

APPENDIX B

Conceptual Architectural Rehabilitation

1 Clinton Street

Significant Features:

1. One story building.
2. Front facing gable, moderate slope roof.
3. Simple rectangular plan.
4. Four bays, no entrance at front elevation.
5. Horizontal artificial siding.
6. Paired casement windows.

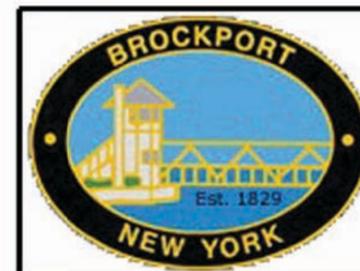
Recommendations:

1. Provide wooden trim and gable louver.
2. Provide pedestrian walk and green space on entry side.
3. Provide landscaping to separate parking lot from street, provide street trees.
4. Paint rusty utility piping.
5. Reconfigure parking area as shown on site plan.

Modern building, date of construction not known.



Clinton Street District Revitalization
1 Clinton Street
Village of Brockport, New York



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May 4, 2010

09120

21 Clinton Street

Significant Features:

1. One story, frame building.
2. Front facing gable, moderate slope roof.
3. Simple rectangular plan.
4. Symmetrical three bay facade, center entrance.
5. Horizontal artificial siding.
6. Picture windows.

Recommendations:

1. Remove artificial siding. Provide narrow wood clapboard siding.
2. Replace glass and subdivide into three sections.
3. Provide wood trim.

Appears on 1885 Sanborn map.

23 Clinton Street

Significant Features:

1. Two story, frame building.
2. Compound roof, moderate slope, with front and side facing gables.
3. Compound plan.
4. Two bays, no entrance this elevation.
5. Horizontal artificial siding.
6. One over one double hung windows.

Recommendations:

1. Remove artificial siding. Provide wood siding and corner boards. Differentiate from 25 with siding width and color.
2. Provide hood and simplified detailing.
3. Add door with fanlite, sidelites and trim.
4. Add vent in gable.
5. Add shutters.
6. Differentiate trim from siding with color.

Appears in 1872 Atlas of Monroe County.

25 Clinton Street

Significant Features:

1. Two story, frame building.
2. Side facing gable.
3. Compound plan.
4. Three bays, with asymmetrical entrance at left.
5. Horizontal artificial siding.
6. Six over six double hung windows.
6. Masonry stoop.

Recommendations:

1. Remove artificial siding. Provide wood siding and corner boards. Differentiate from 23 with siding width and color.
2. Provide Federal Style door hood.
3. Add wood watertable and corner boards.
4. Differentiate trim from siding with color.

Appears in 1872 Atlas of Monroe County.



Clinton Street District Revitalization
21 - 25 Clinton Street
Village of Brockport, New York



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26 Clinton Street

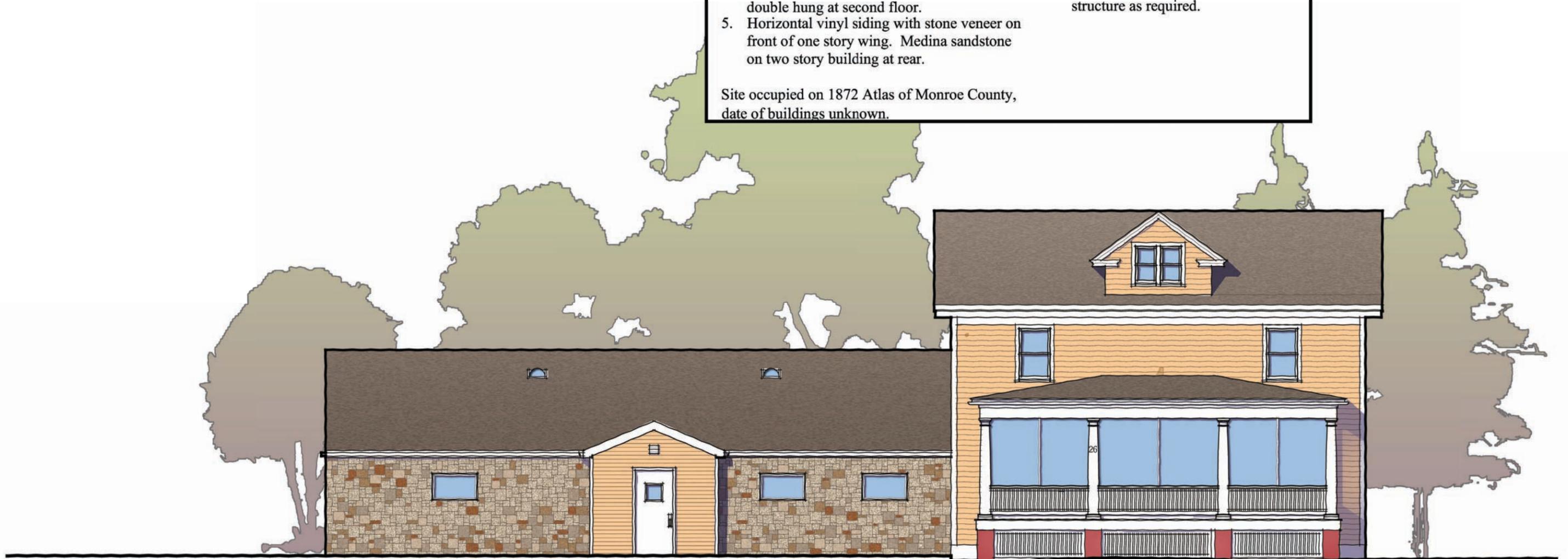
Significant Features:

