



March 8, 2016

Robert Fornataro  
SWBR Architects  
387 E. Main Street  
Rochester, NY 14604

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to construct a two-family dwelling at the front of the property and a garage with a one-family dwelling above at the rear of the property.

On the premises at:	37 Eagle Street
Zoning District:	R-3 High -Density Residential District Corn Hill Preservation District
Application Number:	A-025-15-16
Record of Vote(s):	D. Beardslee Approve (motion) B. McLear Aye (second) E. Cain Aye C. Carretta Aye J. Dobbs Aye J. Schick Aye B. Mayer Absent

**Please take notice that at its hearing of March 2, 2016, the Rochester Preservation Board APPROVED your application as submitted.**

With this approval and that of the Zoning Board of Appeals, I will soon issue Site Plan Approval to finalize our review process. When your construction documents are complete, please submit them to Peter Siegrist for review. For questions, please contact Peter at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov).

Rochester Preservation Board

By: Ziña Lagonegro  
Ziña Lagonegro, AICP, EIT  
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 Robert Fornataro described changes made to the design since the earlier hearing:
- The carriage house was moved four feet east and the house two feet east.
  - The driveway was moved to the west side of the carriage house, and a green space created between the carriage house and the main house.
  - Access to the carriage house apartment would now be from the west, off the relocated driveway, rather than from the courtyard.
  - Steps to the rear porch of the main house were moved from the west side to the north, to be reached by a brick walkway from Beaver Street.
  - On the main house, to reduce the space above the second floor windows, the roof was lowered 12 inches and the windows raised and enlarged.
  - In the gable end of the main house, a triangular window was reduced in size, and a matching window added to the gable of the carriage house.
  - On the front porch of the main house, the cutouts in the metal panel railings are to replicate lilac flowers.
- C. In response to Board questions about the main house, Mr. Fornataro provided the following answers:
- The roof of the front porch is intended to be thin, as drawn, and would be made of metal channels to maintain this thinness.
  - The front steps are intentionally designed to be about 10 feet wide, because the homeowners enjoy stoop sitting and talking with their neighbors.
  - Parking is provided for only three or four vehicles, but is thought to be adequate.
- D. Mary Howard, who introduced herself as a 6-year resident of the corner of Eagle and Troup Streets, spoke in support of the proposal, stating it looks to the future, not just the past. She noted that the project has an artistic flair that fits with the character of the Corn Hill Arts Festival.
- E. Virginia Browne, who introduced herself as a 35-year resident at 103 Adams Street, spoke against the proposal, saying that it doesn't fit the neighborhood. She feels it is too large, sticks out like a sore thumb, uses materials that belong in California rather than Corn Hill, has casement windows not typical of an historic district and has too little parking. She said that there are few basement apartments in the neighborhood.
- F. Ted Forsyth, of 79 Atkinson Street, agreed with Ms. Browne. He stated that he feels the project is simply too large for the lot.
- G. In response to the neighbors' concerns, Board member McLear explained that "fit" in historic areas is not necessarily about copying older buildings, but about creating new buildings that are compatible in scale, form, mass, etc. He said that the proposed development is clearly contemporary, but alludes to other styles nearby.
- H. Adding to Mr. McLear's comments, member Schick stated that this is an issue the Board thinks about carefully and often. He stated that styles come and go, that materials change, that older buildings are changed when styles change, and all this can fit together. Copying older buildings is easy, he said, but it is challenging to try

something new. He finds that the proposal does this well and meets the standards in the preservation code, including forms and elements that reflect the character of the area. He agreed that the materials are unusual and the colors bold, but they are of their time, which is a tenet of historic preservation. He commended the owner for making the investment, feeling it may spur other needed development nearby.

- I. Member Carretta stated that he lives in a newer building in the Grove Place Preservation District, and that it fits well into the historic context.

II. RESOLUTION:

The Board found that the proposal meets the standards for new construction set forth in section 120-194 of the Rochester Zoning Code, and that the development will be visually compatible with the historic character of the preservation district.

