



April 9, 2014

Mr. George Novak  
100 Harvard Street  
Rochester, NY 14607

**NOTICE OF DECISION**

In the matter of a request for a Certificate of Appropriateness to construct a garage in the rear yard accessed via Colby St.

On the premises at:                   1257 Park Avenue

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

Application Number:               A-037-13-14

Record of Vote(s):

D. Beardslee	Approved on condition (motion)
J. Schick	Aye (second)
C. Carretta	Aye
J. Dobbs	Aye
M. Warfield	Aye
B. Mayer	Aye
B. McLear	Absent

Please take notice that at the Rochester Preservation Board hearing of April 2, 2014, your application was approved on the condition that the garage doors have windows in the second row from the top. A building permit is required, and may be obtained at the Buildings & Zoning counter, room 125B in City Hall, between the hours of 9AM-4PM.

For questions, contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov).

Rochester Preservation Board

By:   
 \_\_\_\_\_  
 C. Mitchell Rowe  
 Director of Planning & Zoning

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**I. FINDINGS OF FACT:**

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.**
- B. Architect Sid Burton testified that the garage had been initially proposed as block with stucco finish, but the Board requested that the garage better match the house. To that end, Mr. Burton proposes to use Hardiboard with a 7½" exposure, which is similar to the aluminum siding on the house. There would be no windows because of break-ins, which Mr. Novak said are prevalent in neighborhood.**
- C. John Lembach, speaking for the Park-Meigs Neighborhood Association, expressed support.**

**II. RESOLUTION(S):**

**The Board found that the garage is appropriate to the visual historic character of the property and preservation district on the condition that the garage doors have windows in the second row from the top.**

**III. EVIDENCE:**

- A - Application**
- B - Plan and elevation drawings of the garage**
- C - Site survey map**
- D- Site plan showing location of adjacent properties and proposed site changes**
- E - Annotated photographs of existing conditions**
- F - Catalog sheets of garage door**
- G - Appearances by George Novak, Sid Burton and John Lembach**
- H - Site visits by Board members**



April 9, 2014

Ms. Suzanne Phillips  
670 Beach Avenue  
Rochester, NY 14612

**NOTICE OF DECISION**

In the matter of a request for a Certificate of Appropriateness to replace +/-145LF of decorative block fence around a pool with a 4'-6" black aluminum fence.

On the premises at: 670 Beach Avenue

Zoning District: R-1 Low-Density Residential District  
Beach Avenue Preservation District

Application Number: A-038-13-14


Record of Vote(s):

J. Schick	Approve (motion)
D. Beardslee	Aye (second)
M. Warfield	Aye
J. Dobbs	Aye
B. Mayer	Aye
C. Carretta	Aye
B. McLear	Absent

Please take notice that at its hearing of April 2, 2014 the Rochester Preservation Board approved your application to remove a block fence and replace it with a metal fence. In addition to the Board's approval, a fence permit is required. This may be obtained by the fence installer at the Buildings & Zoning counter, room 125B in City Hall. For questions, contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov).

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Rochester Preservation Board

By:   
C. Mitchell Rowe  
Director of Planning & Zoning

Filing Date:



**I. FINDINGS OF FACT:**

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.**
- B. Applicant Suzanne Phillips explained that she only recently realized that the pool deck extends beyond her property line onto her neighbor's property. She said the pool was installed in the late 1960s-early 1970s. Her tape map from her property purchase in the late 1970s doesn't show the deck across the line, although it notes that snow made it difficult to confirm details. She claims the additional land through adverse possession. Regardless, she would place the fence on her property, but would not remove the portion of the pool deck across the line. She also said that she would not install a drainage system, but that her neighbor could on her side.**
- C. Virginia Speciale, the adjacent neighbor, said that her air conditioning unit and generator are immediately adjacent to the pool deck, and that water drains off the deck. She said that this is a perfect time to correct a wrong. She said that she does not want to take the concrete off her property when it comes time to sell her house**

**II. RESOLUTION(S):**

**The Board found that the replacement of the decorative block fence with an aluminum fence is appropriate to the historic visual character of the property and preservation district. The Board could not cause removal of the patio deck, but members encouraged the neighbors to work out their differences.**