1. Two story frame building, symmetrical front facade with gable roofed dormer. Two story masonry building incorporated into rear of building.
2. Side facing gable, moderate slope roofs.
3. Complex plan.
4. Three bays on primary elevation. Four irregular, asymmetric bays on wing. All windows single lite except one over one double hung at second floor.
5. Horizontal vinyl siding with stone veneer on front of one story wing. Medina sandstone on two story building at rear.

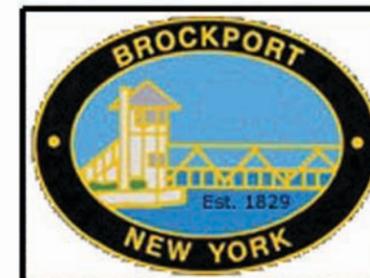
Recommendations:

1. Remove vinyl siding and metal cladding on trim. Restore or provide wood siding and trim.
2. Restore porch with wood columns and railing. Add glass infill behind railing to enclose space for business use.
3. Provide one over one double hung windows in dormer.
4. Investigate sag in porch roof, repair structure as required.

Site occupied on 1872 Atlas of Monroe County, date of buildings unknown.



Clinton Street District Revitalization
26 Clinton Street
Village of Brockport, New York



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31 Clinton Street

Significant Features:

1. One story, frame building.
2. Front facing gable, moderate slope roof.
3. Simple plan.
4. Three bays, with center entrance.
5. Horizontal siding.
6. One over one double hung windows, frieze band type windows may be added.
7. Masonry stoop.

Recommendations:

1. Remove modern siding to reveal original style and details.
2. Restore front entry steps.
3. Provide appropriate detailing (Federal Style shown).
4. Provide 6 over 6 double hung windows and four panel door.

Appears in 1872 Atlas of Monroe County.

35 Clinton Street

Significant Features:

1. One and one-half story with one story wing frame building.
2. Compound, moderate slope roof with front facing primary gable and side facing gable at wing. Primary gable has eave returns.
3. Compound plan.
4. Six bays at first floor, asymmetrical entrance, irregular two bays at second floor.
5. Horizontal siding.
6. Six over six double hung windows (first floor), six panel door at one and one-half story section, horizontal picture window in one story wing.
7. Covered masonry stoop, simple wooden handrails.

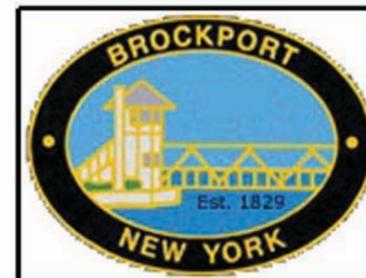
Recommendations:

1. Remove existing foundation plantings. Provide appropriate landscaping.
2. Remove modern wide siding and metal cladding from trim. Provide narrow clapboard siding, restore exposed wood trim.
3. Restore Greek Revival detailing at projecting front.
4. Provide wooden porch with new railings at existing entrance.
5. Provide porch with beam and columns at one story wing.
6. Provide 6 over 6 double hung windows at one story wing.

Appears in 1872 Atlas of Monroe County.