III. EVIDENCE:

- A - Application
- B - Minutes from Preservation Board hearing of Nov. 4, 2015
- C - Drawings of previous and current proposal
- D - Colored rendering of current proposal
- E - Letters in opposition from L. Pumputis, J. and P. Fraver, V. Browne, Claudia Bly et al
- F - Letter in support from C. Iannazzi
- G - Appearances by Robert Fornataro, Mary Howard, Virginia Browne, Ted Forsyth
- H - Site visits by Board members



March 8, 2016

Mr. Shawn Lessord  
Renewable Rochester  
780 Ridge Road  
Webster, NY 14580

**NOTICE OF DECISION**

In the matter of a request for a Certificate of Appropriateness to install 30 solar panels on the house roof.

On the premises at:	780 University Avenue
Zoning District:	R-2 Medium-Density Residential District East Avenue Preservation District
Application Number:	A-037-15-16
Record of Vote(s):	J. Schick      Hold (motion) D. Beardslee   Aye (second) B. McLearn    Aye E. Cain        Aye C. Carretta    Aye J. Dobbs       Aye B. Mayer       Absent

**Please take notice that at its hearing of March 2, 2016, the Rochester Preservation Board HELD your application pending receipt of a revised panel configuration. Your case has been rescheduled to the April 6 hearing.**

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

Rochester Preservation Board

By: Zina Lagonegro  
Zina Lagonegro, AICP, EIT  
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. Solar installer Shawn Lessord testified that the owner's intent is to reach a zero carbon footprint for electricity generation by installing 30 solar panels on the house roof. He proposes to use a panel with a white grid, which he believes will appear lighter in tone than an all-black panel. Against a light-colored roof, he feels that the lighter appearance will be more appropriate.
- C. Members of the Board discussed, at length, the configuration, location and color of the panels, stating a preference to have the panels farther back on the roof to be less visible from the street. The members' general concern is that, regardless of color, the panels will be very visible on this steep, light-colored roof.
- D. Owner Douglas Rice presented a letter that included comments from several neighbors, most of whom expressed support. He stated that the panels, like vinyl siding, could be removed and are impermanent. He described a mix of architecture on the street, saying that the panels would fit the diverse visual character of the area.
- E. In response to member's questions, Mr. Lessord stated that the panels could not be farther back on the roof because they would be shaded by adjacent roofs.
- F. Gayle Sudol, who described herself as a resident of the Grove Place Preservation District, stated that the Board should apply the strong standards it imposed on the residential development at 933 University Avenue.

II. RESOLUTION(S):

The Board found that the panels would appear overly obtrusive on the roof and thus be incompatible with the historic visual character of the preservation district. The Board asked the applicant to return to a future hearing with an alternate plan.

III. EVIDENCE:

- A - Application
- B - Aerial photograph of site
- C - Schematic roof plan
- D - Photosimulation of two types of panels
- E - Catalog sheets of panels, inverter and racking system
- F - Appearances by Shawn Lessord, Douglas Rice and Gayle Sudol
- G - Site visits by Board members



March 8, 2016

Ms. Leigha Dalton  
Pour Coffee (now Glen Edith)  
23 Somerton Street  
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install new signs on the building's north side with illuminated letters reading 'Glen Edith' and unlit letters reading 'Coffee Roasters'.

On the premises at:	23 Somerton Street
Zoning District:	C-2 Community Center Commercial District East Avenue Preservation District
Application Number:	A-038-15-16
Record of Vote(s):	J. Dobbs      Approve (motion) D. Beardslee   Aye (second) B. McLearn    Aye E. Cain        Aye C. Carretta    Aye J. Schick      Aye B. Mayer      Absent

**Please take notice that at its hearing of March 2, 2016, the Rochester Preservation Board APPROVED your application as submitted. I understand that you have already obtained your sign permit, so no further review or permit is needed.**

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

Rochester Preservation Board

By: Zina Lagonegro  
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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. Owner John Ebel described the signs and testified that the script of the words 'Glen Edith' is the restaurant's corporate identity. The name, he said, comes from the restaurant formerly in Webster. He stated that the word 'Glen' would be one piece, the 'E' a piece on its own, and 'dith' a separate piece. All letters would be mounted flush to the wall, and this would be the only signage.
- C. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed support of the proposal.

II. RESOLUTION(S):

The Board found that the signs are appropriate to the historic visual character of the preservation district.

III. EVIDENCE:

- A - Application
- B - Photosimulation of sign day and night
- C - Technical drawing of sign
- D - Photographs of existing signs
- E - Letter from the Park-Meigs Neighborhood Association
- F - Appearances by John Ebel and John Lembach
- G - Site visits by Board members