**III. EVIDENCE:**

- A - Application**
- B - Site survey maps of 670 and 654 Beach Avenue**
- C - Catalog sheet of proposed fence**
- D - Photographs of existing conditions**
- E - Appearances by Suzanne Phillips and Virginia Speciale**
- F - Site visits by Board members**



April 9, 2014

Ms. Linda Stango  
Rochester Housing Authority  
675 W. Main Street  
Rochester, NY 14611

**NOTICE OF DECISION**

In the matter of a request for a Certificate of Appropriateness to reconstruct the existing parking lot and to install new fencing along the street, new decks on the east and west sides, and new trees and shrubs in the courtyard.

On the premises at: 37 Atkinson Street

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

Application Number: A-039-13-14


Record of Vote(s):

M. Warfield	Hold to future hearing (motion)
D. Beardslee	Aye (second)
J. Schick	Aye
J. Dobbs	Aye
B. Mayer	Aye
C. Carretta	Aye
B. McLear	Absent

Please take notice that at the Rochester Preservation Board hearing of April 2, 2014, your application was held open to the May 7 hearing, and a subcommittee of members selected to work out details with you and your design team. Your case will be automatically scheduled for the May hearing, and will be early on the agenda.

For questions, contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov).

Rochester Preservation Board

By:   
 C. Mitchell Rowe  
 Director of Planning & Zoning

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**I. FINDINGS OF FACT:**

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.**
- B. Ben Gustafson of Hunt Engineers and Architects presented on behalf of the Rochester Housing Authority. He testified that, following the Board's comments at the February hearing, he edited down the design, increased vegetation, and decreased hard surfaces. He described each of the changes, along with the project goals: to give a facelift to the site, to reduce high maintenance on items such as the wood fence, the ground surface beneath berry trees, and brick pavers in the courtyard, and to better serve residents.**
- C. An open fence is still proposed along the street, protected by a pipe bumper rail. Mr. Gustafson testified that 4 totes would be stored around the back corner of the building, and 4 others would be kept in storage units associated with the apartments. Member Mayer presented photographs showing eight totes behind the existing wood fence, and expressed concern that tenants don't usually put the totes away in the storage units. If this practice continues with an open fence, the totes would be visible to all passerby. Mr. Gustafson offered to store all the totes behind the building.**
- D. Member Schick expressed desire for slightly more variation in the ground surface within the courtyard. Mr. Gustafson offered to vary the texture of concrete surfaces.**
- E. Member Carretta expressed desire for further simplification of the components. Member Beardslee suggested reducing the color contrast on the fencing.**

**II. RESOLUTION(S):**

The Board found that the design is still inappropriate to the historic visual character of the preservation district, and empowered a subcommittee of members to meet with the design team and determine a solution. The subcommittee will include three of the following four members: Beardslee, Mayer, Carretta and Warfield.

**III. EVIDENCE:**

- A - Application**
- B - Narrative description of the changes from the previously-proposed plan**
- C - Previously-proposed site plan**
- D - Photographs of existing conditions, including photographs from member Mayer**
- E - Existing and proposed site plans, and details of fences and piers**
- F - Images of fencing, piers and plantings**
- G - Short Environmental Assessment Form**
- H - Appearance by Ben Gustafson**
- I - Site visits by Board members**



April 9, 2014

Mr. James Hung  
950 East Avenue  
Rochester, NY 14607

Mr. Arthur James  
Knauf Shaw  
1400 Crossroads Building, 2 State Street  
Rochester, NY 14614

**NOTICE OF DECISION**

In the matter of a request for a Certificate of Appropriateness to legalize the removal of trees and shrubs in the rear yard and their replacement with lawn and 8 trees, and to install additional trees and shrubs.


On the premises at:	950 East Avenue
Zoning District:	R-3 High-Density Residential District East Avenue Preservation District
Application Number:	A-047-13-14
Record of Vote(s):	M. Warfield Approve (motion) J. Dobbs Aye (second) J. Schick Aye D. Beardslee Aye C. Carretta Aye B. Mayer Nay B. McLear Absent

Please take notice that at its hearing of April 2, 2014 the Rochester Preservation Board approved the revised landscaping plan as submitted. However, Board members cautioned the applicant to abide by the preservation ordinance in the future, rather than conduct work without prior approval.

To implement the plan, no further review or permit is needed. A drawn plan, stamped by the Preservation Board, is enclosed, along with a Certificate of Zoning Compliance.

For questions, contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov).

Rochester Preservation Board

By:   
C. Mitchell Rowe  
Director of Planning & Zoning

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**I. FINDINGS OF FACT:**

**A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.**

**B. At its hearing of March 5, 2014, the Preservation Board empowered a three-member subcommittee to meet on site with the applicant and design team to determine a solution. That meeting occurred on the evening of Friday, March 21 and included members Dobbs, Mayer and Warfield, along with the City's landscape architect, Joann Beck. The applicant attended, along with his attorney Art James, Joe Jacobs of Passero Associates, and neighbor Gregg Hamberger. The solution is to plant three more trees in the rear yard, and plant a fourth tree, which is on site but still potted, farther away from the corner for which it was intended.**

**II. RESOLUTION(S):**

**The Board found that the subcommittee's recommended plan is appropriate to the historic visual character of the preservation district.**

**III. EVIDENCE:**

- A - Application**
- B - Revised landscaping plan**
- C - Staff report with project history**





April 9, 2014

Mr. Mark Teng  
Furoshiki  
682 Park Avenue  
Rochester, NY 14607

**NOTICE OF DECISION**

In the matter of a request for a Certificate of Appropriateness to install a 21' x 7' awning over the storefront with signage on the valance, and adhesive signage on the storefront glass for Furoshiki restaurant.


On the premises at: 682 Park Avenue  
Zoning District: R-3 High-density Residential District  
East Avenue Preservation District  
Application Number: A-048-13-14

Record of Vote(s):  
D. Beardslee Approved on condition (motion)  
J. Schick Aye (second)  
J. Dobbs Aye  
M. Warfield Aye  
B. Mayer Aye  
C. Carretta Nay  
B. McLear Absent

Please take notice that at the Rochester Preservation Board hearing of April 2, 2014, your application was approved with conditions, as noted in the resolution below. A permit to install the awning and signage was issued on Monday, April 7.

For questions, contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov).

Rochester Preservation Board

By:   
C. Mitchell Rowe  
Director of Planning & Zoning

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**I. FINDINGS OF FACT:**

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.**
  
- B. Mark Cooper from Cooper Custom Canvas presented a sample of vinyl fabric for the proposed awning. He testified that the awning would have a solid frame, so it would not retract like others nearby. The valance would have a wavy edge, but no piping as suggested in the drawing. The window lettering would be vinyl with a frosted appearance. The bands at the lower edge of the glass would cover the backs of benches inside the restaurant.**
  
- C. Member Beardslee stated that the Board tries to strike a balance in signage in order to limit extraneous advertising and/or branding. Member Dobbs stated his opposition to the amount of signage on the awning, but was accepting of the window signage. Members discussed the appropriate amount of signage on both the awning and windows.**
  
- D. John Lembach, speaking for the Park-Meigs Neighborhood Association, expressed support for the project, but was concerned that the window signage is too large.**

**II. RESOLUTION(S):**

**The Board found that the proposal is appropriate to the historic visual character of the property and the preservation district with the following conditions on the awning signage:**

- 1. Eliminate the words 'Asian Comfort Food' and the logos;**
- 2. Move the words 'Noodles' and 'Sake Bar' to be centered above the windows;**
- 3. All letters on the awning are to be 4" high and non-italic.**

**III. EVIDENCE:**

- A - Application**
- B - Photosimulation of the building with signage and awning**
- C - Sample of awning material**
- D- Appearances by Mark Cooper and John Lembach**
- E - Site visits by Board members**



April 9, 2014

Mr. David Pelusio  
Pelusio Holdings  
360 Jefferson Road  
Rochester, NY 14623

**NOTICE OF DECISION**

In the matter of a request for a Certificate of Appropriateness to convert a 3-story building from office space to 9 apartments, and to construct a 10-car garage along the east property line.

