



July 14, 2016

Ms. Kathleen Connolly
Sustainable Energy Developments
317 Route 104
Ontario, NY 14519

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install 26 solar panels on the west roof of the house.

On the premises at: 123 S. Fitzhugh Street
Zoning District: R-3/O-O High-Density Residential District
With Office Overlay
Individual Landmark
Application Number: A-050-15-16

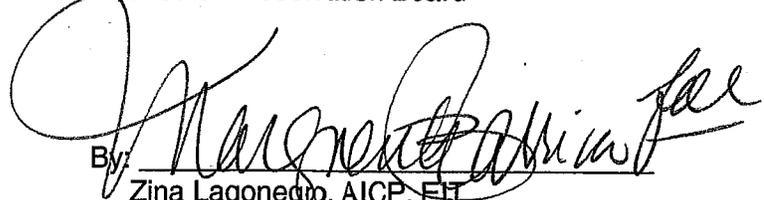
Record of Vote(s):
B. Mayer Approved (motion)
D. Beardslee Aye (second)
E. Cain Aye
C. Carretta Aye
D. Matthews Aye
J. Dobbs Aye
G. Gamm Aye

Please take notice that at its hearing of July 6, 2016, the Rochester Preservation Board APPROVED your application as submitted.

In addition to this approval, a building permit is required, and may be obtained at the counter in City Hall room 121B. A copy of the approved plan will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 
Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

Filing Date:



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Doug Weishaar of Sustainable Energy Developments testified that his team reevaluated all roof surfaces on the house and determined that panels placed on the west side of the main roof would produce a sufficient amount of electricity while being largely hidden from public view. He stated that his team considered the symmetry of the array and the visual impact, and consulted with roof expert Kurt Catalano on the proper installation. He stated that he has the support of the Landmark Society of Western New York, the property's former owner.
- C. