

ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-042-15-16

383 Park Avenue

**Applicant:** Melissa Powers

**Zoning District:** C-1 Neighborhood Center Commercial District  
East Avenue Preservation District

**Section of Code:** 120-194 Procedures Approved by the Preservation Board

**Project Description:** To install a ground sign reading "Haus Funding Corporation" and "Crego Realty Group", plantings in the front and rear, fences around the rear yard, and stairs and railings at the rear of the building.

**Environmental Action:** The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

**Staff Planner:** Peter Siegrist, AIA

**Staff Comments:**

At the May 4 hearing, the Board approved the building sign reading 'Haus Funding' and the parking lot reconfiguration, but held decisions on the ground sign, rear steps and landscaping, pending revised drawings.

1. The ground sign has been greatly reduced in size, and is shown mounted on a 6 foot tall brick post. The zoning code limits the height of ground signs to 4 feet, but the Board may allow a taller one. The sign would be externally illuminated with small fixtures mounted to the bracket.
2. Regarding the rear steps, our building code reviewers determined that handicap accessibility should be improved, but does not need to be provided 100%. We had originally wanted a lift or ramp providing access to the first floor, but the limited scope of work does not justify this.
3. Landscape plans are included for both 383 and 389 Park Avenue. Both can be considered by the Board, even though this overall application is only for 383, since the two sites work in concert and the landscape was designed and would be implemented by the same company (Van Putte).
4. There are two fence types included. A 6 foot high shadow box fence would run along the south lot line of both 383 and 389, replacing the bamboo sheets. These panels would be attached to the existing posts. That same fence type would then run along the line between 383 and 389. This would completely shield the parking lot from street views.

A 5 foot high metal picket fence would run around the 'rear' yard of 389. This zoning code treats this as a front yard because it faces a street, and limits front yards to 3 feet high. A variance would be required for a taller fence.

16"

428 gray letters

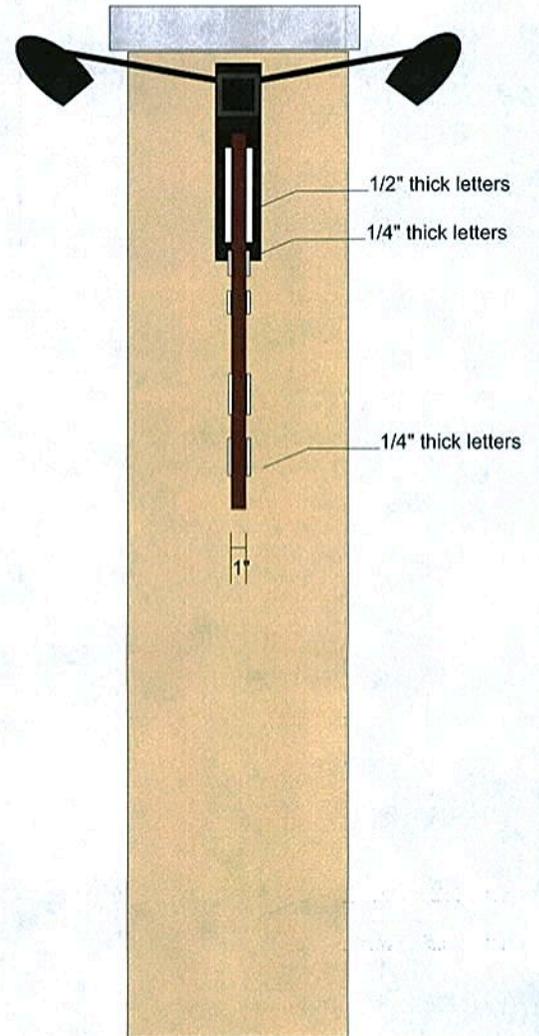


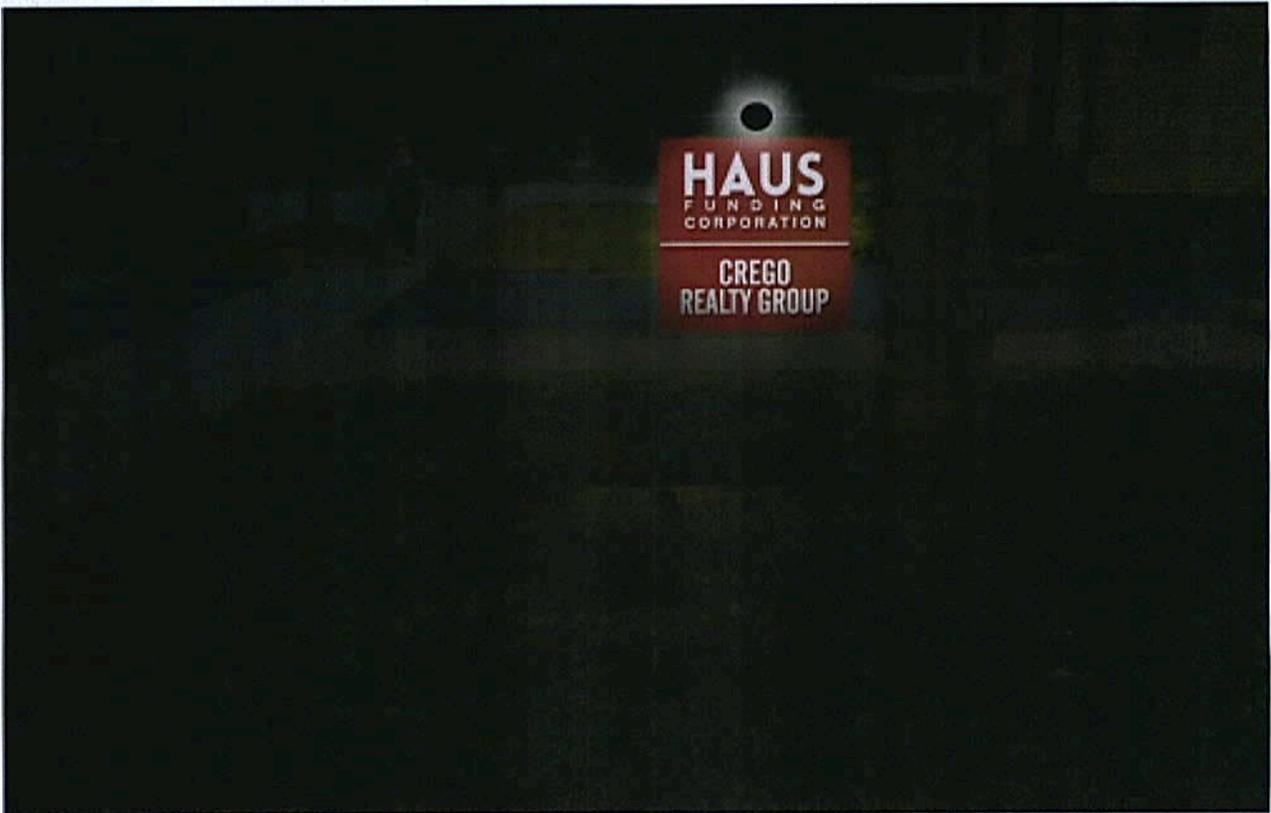
28"x28" sign

383

4.6"

72"





Hydrangea Tree  
 Gold Tread Cypress  
 Rhododendron PJM  
 Oakleaf Hydrangea  
 3 Hydrangea 'Pink Elf'  
 Stone wall 12"



383 Park Ave

Boxwood  
 Cransbill  
 Boxwood -Pyramidal

Walkway

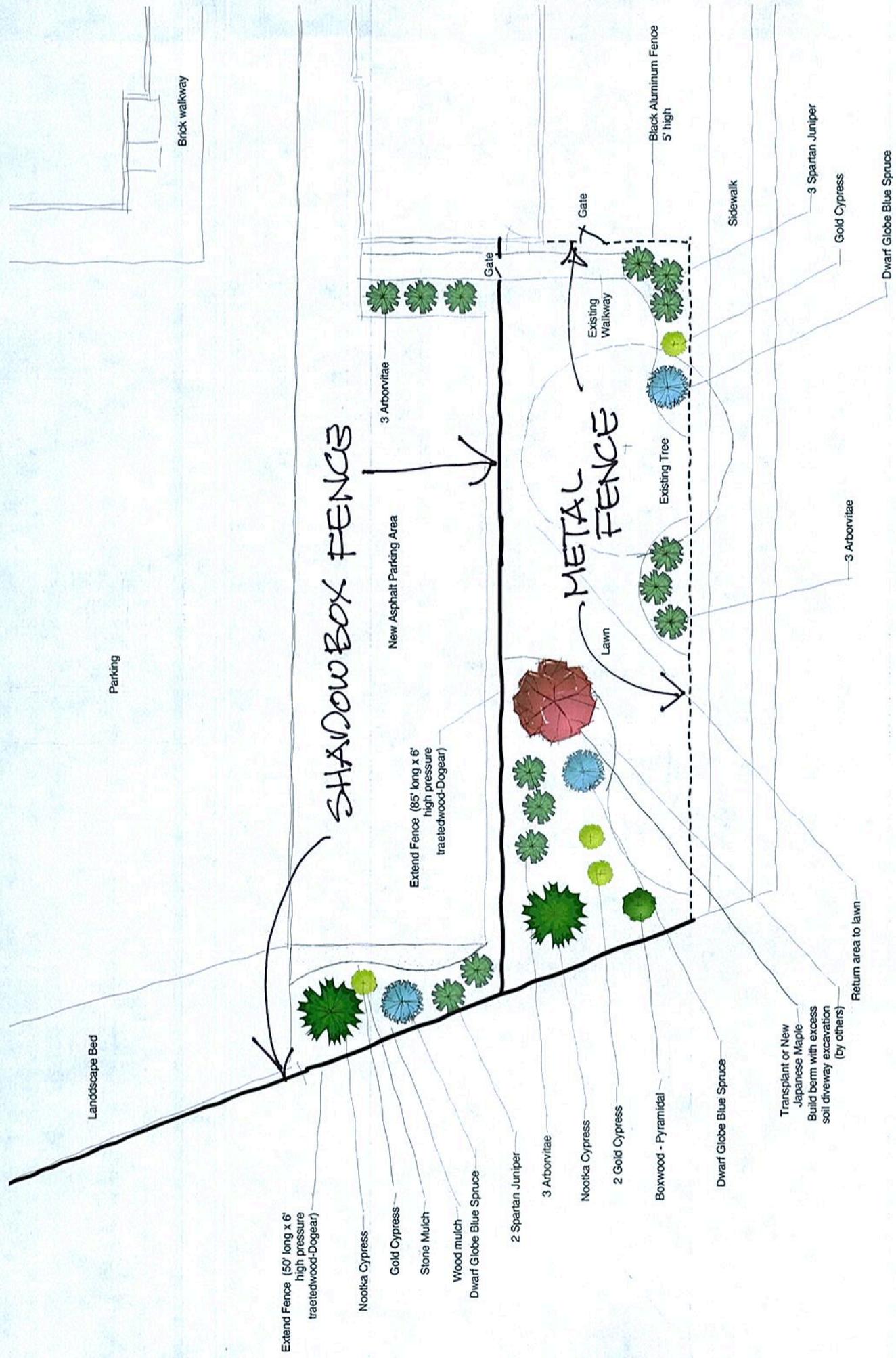
Power wash, sand and seal

Driveway

Transplant plants from the front

Brick walkway

383 PARK AVE FRONT YARD



383 + 389 PARK AVE 'REAR' LANDS

DIY Projects & Ideas

Credit Services

Pro Xtra

Store Finder

Order Status

Local Ad

Products and Services

What can we help you find?

Your Store  
Henrietta

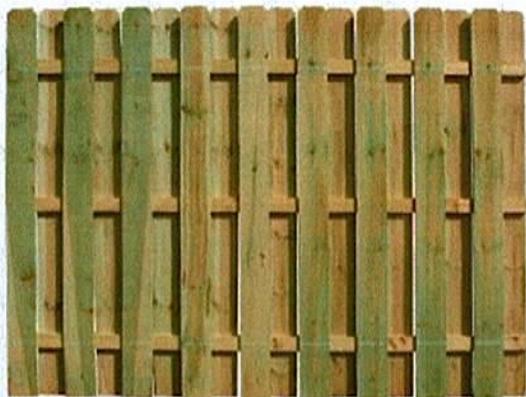
Sign in  
or Register



Model # 118830 | Internet # 202054769 | Store SKU # 647550

# 6 ft. H x 8 ft. W Pressure-Treated Pine Shadowbox Fence Panel

★★★★☆ (7) | [Write a Review](#) | [Questions & Answers \(10\)](#)



## \$49.97 /each

- Pressure-treated to resist termites and fungal decay
- Shadowbox panel design is a beautiful addition to your home
- Semi-private panel allows for a functional yet beautiful fence

### IN STOCK AT YOUR SELECTED STORE

**Henrietta #1246**  
Rochester, NY 14623

**55 In Stock**  
Aisle OG, Bay 040  
[Text Product Location](#)

[Open Expanded View](#)

[Click Image to Zoom](#)



## PRODUCT OVERVIEW

Model # 118830 | Internet # 202054769 | Store SKU # 647550

Use the 6 ft. x 8 ft. Pressure-Treated Spruce Shadowbox Fence Panel to help provide privacy in your yard. This panel is made of solid unpainted spruce, and is treated to provide resistance to termites and fungal decay. It can also be stained or painted as you see fit.

California residents: see [Proposition 65 information](#)

- Pressure-treated for long life
- Natural wood appearance can be stained or painted to suit your location
- Designed to enhance the appearance of your yard
- Panel measures 8 ft. wide, 6 ft. high
- Double-nailed pickets for added durability
- Unique shadowbox style for added privacy
- Note: product may vary by store

DIY Projects & Ideas

Credit Services

Pro Xtra

Store Finder

Order Status

Local Ad

Products and Services

What can we help you find?

Your Store  
Henrietta

Sign in  
or Register



Allure Aluminum | Model # LI60B22SN | Internet # 205704862

## Cosmopolitan 5 ft. x 6 ft. Black Aluminum Single 3-Rail Assembled Fence Panel

★★★★★ Write the First Review | Questions & Answers (4)



**\$76.13** /each

- Lifetime warranty
- Delivered pre-assembled making installation fast and easy
- Aluminum will never rust

**PRODUCT NOT SOLD IN STORES**

Open Expanded View

Click Image to Zoom



### PRODUCT OVERVIEW Model # LI60B22SN | Internet # 205704862

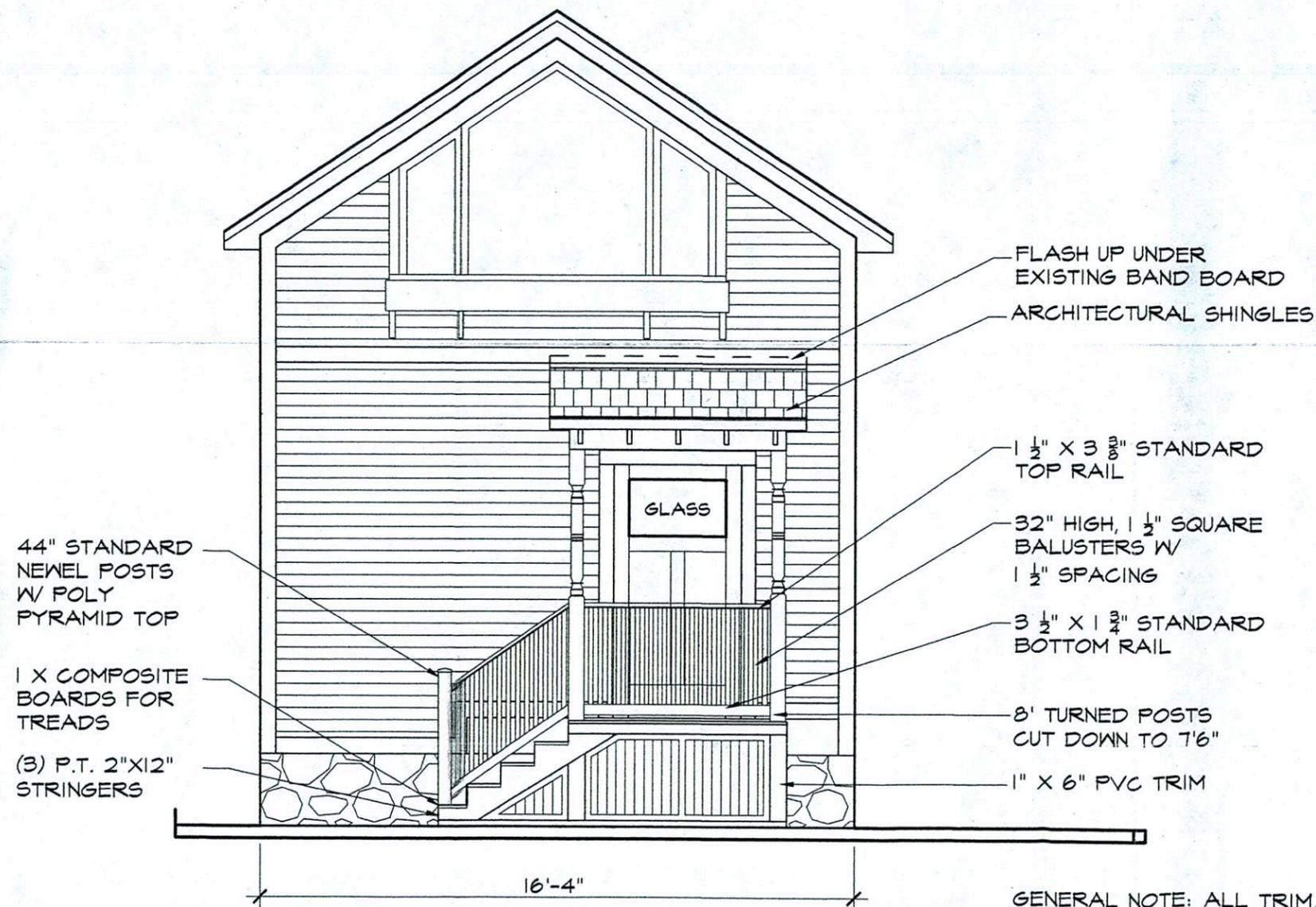
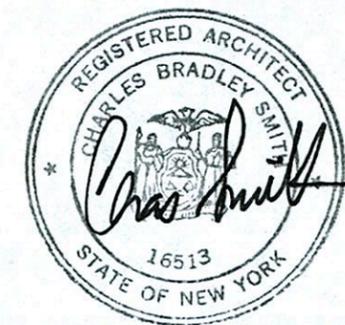
The Allure Aluminum 5 ft. x 6 ft. Black Aluminum 3-Rail Cosmopolitan Fence Panel features high-strength aluminum alloy construction. Rust proof and maintenance free, it has a black coating that complements a variety of surroundings. This panel is compatible with 82 in. long Cosmopolitan posts and gates (not included).

- High strength aluminum alloy is rustproof and maintenance free
- Black finish creates classic appearance to complement many surroundings
- 3-rail Cosmopolitan design has 15 square pickets
- Ideal for fencing in yards
- Designed to be used with 82 in. long Cosmopolitan posts and gates (not included)
- Includes installation hardware for convenience
- Color: black

# DESIGN WORKS ARCHITECTURE

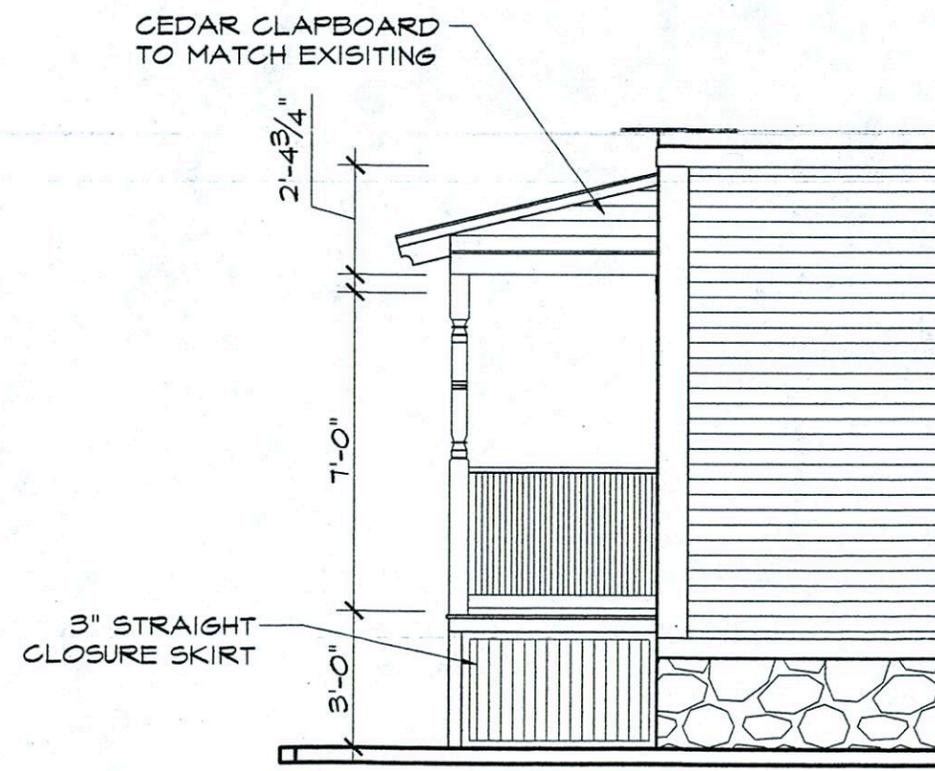
6 North Main St.: Fairport, New York 14450  
Phone: 585-377-9001 :: www.newdesignworks.com

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FRONT ELEVATION

1/4"=1'-0"



SIDE ELEVATION

1/4"=1'-0"

GENERAL NOTE: ALL TRIM, RAILS, BALUSTERS ETC.  
TO BE PAINTED TO COMPLIMENT BUILDING TRIM.

383 PARK AVENUE, ROCHESTER 14607

MAY 2, 2016

CONSTRUCTION DRAWINGS

# DESIGN WORKS ARCHITECTURE

6 North Main St.:: Fairport, New York 14450  
Phone: 585-377-9001 :: www.newdesignworks.com

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ARCHITECTURAL SHINGLES

ICE & WATER SHEILD

3/4" PLYWOOD

1" X 6" BOARDS

2"X6" RAFTERS,  
16" O.C. W/ TAIL CUT

1" X 10" TRIM

(2) 2" X 6" HEADERS

(2) 2"X6"

HANGER

3/8" HEM. FIR BEAD  
BOARD CEILING

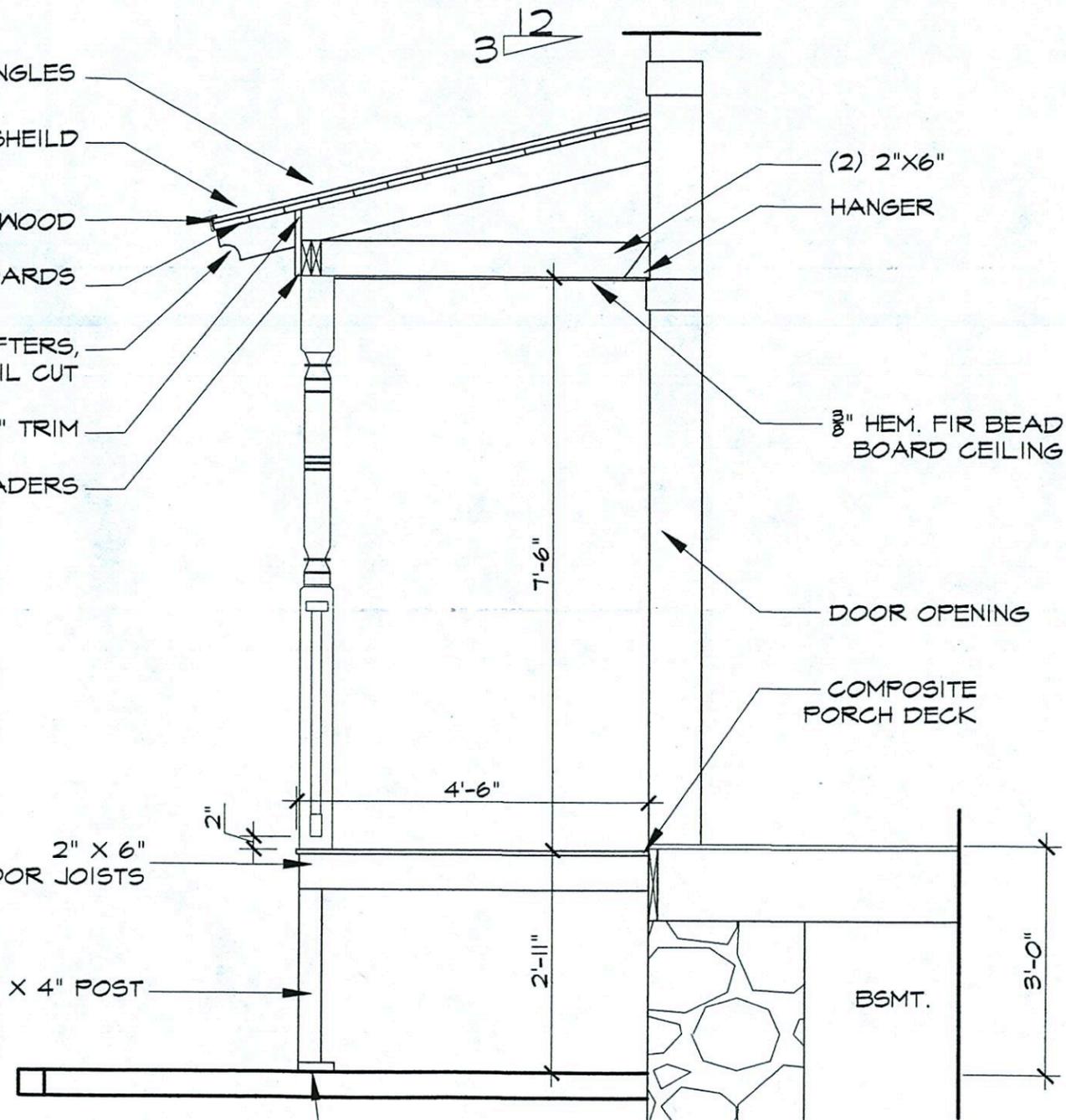
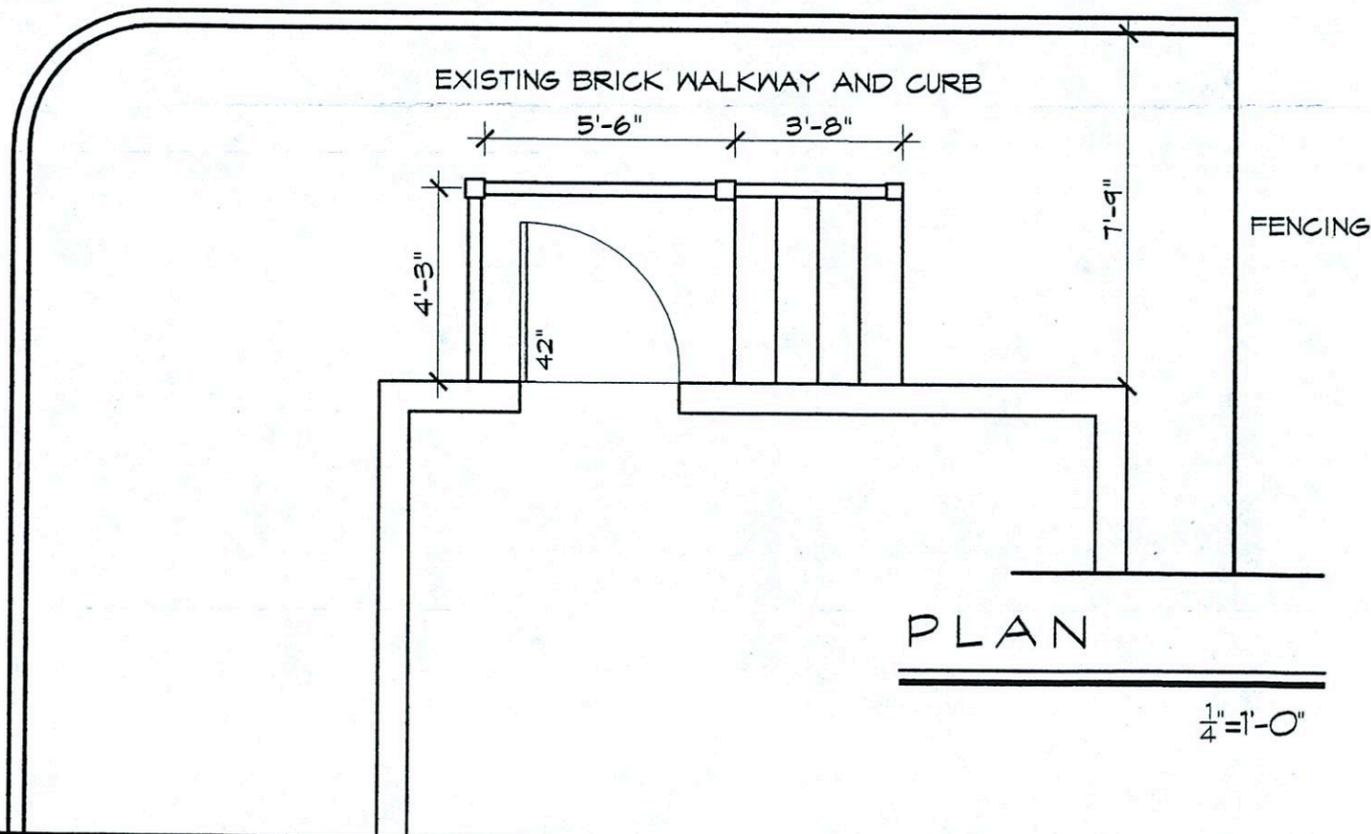
DOOR OPENING

COMPOSITE  
PORCH DECK

2" X 6"  
FLOOR JOISTS

4" X 4" POST

P.T. 2" X 6" PLATE ON 1" X 6" PVC BOARD  
ON EXISTING BRICK PAVERS OVER  
CRUSHED STONE



383 PARK AVENUE, ROCHESTER 14607

MAY 2, 2016

CONSTRUCTION DRAWINGS

BUILDING SECTION

1/2"=1'-0"

ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-044-15-16

695 Park Avenue

**Applicant:** Tom Beaman

**Zoning District:** C-2 Community Center Commercial District  
East Avenue Preservation District

**Section of Code:** 120-194 Procedures Approved by the Preservation Board

**Project Description:** To install an awning above the center storefront and graphics on the windows, for California Rollin'.

**Environmental Action:** The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

**Staff Planner:** Peter Siegrist, AIA

**Staff Comments:**

At the May hearing, the Board determined that the concept is appropriate to the historic visual character of the property and the preservation district, but that the details need improvement. Board members asked that the entire proposal be shown in one picture, with consistent fonts and graphics on the windows and awning.

Minutes from the May 4 hearing

Susan Michal attended for Mr. Beaman, who was away. She stated that the restaurant is a new concept, somewhat like Chipotle. The visual goal is to have a lively storefront, with symmetrical windows and awning panels similar to neighboring Marty's Meats. She stated that the logo on the awning would have a round, white background instead of the square shown. The fish logo may change, as it might be violating a copyright.

John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed support for the awnings and window signs, but concern for the proposal to paint the exterior bright colors to match the interior.

Board members debated whether the proposal is too busy and should be simplified, or whether the busyness enhances the character of the street. In either case, members felt that it is better to have more consistency between the awning and the windows. One suggestion was to eliminate 'California Rollin' on the windows, and have the name only on the awning, and to use one fish logo rather than two. Board members agreed that the awning company should prepare a more accurate drawing, showing actual logo and font sizes.



BOWLS

ROLLS

BURRITOS



CALIFORNIA  
ROLLIN' II



EXPRESS

Online Ordering at  
[www.californiarollin.com](http://www.californiarollin.com)

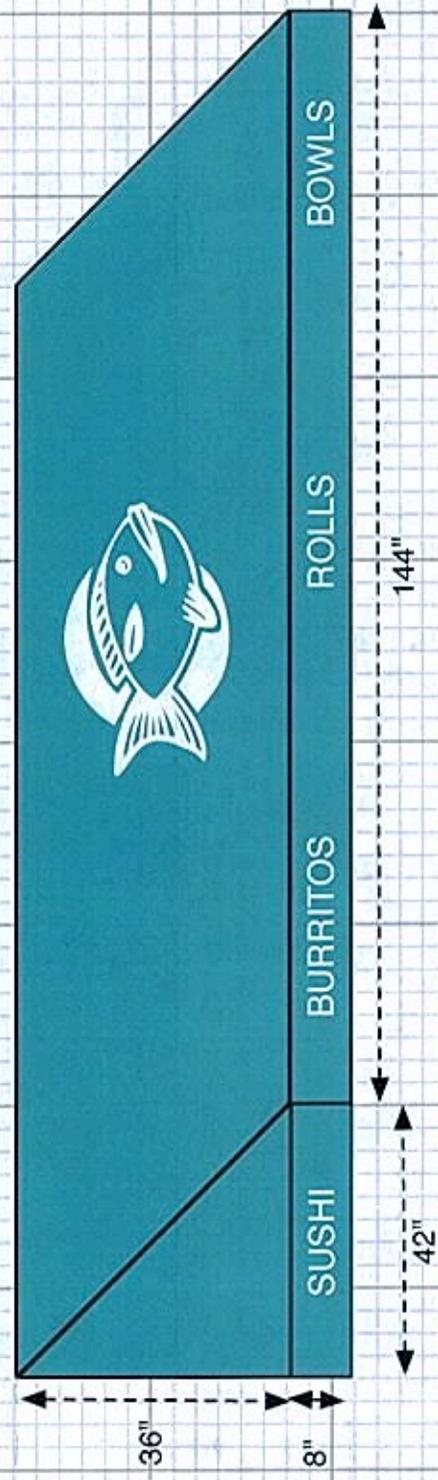
CALIFORNIA  
ROLLIN' II



EXPRESS

Online Ordering at  
[www.californiarollin.com](http://www.californiarollin.com)

Awning for 693 Park Avenue  
California Rollin II Express  
Tom Beaman Jr.



691 - 695 Park Avenue  
693 Center Parcel of Building

Scale 1 in = 2 ft

ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-045-15-16

12 Vick Park A

**Applicant:** Carmen Zatreanu  
**Zoning District:** R-2 Medium-Density Residential District  
East Avenue Preservation District  
**Section of Code:** 120-194 Procedures Approved by the Preservation Board  
**Project Description:** To expand the detached garage in the rear yard by 14'W x 22'D,  
and to replace windows in the house.  
**Environmental Action:** The proposal is a Type II action under the State Environmental  
Quality Review Act, requiring no further environmental review.  
**Staff Planner:** Peter Siegrist, AIA

**Staff Comments:**

At its May 4 hearing, the Board found that replacing four basement windows with glass blocks is appropriate to the historic visual character of the property and preservation district, but that further details of the garage and windows are needed before a decision can be made.

Architect and neighbor Roger Brainard prepared the attached drawings of the garage addition.

Don Salamone of Renewal by Andersen prepared the enclosed packet for the window replacement. Staff had directed him and the owner to provide detailed information on the conditions of the existing windows to justify replacement, but nothing was provided.

Minutes from the May 4 hearing

Ms. Zatreanu testified that none of the first floor windows opens, and the floor-to-ceiling windows in the dining room lack tempered glass. She would like to replace all of these windows with new units by Renewal by Andersen. She noted that the upstairs windows in the house were already replaced with vinyl units.

Ms. Zatreanu testified that the driveway is shared with the adjacent house that has 7 tenants, all of whom have cars. She said that there is insufficient space to park all of them, and she can't park within her side of the garage. Even though the garage looks large, it is split by the property line, so she owns just one side. She wants to extend the garage by matching the other side. She provided a letter from the other owner explaining the difficulties with parking and snowplowing.

Emanuel Ardelean submitted new drawings of the garage showing the proposed framing, and he described the planned construction method. He indicated that the adjacent owner has no plan to improve his side of the garage, which looks unstable.

May 18, 2016

City of Rochester  
Department of Neighborhood and Business Development  
Bureau of Planning and Zoning  
Room 125-B, City Hall  
30 Church Street  
Rochester, New York 14614

RE: A-045-15-16  
12 Vick Park A

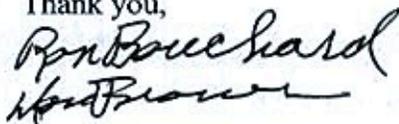
To Whom It May Concern:

We are writing in *support* of the property improvement projects at 12 Vick Park A which Daniel and Carmen Zatreanu have submitted for Rochester Preservation Board approval.

Owner & resident of 17 Vick Park A since January 1974 and owner of 15 Vick Park A, we are acutely aware of visual changes to our environment. The Zatreanu's "detached garage expansion" will not be offensive to our *line-of-sight* but rather proposes to be constructed in keeping with the existing garage structure and the historical preservation nature of our area.

A positive consideration of their plans is earnestly requested.

Thank you,



Ronald D. Bouchard  
Donald R. Brown  
17 Vick Park A  
Rochester, New York 14607

CC: Carmen & Daniel Zatreanu

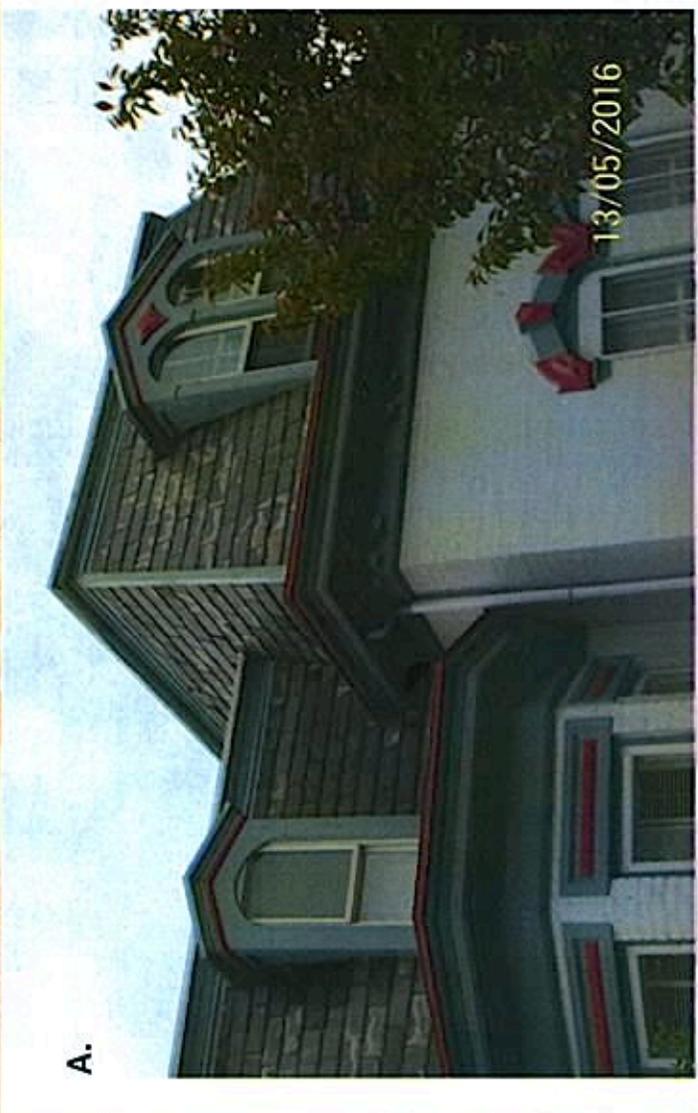
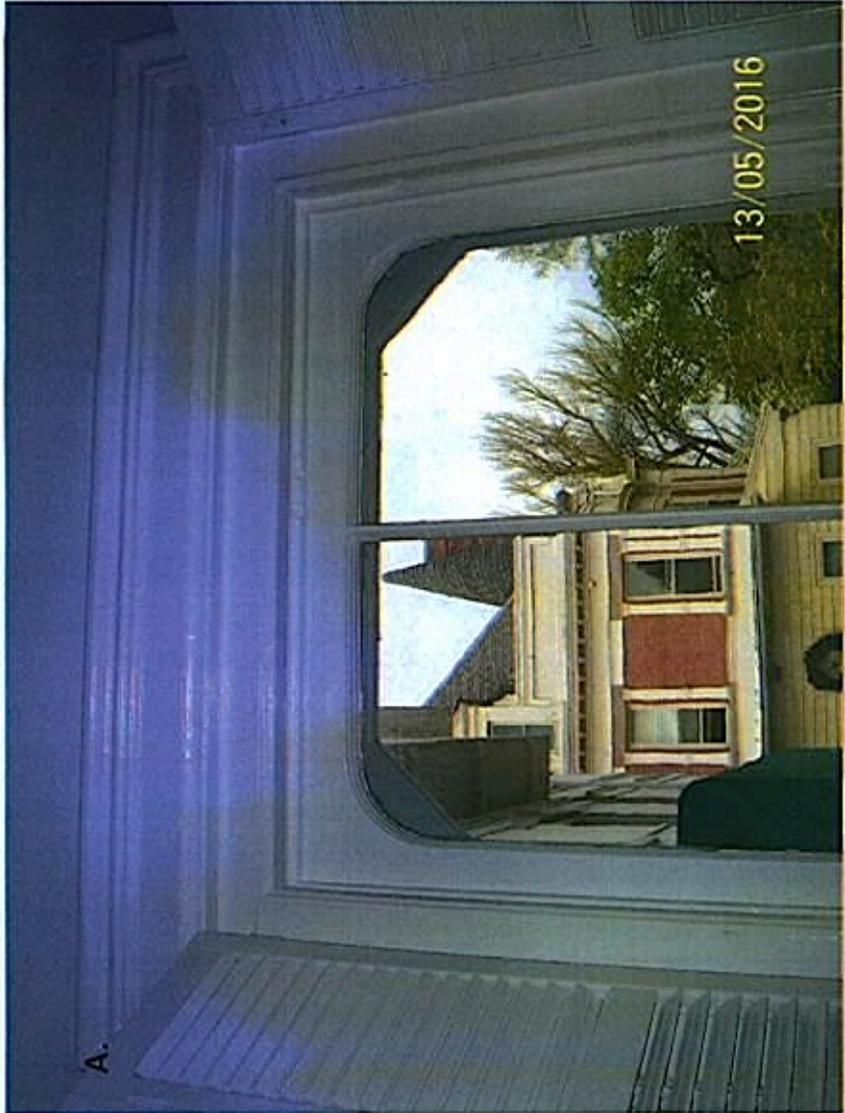
**12 Vick Park A  
Rochester, NY 14607**











B.



B.



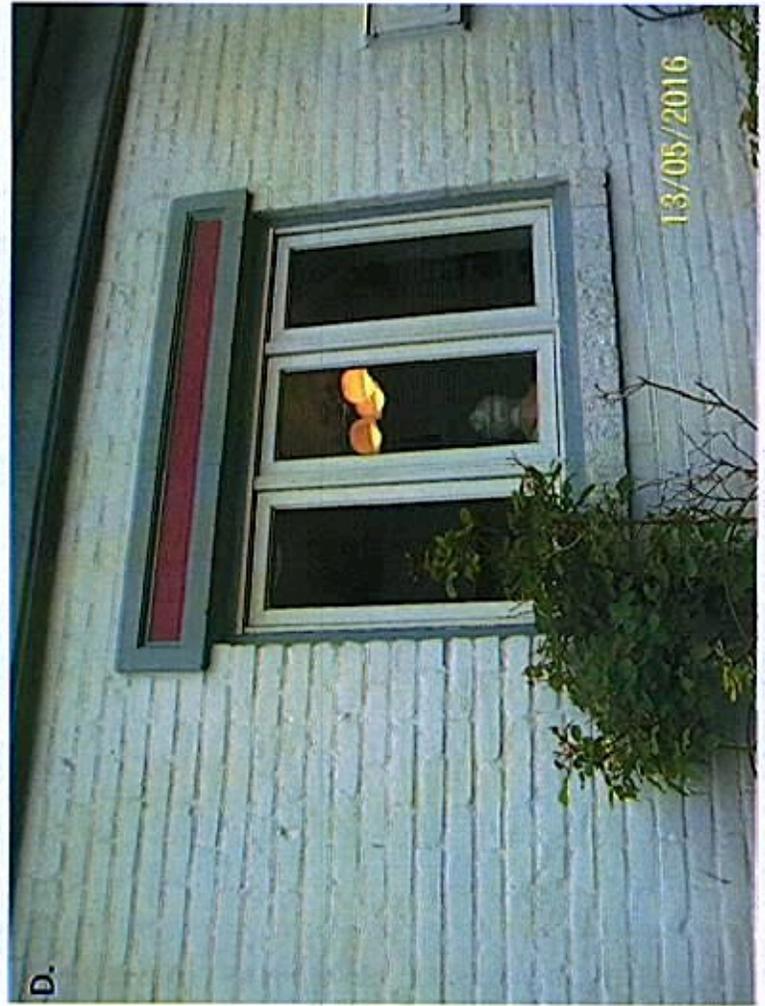
13/05/2016

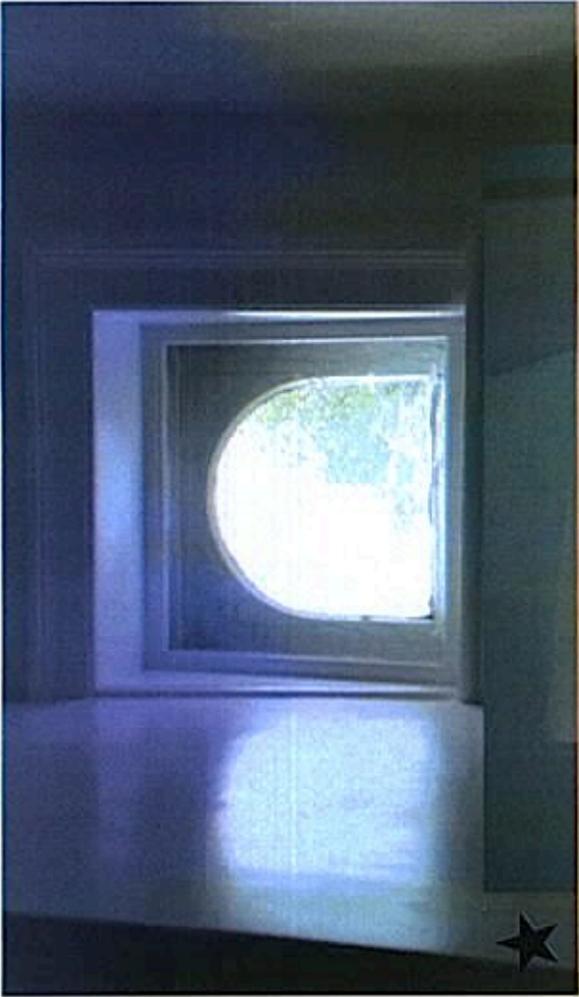
B.



13/05/2016









Renewal by Andersen custom replacement window specifications.

<u>Floor ID</u>	<u>Window Style</u>	<u>Ext. Window Color</u>	<u>Int. Window Color</u>	<u>Unit Width</u>	<u>Unit Height</u>	<u>Grille / Accessories</u>
Parlor	Double Hung	White	White	32 3/8 x	77 1/4	Colonial Style (2w/2w)
Parlor	Double Hung	White	White	32 3/8 x	77 1/4	Colonial Style (2w/2w)
Parlor	Double Hung	White	White	32 3/8 x	77 1/4	Colonial Style (2w/2w)
Entry	Double Hung	White	White	32 3/8 x	77 1/4	Colonial Style (2w/2w)
LR	Double Hung	White	White	28 3/8 x	77 1/4	Colonial Style (2w/2w)
LR	Double Hung	White	White	32 3/8 x	77 1/4	Colonial Style (2w/2w)
LR	Double Hung	White	White	32 3/8 x	77 1/4	Colonial Style (2w/2w)
Powder	Double Hung	White	White	27 5/8 x	61 1/4	Colonial Style (3w2H/3w2H)
Dining	Double Hung	White	White	27 1/2 x	83 1/4 (T)	-
Dining	Double Hung	White	White	27 1/2 x	83 1/4 (T)	-
Dining	Double Hung	White	White	27 1/2 x	83 1/4 (T)	-
Kit	Casement Triple (FF)	White	White	51 x	34 3/4	-
Kit	Casement Triple (FF)	White	White	51 x	34 3/4	-
Laundry	Double Hung	White	White	27 1/2 x	61 1/4	-
Stair	Double Hung	White	White	24 3/8 x	61 1/4	Colonial Style (2w/2w)
Powder 2	Double Hung	White	White	23 x	30 1/2 (OBS)	-
Bed 1	Double Hung	White	White	23 3/8 x	61 1/4	-
Bed 1	Double Hung	White	White	23 3/8 x	61 1/4	-



Renewal by Andersen custom replacement window specifications.

<u>Floor ID</u>	<u>Window Style</u>	<u>Ext. Window Color</u>	<u>Int. Window Color</u>	<u>Unit Width</u>	<u>Unit Height</u>	<u>Grille / Accessories</u>
Office	Double Hung	White	White	23 3/8 x	61 3/4	-
Hall	Double Hung	White	White	23 3/8 x	61 1/4	-
Bed 2	Double Hung	White	White	23 3/8 x	61 1/4	-
Bed 3	Double Hung	White	White	23 3/8 x	61 1/4	Colonial Style (2w/2w)
Bed 3	Double Hung	White	White	23 3/8 x	61 1/4	Colonial Style (2w/2w)
Bed 3	Double Hung	White	White	23 3/8 x	61 1/4	Colonial Style (2w/2w)
Bath	Double Hung	White	White	20 x	61 1/4	Colonial Style (2w/2w)
Bath	Double Hung	White	White	23 3/8 x	61 1/4	-
Bed 4	Double Hung	White	White	23 3/8 x	61 1/4	Colonial Style (2w/2w)
Bed 4	Double Hung	White	White	23 3/8 x	61 1/4	Colonial Style (2w/2w)
Bed 4	Double Hung	White	White	23 3/8 x	61 1/4	Colonial Style (2w/2w)



# 12 Vick Park A. Rochester, NY existing window specifications

These are Approx.  
(We do not remove existing window frames)

Floor ID	Window Style	Ext. Window Color	Int. Window Color	Unit Width	Unit Height	Grille / Accessories
Parlor	Double Hung	White	White	34 3/8 x	79 1/4	Colonial Style (2w/2w)
Parlor	Double Hung	White	White	34 3/8 x	79 1/4	Colonial Style (2w/2w)
Parlor	Double Hung	White	White	34 3/8 x	79 1/4	Colonial Style (2w/2w)
Entry	Double Hung	White	White	34 3/8 x	79 1/4	Colonial Style (2w/2w)
LR	Double Hung	White	White	30 3/8 x	79 1/4	Colonial Style (2w/2w)
LR	Double Hung	White	White	34 3/8 x	79 1/4	Colonial Style (2w/2w)
LR	Double Hung	White	White	34 3/8 x	79 1/4	Colonial Style (2w/2w)
Powder	Double Hung	White	White	29 5/8 x	63 1/4	Colonial Style (3w2H/3w2H)
Dining	Double Hung	White	White	29 1/2 x	85 1/4 (T)	-
Dining	Double Hung	White	White	29 1/2 x	85 1/4 (T)	-
Dining	Double Hung	White	White	29 1/2 x	85 1/4 (T)	-
Kit	Casement Triple (FF)	White	White	53 x	36 3/4	-
Kit	Casement Triple (FF)	White	White	53 x	36 3/4	-
Laundry	Double Hung	White	White	29 1/2 x	63 1/4	-
Stair	Double Hung	White	White	26 3/8 x	63 1/4	Colonial Style (2w/2w)
Powder 2	Double Hung	White	White	25 x	32 1/2 (OBS)	-
Bed 1	Double Hung	White	White	25 3/8 x	63 1/4	-
Bed 1	Double Hung	White	White	25 3/8 x	63 1/4	-



# 12 Vick Park A. Rochester, NY existing window specifications

These are Approx.  
(We do not remove existing window frames)

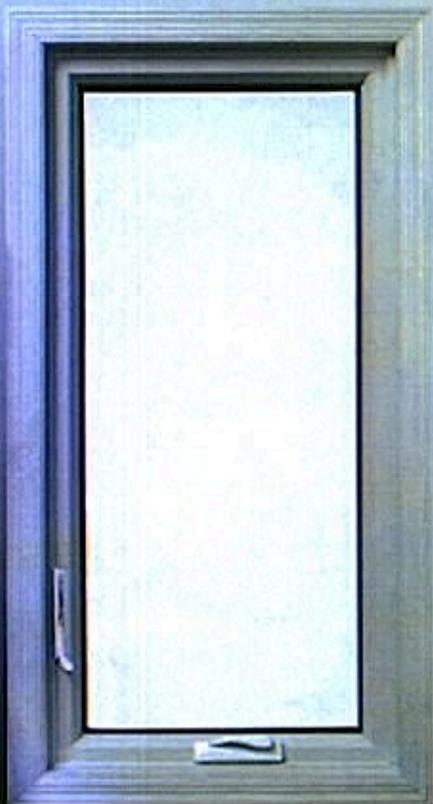
<u>Floor ID</u>	<u>Window Style</u>	<u>Ext. Window Color</u>	<u>Int. Window Color</u>	<u>Unit Width</u>	<u>Unit Height</u>	<u>Grille / Accessories</u>
Office	Double Hung	White	White	25 3/8	X 63 3/4	-
Hall	Double Hung	White	White	25 3/8	X 63 3/4	-
Bed 2	Double Hung	White	White	25 3/8	X 63 3/4	-
Bed 3	Double Hung	White	White	25 3/8	X 63 3/4	Colonial Style (2w/2w)
Bed 3	Double Hung	White	White	25 3/8	X 63 3/4	Colonial Style (2w/2w)
Bed 3	Double Hung	White	White	25 3/8	X 63 3/4	Colonial Style (2w/2w)
Bath	Double Hung	White	White	22	X 63 3/4	Colonial Style (2w/2w)
Bath	Double Hung	White	White	25 3/8	X 63 3/4	-
Bed 4	Double Hung	White	White	25 3/8	X 63 3/4	Colonial Style (2w/2w)
Bed 4	Double Hung	White	White	25 3/8	X 63 3/4	Colonial Style (2w/2w)
Bed 4	Double Hung	White	White	25 3/8	X 63 3/4	Colonial Style (2w/2w)

**CASEMENT WINDOW**

## ADVANTAGES AND APPLICATIONS

The Renewal by Andersen® casement window consists of one or multiple sashes in a single frame. The sash can be hinged on the right or left side and pivots outward. Sash opening is controlled by a roto gear operator on the sill. A single sash lock lever activates multiple lock points to enhance security, and pulls the sash in tightly against the weatherstrip on the sash and frame. Insect screens are installed on the interior of the frame.

**Renewal**  
by Andersen.



*Casement  
Replacement Windows*

**ADVANTAGES**

- Allows the most ventilation of any window type.
- Open sash can "catch" breezes from multiple directions.
- Multiple weatherstrips provide a weather tight seal when sash is closed and locked.
- Patented Fibrex® material is more rigid than vinyl, allowing more glass area.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on frame and sash are pleasing to the eye and easier to clean.
- Mortise and tenon appearance on the interior and exterior sash and frame corners give a traditional hand-crafted look.

**APPLICATIONS**

- Widely used to replace other styles of windows.
- Offers dramatic design accents when combined with fixed windows.
- Recommended for use over countertops and other wide obstructions because operation is controlled by turning a handle—an easier motion than lifting or sliding sash.
- Should not be used in areas where the projecting sash could obstruct outside walkways.
- Visually compatible with other Renewal by Andersen products.
- Corrosion-resistant casement hardware is available for use in harsh and corrosive environments such as heavy industrial or coastal areas.

**STANDARD FEATURES**

## CASEMENT WINDOW

Described below are features that contribute to the casement window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

- **Frame** – Made of rigid Fibrex® material, a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen®, Fibrex® material combines the strength and stability of wood with the low-maintenance features of vinyl.
- **Sash** – Corner keys provide durable, watertight corners. The mortise and tenon joinery complements the frame. A high-performance silicone sealant provides a watertight seal between glass and sash.
- **Glazing** – High-Performance™ Low-E4\* glass with an inert, energy-efficient gas, is standard for every window. Glass is placed into sash before assembly for a strong, weather tight assembly. A high-performance silicone sealant provides a watertight seal between glass and sash. See options on page 1-6 for other glass choices.
- **Glass spacer** – The patented low-conductivity stainless steel spacer resists heat transfer four to five times better than aluminum spacers and is stronger than silicone or plastic spacers used by many other manufacturers.

# WINDOW OPENING AND DIMENSIONAL SPECIFICATIONS

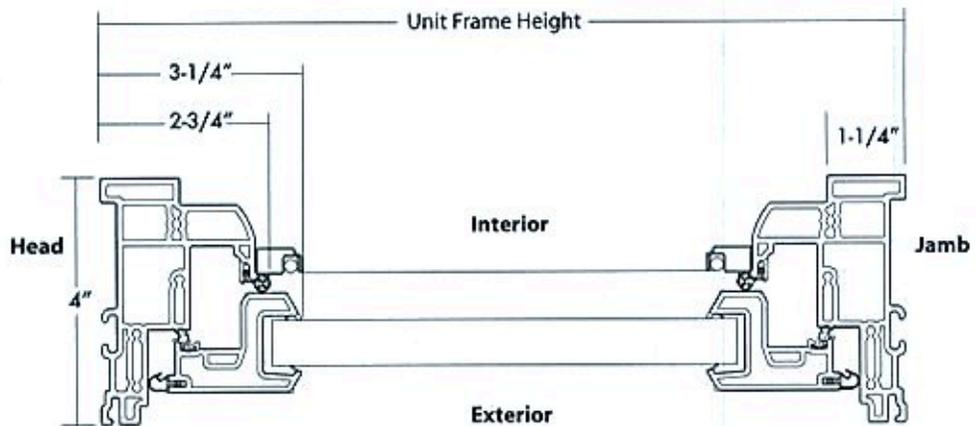
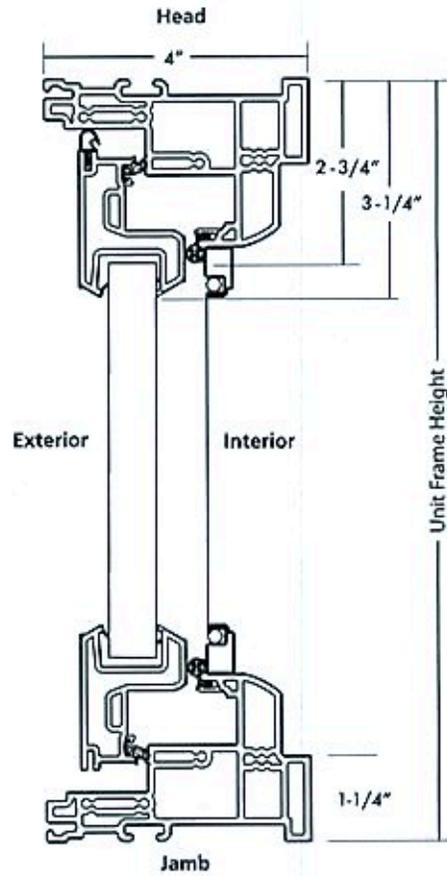
## CASEMENT SINGLE WINDOW (CS)



Window profiles shown for measurement purposes.



All dimensions shown are approximate. For precise clear opening and clear glass dimensions, refer to the Clear Opening, Clear Glass, and Vent Opening Dimensions charts on the 1-15.



**WINDOW OPENING AND DIMENSIONAL SPECIFICATIONS**

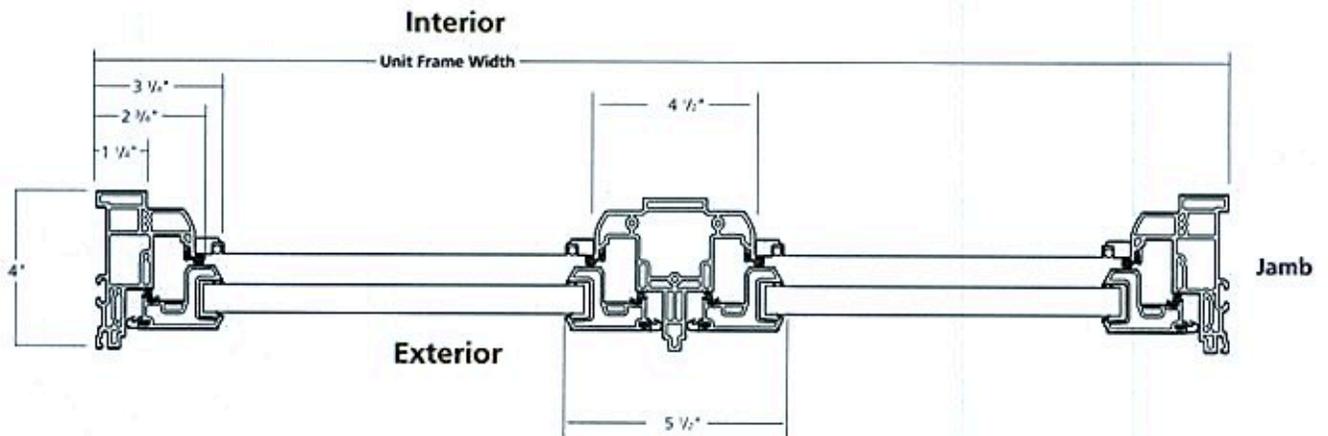
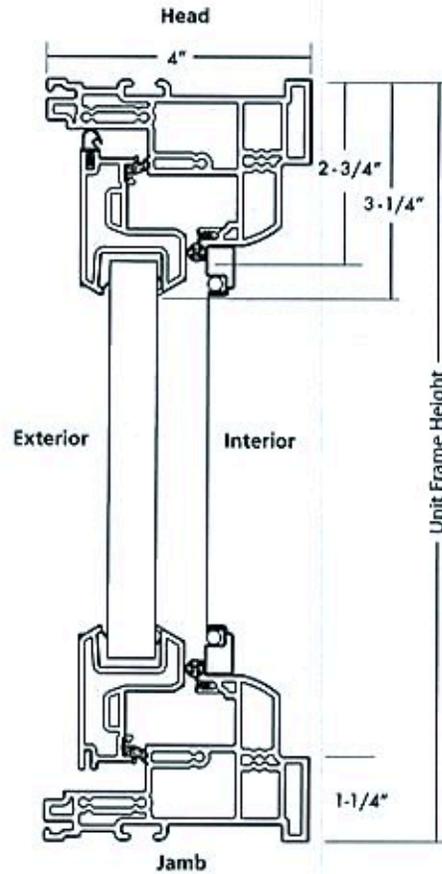
CASEMENT DOUBLE WINDOW (CD)



Window profiles shown for measurement purposes.



All dimensions shown are approximate. For precise clear opening and clear glass dimensions, refer to the Clear Opening, Clear Glass, and Vent Opening Dimensions charts on the previous page.



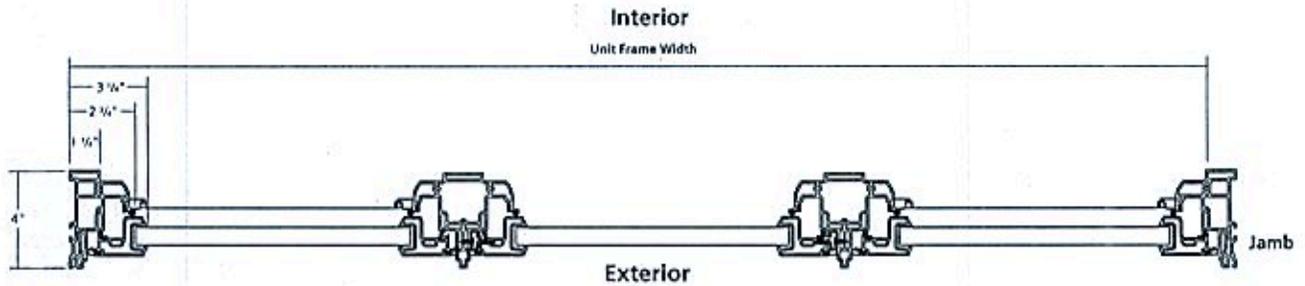
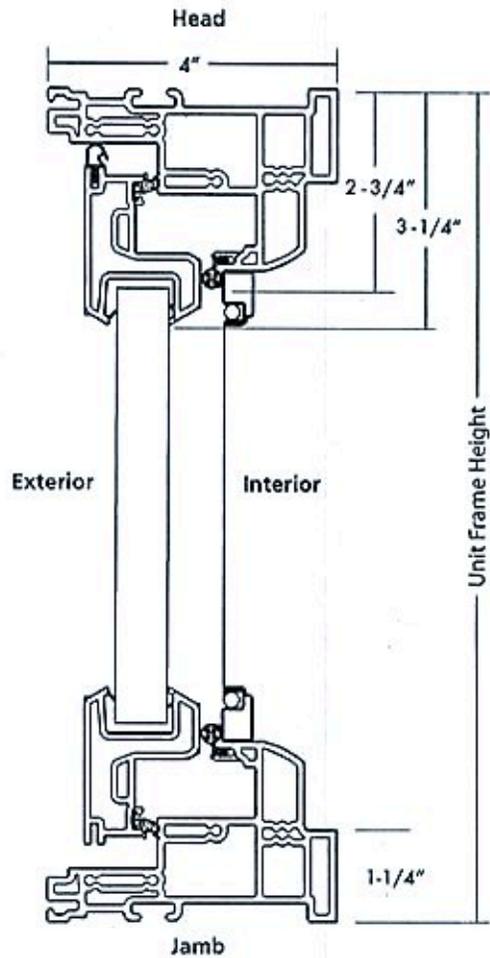
**WINDOW OPENING AND DIMENSIONAL SPECIFICATIONS**

CASEMENT TRIPLE WINDOW (CT)



Window profiles shown for measurement purposes.

All dimensions shown are approximate. For precise clear opening and clear glass dimensions, refer to the Clear Opening, Clear Glass, and Vent Opening Dimensions charts on the previous page.



**DOUBLE-HUNG WINDOW****ADVANTAGES AND APPLICATIONS**

A double-hung window consists of two vertically sliding sash in a single frame. Both sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side of each sash. Tilt latches for each sash allow inward tilting for easy cleaning. Upper and lower sash are securely closed by use of a cam-type sash lock. An insect screen is installed into the outside track.



*Double-Hung  
Replacement Windows*

**ADVANTAGES**

- Both sash can be operated for ventilation at top and bottom of window.
- Both sash can be tilted inward for easy cleaning.
- Patented Fibrex® material is stronger than vinyl, providing greater durability.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the frame and sash are pleasing to the eye and easier to clean.
- Mortise-and-tenon appearance on the interior and exterior sash corners gives a traditional, hand-crafted look.
- Full-perimeter weatherstrip provides superior weathertightness while still allowing easy sash operation.
- Sash are counterbalanced by a spring-powered block-and-tackle balance mounted on the side and matched to the weight of each individual sash.

**APPLICATIONS**

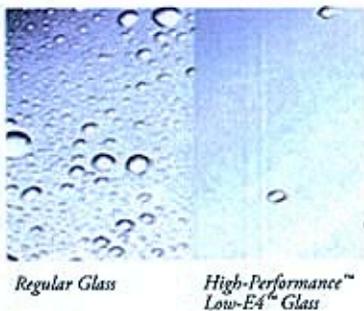
- Excellent choice for homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.

## STANDARD FEATURES

## DOUBLE-HUNG WINDOW



A sloped sill insert double-hung window corner section is shown here, though **standard features are the same as for flat sill insert or full-frame double-hung windows.**

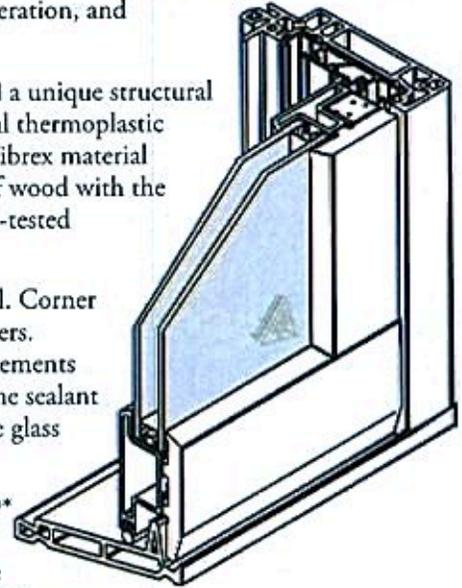


Regular Glass

High-Performance™  
Low-E4™ Glass

Described below are features that contribute to the double-hung window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

- **Frame** – Made of rigid Fibrex® material a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen®, Fibrex material combines the strength and stability of wood with the low-maintenance features of our time-tested Perma-Shield® cladding.
- **Sash** – Constructed of Fibrex material. Corner keys provide durable, watertight corners. The mortise and tenon joinery complements the frame. A high-performance silicone sealant provides a watertight seal between the glass and sash.
- **Glazing** – High-Performance™ LoE<sup>4</sup>\* glass with an inert, energy-efficient gas, is standard for every window. See Options on page 3-6 for other glass choices.



\*LoE<sup>4</sup> is a registered trademark of Cardinal IG Company.

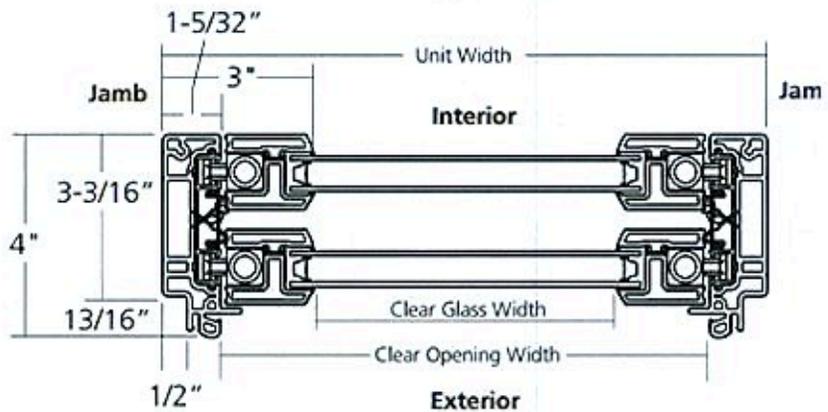
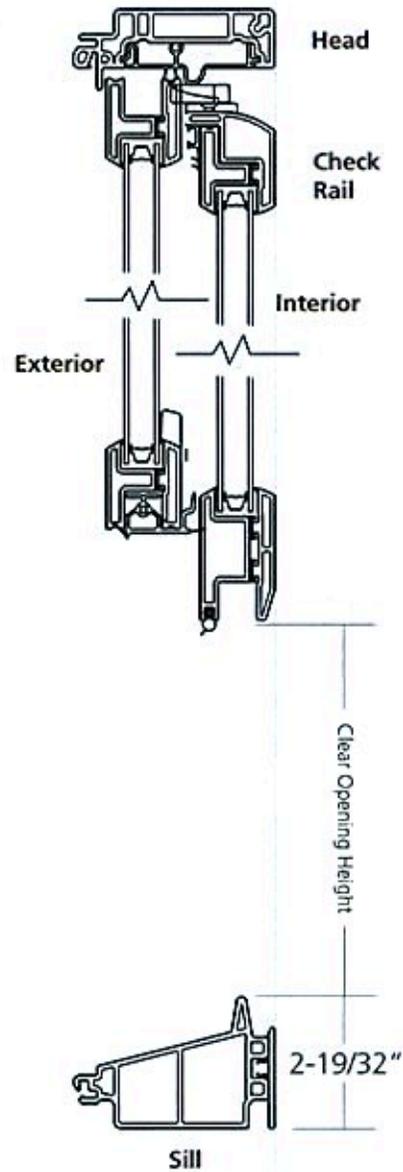
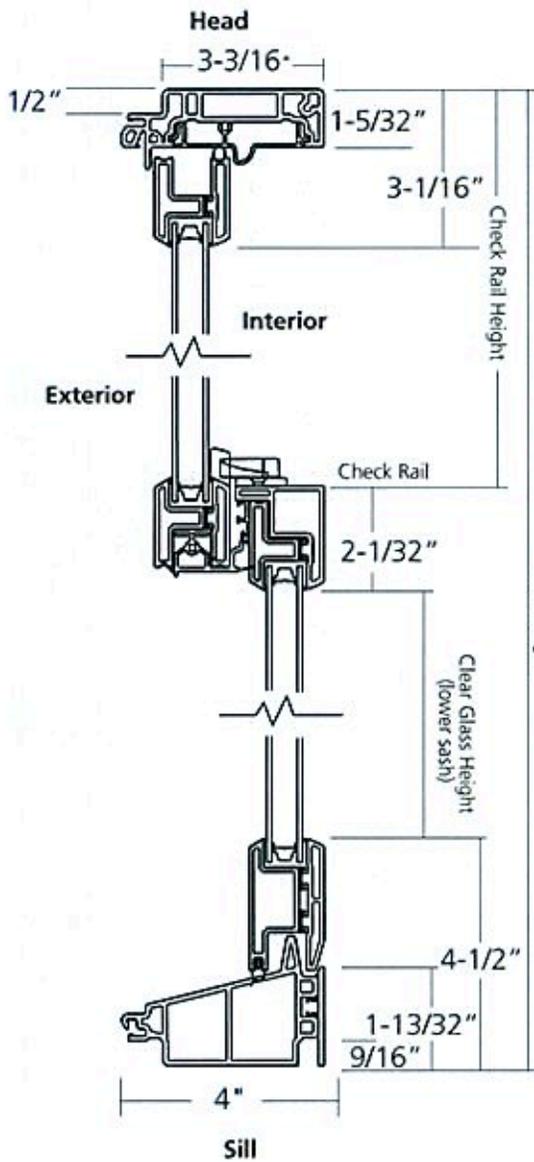
- **Glass spacer** – The patented low-conductivity spacer is made of stainless steel and resists heat transfer four to five times better than aluminum spacers used by many other manufacturers.
- **Low-maintenance exterior coating** – A highly durable microscopic coating of titanium dioxide (TiO<sub>2</sub>) is applied to the exterior glass surface during the glass manufacturing process. High-Performance Low-E4™ glass is self-activating by exposure to sunlight. When activated by sunlight, it loosens dirt, dust and organic material which are then washed away by rain. The glass dries faster and reduces water spotting by up to 99%. (See photo on this page.)

The unique exterior coating works similarly to a rechargeable battery. Once the coating is activated or "charged," it will hold its activation for some time. The more sunlight it receives, the better the activation. When re-exposed to sunlight, the coating will recharge after periods of lower sunlight levels.

**CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.**

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



Window profiles shown for measurement purposes.

# Carriage House Collection

## *Decorative Accents*

Customize your door with ornamental hardware

### 4 Choose your hardware:



Spear hinge



Arrow hinge



Fleur-de-Lis hinge



Lift handle

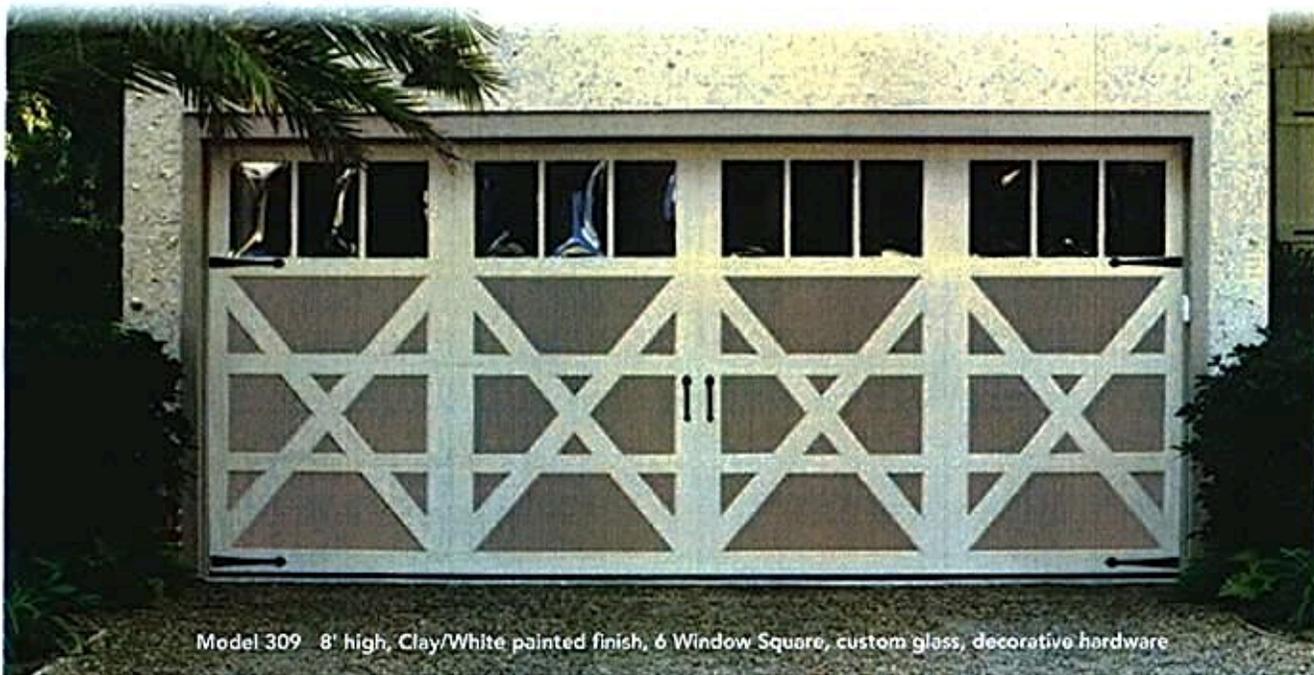


Pull handles



Hammered knockers

For more hardware options contact your Overhead Door Distributor or see our website.

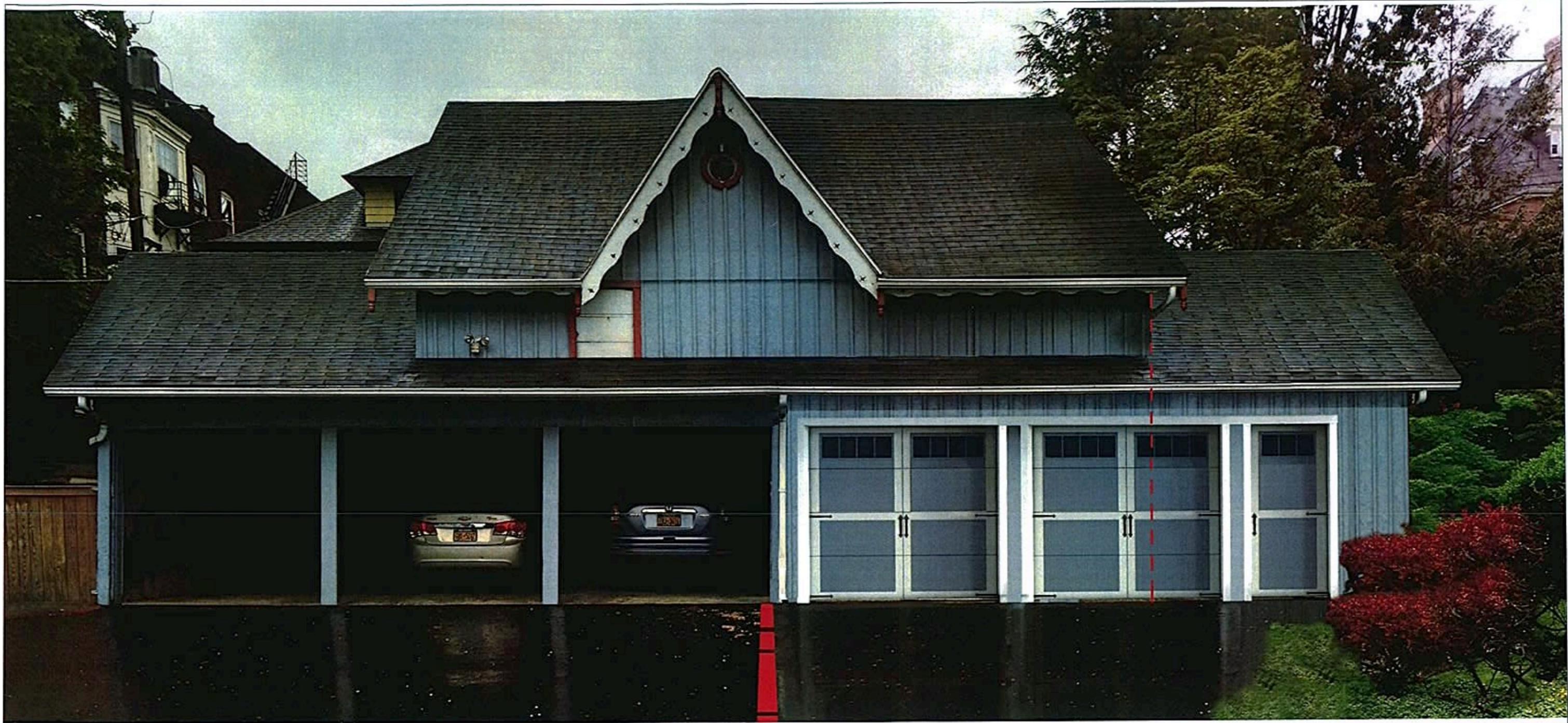


Model 309 8' high, Clay/White painted finish, 6 Window Square, custom glass, decorative hardware

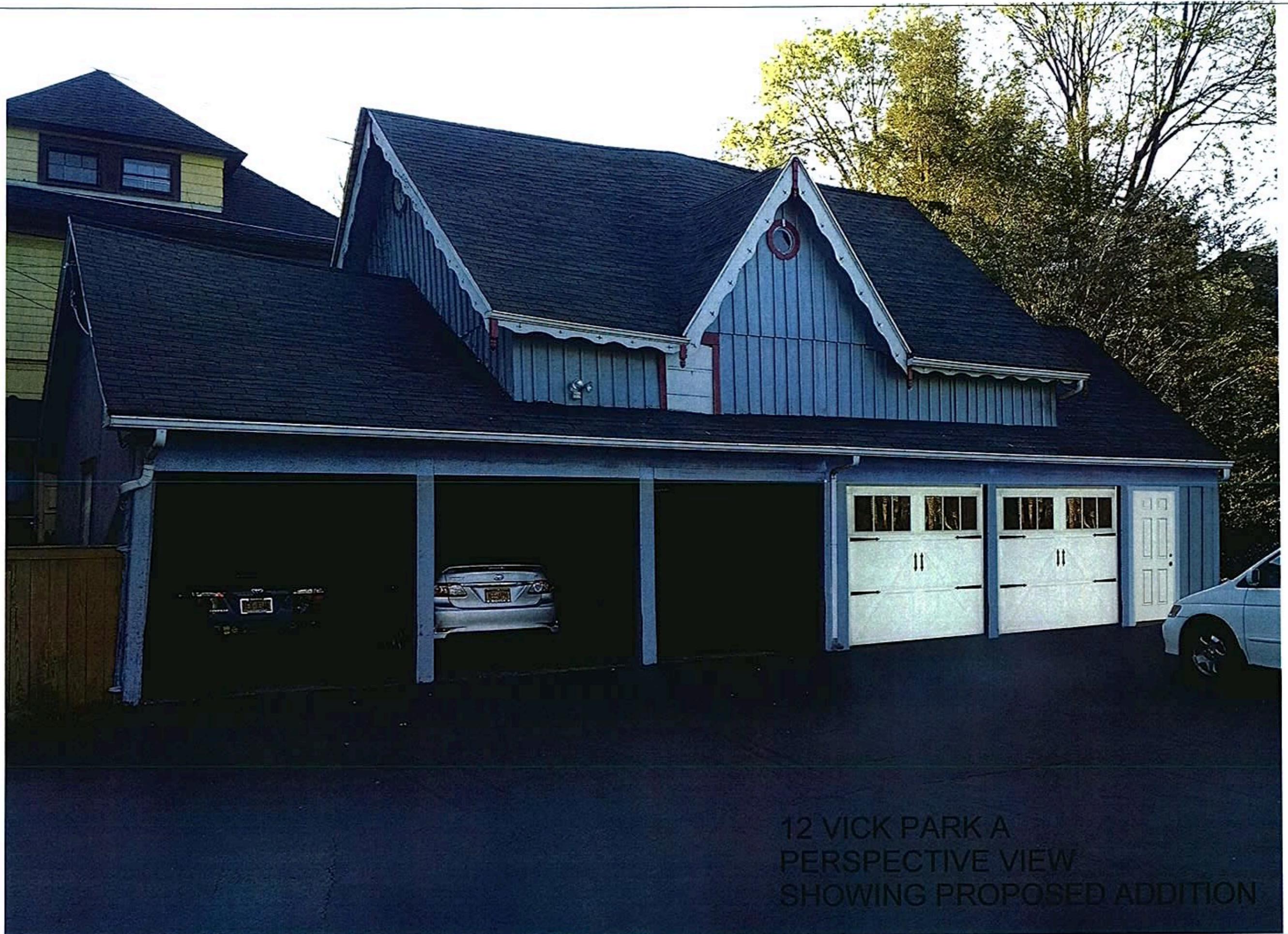
### 5 Choose your opener:



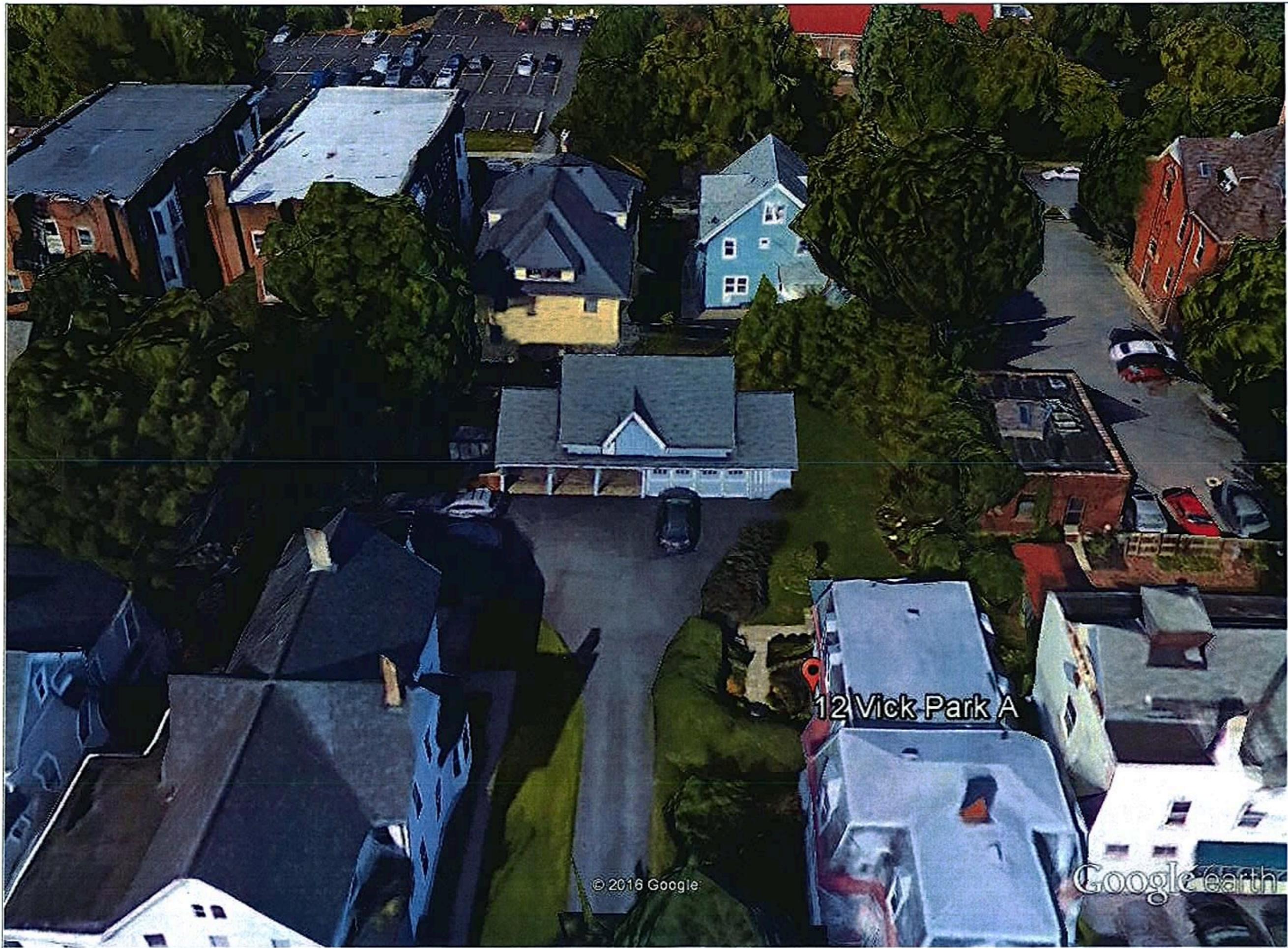
Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.



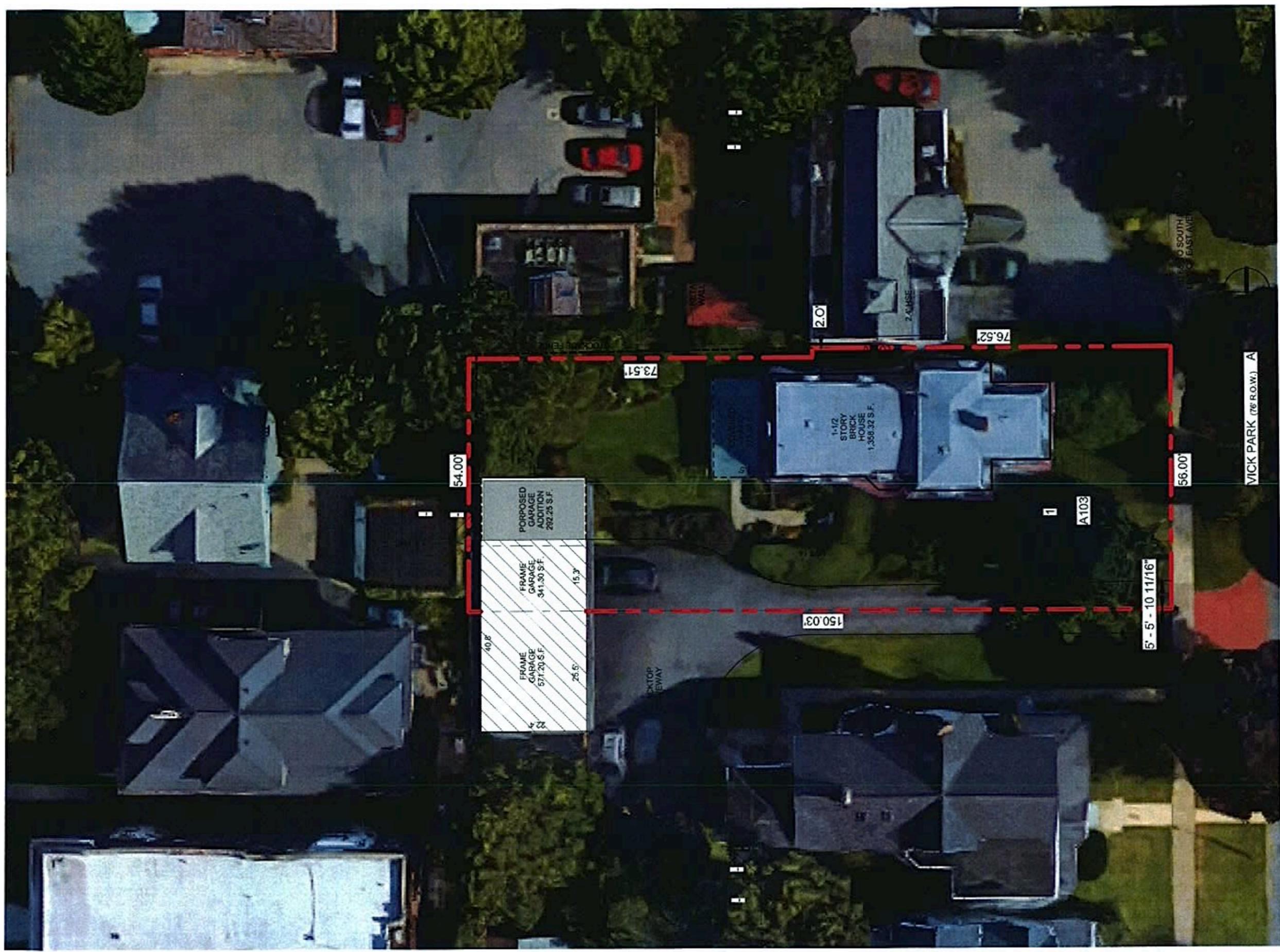
12 VICK PARK A  
EAST ELEVATION  
SHOWING PROPOSED ADDITION



12 VICK PARK A  
PERSPECTIVE VIEW  
SHOWING PROPOSED ADDITION



12 VICK PARK A  
BIRD'S EYE VIEW



LOT SIZE	- 8,254.67 S.F.
HOUSE	- 1,358.32 S.F.
COVERED PATIO	- 273.38 S.F.
EXG. GARAGE	- 341.30 S.F. (ON LOT)
BIT DRIVE	- 1071.06 S.F. (ON LOT)
PERCENT COVERED	- 37%
PROPOSED GARAGE ADDITION	- 292.25 S.F.
PERCENT COVERED	- 40%

# 12 VICK PARK A SITE PLAN

① SITE PLAN - PHOTO  
1" = 20'-0"



Vick Park A

12 VICK PARK A  
ARIEL VIEW

ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-046-15-16

566 East Avenue

**Applicant:** Gail Morrelle

**Zoning District:** PD16 Planned Development District  
East Avenue Preservation District

**Section of Code:** 120-194 Procedures Approved by the Preservation Board

**Project Description:** To construct a handicap ramp on the west side of the Century Club building.

**Environmental Action:** The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

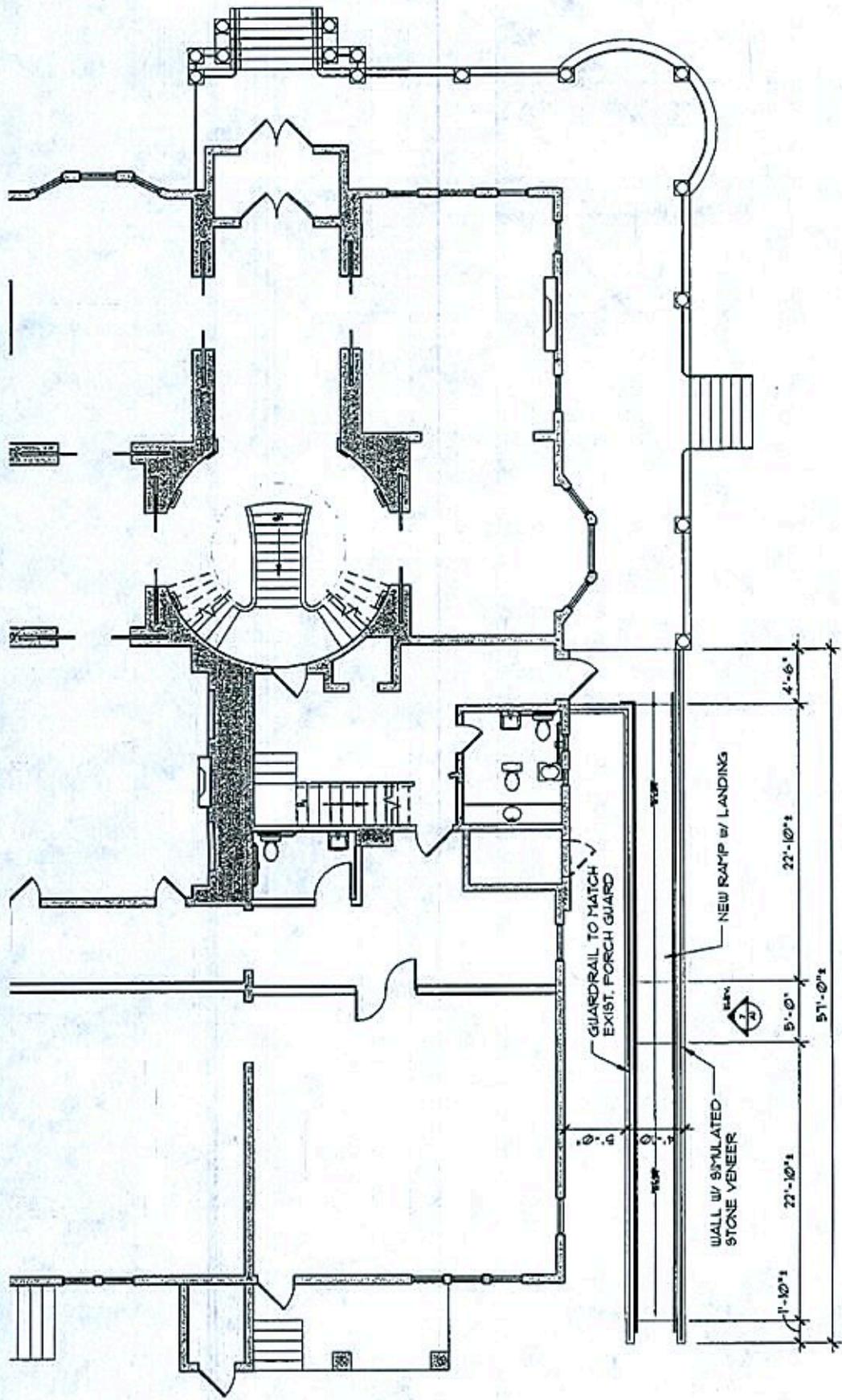
**Staff Planner:** Peter Siegrist, AIA

**Staff Comments:**

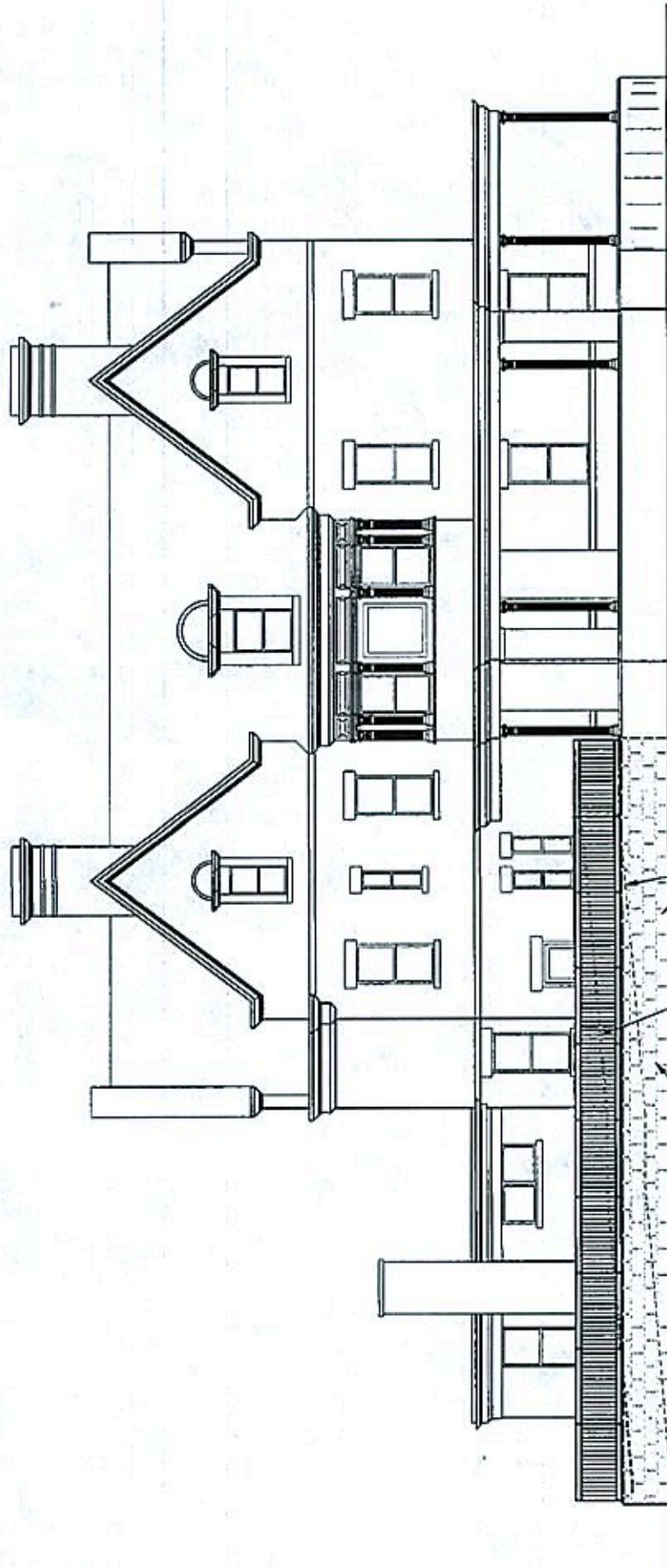
At its May 4 hearing, the Board approved changes to the carriage house and the removal of several trees, and conceptually approved the landscape plan. One leftover item is a proposed handicap ramp on the Strathallan Park side of the Century Building. The flanking walls would be built of simulated stone to mimic the stone base of the building, and the railing would match the one on the porch in appearance and elevation. See photographs of existing conditions in the landscape packet.

The landscape plan now shows more detail. While Sheet L-110 is hard to read, it mostly shows paver patterns. A larger set of plans will be available at the hearing. Note that any decision to modify the street curb is not ours to make.

One surprise--and a pleasant one, I think--is the addition of curved steps and cheek walls at the two walkways to the Century Club. They would be precast concrete to match the base of the building. Both will need to be built on the private side of the property line, which isn't clearly shown on the plan.



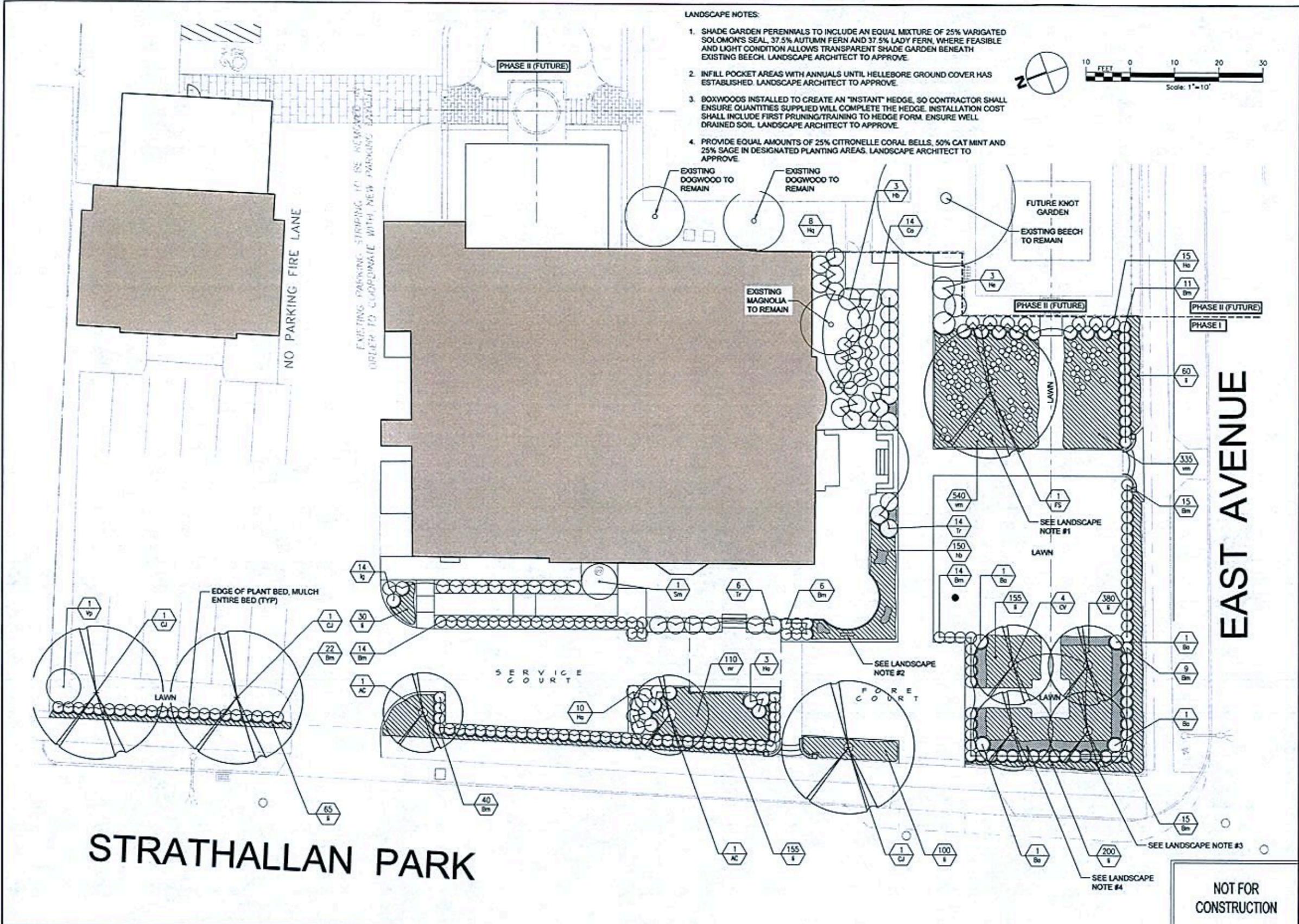
① FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



FILE NAME: K:\Projects\14008-00-Strathallan\Eng\14008-00-Strathallan\14008-Landscape\_Plan.dwg  
 USER: mrossetti  
 DATE: 5/2/2016 11:42:00 PM



- LANDSCAPE NOTES:**
1. SHADE GARDEN PERENNIALS TO INCLUDE AN EQUAL MIXTURE OF 25% VARIGATED SOLOMON'S SEAL, 37.5% AUTUMN FERN AND 37.5% LADY FERN, WHERE FEASIBLE AND LIGHT CONDITION ALLOWS TRANSPARENT SHADE GARDEN BENEATH EXISTING BEECH. LANDSCAPE ARCHITECT TO APPROVE.
  2. INFILL POCKET AREAS WITH ANNUALS UNTIL HELLEBORE GROUND COVER HAS ESTABLISHED. LANDSCAPE ARCHITECT TO APPROVE.
  3. BOXWOODS INSTALLED TO CREATE AN "INSTANT" HEDGE, SO CONTRACTOR SHALL ENSURE QUANTITIES SUPPLIED WILL COMPLETE THE HEDGE. INSTALLATION COST SHALL INCLUDE FIRST PRUNING/TRAINING TO HEDGE FORM. ENSURE WELL DRAINED SOIL. LANDSCAPE ARCHITECT TO APPROVE.
  4. PROVIDE EQUAL AMOUNTS OF 25% CITRONELLE CORAL BELLS, 50% CAT MINT AND 25% SAGE IN DESIGNATED PLANTING AREAS. LANDSCAPE ARCHITECT TO APPROVE.

# STRATHALLAN PARK

# EAST AVENUE

NOT FOR CONSTRUCTION

PROJECT	CENTURY CLUB 568 EAST AVENUE ROCHESTER, NY 14607
TITLE/DRAWING	LANDSCAPE PLAN
DRAWING NO.	L-120
SHEET 2 OF 4	
DATE	5/2/2016
DESCRIPTION	LANDSCAPE PLAN
BY	M. ROSSETTI
REV	1
REV	2
REV	3
REV	4
REV	5
REV	6
REV	7



PROJECT  
CENTURY CLUB  
568 EAST AVENUE  
ROCHESTER, NY 14607

DRAWING NO.  
**L-120**

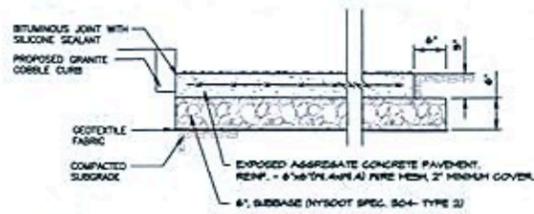
TITLE/DRAWING  
LANDSCAPE PLAN

DATE  
5/2/2016

PROJECT MANAGER  
M. ROSSETTI

DATE  
5/2/2016

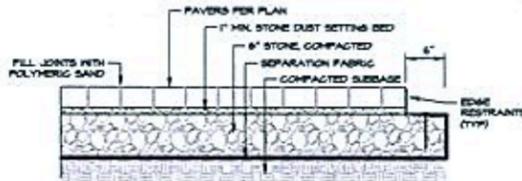
BY  
M. ROSSETTI



NOTE:

8. CONTRACTOR TO PROVIDE AND SUBMIT A MINIMUM OF THREE (3), 5-LB SAMPLES OF EXPOSED AGGREGATE FROM A LOCAL SUPPLIER AND INCLUDE INFORMATION ON AGGREGATE SOURCE, TYPE, COLOR, AND GRADATION OF AGGREGATE TO LANDSCAPE ARCHITECT.
9. SAMPLES TO INCLUDE A NATURAL ROUND STONE AND CRUSHED NATURAL ROUND STONE.
10. FINAL AGGREGATE COLOR SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT.

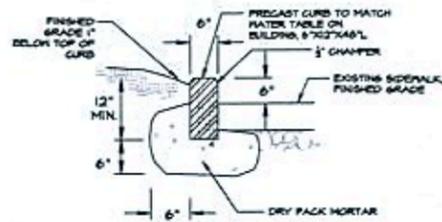
**1 EXPOSED AGGREGATE CONCRETE PAVING**  
L-500 NO SCALE



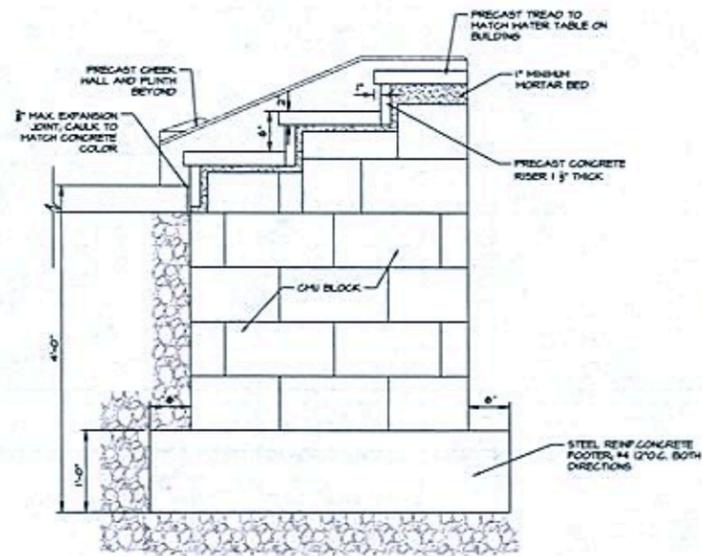
NOTE:

1. SEE PAVES PLAN ON SITE PLAN C-100 FOR SIZES AND PATTERNS.
2. PRELIMINARY PAVES CHOICE: UNLOCK & CAMPO, GRANITE COLOR

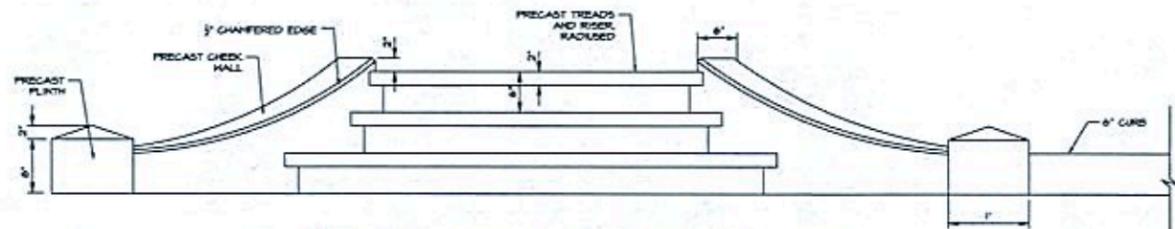
**2 PAVER DETAIL**  
L-500 NO SCALE



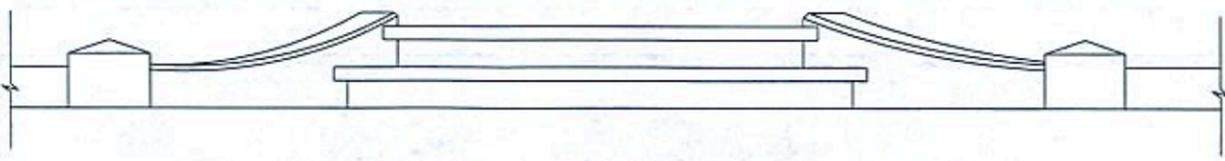
**3 PRECAST CURB DETAIL**  
L-500 NO SCALE



**4 EXPOSED AGGREGATE CONCRETE PAVING**  
L-500 SCALE 1/4"=1'-0"



**5 STAIR AND CHEEK WALL STRATHALLAN PARK ELEVATION**  
L-500 SCALE 1/4"=1'-0"



**6 STAIR AND CHEEK WALL EAST AVE ELEVATION**  
L-500 SCALE 1/4"=1'-0"

FILE NAME: I:\Projects\164008-00-Strathallan\164008-00-Strathallan\164008-00-Strathallan\164008-00-Strathallan.dwg  
DATE/TIME: 3/24/2016 12:41:08 PM  
USER: mrossetti

REV	DESCRIPTION	DATE	BY
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5			
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1			

COMPANY & TITLE <b>FISHER ASSOCIATES</b> P.E., L.L.D., P.E.	PROJECT NO. <b>164008</b>	PROJECT MANAGER <b>M. ROSSETTI</b>	DRAWN BY <b>M. ROSSETTI</b>	SCALE <b>AS SHOWN</b>	REVISION DATE <b>5/24/2016</b>
PROJECT <b>CENTURY CLUB</b> <b>568 EAST AVENUE</b> <b>ROCHESTER, NY 14607</b>					
TITLE <b>DETAILS</b>					
DRAWING NO. <b>L-500</b>					
SHEET 4 OF 4					

**NOT FOR CONSTRUCTION**



Exposed aggregate concrete with paver accents



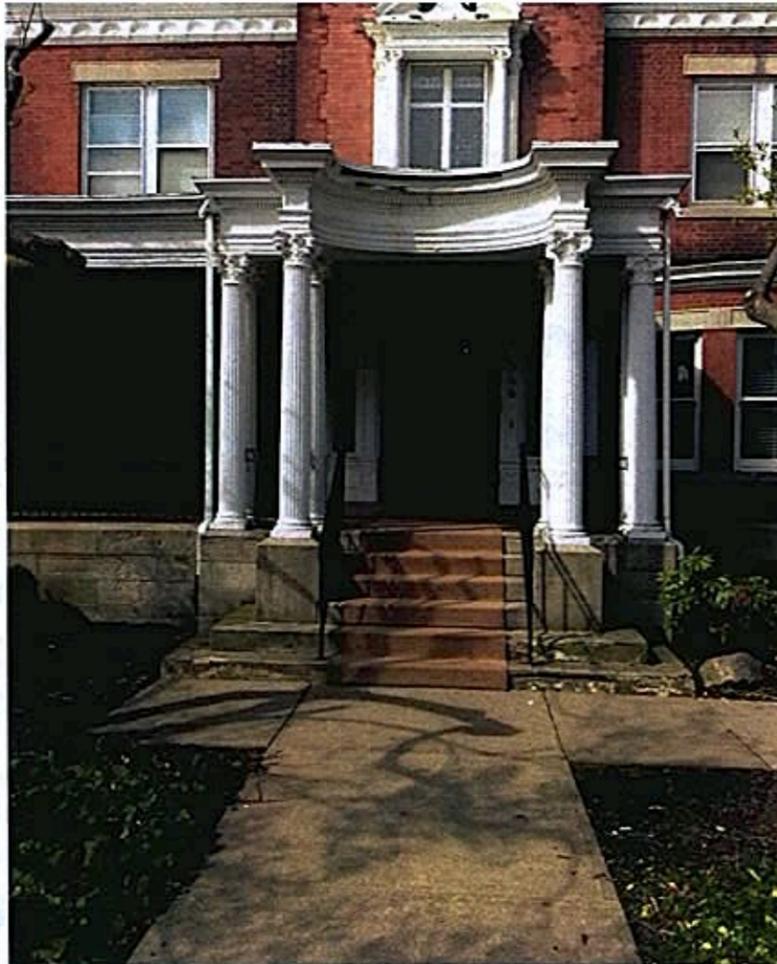
Exposed aggregate. Preferred color and texture.



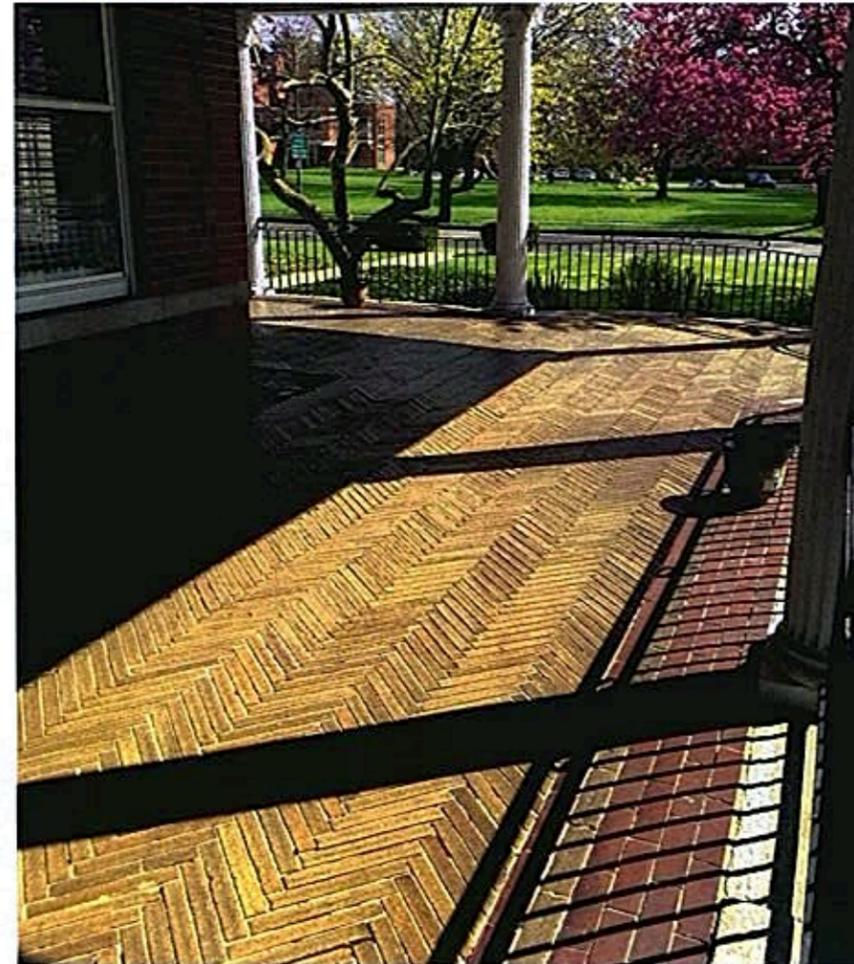
Exposed aggregate.  
Preferred color and texture.



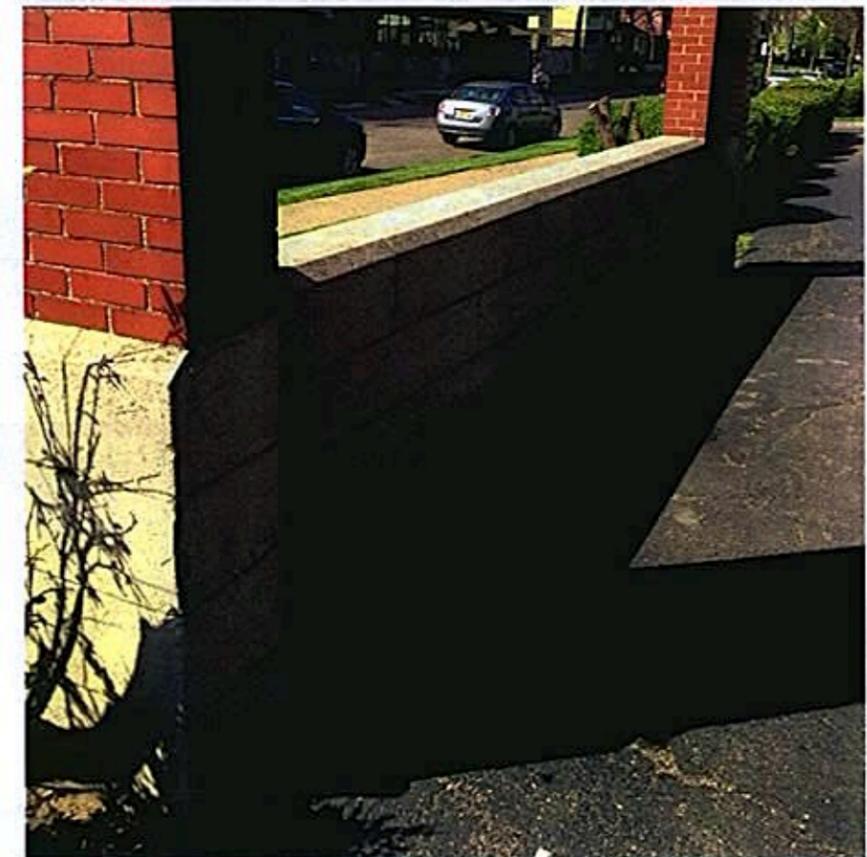
Preferred paver color  
and appearance.



Repair front stair in-kind



Repair and repoint in-kind.

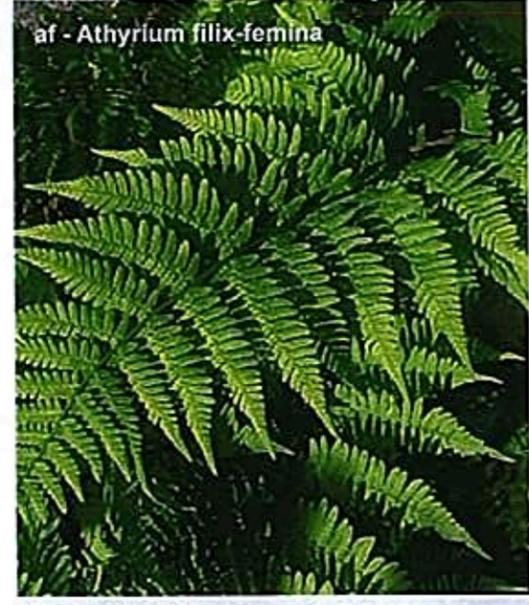


Existing Porte Cochere precast.

PLANT SCHEDULE						
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE & ROOT	SPACING	COMMENTS
<b>TREES</b>						
2	AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8-12' HT, B&B	AS SHOWN	MULTI-STEM, 3-5 LEADS
3	CJ	CERCOPHYLLUM JAPONICUM	KATSURA TREE	7'-3 1/2' CAL., B&B	AS SHOWN	SPECIMAN
4	CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	12-14' HT, B&B	AS SHOWN	SPECIMAN
1	FG	FAGUS GRANDIFOLIA	AMERICAN BEECH	4' CAL. MIN., B&B	AS SHOWN	SPECIMAN
<b>SHRUBS</b>						
4	Ba	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	#3 CONTAINER	36" O.C.	
148	Bm	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTERGREEN'	BOXWOOD 'WINTERGREEN'	30" HT, B&B	30" O.C.	SEE NOTE BELOW
14	Ca	CLETHRA ALNIFOLIA 'HUMMING BIRD'	SWEET PEPPERBUSH	27" HT, #5 CONTAINER	30" O.C.	
28	Ha	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	30" HT, #7 CONTAINER	3' O.C.	
3	Hb	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	24" HT, #5 CONTAINER	3' O.C.	
3	Hc	HYDRANGEA MACROPHYLLA 'BIG DADDY'	BIG DADDY HYDRANGEA	36" HT, B&B	4' O.C.	
8	Hd	HYDRANGEA QUERIFOLIA 'SNOW QUEEN'	OAK LEAF HYDRANGEA	36" HT, B&B	4' O.C.	
14	Ia	ILEX GLABRA 'SHAMROCK'	SHAMROCK HIBERNICA	30" HT, #7 CONTAINER	3' O.C.	
1	Sm	SPIREA X VANHOUTTEI	VAN HOUTTE SPIREA	36" HT, B&B	5' O.C.	
20	Tr	TAXUS SACCATATA REPANDENS	ENGLISH SPREADING YEW	#5 CONTAINER	42" O.C.	
1	Va	VIBURNUM PUCATUM TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	36" HT, B&B	5' O.C.	
<b>PERENNIALS</b>						
TBD	af	ATHYRIUM FILIX-FEMINA	LADY FERN	#1 CONTAINER	18" O.C.	
TBD	de	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	AUTUMN FERN	#1 CONTAINER	18" O.C.	
150	Hh	HELLEBORUS X HYBRIDUS 'WHITE LADY'	WHITE LADY HELLEBORE	#1 CONTAINER	15" O.C.	
TBD	li	HELIOPSIS SCITRONELLA	CITRONELLA CORAL BELLS	#2 CONTAINER	18" O.C.	
1155	li	LIRIOPE MUSCARI	LIRIOPE	#1 CONTAINER	8" O.C.	
110	nr	NEPETA RACEMOSA 'WALKER'S LOW'	CATMINT	#1 CONTAINER	18" O.C.	
TBD	pf	POLYGONATUM FALCATUM VARIEGATUM	VARGATED SOLOMONS SEAL	#1 CONTAINER	12" O.C.	
TBD	sn	SALVIA NEMOROSA 'MAY NIGHT'	WOOD SAGE	#1 CONTAINER	24" O.C.	
873	vm	VINCA MINOR	MYRTLE	CLUMP	12" O.C.	



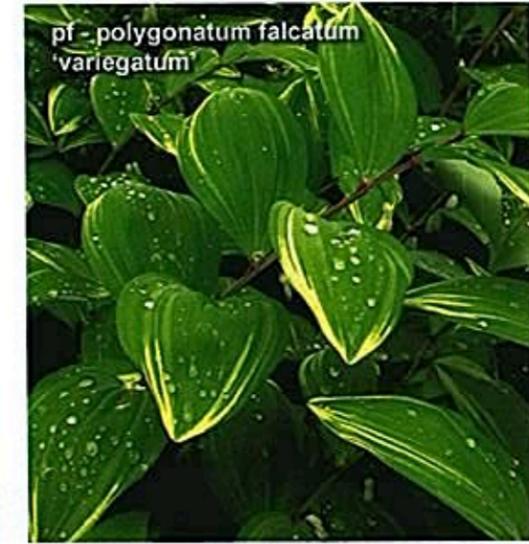
nr - nepeta racemosa 'walkers low'



af - Athyrium filix-femina



sn - salvia nemorosa 'may night'



pf - polygonatum falcatum 'variegatum'



li - liriope muscari



de - Dryopteris erythrosora 'brilliance'



vm - vinca minor



AC - Amerlanchier canadensis



Hq - Hydrangea quercifolia 'snow queen'



FG - Fagus grandifolia



CV - Crataegus viridis 'Winter King'



CJ - Cercidiphyllum japonicum



Vp - Viburnum plicatum tomentosum 'shasta'



Ha - Hydrangea arborescens 'annabelle'



Ca - Clethra alnifolia 'humming bird'



Tr - Taxus baccata repandens



He - Hydrangea macrophylla 'endless summer'



Bm - Buxus microphylla var. japonica 'wintergreen'



Ig - Ilex glabra 'Shamrock'



hh - Helleborus x hybridus 'White Lady'

ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-047-15-16

586-600 East Avenue

**Applicant:** Gail Morrelle

**Zoning District:** PD16 Planned Development District  
East Avenue Preservation District

**Section of Code:** 120-194 Procedures Approved by the Preservation Board

**Project Description:** To demolish the parking lot at #586 and the building at #600, and construct a 3-4 story apartment and office building and implement a landscaping plan.

**Environmental Action:** The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

**Staff Planner:** Peter Siegrist, AIA

**Staff Comments:**

At its hearing of May 4, the Board found that removing the parking lot at 586 East Avenue, the building at 600 East Avenue and 5 trees is appropriate to the historic visual character of the property and preservation district. The Board found that the garden and replacement building are conceptually appropriate, and requested that the applicant return to a future hearing with additional details.

Minutes from the May 4 hearing

Architect David Hanlon introduced the project, stating that the massing is similar to what the Board had seen before, and that materials have been selected. He requested approval to demolish the existing building and parking lot, and for conceptual approval of the proposed building. Architect Steve Cullum described the materials as including 12" Roman brick and ACM panels and column wrap.

Landscape architect Michael Rossetti of Fisher Associates presented a landscape plan. He stated that materials are still to be determined, and that he would return with those and more detail. At this point, he is concentrating on a plan for tree removal and preservation. He presented recent findings by Urban Forestry LLC that discusses conditions of the trees.

Mr. Rossetti stated that the most important tree is the large beech, which will be retained despite having bleeding cankers and signs of fungal and insect problems. He stated that the next most important tree is a horse chestnut at the corner of East Avenue and Goodman Street. The arborist found it to be in good health, but in need of pruning. This tree will be retained.

Mr. Rossetti requested approval to remove the following 5 trees:

1. A Silver Linden on the east side the driveway from East Avenue. The tree appears to have been girdled, but was actually grafted early on. It looks odd, is hollow and is in serious distress;
2. Two magnolias in front of the Century Club that are too large and close to the building and are damaging the roof;
3. A Norway spruce on the west side of the driveway from East Avenue that is in good health but is not in keeping with architecture of the proposed Victorian garden;
4. A Kwanzon Cherry on the east side of the Century Club is declining and has some rot.

Board member Cain noted that a tree behind the carriage house was removed last fall without the Board's approval. He stated that there are two remaining trees in this area that don't appear on the site plan. He asked that any other removals come before the Board. Mr. Rossetti acknowledged this request.

John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association (PMNA), testified in support of the application, stating that his organization approves the demolition of the existing building and the concept of the replacement building. He stated that the plan is spectacular, and that everything works well together.



**HANLON**  
HANLON ARCHITECTS

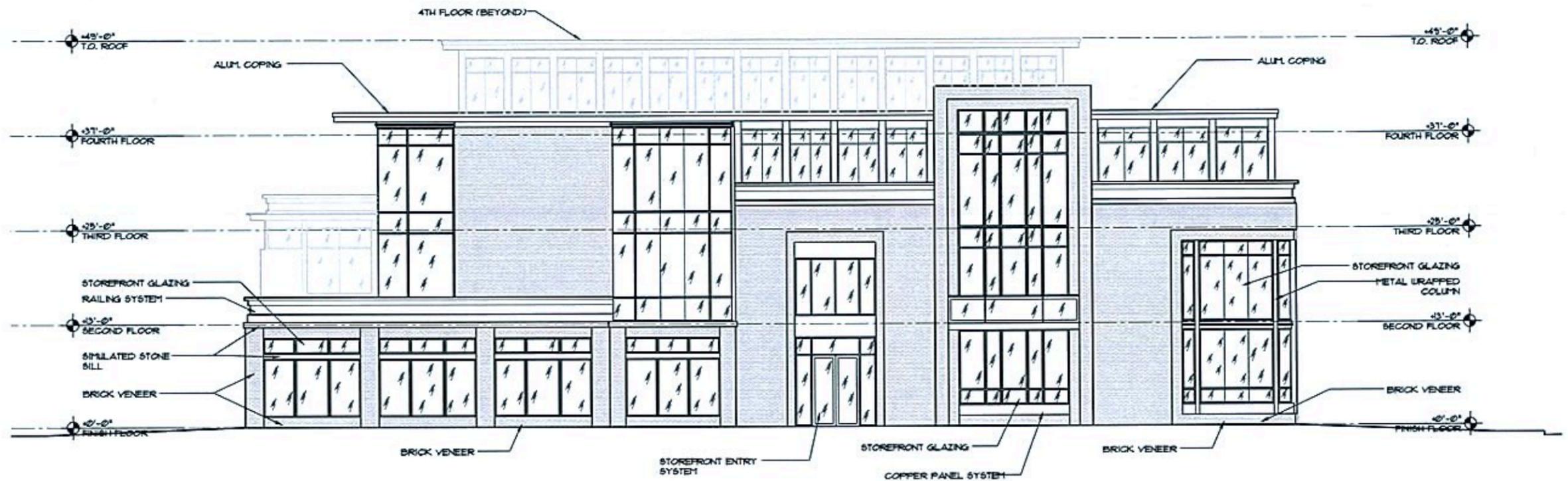
**600 EAST AVENUE  
ROCHESTER**



**HN**  
HANLON ARCHITECTS

600 EAST AVENUE  
ROCHESTER





**SOUTH ELEVATION**  
SCALE: 1"=15'-0"



**SOUTH ELEVATION w/ CONTEXT**  
SCALE: 1"=40'-0"



**MORGAN CHRISTA MIXED USE BUILDING**

600 EAST AVENUE, ROCHESTER, NEW YORK

DATE:  
REVISION:

RESERVATION  OAR  5.24.16

05-24-16

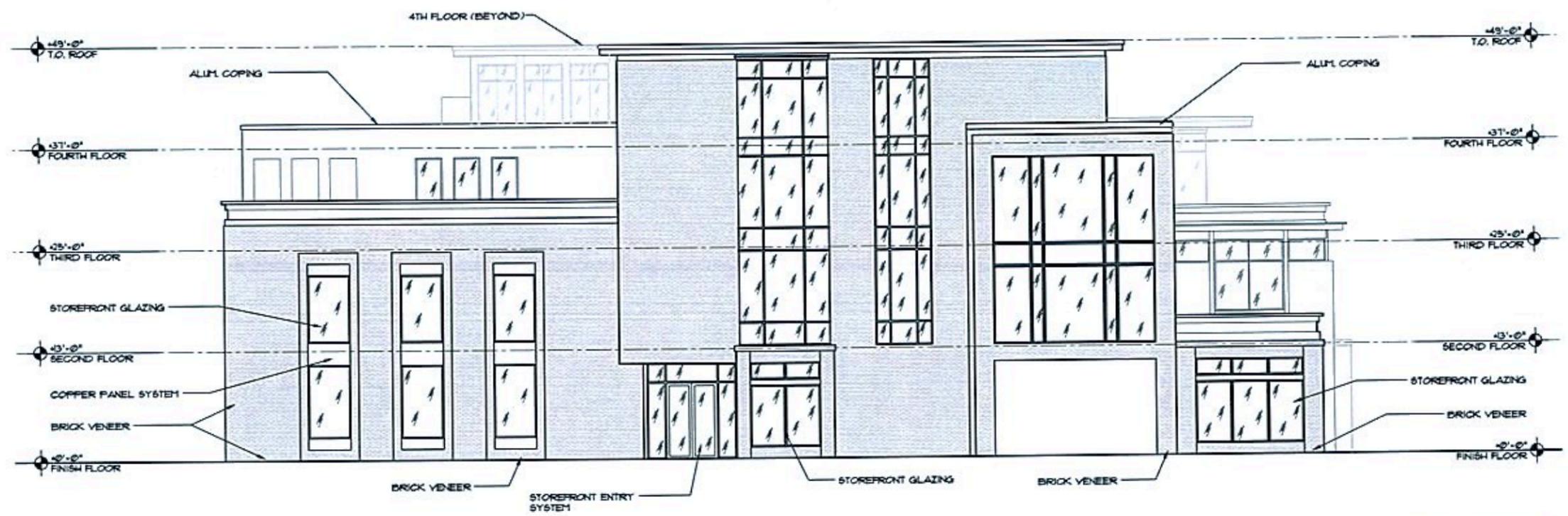
PROJECT NO:

B-069

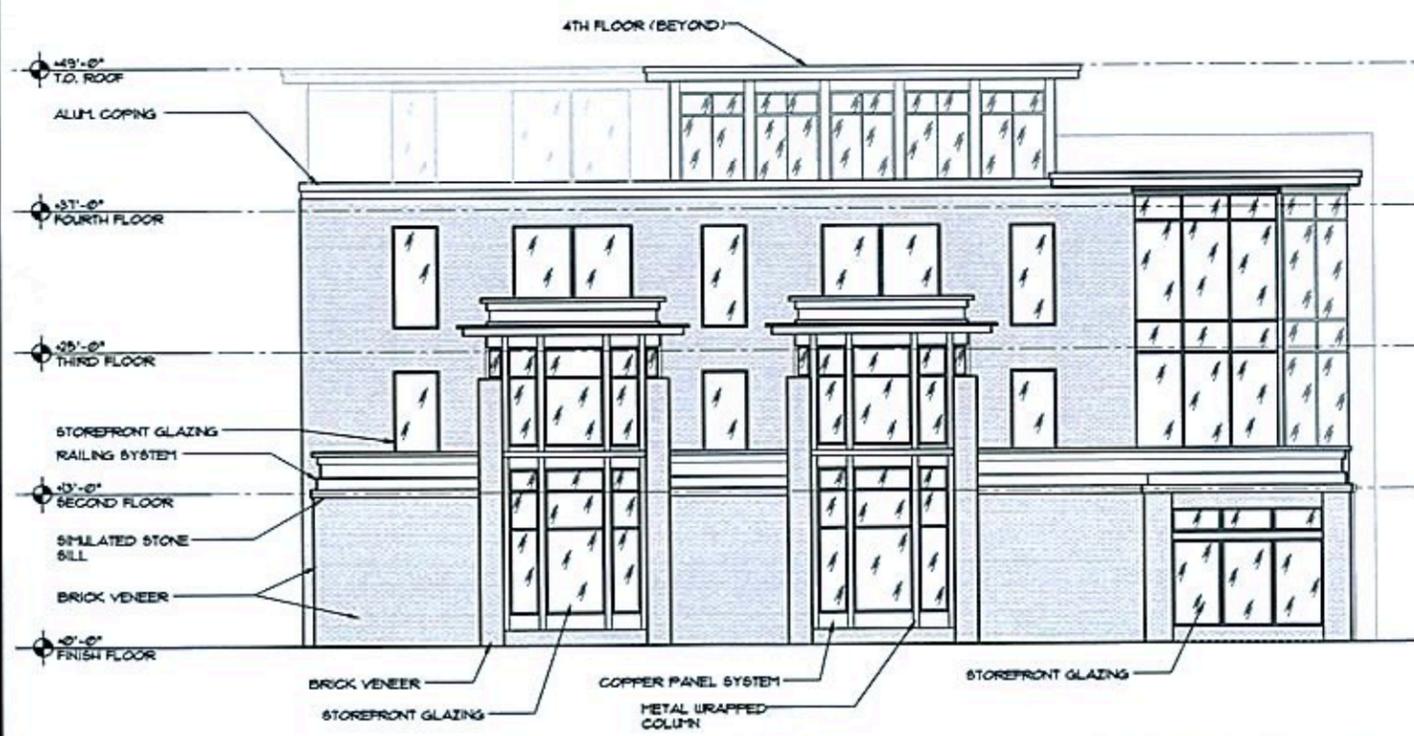
ELEVATIONS

DRAWING TITLE:

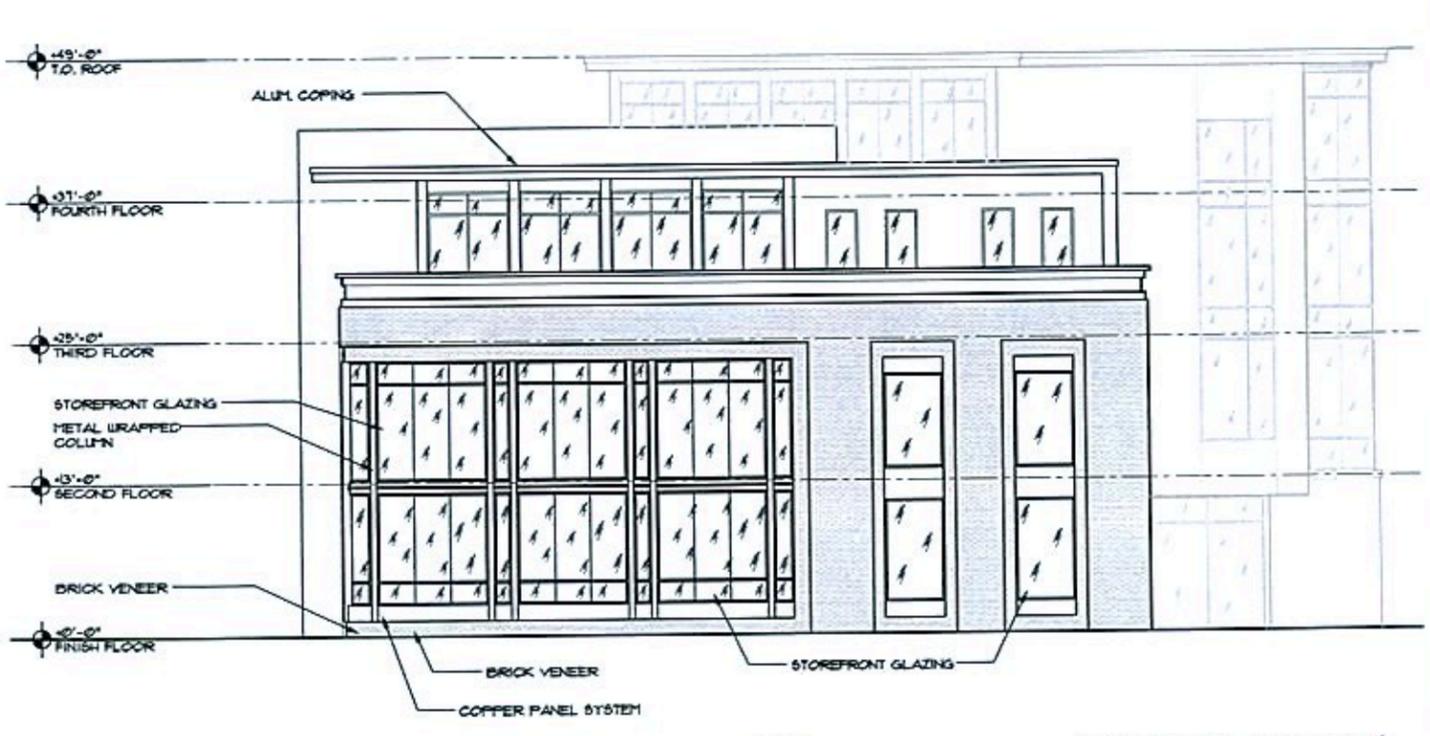
SHEET NO:



① NORTH ELEVATION  
SCALE: 1"=15'-0"



① WEST ELEVATION  
SCALE: 1"=15'-0"



① EAST ELEVATION  
SCALE: 1"=15'-0"

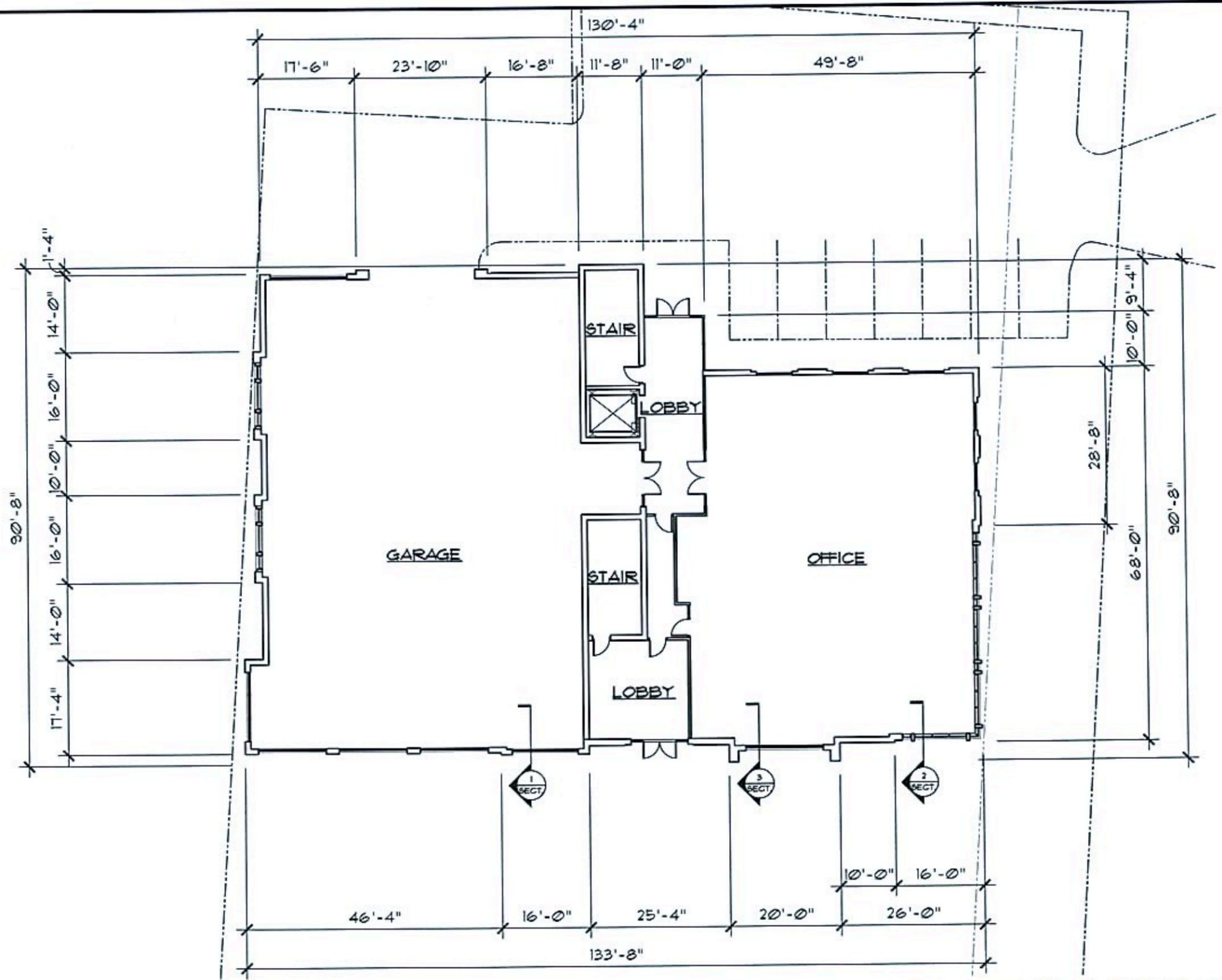
**MORGAN CHRISTA MIXED USE BUILDING**  
600 EAST AVENUE, ROCHESTER, NEW YORK

DATE: 05-24-16 PROJECT NO: B-069  
REVISION:  RESERVATION  OAR  5/24/16

DRAWING TITLE: ELEVATIONS

SHEET NO:





① GROUND FLOOR PLAN  
SCALE: 1"=20'-0"



MORGAN CHRISTA MIXED USE BUILDING

600 EAST AVENUE, ROCHESTER, NEW YORK

DATE:  
REVISION:

RESERVATION OAR 5/24/16

05-24-16

PROJECT NO:

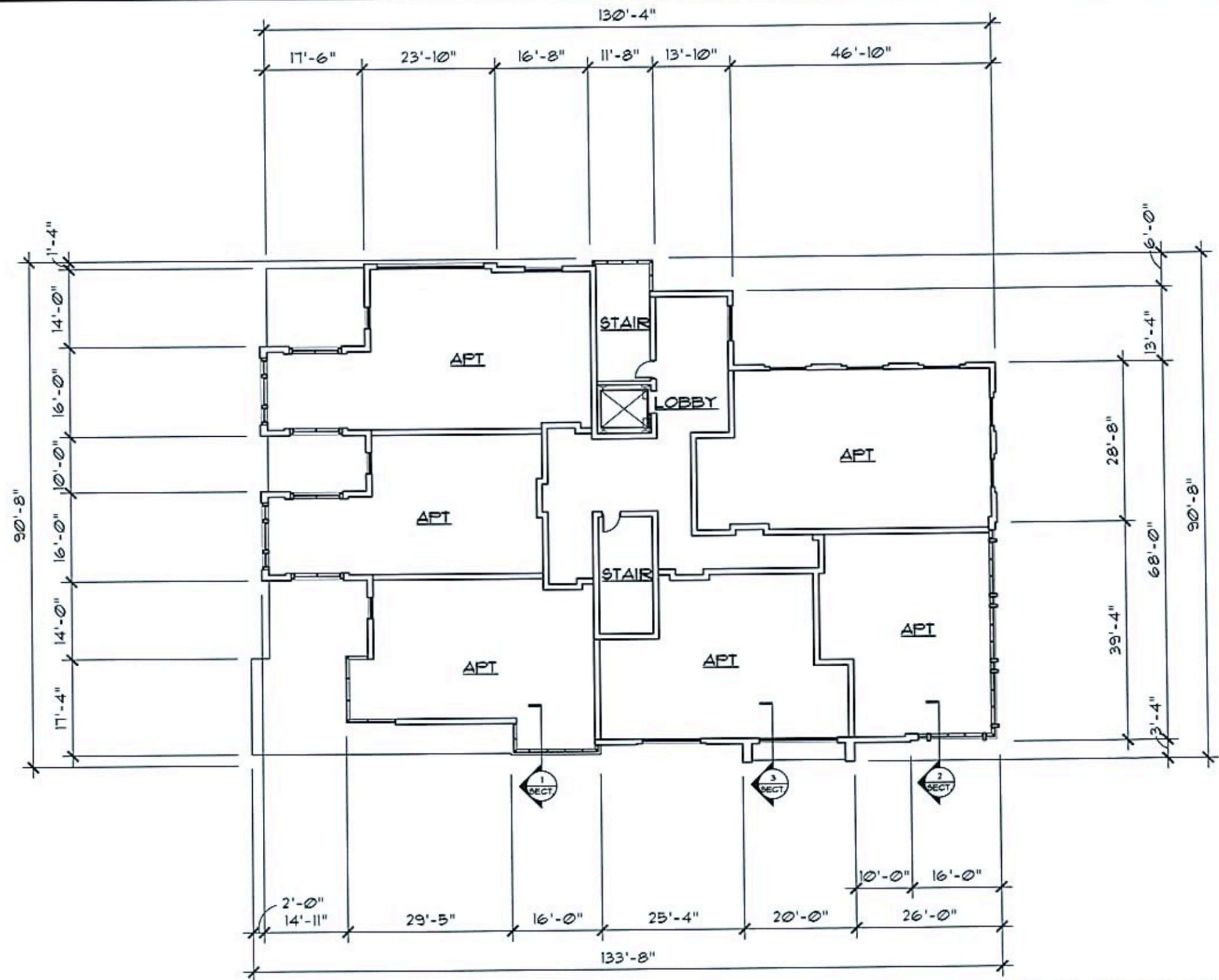
B-069

GROUND FLOOR PLAN

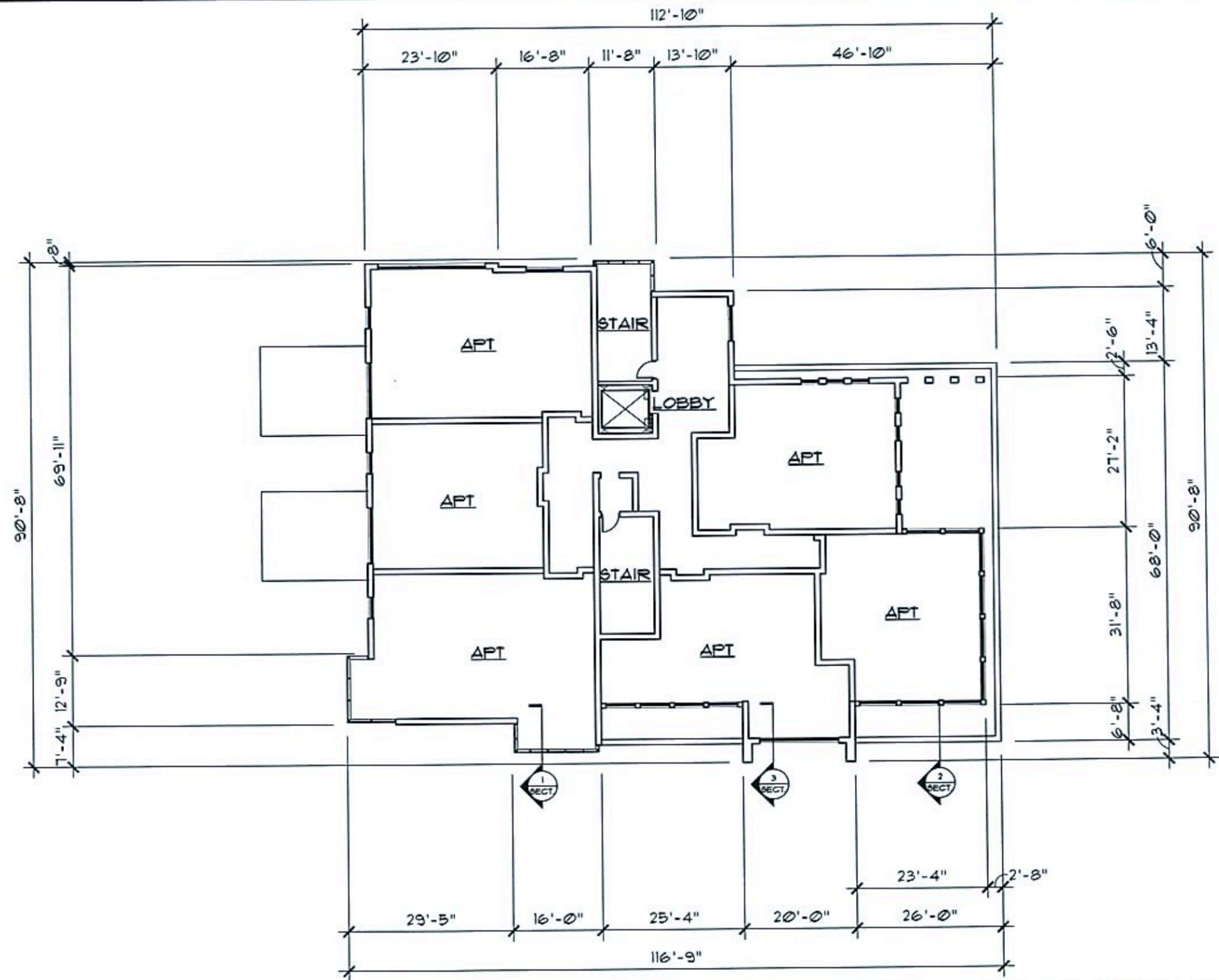
DRAWING TITLE:

SHEET NO:

100 UNIVERSITY AVENUE  
ROCHESTER, NY 14607  
WWW.HARLONARCHITECTS.COM



① SECOND FLOOR PLAN  
SCALE: 1"=20'-0"



① THIRD FLOOR PLAN  
SCALE: 1"=20'-0"



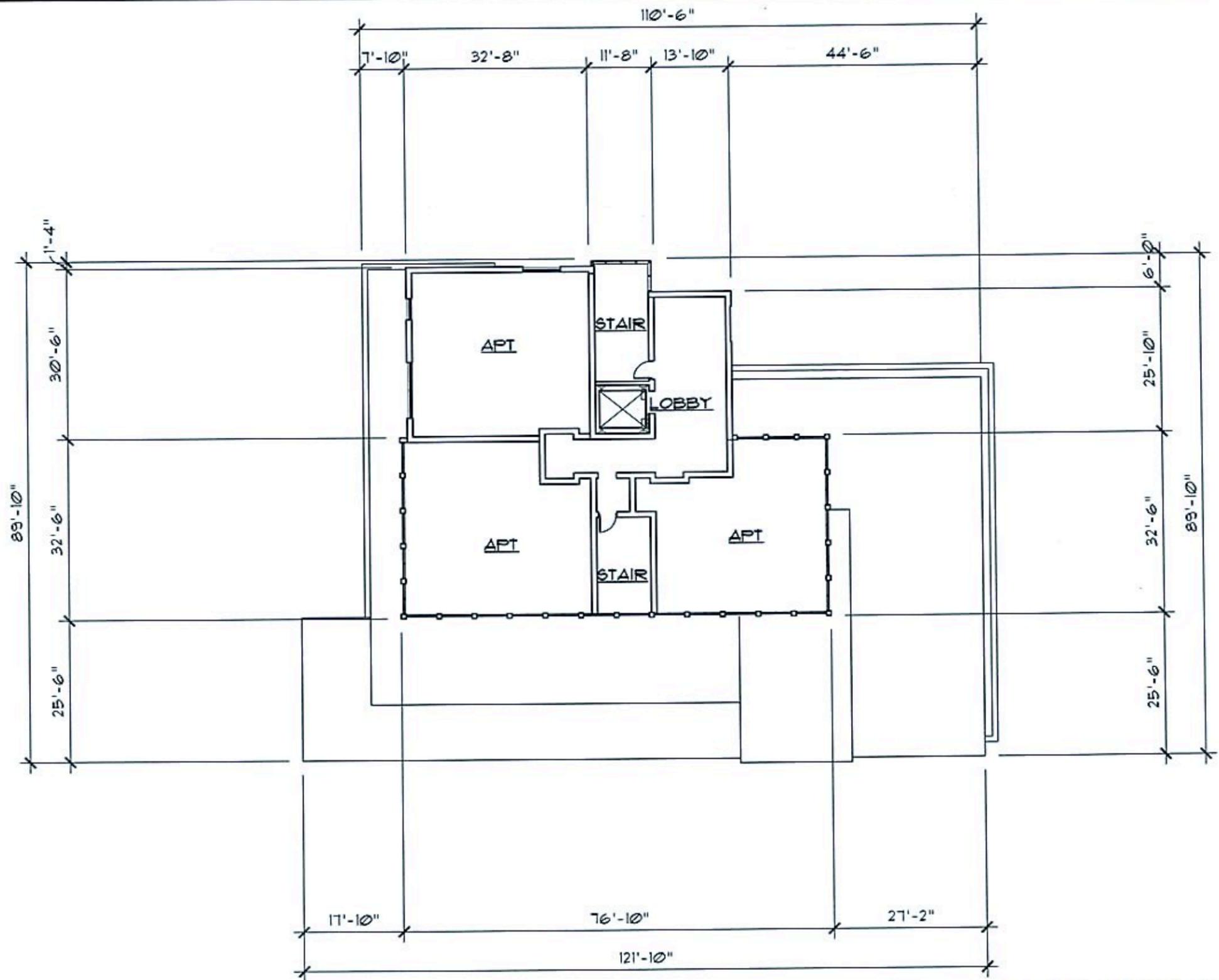
MORGAN CHRISTA MIXED USE BUILDING  
600 EAST AVENUE, ROCHESTER, NEW YORK

DATE: 05-24-16 PROJECT NO: B-069  
REVISION:  RESERVATION  OAR  5/24/16

THIRD FLOOR PLAN  
DRAWING TITLE:

SHEET NO:

100 UNIVERSITY AVENUE  
ROCHESTER, NY 14607  
WWW.HANLONARCHITECTS.COM  
T: 585.221.6446  
F: 585.962.8271



① FOURTH FLOOR PLAN  
SCALE: 1"=20'-0"



100 UNIVERSITY AVENUE  
ROCHESTER, NY 14607  
WWW.HANLONARCHITECTS.COM

MORGAN CHRISTA MIXED USE BUILDING

600 EAST AVENUE, ROCHESTER, NEW YORK

DATE: 05-24-16 PROJECT NO: B-069

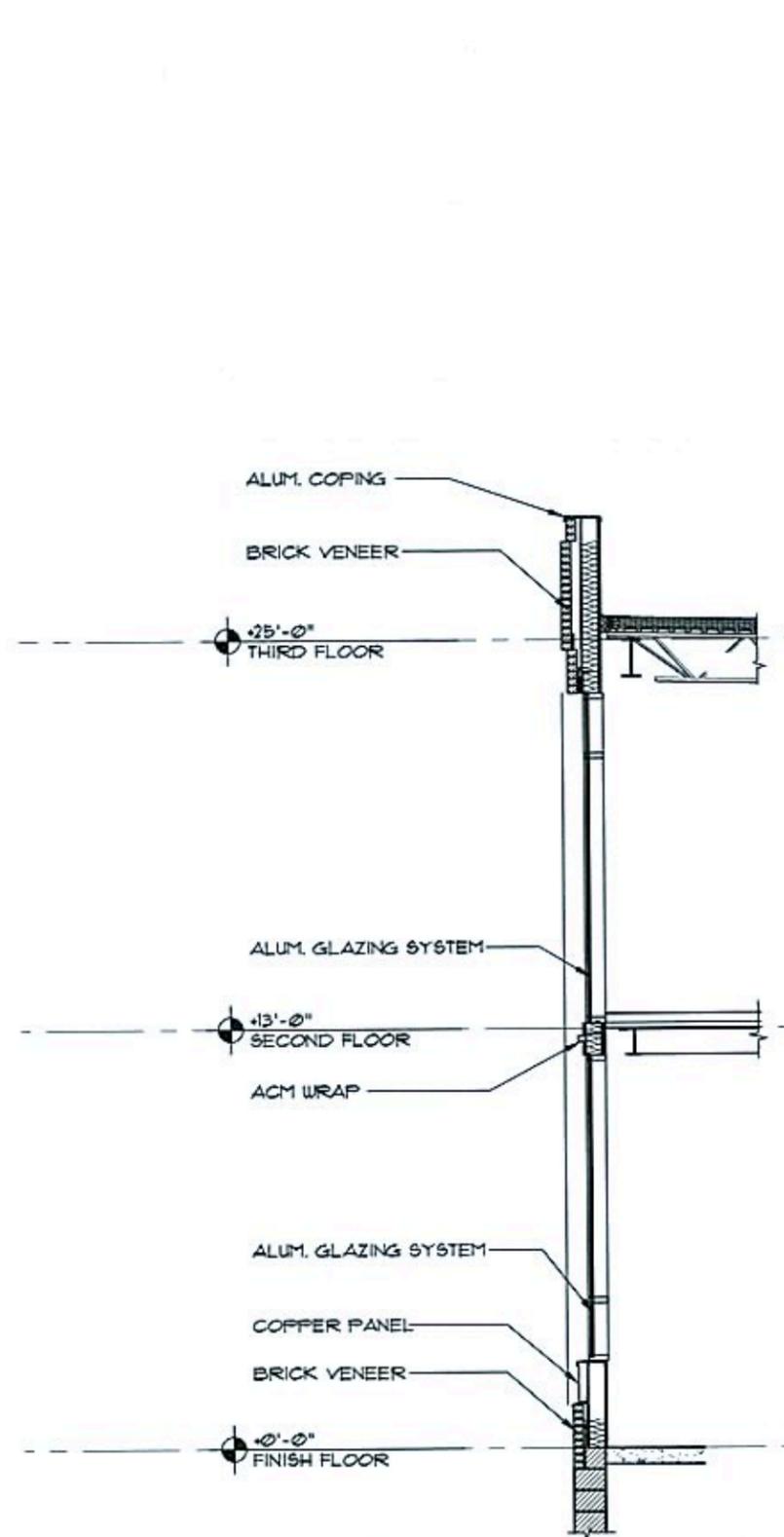
REVISION:

RESERVATION  OAR  5.24.16

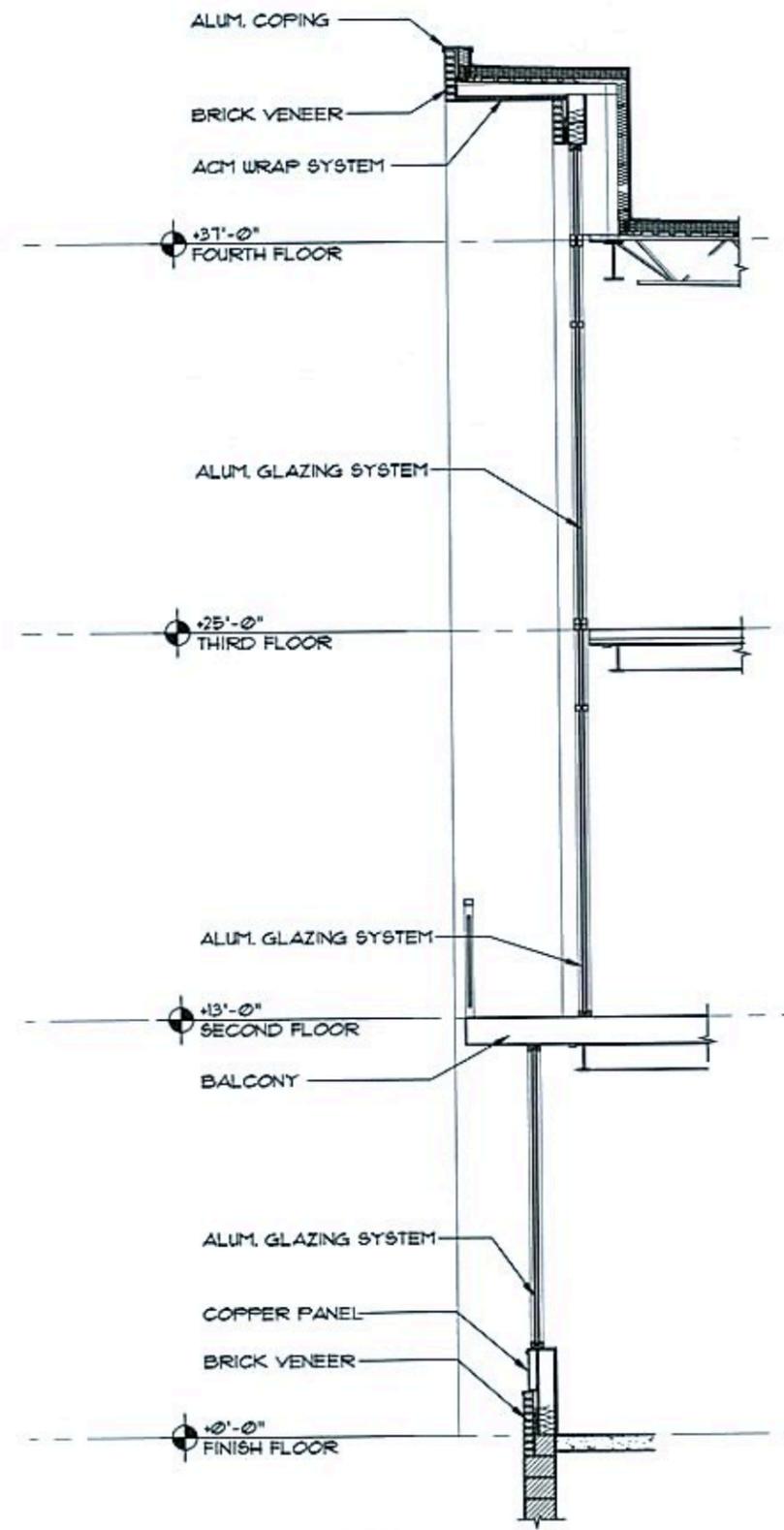
FOURTH FLOOR PLAN

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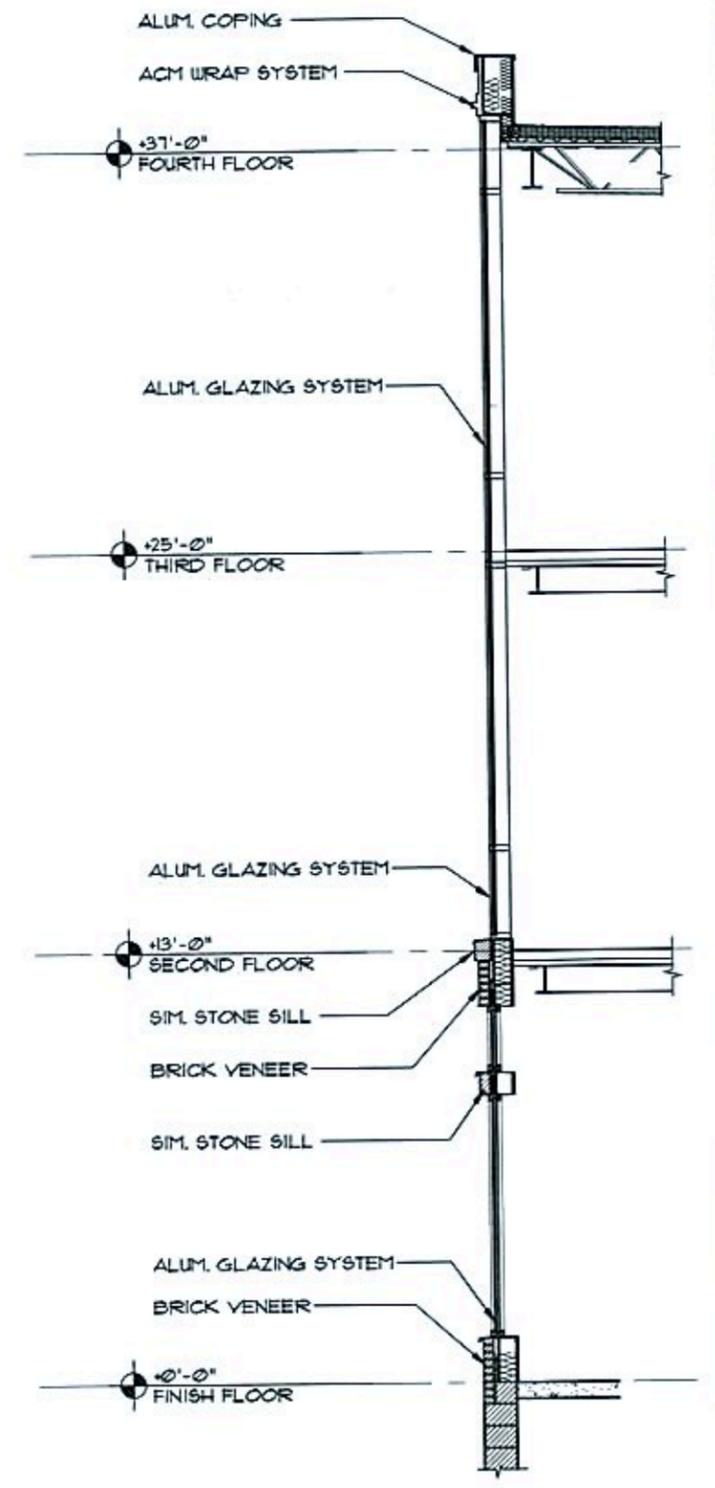
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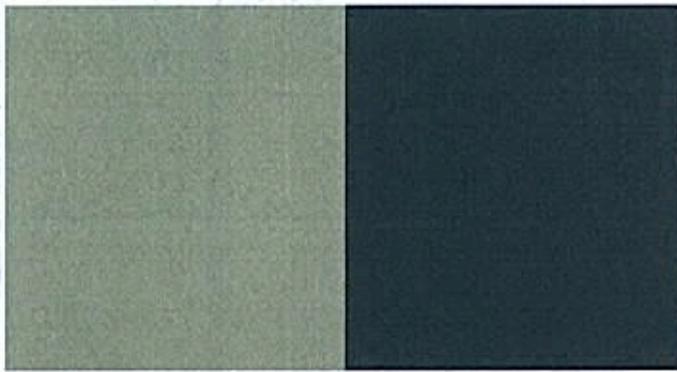
2 WALL SECTION  
SCALE: 3/16" = 1'-0"



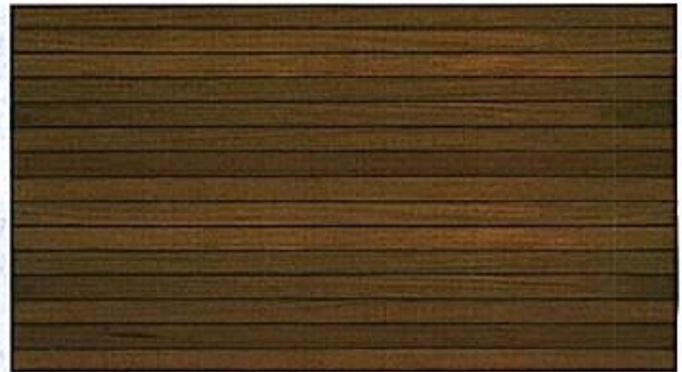
2 WALL SECTION  
SCALE: 3/16" = 1'-0"



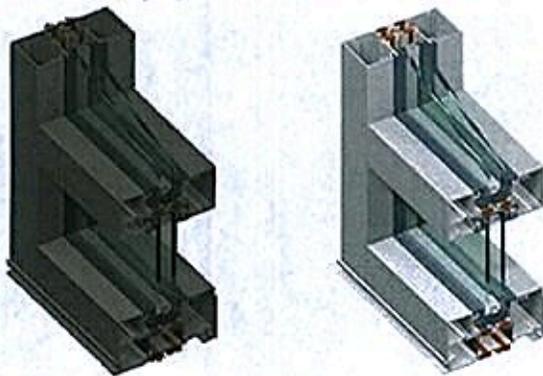
1 WALL SECTION  
SCALE: 3/16" = 1'-0"



ACM Panel:  
Dri-Design,  
Silver (L), Charcoal (R)



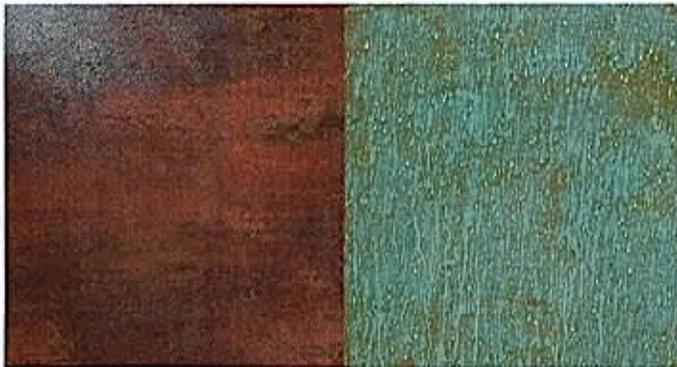
Wood:  
Western Red Cedar,  
stained to match



Aluminum Storefront:  
Kawneer, Trifab 451T,  
Night Hawk Gray (L), Clear (R)



Accent Brick:  
Endicott Clay Products,  
Grey Blend



Dri-Design:  
Copper Panel



Field Brick:  
Endicott Clay Products,  
Light Grey Blend

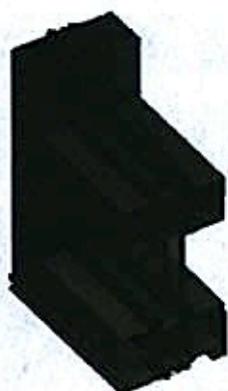
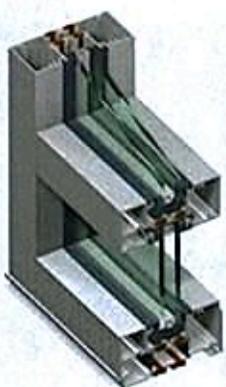
**600 EAST AVENUE**  
**MIXED-USE BUILDING:**  
**MATERIALS BOARD**



Windows (Spa):  
Anderson 400 Series, White



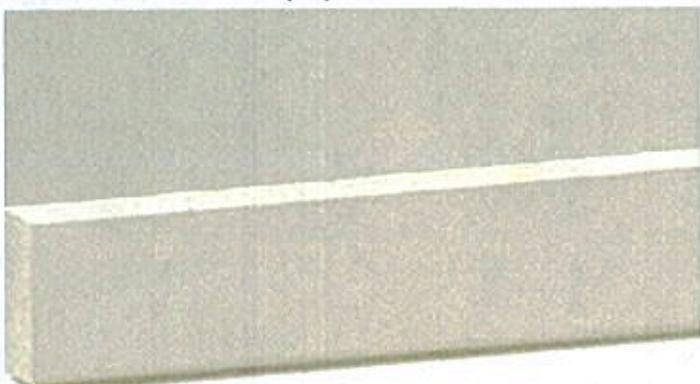
Roofing (Spa):  
to match existing



Aluminum Storefront (Spa):  
Kawneer, Trifab 451T,  
Bone White (L), Dark Bronze (R)



Brick (Spa):  
Palmetto Brick Company,  
Coker Blend



Trim (Spa):  
Azek, Smooth



Simulated Stone (Ramp & Spa):  
RockCast,  
Buffstone (Smooth)

**CENTURY CLUB RAMP &**  
**CARRIAGE HOUSE SPA:**  
MATERIALS BOARD

ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-049-15-16

89 Westminster Road

**Applicant:** John Marshall

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

**Section of Code:** 120-194 Procedures Approved by the Preservation Board

**Project Description:** To install two 6'H wood fences: 115LF around the rear yard and 12LF between the house and driveway.

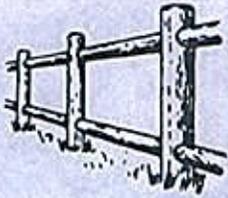
**Environmental Action:** The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

**Staff Planner:** Peter Siegrist, AIA

**Staff Comments:**

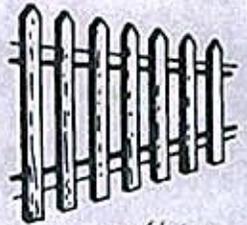
This is a simple project, to be built by a contractor we have seen often.

g:\planning&zoning\bdgzng\zoning\rpb\2016 rpb\staff reports\june 2016\A-049-15-16.docx



# LANDMARK FENCE COMPANY

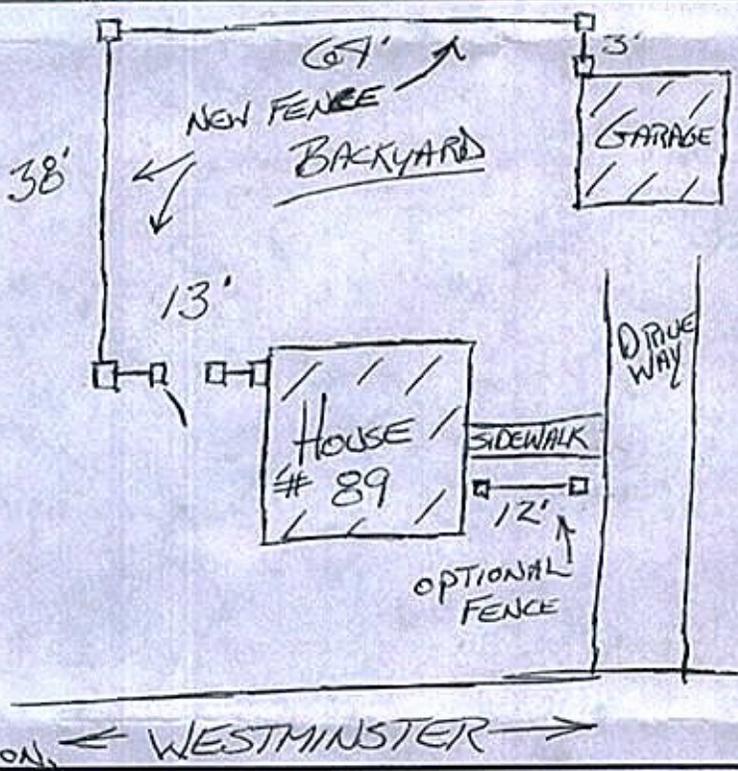
274 Volk Road, Webster, NY 14580  
(585) 671-4970



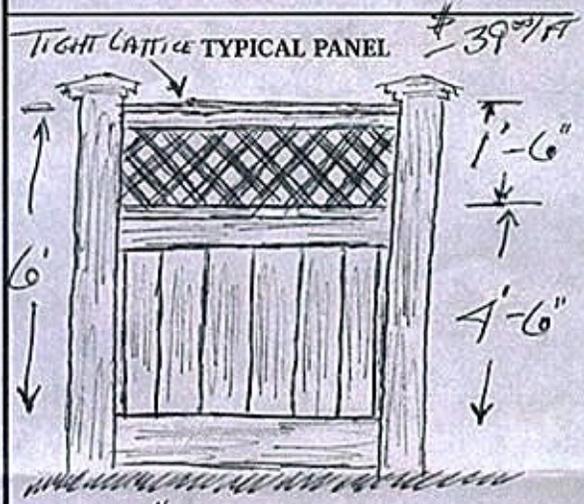
Press Hard — You Are Making 3 Copies

Name BOOK & ROSE MARSHALL Phone 756-2169 Date MAR. 17<sup>th</sup> '16  
Address 89 WESTMINSTER City ROCHESTER County MONROE  
Erect At or Ship To \_\_\_\_\_

L. FT.	TYPE	O/A HEIGHT	MATERIALS	POSTS
	SOLID BOARD FENCE WITH LATTICE TOP (USE TONGUE & GROOVE BOARDS)	6'	PRESS. TREATED	6x6x10' w/CAPS



GATES ADDS \$160<sup>00</sup>  
 Height Width  
 1 Walk 6' x 3'-6" open  
 Walk x \_\_\_\_\_  
 Drive x \_\_\_\_\_



OPTIONAL ← WESTMINSTER →

NOTES: TAKE DOWN & HAUL AWAY EXISTING FENCE \$90<sup>00</sup> EXTRA  
2 YR GUARANTEE ON NEW FENCE  
PROPORTIONS OF LATTICE TO SOLID FENCE MAY DIFFER IN OPTIONAL AREA

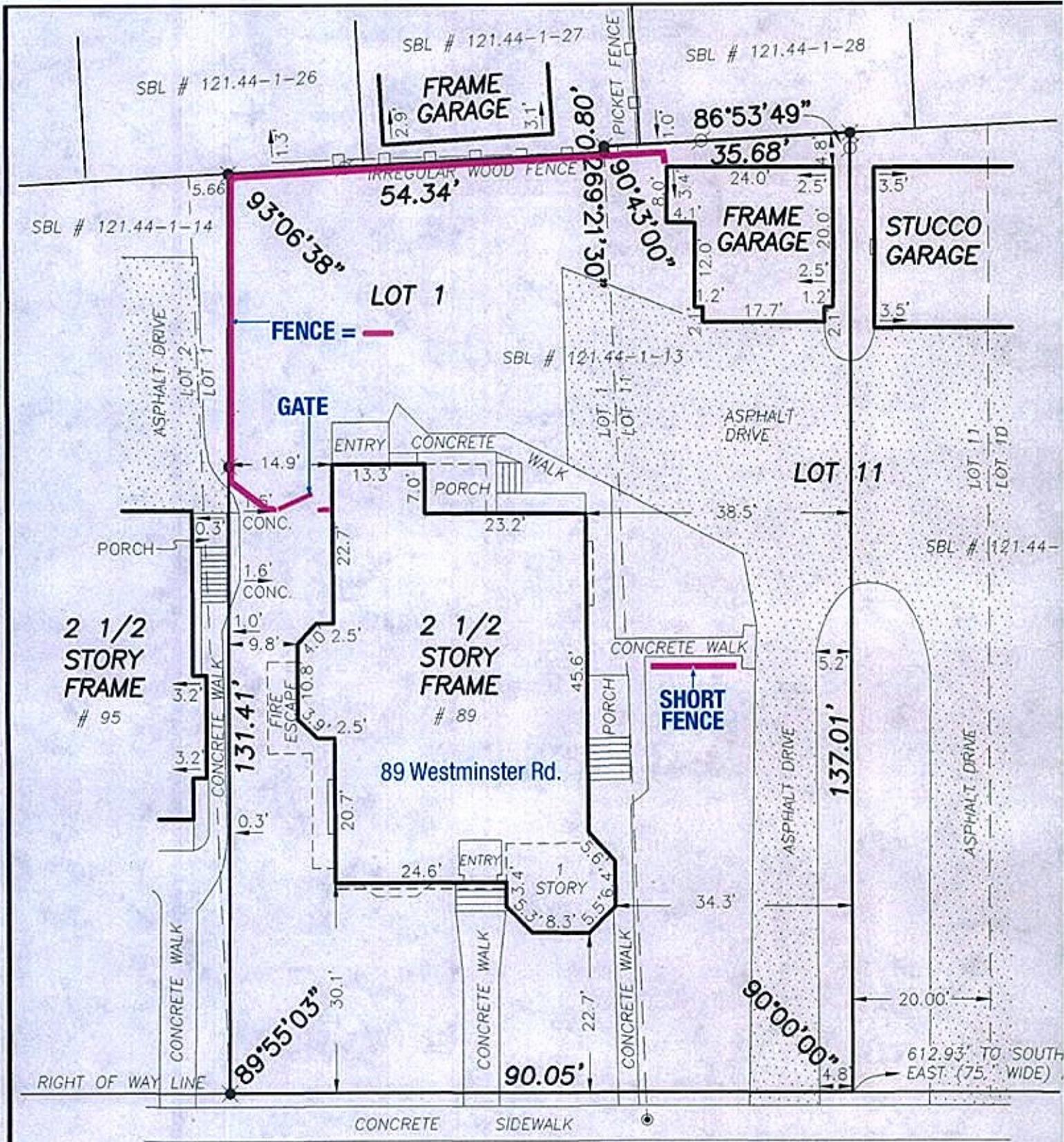
- Install  Per Sketch  Stakes  Survey
- Rails  Inside  SAME  Outside
- Top Rail  Level  Follow Ground
- Concrete  Drive Anchor

TOTAL AMOUNT \$ 4760<sup>00</sup>  
 Down Payment \_\_\_\_\_  
 Balance \_\_\_\_\_

### BUILDING PERMITS ARE CUSTOMER'S RESPONSIBILITY

ACCEPTANCE: After receipt of signed copy from buyer, this proposal, when accepted by LFC, becomes a contract between the two parties. All quotations subject to conditions beyond our control. Customer agrees to establish property lines. This quotation does not include compressor for digging in underlying rock or foundations, or clearing trees, brush or other obstructions from working area. Customer agrees to inform LFC of any underground obstacles. A 1 1/2% per month finance charge will be added to all past due accounts. This contract embodies the entire understanding between the parties, and there are no verbal agreements or representations in connection therewith.

LANDMARK FENCE CO. PLEASE CALL TO CONFIRM ANY WORK, THANK YOU  
 BY [Signature] ACCEPTED BY OWNER X  
 Subject to approval of Credit and of the Company  
 TERMS NET 10 DAYS AFTER COMPLETION



**WESTMINISTER ( 60.0' WIDE R.O.W. ) ROAD**

## Proposal for back yard fence at 89 Westminster Rd., Rochester New York



Proposed fence – 6 feet high



89 Westminster Road, Rochester New York – faces East

The fence would be similar to our neighbor's fence. Above image -our proposed fence- shows the section of our neighbor's fence that has had the lattice "photoshoped" in - replacing the decorative top of their fence. We may eventually paint the fence gray to match the house after the treated lumber becomes paintable. – Fence would be made by Landmark Fence Company.

Photo at right shows neighbor's fence directly to the north, photographed from our back porch.



Back of our house and neighbor's parking area to South

The proposed fence would run across our backyard replacing the old dilapidated fence seen above, and run from the South west corner of the backyard along neighbor's parking area seen at left here, and angle back with a gate attached to the house.

Any questions, please contact  
John "Book" Marshall (owner)

Book Marshall Productions  
Graphic Design  
89 Westminster Rd.  
Rochester, NY 14607  
Mobile: 585-820-3933  
Email: bookm@mac.com

ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-050-15-16

123 S. Fitzhugh Street

**Applicant:** Kathleen Connelly, Sustainable Energy Development

**Zoning District:** R-3/O-O High-Density Residential District  
With Office Overlay  
Individual Landmark

**Section of Code:** 120-194 Procedures Approved by the Preservation Board

**Project Description:** To install 26 solar panels on the east and west roofs of the house.

**Environmental Action:** The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

**Staff Planner:** Peter Siegrist, AIA

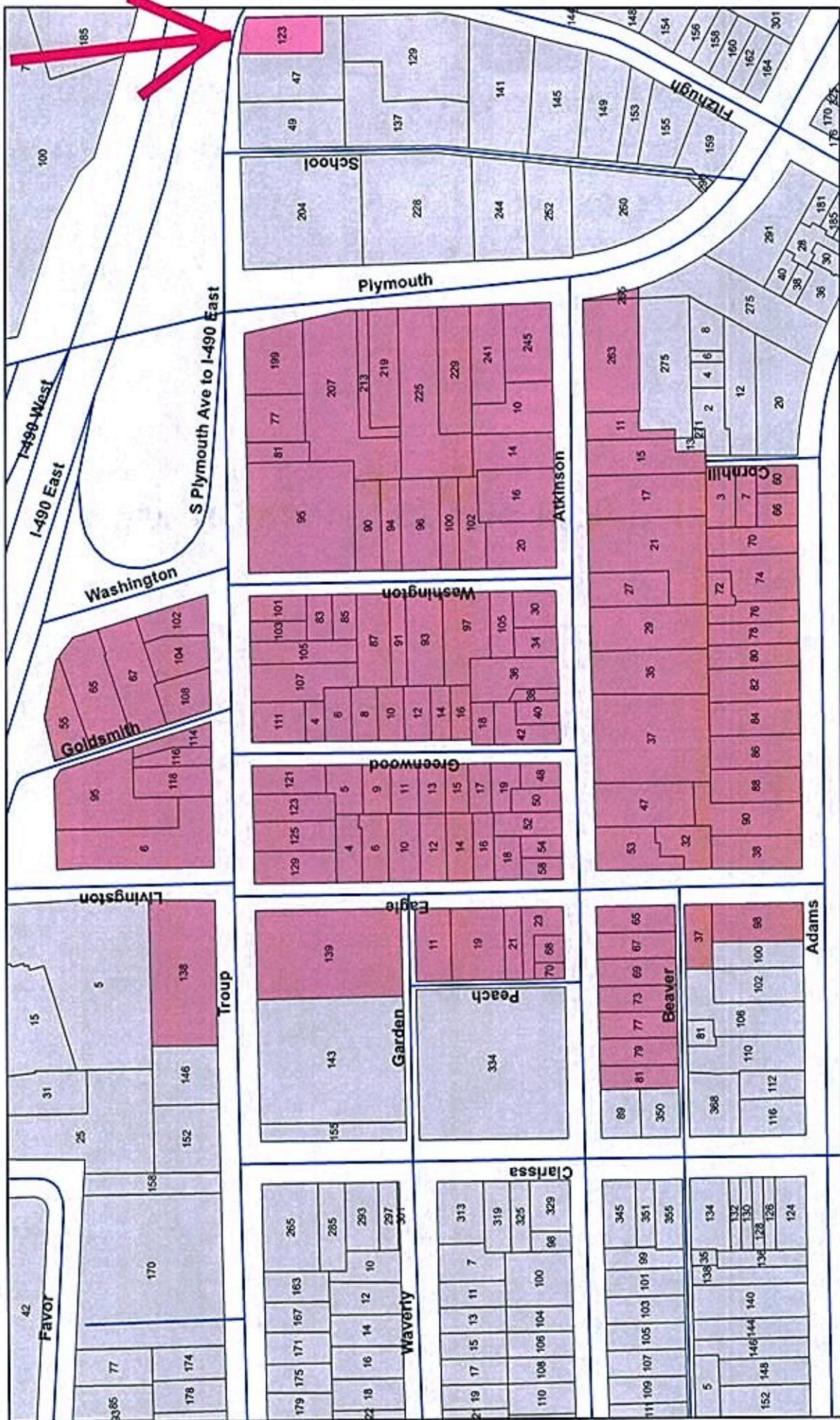
**Staff Comments:**

This is the Campbell-Whittelsey House, built in 1845 by a canal merchant. It was purchased by the Landmark Society in 1937 and restored, but then sold several years ago to the current owner.

g:\planning&zoning\bdgzng\zoning\rpb\2016 rpb\staff reports\june 2016\A-050-15-16.docx

## **Scaled floor plan (Site Plan Drawing)**

# Rochester Preservation District

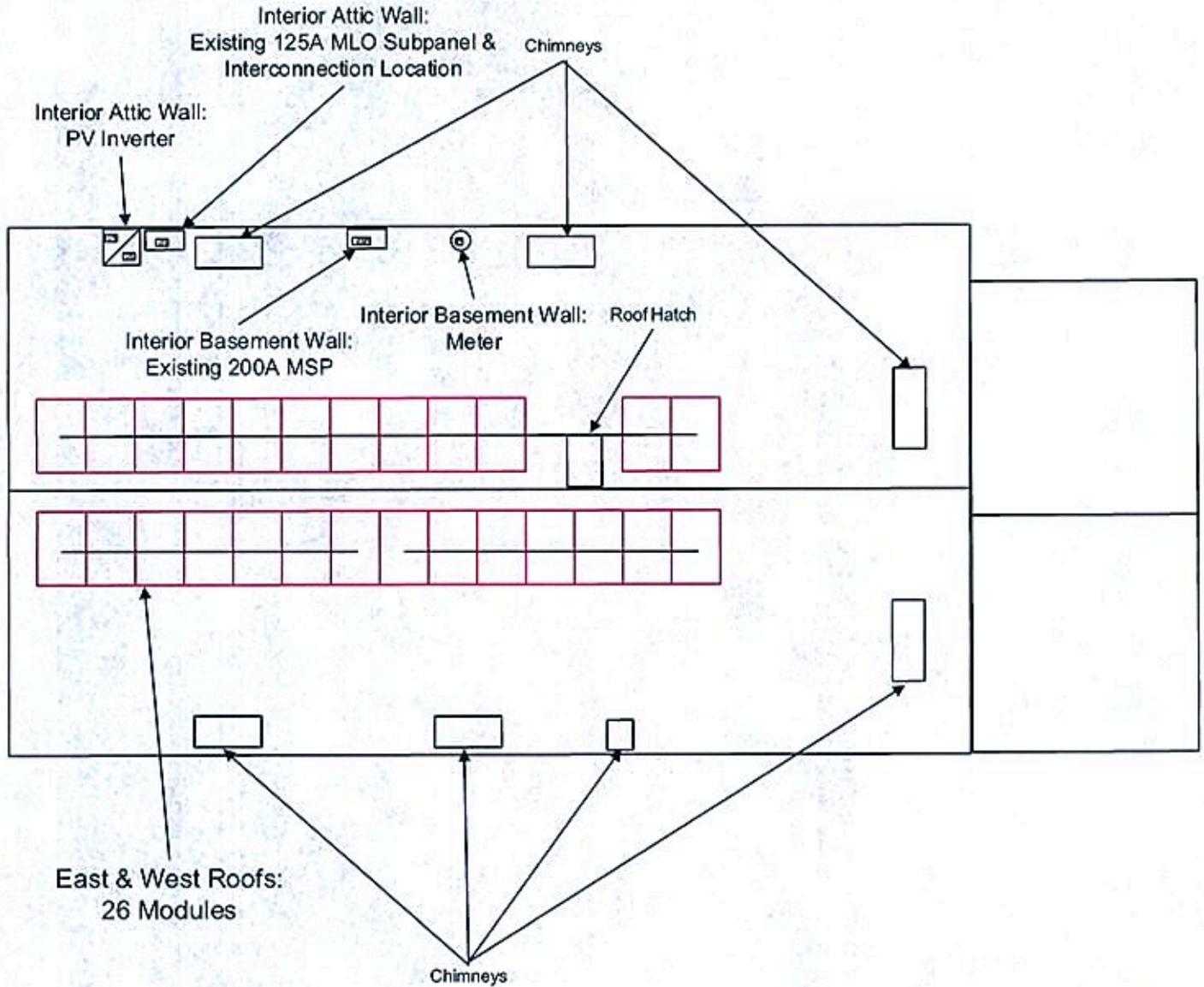


## Legend

 Cornhill/Third Ward Preservation District

**NOTES:**

- PV SYSTEM SIZE: 7.8 kW-DC
- MODULE: LG ELECTRONICS, LG300N1K-G4, 315W, UL1741, 26 UNITS
- INVERTER: SMA AMERICA, SB7000TL-US-22, 7kW, UL1741, 1 UNIT
- RACKING: IRONRIDGE, XR100
- ROOF ATTACHMENT: ECOFASTEN SIM-SUPPORT BRACKET
- ORIENTATION: 93° & 273° AZIMUTH, 23° TILT



**REVISIONS**

Initial: KC 160229  
 MSP Location: KC 160420  
 Module Type: KC 160425

**SUSTAINABLE ENERGY DEVELOPMENTS™**  
 317 ROUTE 104 • ONTARIO, NY 14519

**DISCLAIMER**

Drawing is for planning and reference purposes only and has been developed with best available information.

**TITLE**

**Yearwood Solar Site Layout**

**PREPARED FOR**

Ronald Yearwood  
 123 South Fitzhugh Street, Rochester, NY 14608

**DRAWN BY**

Kathleen Connolly

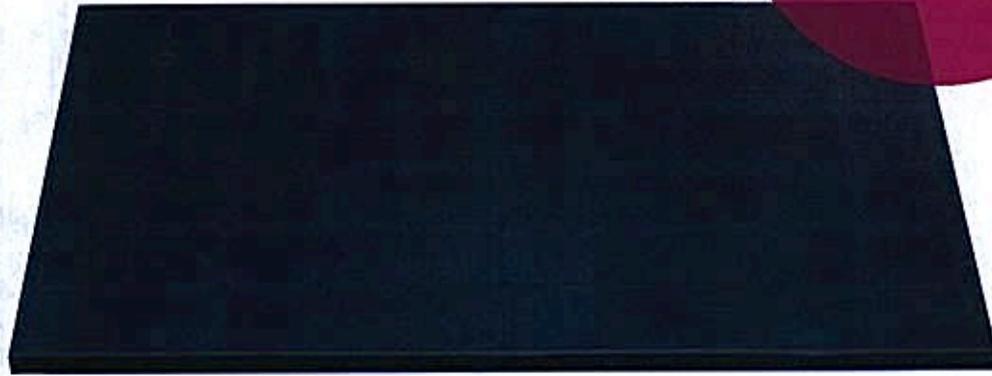
**SHEET**

1.0





# Scaled Drawings and Specifications



**LG NeON™ 2 Black** **LG300N1K-G4**

60 cell

LG's new module, LG NeON™ 2 Black, adopts Cello technology. Cello technology replaces 3 busbars with 12 thin wires to enhance power output and reliability. LG NeON™ 2 Black demonstrates LG's efforts to increase customer's values beyond efficiency. It features enhanced warranty, durability, performance under real environment, and aesthetic design suitable for roofs.



**Enhanced Performance Warranty**

LG NeON™ 2 Black has an enhanced performance warranty. The annual degradation has fallen from -0.7%/yr to -0.6%/yr. Even after 25 years, the cell guarantees 2.4%p more output than the previous LG NeON™ modules.



**High Power Output**

Compared with previous models, the LG NeON™ 2 Black has been designed to significantly enhance its output efficiency, thereby making it efficient even in limited space.



**Aesthetic Roof**

LG NeON™ 2 Black has been designed with aesthetics in mind; thinner wires that appear all black at a distance. The product may increase the value of a property with its modern design.



**Outstanding Durability**

With its newly reinforced frame design, LG has extended the warranty of the LG NeON™ 2 Black for an additional 2 years. Additionally, LG NeON™ 2 Black can endure a front load up to 6000 Pa, and a rear load up to 5400 Pa.



**Better Performance on a Sunny Day**

LG NeON™ 2 Black now performs better on sunny days thanks to its improved temperature coefficient.



**Double-Sided Cell Structure**

The rear of the cell used in LG NeON™ 2 Black will contribute to generation, just like the front; the light beam reflected from the rear of the module is reabsorbed to generate a great amount of additional power.

**About LG Electronics**

LG Electronics is a global player who has been committed to expanding its capacity, based on solar energy business as its future growth engine. We embarked on a solar energy source research program in 1985, supported by LG Group's rich experience in semi-conductor, LCD, chemistry, and materials industry. We successfully released the first Mono X® series to the market in 2010, which were exported to 32 countries in the following 2 years, thereafter. In 2013, LG NeON™ (previously known as Mono X® NeON) won "Intersolar Award", which proved LG is the leader of innovation in the industry.

## Mechanical Properties

Cells	6 x 10
Cell Vendor	LG
Cell Type	Monocrystalline / N-type
Cell Dimensions	156.75 x 156.75 mm / 6 inches
# of Busbar	12 (Multi Wire Busbar) ●
Dimensions (L x W x H)	1640 x 1000 x 40 mm 64.57 x 39.37 x 1.57 inch
Front Load	6000 Pa / 125 psf ●
Rear Load	5400 Pa / 113 psf ●
Weight	17.0 ± 0.5 kg / 37.48 ± 1.1 lbs
Connector Type	MC4, MC4 Compatible, IP67
Junction Box	IP67 with 3 Bypass Diodes
Length of Cables	2 x 1000 mm / 2 x 39.37 inch
Glass	High Transmission Tempered Glass
Frame	Anodized Aluminum

## Certifications and Warranty

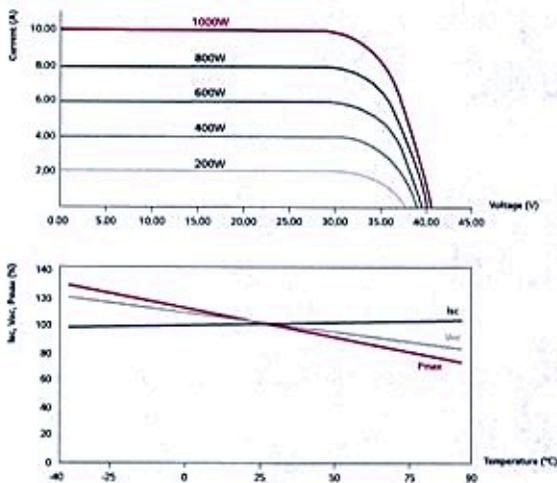
Certifications	IEC 61215, IEC 61730-1/-2 IEC 62716 (Ammonia Test) IEC 61701 (Salt Mist Corrosion Test) ISO 9001 UL 1703
Module Fire Performance (USA)	Type 2 (UL 1703)
Fire Rating (for CANADA)	Class C (ULC/ORD C1703)
Product Warranty	12 years ●
Output Warranty of Pmax	Linear warranty* ●

\* 1) 1st year 98%, 2) After 2nd year: 0.6% annual degradation, 3) 83.6% for 25 years

## Temperature Characteristics

NOCT	46 ± 3 °C
Pmpp	-0.38 %/°C ●
Voc	-0.28 %/°C
Isc	0.03 %/°C

## Characteristic Curves



## Electrical Properties (STC \*)

Module Type	300 W
MPP Voltage (Vmpp)	32.5
MPP Current (Impp)	9.26
Open Circuit Voltage (Voc)	39.7
Short Circuit Current (Isc)	9.70
Module Efficiency (%)	18.3
Operating Temperature (°C)	-40 ~ +90
Maximum System Voltage (V)	1000
Maximum Series Fuse Rating (A)	20
Power Tolerance (%)	0 ~ +3

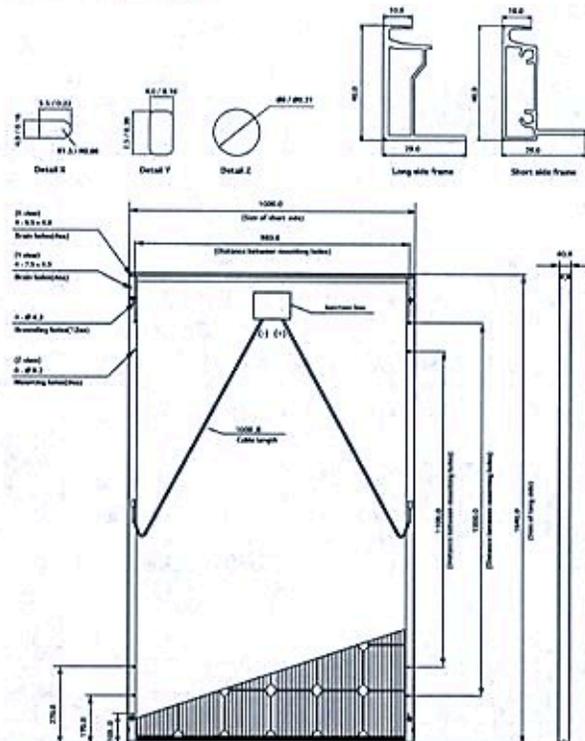
\* STC (Standard Test Condition): Irradiance 1000 W/m<sup>2</sup>, Module Temperature 25 °C, AM 1.5  
\* The nameplate power output is measured and determined by LG Electronics at its sole and absolute discretion.  
\* The typical change in module efficiency at 200 W/m<sup>2</sup> in relation to 1000 W/m<sup>2</sup> is -3.0%.

## Electrical Properties (NOCT\*)

Module Type	300 W
Maximum Power (Pmax)	218
MPP Voltage (Vmpp)	29.5
MPP Current (Impp)	7.38
Open Circuit Voltage (Voc)	36.5
Short Circuit Current (Isc)	7.83

\* NOCT (Nominal Operating Cell Temperature): Irradiance 800 W/m<sup>2</sup>, ambient temperature 20 °C, wind speed 1 m/s

## Dimensions (mm/in)



\* The distance between the center of the mounting/grounding holes.



North America Solar Business Team  
LG Electronics U.S.A. Inc  
1000 Sylvan Ave, Englewood Cliffs, NJ 07632

Contact: [lg.solar@lge.com](mailto:lg.solar@lge.com)  
[www.lgsolarusa.com](http://www.lgsolarusa.com)

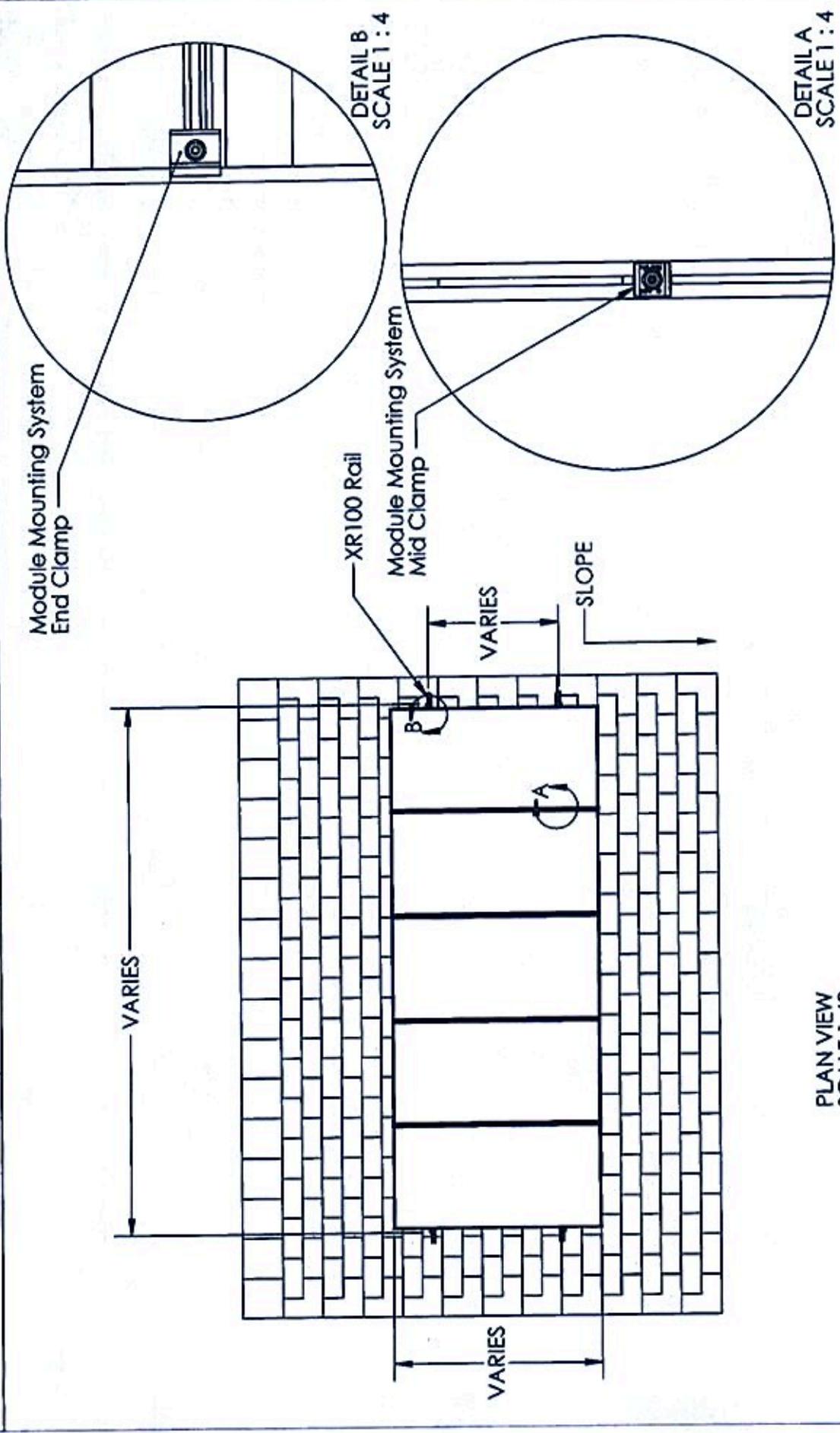
Product specifications are subject to change without notice.  
DS-N2-60-K-G-F-EN-50427

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01/04/2015

Innovation for a Better Life



MATERIAL	FINISH	PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF IRONRIDGE INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF IRONRIDGE INC. IS PROHIBITED.	REVISIONS	DATE	APPROVED
		DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED: X.XX - 1/16" X.XX - 1/8" X.XX - 1/4"	DESCRIPTION INITIAL RELEASE	05/28/2014	SO
			REV. A		



PLAN VIEW  
SCALE 1:40

**IRONRIDGE**

XR100 ROOF MOUNT FLUSH

DRAWN	SO	05/28/2014
CHECKED	SM	05/28/2014
ENGINEER	-	-
MATERIAL	-	-
G.A.	-	-

CONTRACT:

DO NOT SCALE DRAWING

SIZE: DWG. NO. A

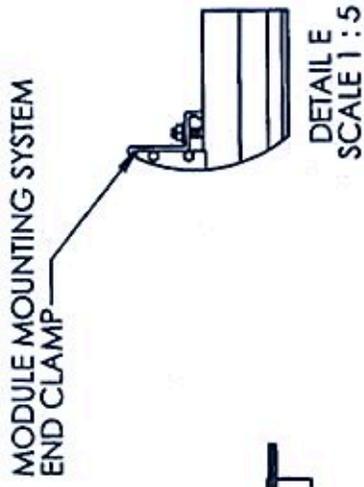
SCALE: 1:40

WEIGHT: A

REV. A

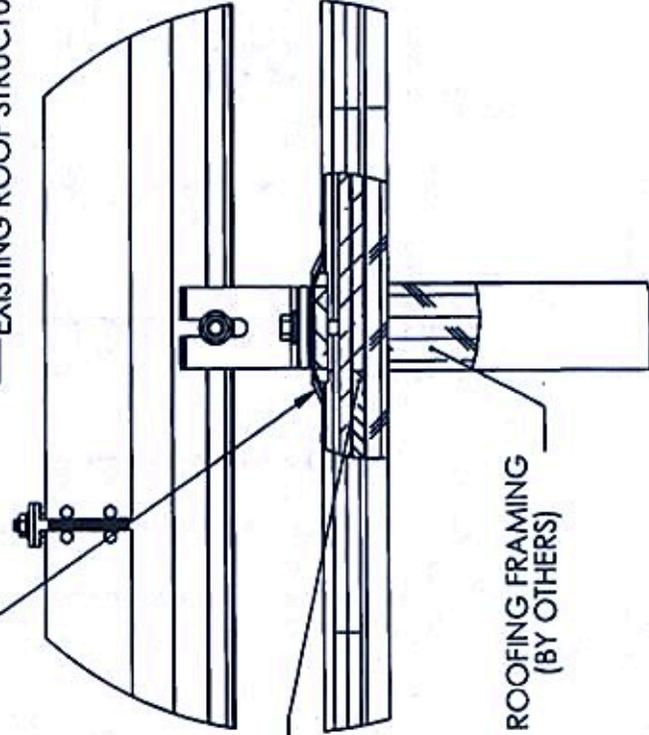
SHEET 1 OF 3

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 PERMISSION OF IRONRIDGE LLC IS PROHIBITED.



FLASHFOOT  
 (Or Alternate flashing)

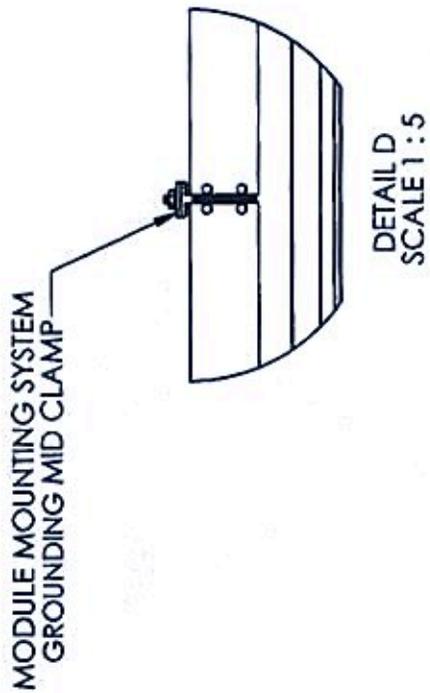
EXISTING ROOF STRUCTURE



ROOFING  
 (BY OTHERS)

ROOFING FRAMING  
 (BY OTHERS)

DETAIL C  
 SCALE 1 : 4



**IRONRIDGE**

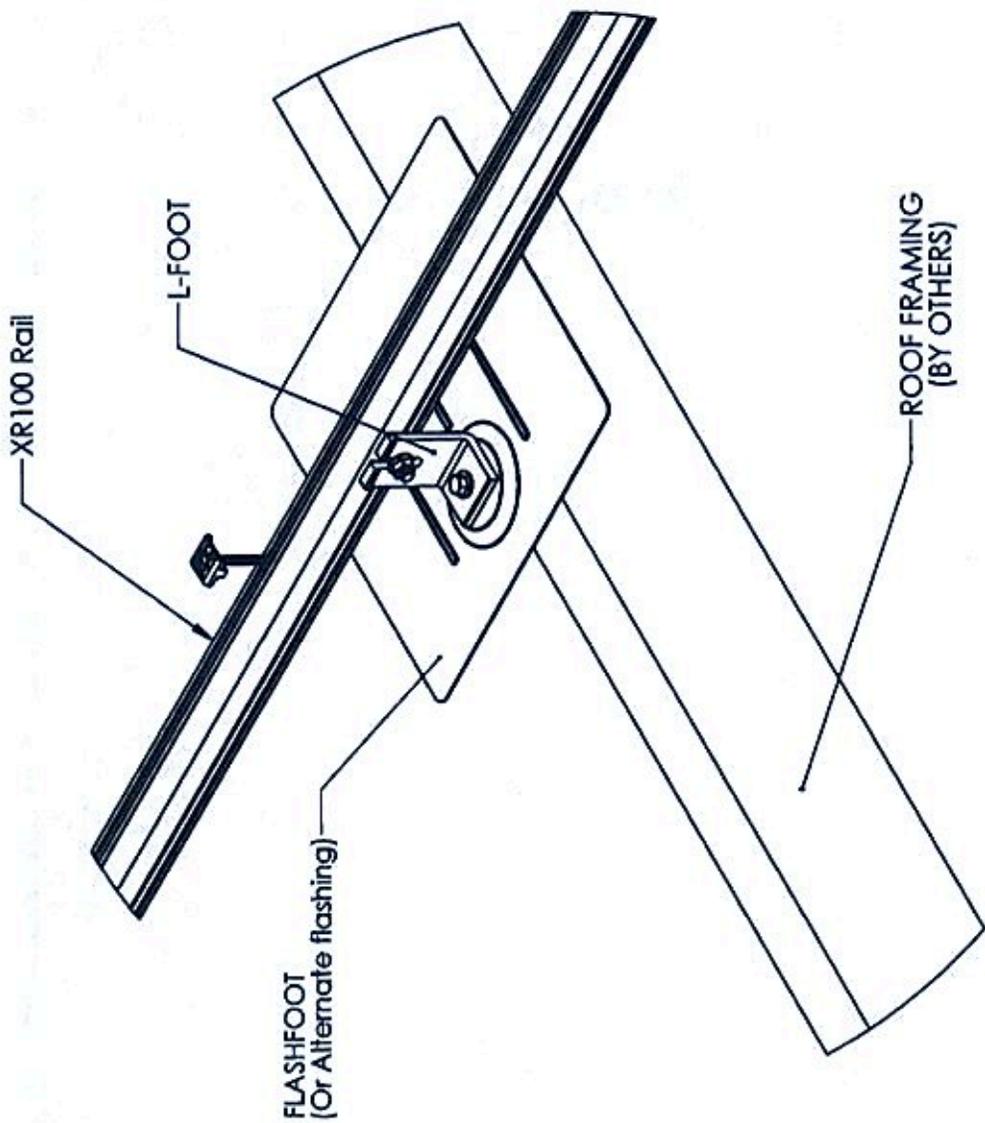
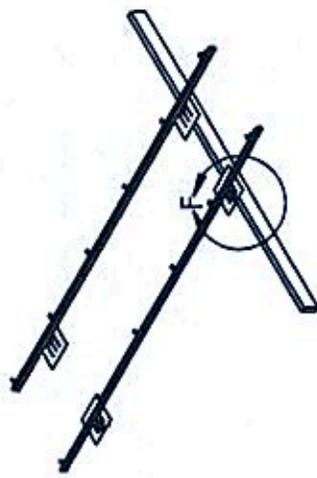
XR100 ROOF MOUNT FLUSH

SIZE	DWG. NO.	REV.
A		A
SCALE(S)	INFORM.	SHEET 2 OF 3

COMMENTS:

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PERMISSION OF IRONRIDGE INC. IS PROHIBITED.



DETAIL F  
SCALE 1:5



XR100 ROOF MOUNT FLUSH

SIZE	DWG. NO.	REV.	SHEET OF 3
A		A	3

COMMENTS:  
DO NOT SCALE DRAWING

# Photographs



Rear View of 123 Fitzhugh Street



Rear View of 123 Fitzhugh



Front and East View of 123 Fitzhugh Street



Front and West View of 123 Fitzhugh



East View of 123 Fitzhugh Street



East View of 123 Fitzhugh Street



Rear and East View of 123 Fitzhugh Street



Rear and East View of 123 Fitzhugh Street

ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-051-15-16

4 Upton Park

**Applicant:** Mary Wilmot

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

**Section of Code:** 120-194 Procedures Approved by the Preservation Board

**Project Description:** To enclose the rear yard by installing 6'H wood fence along the north property line and the driveway and a 6'H metal picket fence along the patio.

**Environmental Action:** The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

**Staff Planner:** Peter Siegrist, AIA

**Staff Comments:**

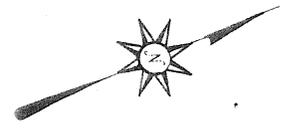
The applicant wants to have a private rear yard, thus the proposal for wood fences on the two long sides. She understands that this will create a narrow, 23 foot wide yard, but is okay with that.

REFERENCES:

CROSSROADS ABSTRACT #419099 DATED FEBRUARY 24, 2016  
 LIBER 11603 OF DEEDS, PAGE 601  
 LIBER 3 OF MAPS, PAGE 112

NOTES:

PARCEL TAX ID #121.35-1-16

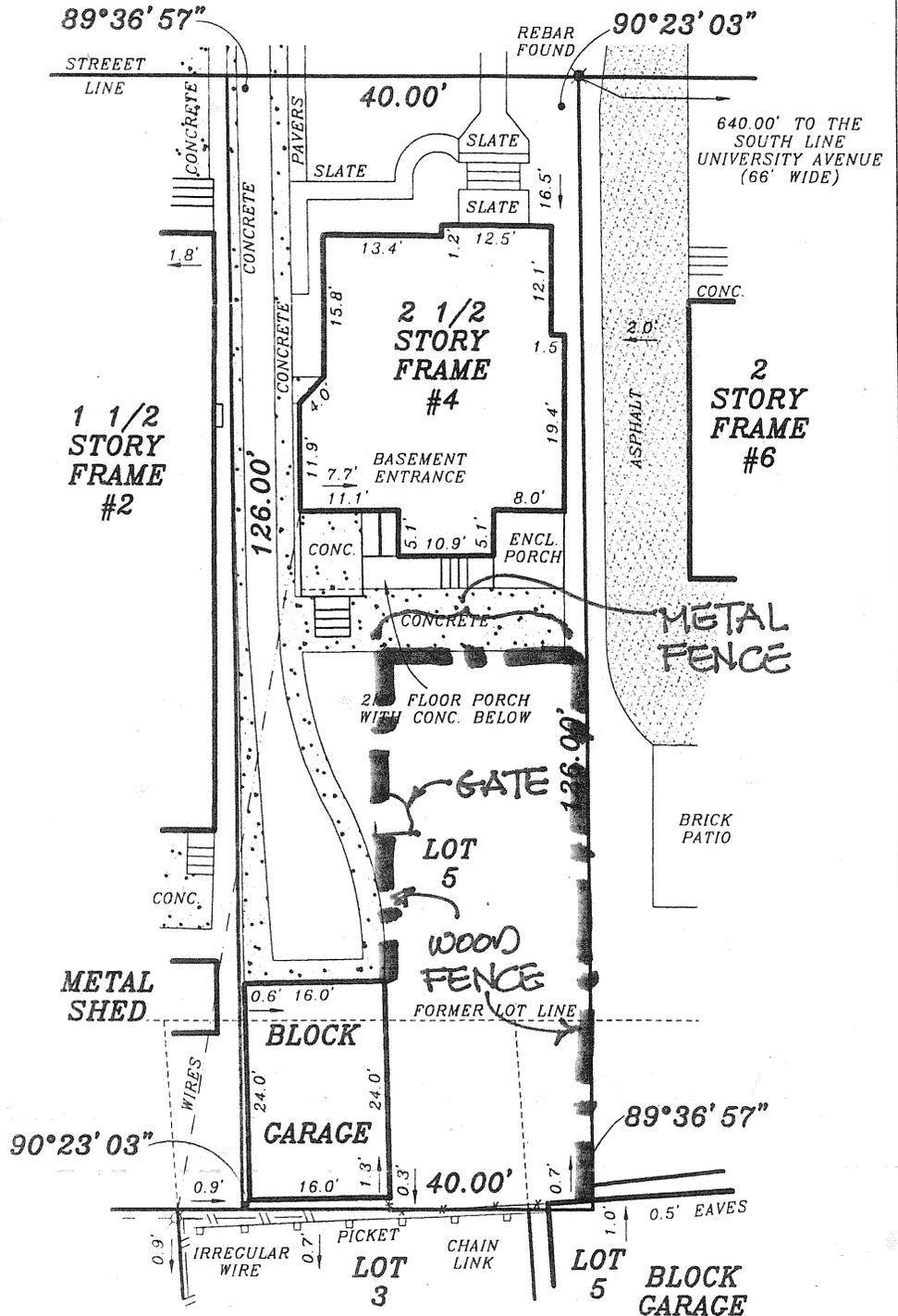


# UPTON PARK

(54' WIDE)

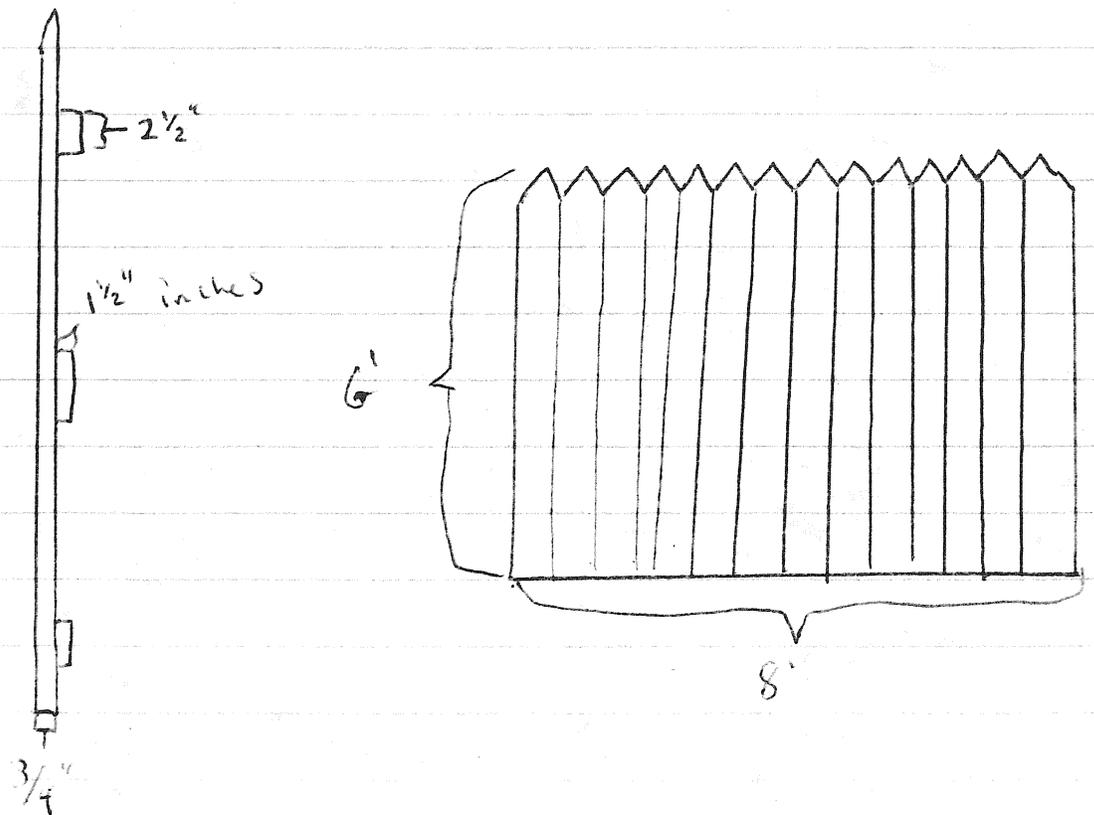
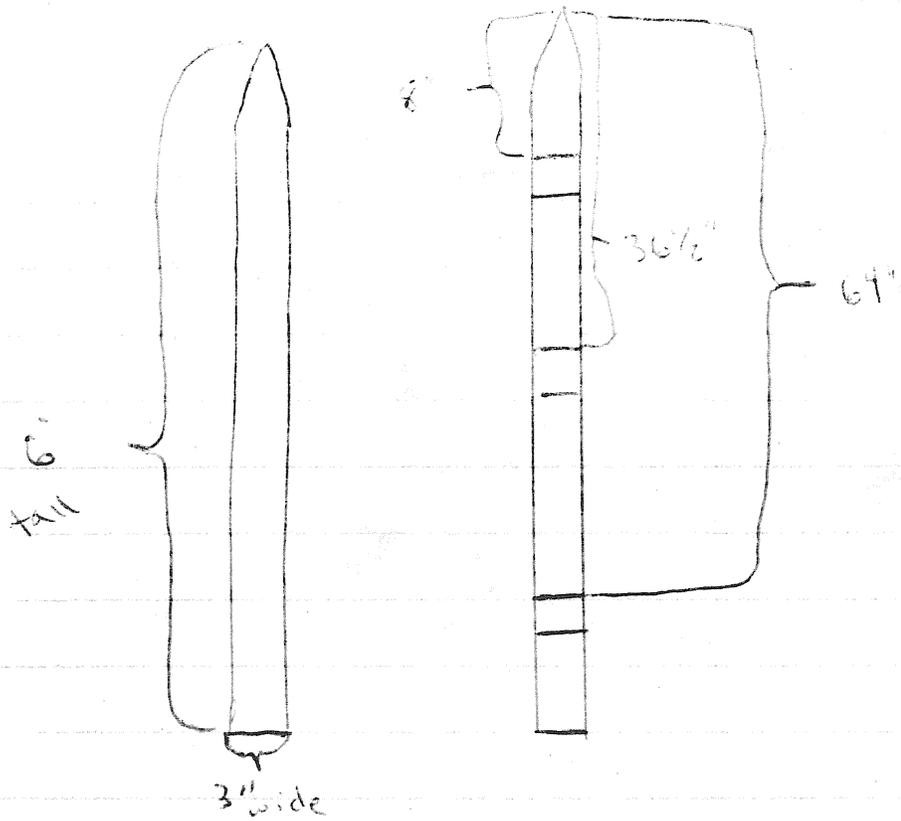
WE, ONEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO MARY WILMOT;  
 GALLO & IACOVANGELO, LLP AND STEWART TITLE INSURANCE COMPANY THAT THIS  
 MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED  
 MARCH 8, 2016.

  
 THOMAS A. RODAK, P.L.S. #050246



"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"  
 Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.  
 "Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company,  
 governmental agency and lending institution listed hereon, and to the assignees of the lending institution.  
 Guarantees or certifications are not transferable to the institutions or subsequent owners"

untreated spine STAKE











ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-052-15-16

364 East Avenue (aka 315 Alexander Street)

**Applicant:** Mario Schiano

**Zoning District:** CCD-E Center City Design District – East End  
East Avenue Preservation District

**Section of Code:** 120-194 Procedures Approved by the Preservation Board

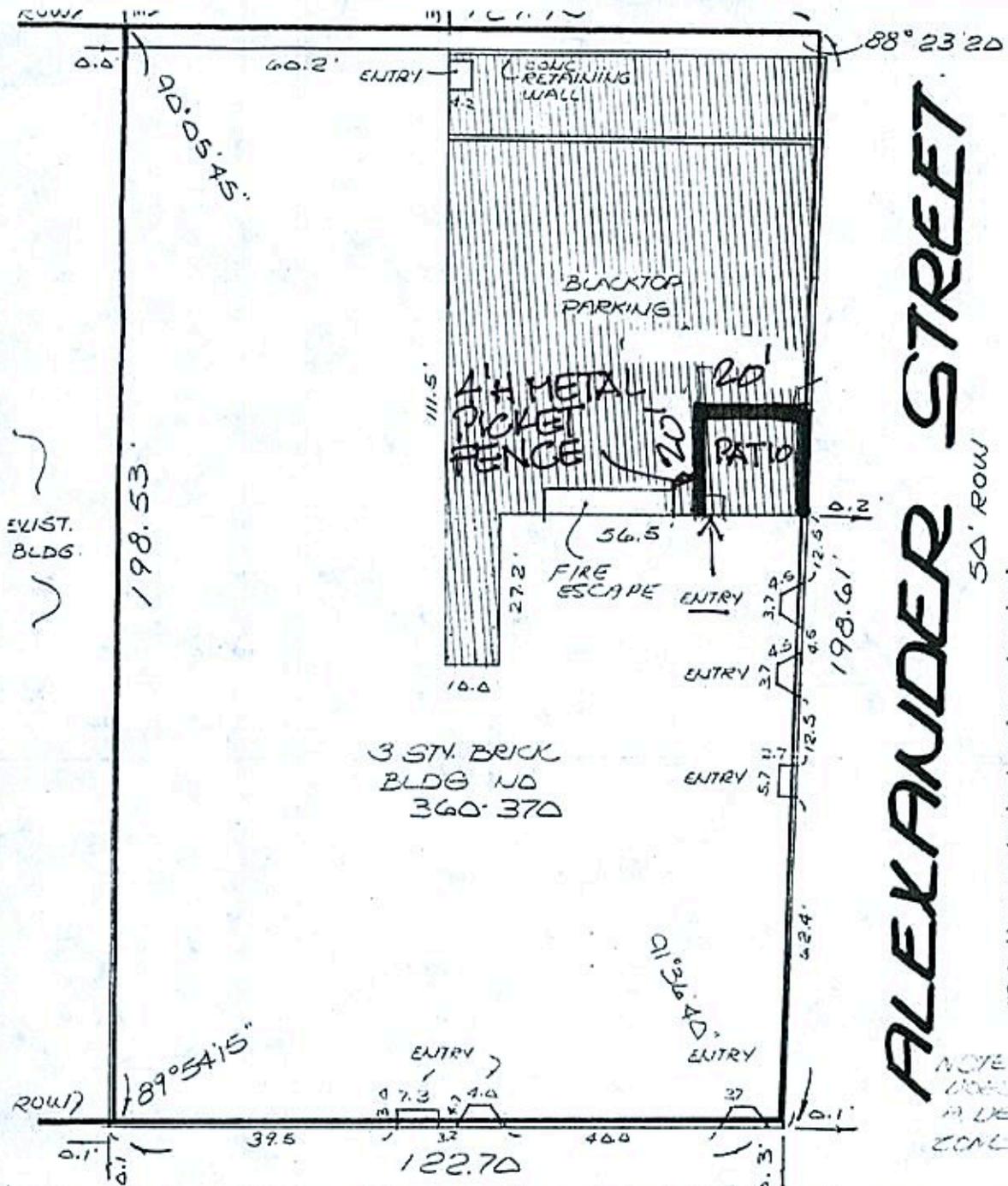
**Project Description:** To install a 4'H metal picket fence around a 20' x 20' portion of the parking lot at the northeast corner of the building to create a dining patio.

**Environmental Action:** The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

**Staff Planner:** Peter Siegrist, AIA

**Staff Comments:**

This is a very simple proposal to install a metal fence. The applicant hadn't decided on the exact fence, but a non-spiked model with a flat top rail is preferred.



**ALEXANDER STREET**  
54' ROW

"Only title surveys bearing the makers embossed seal should be relied upon since other than embossed-seal copies may contain unauthorized and undetectable modifications, deletions, and changes."



"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

NOTE: THIS PROPERTY DOES NOT WITHIN A DESIGNATED 10000 ZONE AREA.

**EAST AVENUE**  
66' ROW

THEREBY CERTIFY TO GALLO AND INCOUNGEO, LLP, CENTRAL CITY PROPERTIES LIMITED LIABILITY COMPANY, WOODS, QUIATT, GIUMAN, LLP, THE TITLE INSURANCE COMPANY, INSURING THE MORTGAGE, THE FITCH BUILDING, LLC, COUNTRYWIDE COMMERCIAL REAL ESTATE FINANCE, INC. THAT THIS MAP WAS MADE ON SEPT. 13, 2005, FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPT. 12, 2005.

*James M. Leoni*  
JAMES M. LEONI, N.Y.S. P.L.S. NO. 49225  
44 COUNTRY CLUB RD, EAST ROCHESTER, N.Y. 14475

MAP SHOWING

**INSTRUMENT SURVEY**  
**360-370 EAST AVENUE**  
LOT 10 d PT 10 d QUID BELIEVED

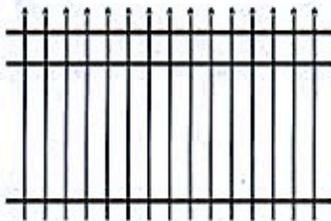
[DIY Projects & Ideas](#)[Credit Services](#)[Pro Xtra](#)[Store Finder](#)[Order Status](#)[Local Ad](#)[Products and Services](#)[Your Store  
Henrietta](#)[Sign in  
or Register](#)

Veranda Model # 73017994 Internet # 205341783

**4 ft. H x 6 ft. W Cascade Black Aluminum Fence Kit**★★★ (2) [Write a Review](#) [Questions & Answers \(12\)](#)**\$57.63** /piece

- Contours to the slopes in your yard
- No special tools, brackets or screws for panel assembly
- Low maintenance - resists rust, corrode and fading

PRODUCT NOT SOLD IN STORES

[Open Expanded View](#)[Click Image to Zoom](#)**PRODUCT OVERVIEW** Model # 73017994 Internet # 205341783

Veranda unassembled Aluminum Fence Kits are an economical solution to classic look of wrought iron fence. Our patented ProLock™ locking strips lock panels from the inside, which means no screws used for panel assembly - unlike other metal fence solutions. Coordinating gates come in two widths: 36 in. and 48 in. gates and posts sold separately.

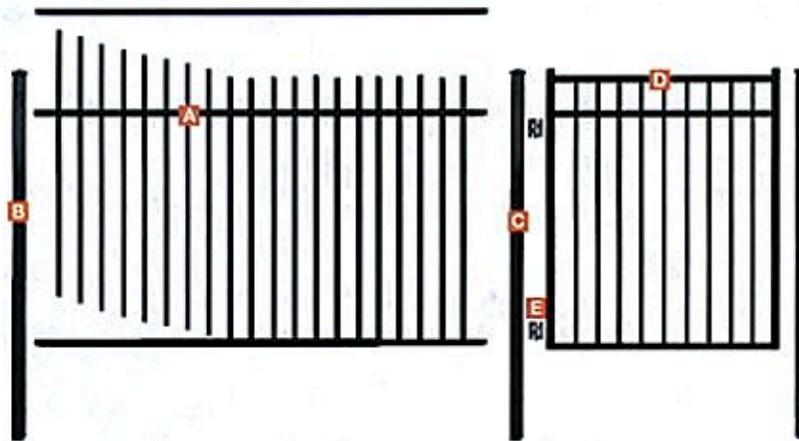
- Coordinating posts: Veranda 2 in. x 2 in. x 5-7/8 in. 4x6 posts: 73002220, 73002221, 73002222, 73002223
- Coordinating gates: 3 ft. 73009364, 4 ft. 73009365
- No screws used for panel assembly
- Each fence panel assembles in minutes
- Made from powder-coated aluminum
- Transferrable limited lifetime warranty

**Complete Your Project:**

Ready-to-Assemble  
Aluminum Fence Pak®

[Feedback](#)

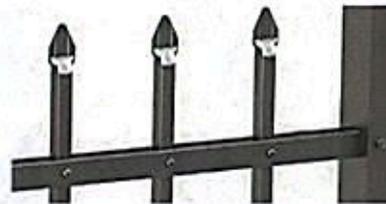
Once you have selected your Aluminum Fence Pak® style and size, continue to gather your component materials.



Our patented ProLock® Technology locks panels from the inside, creating a clean look, seamless finish and superior strength.

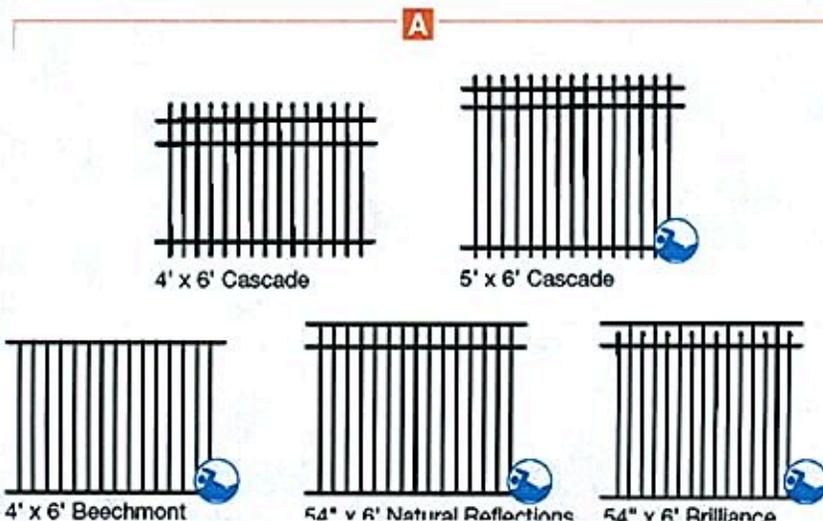


Veranda ProLock® has a clean, seamless look with no visible screws or welds.



Other aluminum fences have unsightly screws that can rust or break over time.

### Available Styles and Sizes:



Feedback

ROCHESTER PRESERVATION BOARD  
STAFF REPORT  
For hearing scheduled for June 1, 2016

A-053-15-16

32 Vick Park A

**Applicant:** James Fletcher

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

**Section of Code:** 120-194 Procedures Approved by the Preservation Board

**Project Description:** To legalize a 2'H x 38LF retaining wall at the front property line.

**Environmental Action:** The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

**Staff Planner:** Peter Siegrist, AIA

**Staff Comments:**

We goofed on this one. Counter staff issued a permit for a retaining wall without realizing the property is in a preservation district.

Below is a 'before' photo, which shows a typical sloped lawn with a walkway and steps to the sidewalk. The attached 'after' photos show the retaining wall, which was constructed with posts driven into the ground, with wire mesh stretched across and backfilled with stone.





May 18, 2016

City of Rochester  
Department of Neighborhood and Business Development  
Bureau of Planning and Zoning  
Room 125-B, City Hall  
30 Church Street  
Rochester, New York 14614

RE: A-053-15-16  
32 Vick Park A

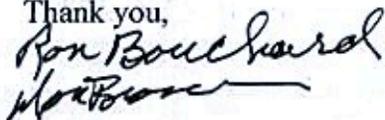
To Whom It May Concern:

We are writing to inform the Rochester Preservation Board that the "retaining wall" project at 32 Vick Park A which James Fletcher has submitted for *legalization* approval is not an objectionable property change to us.

Owner & resident of 17 Vick Park A since January 1974, we are acutely aware of visual changes to our street. Mr. Fletcher's project proposes to be tastefully constructed when completed and to not infringe upon the *historical preservation* nature of Vick Park A.

We have no objection to a positive consideration of the request.

Thank you,



Ronald D. Bouchard  
Donald R. Brown  
17 Vick Park A  
Rochester, New York 14607

CC: James Fletcher