On the premises at: 474 East Avenue

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

Application Number: A-049-13-14

**Record of Votes:**

Changes to main building (approved)

M. Warfield	Approved (motion)
B. Mayer	Aye (second)
J. Schick	Aye
D. Beardslee	Aye
C. Carretta	Aye
J. Dobbs	Recused
B. McLear	Absent

Construction of garage (denied)

M. Warfield	Denied (motion)
B. Mayer	Nay (second)
J. Schick	Nay
D. Beardslee	Nay
C. Carretta	Nay
J. Dobbs	Recused
B. McLear	Absent

Please take notice that at the Rochester Preservation Board hearing of April 2, 2014, your application to change the exterior of the building was approved, but your application to construct a garage was denied, as noted in the findings and resolution below.

For questions, contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov).

Rochester Preservation Board

By:   
C. Mitchell Rowe  
Director of Planning & Zoning

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I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Applicant David Palusio testified that he intends to convert the building into 9 high-end apartments for empty nesters. He would occupy one unit.
- C. Architect Randy Peacock explained that there would be very few changes to the exterior of the building, and that no interior details would be lost because the mansion was gutted in 1960 when the Boy Scouts obtained it. Mr. Peacock explained that the following changes to the building are proposed:
- Existing wood windows in the original mansion and aluminum windows in the rear addition would be retained.
  - On the northeast side, a loading dock would be removed and three windows installed for a new apartment. All new windows would be Eagle Talon aluminum-clad double-hung windows.
  - Areaways would be constructed to provide daylight for two basement apartments, and would be 4½' deep, with concrete retaining walls topped by 2½" pipe rails. Landscaped steps would lead out to ground level. Eight windows would be added for these apartments.
  - The front walkway would be reconfigured to allow residents to walk from the garage to the building's main entrance, which is on the west side. Mr. Peacock noted that the mansion's front door no longer enters into the building, but serves only as an exit from an egress stair.
  - Existing light fixtures on the building would be retained.
- D. Mr. Peacock described the proposed garage. He said that he chose not to mimic the style of the main building, but that the brick would be a close match. He said the garage would have 9 parking spaces plus one space to allow handicap access to one of the nine. The building would be 140' long, including a trash corral, and 21' deep, with a slightly wider section at the center. Doors would be 9' wide rather than a standard 8' to allow easier maneuverability on the tight site.

The brick of the garage would match the main building. Ventilation louvers on the roof, required by building code, would be aluminum.

A corral for trash totes would be located on the north end of the garage. Trash would be collected inside the building in small trash rooms before being carried out to the totes.

The garage would be 1'-6" off the east property line at the closest point. Since the building code does not allow windows this close to a property line, false openings are shown on the east wall, infilled with stucco.

To help screen the garage, landscaping would be planted on a +/-4' wide strip of the AAUW property, pending an agreement with that organization.

- E. Marilyn Tedeschi, president of the American Association of University Women (AAUW) next door at 494 East Avenue, stated that there are over 1000 AAUW branches in the US, and that the Rochester branch was started in 1887 by the first graduating class of the University of Rochester. She stated that the house, known as the Perkins mansion, was built in 1906 and given to AAUW in 1946.

Ms. Tedeschi testified that the AAUW opposes the garage as overdevelopment. She and her members are concerned that the building is too large, faces their front door, and could cause stormwater to run onto their property. She said that they are not in agreement with the proposed landscaping on their property.

- F. AAUW member Barbara Hoffman, a resident of the Susan B. Anthony Preservation District, testified that she feels the garage is incompatible with the East Avenue Preservation District. She believes that it is too close to East Avenue and is too large. With adequate surface parking, she feels there is no need for the garage.
- G. Beverly Vonn, immediate past president of the AAUW, testified that she finds the garage to be visually incompatible with the area. The garage would face the porte cochere' of the AAUW house, would block daylight from the solarium and library, and would affect the view of the AAUW house from East Avenue.
- H. John Lembach, speaking for the Park-Meigs Neighborhood Association, stated that he is thrilled that the building will be returned to residential use. He said that he understands the need for a garage, but that its size and location are a concern. He finds that it is a large structure, would be visible from Goodman Street, would intrude on the East Avenue vista, and would pass the front line of the AAUW mansion. He referenced the garages across the street at the former Rochester Historical Society building, which he said are mostly invisible from the street.
- I. Mr. Peacock responded that this is the one spot where a garage can fit, and that he tried to minimize the building's bulk. He said that drainage off the garage will be handled by gutters directed to sewers, which will reduce current drainage off the pavement. In response to a Board question, he stated that access to the church parking lot to the north had allowed the Boy Scouts to rent spaces in that lot, and that there is no plan to close off the access.