Clinton Street District Revitalization
31 and 35 Clinton Street
Village of Brockport, New York



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41 Clinton Street

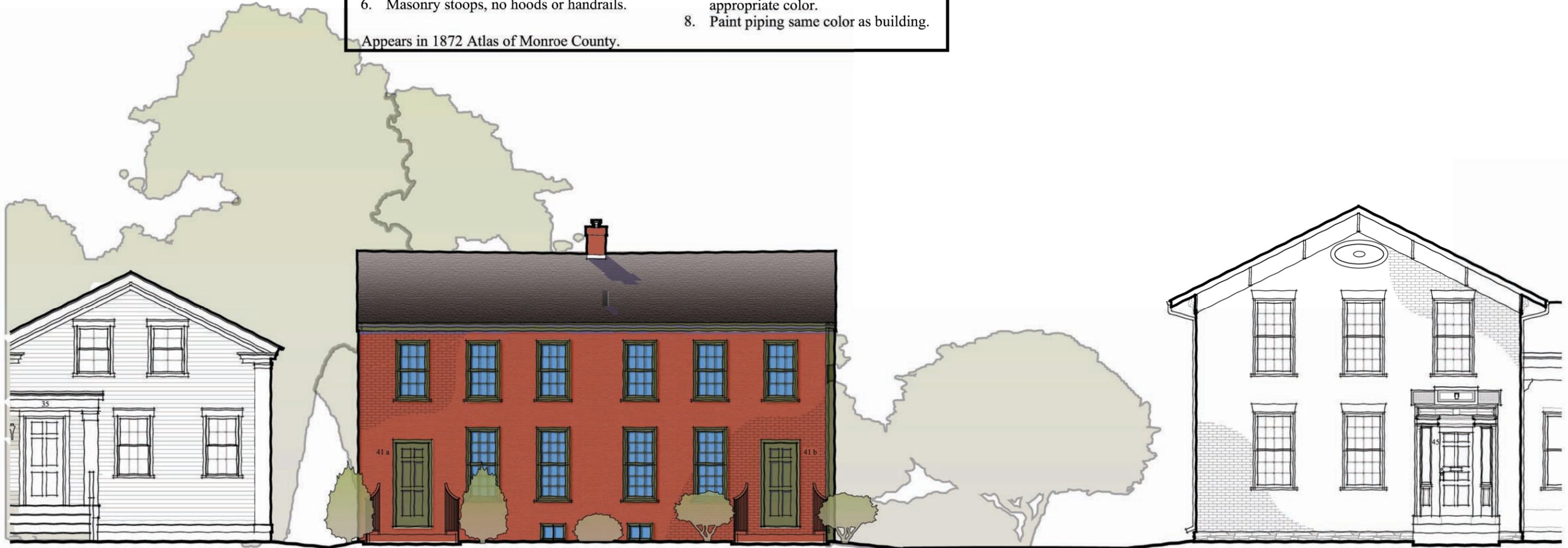
Significant Features:

1. Two story brick building.
2. Side facing gable, moderate slope roof.
3. Simple plan.
4. Six bays, symmetrical entrances at outside bays.
5. Nine over nine double hung windows at first floor, six over six double hung windows at second floor. Left hand door has multiple panels with half glass, right hand door is flush.
6. Masonry stoops, no hoods or handrails.

Appears in 1872 Atlas of Monroe County.

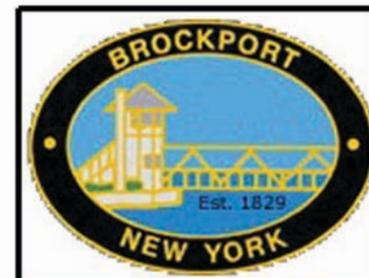
Recommendations:

1. Remove vines and foundation plantings.
2. Remove post mounted mail box.
3. Replace roofing with an appropriate color of shingle.
4. Replace left stoop, add metal handrails at both entrances.
5. Paint brick a more subdued color.
6. Replace doors.
7. Paint windows, doors, and trim an appropriate color.
8. Paint piping same color as building.



Gardiner Alley

Clinton Street District Revitalization
41 Clinton Street
Village of Brockport, New York



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45 - 47 Clinton Street

Significant Features:

1. Two story brick building with one story wing. Soldier course flat arches serve as lintels at openings.
2. Front facing gable at primary elevation, side facing gable at wing, moderate slope roof.
3. Three bays, asymmetrical entrance at primary elevation. Four irregular bays at wing.
4. Nine over nine double hung windows at second floor may be original, other windows are one over one. Main entrance is Greek Revival with rectangular transom and sidelites, Greek key fretwork, and paneled door. Paneled door at wing.
5. Masonry stoops, no hoods or handrails.
6. Solid oval gable fanlight.
7. Italianate brackets probably not original.

Recommendations:

1. Remove unused (?) chimney at wing porch.
2. Remove skylights at wing roof.
3. Remove foundation plantings. Trim hedge to maximum 24" height.
4. Remove metal cladding on wood trim.
5. Restore window sash to match existing second story windows at gable front.
6. Restore lintel over front door.
7. Paint trim and storm doors and windows an appropriate color.
8. When shingles are replaced, select an appropriate color.
9. Bury overhead utility lines.

Appears in 1872 Atlas of Monroe County.



Gardiner Alley

Clinton Street District Revitalization
45 - 47 Clinton Street
Village of Brockport, New York



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50 Clinton Street

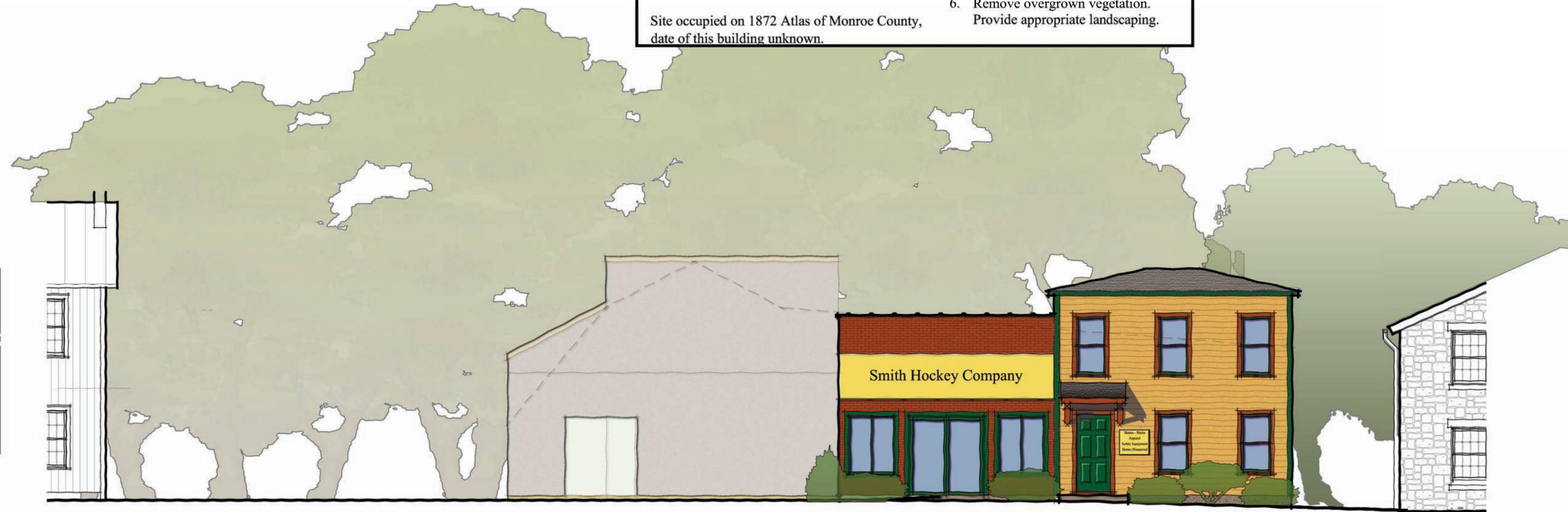
Significant Features:

1. Two story frame building with one story wing.
2. Hip roof, moderate slope roof at two story section at front, remainder of front section roof is flat. Rear roofs vary.
3. Compound plan.
4. Single pair modern entry doors only at front elevation.
5. Vertical board siding.
6. Barn at rear.

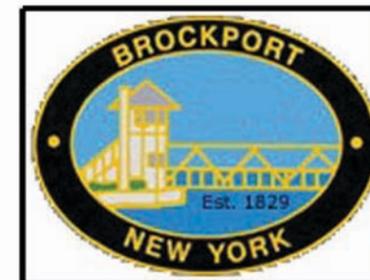
Site occupied on 1872 Atlas of Monroe County, date of this building unknown.

Recommendations:

1. Remove vertical board siding to reveal original style and details.
2. Restore original openings in east side elevation. Provide finish at west side.
3. Provide hood and stoop at east side entrance.
4. Provide entrance door and storefront windows at west side.
5. Remove severely deteriorated barn at rear.
6. Remove overgrown vegetation. Provide appropriate landscaping.



Clinton Street District Revitalization
50 Clinton Street
Village of Brockport, New York



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57 Clinton Street

Significant Features:

1. Two story frame building.
2. Side facing gable, moderate slope roof.
3. Simple rectangular plan.
4. Five bays, center entrance.
5. Replacement horizontal siding.
6. Variety of double hung window configurations. Twelve over eight second story windows may be original.

Appears in 1872 Atlas of Monroe County.

