>5</sup>			X		4-0-0
A-046-15-16	566 East Avenue	Type I	X <sup>6</sup>					4-0-0
A-047-15-16	586-600 East Ave.	Type I	X <sup>7</sup>				X	4-0-0
A-048-15-16	474 East Avenue	Type II	X <sup>8</sup>	X				4-0-0

Jason Dobbs Present  
Ed Cain Present  
Deborah Beardslee Present  
Bonny Mayer Present  
Chris Carretta Absent  
Jon Schick Absent  
Bruce McLearn Absent

<sup>1</sup> Approved replacement of fence; denied removal of tree.

<sup>2</sup> Approved parking configuration and 'Haus Funding' wall sign; held decision on front and rear landscaping, rear steps, fence panels and ground sign.

<sup>3</sup> Approved removal of front shrubs and trees on the condition that they are replaced with planting beds. Approved removal of trees south of garage. Denied removal of locust tree at south side and large tree at NW corner of property.

<sup>4</sup> Held decision on awning and window graphics pending receipt of accurate drawings.

<sup>5</sup> Approved replacement of 4 basement windows with glass block; held decision on replacement of primary windows and addition to garage.

<sup>6</sup> Approved addition to carriage house; handicap ramp on Century Club to be reviewed at a future hearing.

<sup>7</sup> Approved demolition of parking lot at 586 and building at 600; conceptually approved new building at 586-600 and landscaping on 566, 586 and 600.

<sup>8</sup> Approved rooftop sunroom on the condition that the light posts are removed; denied ground sign in front yard.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, JUNE 1, 2016**

**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-042-15-16	383 Park Avenue	Type II	fences and landscape		sign and porch <sup>1</sup>			5-0-0
A-044-15-16	695 Park Avenue	Type II			X <sup>2</sup>			5-0-0
A-045-15-16	12 Vick Park A	Type II			garage <sup>3</sup>	house windows		5-0-0
A-046-15-16	566 East Avenue	Type I	ramp and landscape					5-0-0
A-047-15-16	586-600 East Ave.	Type I	building and landscape					5-0-0
A-049-15-16	89 Westminster Rd.	Type II			X <sup>4</sup>			5-0-0
A-050-15-16	123 S. Fitzhugh St.	Type II				X <sup>5</sup>		5-0-0
A-051-15-15	4 Upton Park	Type II	X					5-0-0
A-052-15-16	364 East Avenue	Type II			X <sup>6</sup>			5-0-0
A-053-15-16	32 Vick Park A	Type II		X				1-4-0

Chris Carretta	Present
Ed Cain	Present
Deborah Beardslee	Present
Bonny Mayer	Present
Bruce McLearn	Present
Jason Dobbs	Absent
Jon Schick	Absent

<sup>1</sup> Conditions of approval: top of sign to be no higher than 60” above finished grade; porch posts to be square, not turned; add fascia and gutter to porch roof, rather than exposed rafter tails.

<sup>2</sup> Condition of approval: The word “Express” on both windows shall be level, not angled.

<sup>3</sup> Condition of approval: The garage is to be built as drawn on the floor plans and elevations, not as shown in the renderings.

<sup>4</sup> Condition of approval: Lattice on fence to be wood, not vinyl.

<sup>5</sup> The Board found that the solar panels would not be appropriate on the main roof, and asked the applicant to consider installing panels on the lower roof.

<sup>6</sup> Condition of approval: Top of fence to be flat, not spiked.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, JULY 6, 2016**

**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-050-15-16	123 S. Fitzhugh St.	Type II	X					7-0-0
A-001-16-17	83 Berkeley Street	Type II			X <sup>1</sup>			5-2-0
A-002-16-17	333 Park Avenue	Type II			X <sup>2</sup>			7-0-0
A-003-16-17	52 Oliver Street	Type II	X					7-0-0 fence 5-2-0 windows
A-004-16-17	620-636 Park Ave.	Type II			X <sup>3</sup>			7-0-0
A-005-16-17	8 Greenwood St.	Type II			X <sup>4</sup>			7-0-0
A-006-16-17	45 Vick Park A	Type II				X <sup>5</sup>		7-0-0
A-007-16-17	371 Park Avenue	Type II			X <sup>6</sup>			7-0-0

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

<sup>1</sup> Conditions of approval: Applicant to retain window restoration expert to determine whether existing windows can be restored. If they cannot be, the new window profiles and muntin pattern are to match the existing.

<sup>2</sup> Conditions of approval: Posts to be painted dark grey, with lighter grey caps.

<sup>3</sup> Condition of approval: Measurement from top of 'B' to bottom of 'S' to be maximum of 30".

<sup>4</sup> Conditions of approval: wood picket fence along south property line to be max 4'-0" high and have removable panels to allow access to adjacent house. Matching fence and gate to run between houses. Parking area to extend 18' past front wall of house.

<sup>5</sup> Held pending detailed drawing of ramp and railing.

<sup>6</sup> Conditions of approval: Reduce height of ground sign, remove telephone number from window sign, and retain only the word 'Wildside' on the door.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, AUGUST 3, 2016**

**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-006-16-17	45 Vick Park A	Type II	X <sup>1</sup>					6-0-0
A-008-16-17	1111 Park Avenue	Type II		X				6-0-0
A-009-16-17	34 Atkinson Street	Type II	X					6-0-0
A-010-16-17	566 East Avenue	Type II			X <sup>2</sup>			6-0-0: carriage house fence and landscape, 4-2-0: remove beech tree
A-011-16-17	8 Arnold Park	Type II	X					6-0-0
A-012-16-17	170 S. Goodman St.	Type II			X <sup>3</sup>	X <sup>4</sup>		6-0-0
A-013-16-17	620-636 Park Ave.	Type II			X <sup>5</sup>			6-0-0
A-014-16-17	6 Sibley Place	Type II			X <sup>6</sup>			6-0-0

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

<sup>1</sup> Option 1 was selected: full wood railings on both sides of ramp.

<sup>2</sup> Condition of approval: No fence along north wall of carriage house; fence to be 4'-0"H from front wall of carriage house toward street.

<sup>3</sup> Conditions of approval: ground sign to be 3'-0"W x 2'-0H and max 5'-0" to top, and located between existing ground lights.

<sup>4</sup> Awnings held pending further detail.

<sup>5</sup> Conditions of approval: Existing raceway is to be shortened to match length of sign.

<sup>6</sup> Conditions of approval: Zoning staff empowered to review and approve fence on south property line.



**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, SEPTEMBER 7, 2016**

**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-045-15-16	12 Vick Park A	Type I			X <sup>1</sup>			7-0-0
A-016-16-17	16 Vick Park A	Type I			X <sup>2</sup>			7-0-0
A-017-16-17	74 Brown's Race	Type II			X <sup>3</sup>			7-0-0
A-018-16-17	875 East Avenue	Type II	X					7-0-0
A-019-16-17	16 Selden Street	Type II	X					7-0-0
A-020-16-17	962-990 East Ave.	Type II	X					7-0-0
A-021-16-17	114 Troup Street	Type II		X				0-7-0
A-022-16-17	367-371 Park Ave.	Type II	X					7-0-0

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

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<sup>1</sup> Conditions of approval: eliminate proposed fence alongside driveway and retain hedge; man door at garage to be a 1- or 2-panel door instead of 6-panel.

<sup>2</sup> Conditions of approval: Eliminate the fence alongside driveway and instead install a hedge to match that at #12; tie the new rear fence into the new garage to eliminate a gap for trespassing.

<sup>3</sup> Condition of approval: Move lower bracket to bottom of sign, rather than between the words "museum" and "gallery".

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, OCTOBER 5, 2016**

**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-047-15-16	586-600 East Ave.	Type I			X <sup>1</sup>			6-0-0
A-023-16-17	8 Prince Street	Type II			X <sup>2</sup>			6-0-0
A-024-16-17	800 E. Main St.	Type II	X					6-0-0
A-025-16-17	20-22 Atkinson St.	Type II	X					6-0-0
A-026-16-17	135 University Ave.	Type II			X <sup>3</sup>			6-0-0
A-027-16-17	1549 Dewey Ave.	Type II			X <sup>4</sup>		X <sup>5</sup>	6-0-0
A-028-16-17	780 University Ave.	Type II				X <sup>6</sup>		6-0-0
A-029-16-17	784 University Ave.	Type II			X <sup>7</sup>			6-0-0
A-030-16-17	1495 East Avenue	Type II	X					6-0-0
A-031-16-17	32 East Blvd.	Type II	X					5-0-1

Chris Carretta Present  
Ed Cain Present  
Bonny Mayer Present  
Jason Dobbs Present  
Gerald Gamm Present (recused for case #A-031-16-17)  
David Mathews Present  
Deborah Beardslee Absent

<sup>1</sup> Condition of approval: The appropriate design is that presented at the hearing, not that submitted prior, and shall use two tones of brick rather than one.

<sup>2</sup> Condition of approval: If name and phone number of management company is required on the sign as the owner stated, both shall be in small font on a separate panel below the main sign.

<sup>3</sup> Conditions of approval: Awning to be raised so the top meets the parapet coping and the bottom meets the window lintel; lighting to be LED fixtures over text instead of gooseneck fixtures; all other signage on building to be removed.

<sup>4</sup> Windows in Education Building approved on the condition that the basement windows have tempered glass rather than metal security screens.

<sup>5</sup> Design concept of driveway found to be acceptable, with detailed drawings to be presented at a future hearing.

<sup>6</sup> Held open to a future hearing pending receipt of a design to enclose the roof framing to blend better with the building.

<sup>7</sup> Condition of approval: Per the owner's offer, the roof shingles on the house shall be replaced with black shingles prior to the installation of the solar panels.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, NOVEMBER 2, 2016**

**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-028-16-17	780 University Ave.	Type II			X <sup>1</sup>			5-0-0
A-032-16-17	15 Oxford Street	Type II	X					5-0-0
A-033-16-17	1 Mt. Hope Ave.	Type II	X					5-0-0
A-034-16-17	6 Sibley Place	Type I	X					5-0-0
A-035-16-17	524 Mt. Hope Ave.	Type II	X					5-0-0
A-036-16-17	6 Arnold Park	Type II	X					5-0-0
A-037-16-17	26 East Boulevard	Type II	X					4-1-0
A-038-16-17	16 Strathallan Park	Type II			X <sup>2</sup>	X		5-0-0
A-039-16-17	512 Mt. Hope Ave.	Type II				X		Applicant absent

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

<sup>1</sup> Condition of approval: wood framing at front (south) side to be sheathed in dark-colored metal flashing.

<sup>2</sup> Conditions of approval: slate and brick walkways are to remain alongside the driveway.

**ROCHESTER PRESERVATION BOARD  
SIGNIFICANCE DETERMINATION FOR STATE ENVIRONMENTAL QUALITY REVIEW ACT  
AND CERTIFICATE OF APPROPRIATENESS  
WEDNESDAY, DECEMBER 7, 2016**

**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-039-16-17	512 Mt. Hope Ave.	Type II			X <sup>1</sup>			7-0-0
A-040-16-17	11 Upton Park	Type II			X <sup>2</sup>			7-0-0
A-041-16-17	647 Park Avenue	Type II	X					7-0-0
A-042-16-17	22 Rundel Park	Type II	X <sup>3</sup>				X	7-0-0
A-043-16-17	236, 242 and 248 Oxford Street	Type II	X <sup>4</sup>			X		7-0-0
A-044-16-17	77 Atkinson Street	Type II				X <sup>5</sup>		7-0-0

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

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<sup>1</sup> Conditions of approval: Pursuant to decision by Zoning Board of Appeals, reduce surface parking to 3 spaces, consult with design professional to improve drainage, add landscaping. Final design approval per City zoning staff.

<sup>2</sup> Conditions of approval: Increase size of landing at bottom of side stairs, add wooden screens beneath both stairs, use historically appropriate handrails on stairs and moulding around entry door. Applicant to explore using a salvaged wood entry door, although he may use a metal door as proposed.

<sup>3</sup> Approved removal of door and canopy and installation of window. Approved the porch in concept, and directed applicant to return with further details.

<sup>4</sup> Approved removal of tree in front yard at #248; held decision on rear yard parking.

<sup>5</sup> Applicant to return with options on two windows on second floor.