## II. RESOLUTION(S):

The Board found that the proposed changes to the building are appropriate to the historic visual character of the property and preservation district, but that the garage is too large and too close to the neighboring AAUW mansion.

## III. EVIDENCE:

- A - Application
- B - Site survey map
- C - Proposed site plan
- D - Elevations and floor plans of the mansion and garage
- E - Partial landscape plan on east side of garage
- F - Photographs of existing conditions
- G - Appearances by David Palusio, Randy Peacock, Marilyn Tedeschi, Barbara Hoffman, Beverly Vonn and John Lembach
- H - Site visits by Board members





April 9, 2014

Mr. Chris Costanza  
62 Westland Avenue  
Rochester, NY 14618

**NOTICE OF DECISION**

In the matter of a request for a Certificate of Appropriateness to replace all windows with fiberglass windows and to install a handicap lift in the rear.

On the premises at: 45 Vick Park A

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

Application Number: A-050-13-14

Record of Vote(s):

Windows

D. Beardslee	Approved (motion)
J. Schick	Aye (second)
J. Dobbs	Aye
M. Warfield	Aye
B. Mayer	Aye
C. Carretta	Aye
B. McLear	Absent

Handicap lift and rear stair

D. Beardslee	Conceptually approved (motion)
J. Schick	Aye (second)
J. Dobbs	Aye
C. Carretta	Aye
M. Warfield	Nay
B. Mayer	Nay
B. McLear	Absent

Please take notice that at the Rochester Preservation Board hearing of April 2, 2014, your request to replace windows was approved, and your requests to install a handicap lift and rebuild the rear stair were conceptually approved. If you choose to install the lift and rebuild the stair, a further review by the Board is required. In addition to this approval, a permit to install the windows is required. This may be obtained at the Buildings & Zoning counter, room 125B in City Hall.

For questions, contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov).

Rochester Preservation Board

By:   
C. Mitchell Rowe  
Director of Planning & Zoning

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**I. FINDINGS OF FACT:**

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.**
- B. Architect Chris Costanza testified that this 31-unit rooming house is to be de-converted to 12 studio and 1-bedroom apartments. The building's original windows were all replaced with vinyl windows sometime in the past. Uncapped 2x4 wood mullions between pairs of windows have rotted, but original wood sills are in good condition. The proposal is to install Marvin Infinity fiberglass double-hung windows that comply with egress requirements of the building code. Toward the rear of the building, where 9 openings are too small for code-compliant double-hung windows, casement windows would be used. These would have false check rails to mimic the check rails of double-hung windows.**
- C. Mr. Costanza testified that the budget is tight and that the rear stair would be repaired but not replaced. Code reviewer Tim Raymond questioned whether the stair is structurally stable and whether substantial repairs would be required. Board members requested detailed drawings of the stair if its design changes.**
- D. Mr. Costanza testified that the lift is required by code, although the rear of the building is not an ideal location. Mr. Raymond stated that the lift could be eliminated only through a state-issued variance. Board members asked for a more accurate drawing of the lift, if it is to be installed.**
- E. John Lembach, speaking for the Park-Meigs Neighborhood Association, expressed support for the project, and thanked the owner for proposing high-quality windows.**

**II. RESOLUTION(S):**

The Board found that the windows are appropriate to the historic visual character of the preservation district and that the rear stair and lift are appropriate in concept, but that more detail of them would be required.

**III. EVIDENCE:**

- A - Application**
- B - Site survey map**
- C - Floor plans**
- D - Photographs of existing conditions**
- E - Catalog sheets of windows and handicap lift**
- F - Letter of support from the Park-Meigs Neighborhood Association**
- G - Appearances by Chris Costanza and John Lembach**
- H - Site visits by Board members**