Recommendations:

1. Remove replacement siding to expose original configuration. Restore original wood siding.
2. Remove replacement windows at first floor. Add window to match existing at center of second story, provide twelve over twelve windows similar to second story windows.
3. Provide Federal style details at entry. Add corner boards and water table.
4. Enlarge stoop, improve grade to slope away from house at front.
5. Provide gutters and downspouts.

65 Clinton Street

Significant Features:

1. Two story frame building.
2. Side facing gable, moderate slope roof.
3. Simple rectangular plan.
4. Five bays, center entrance.
5. Replacement faux brick exterior finish, probably roll asphalt.
6. Two over two double hung windows, six panel door.

Appears in 1872 Atlas of Monroe County.

Recommendations:

1. Remove trees close to house.
2. Remove replacement siding to expose original configuration. Restore original wood siding.
3. Repair original wooden windows, provide new storm windows. Add window to match existing at center of second story, provide twelve over twelve windows similar to second story windows.
4. Provide corner boards, watertable, and frieze.
5. Enlarge stoop, improve grade to slope away from house at front.
6. Provide gutters and downspouts.



Clinton Street District Revitalization
 57 and 65 Clinton Street
 Village of Brockport, New York



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60 Clinton Street - West

Significant Features:

1. Two story masonry building.
2. Side facing gable, moderate slope roof.
3. Simple plan.
4. Irregular bays.
5. Medina sandstone masonry.
6. Glazing in three left hand openings obscured by protective covers, right hand upper opening single sash, utility opening infilled, possible overhead door.

Appears on 1872 Atlas of Monroe County.

Recommendations:

1. Repoint masonry at open joints and cracks. Remove existing block and brick infill, provide Medina sandstone to match, recess to retain original openings.
2. Restore existing windows or provide windows to match windows in adjacent section.
3. Replace existing overhead door with windows as shown.
4. Repair roof structure, provide standing seam metal roofing.

60 Clinton Street - Center

Significant Features:

1. Two story masonry building.
2. Side facing gable, moderate slope roof.
3. Simple plan.
4. Six regular bays.
5. Medina sandstone masonry.
6. Twelve over twelve double hung windows, vertical board doors.

Appears on 1872 Atlas of Monroe County.

Recommendations:

1. Repoint masonry at open joints and cracks.
2. Restore existing windows or provide windows to match existing adjacent windows.
3. Replace existing vertical board at grade entry with door to match existing.
4. Replace existing vertical board at second floor with full lite glass door and metal railing.
5. Repair roof structure, provide standing seam metal roofing.

60 Clinton Street - East

Significant Features:

1. Two story frame building.
2. Side facing gable, moderate slope roof.
3. Simple plan.
4. Irregular bays.
5. Modern horizontal siding.
6. Presumed original six over six double hung windows at second floor, modern one over one double hung windows at first floor. One modern passage door, two modern overhead doors at large openings.

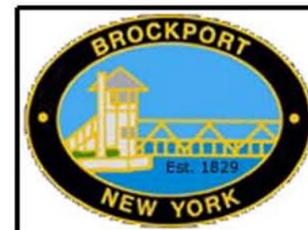
Appears on 1872 Atlas of Monroe County.

Recommendations:

1. Remove horizontal siding to expose vertical barn siding. Provide vertical siding as required.
2. Restore second floor windows. Replace one over one windows with windows to match second floor windows.
3. Replace existing passage door with appropriate door.
4. Replace existing overhead doors with glass doors, solid infill, or windows as shown.
5. Repair roof structure, provide standing seam metal roofing.



Clinton Street District Revitalization Streetscapes
60 Clinton Street
 Village of Brockport



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32 Winthrop Street
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01/20/10
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80 Clinton Street

Significant Features:

1. Two story masonry building.
2. Parapet on front elevation suggests flat roof. Actual - west side is front facing gable, moderate slope with low slope roof runs to east of ridge.
3. Simple plan.
4. West side, three bays. East side irregular bays. Windows on west are eight over eight, windows on east are mix of single pane, two over two, and eight over eight.
5. Stucco finish applied to unify front elevation. Rear of west side shows Medina sandstone construction.

Recommendations - West:

1. Remove false parapet, restore eaves.
2. Remove stucco finish. Repair and repoint stone masonry as required.
3. Replace windows with entry doors at center opening.

Recommendations - East:

1. Reconfigure roof at meeting of two buildings.
2. Add canopy with metal roof.
3. Replace entry doors with new door and storefront windows.
4. Repair stucco finish.

West side appears on 1872 Atlas of Monroe County.

East side appears on 1927 Sanborn Map.



Clinton Street District Revitalization
80 Clinton Street
Village of Brockport, New York



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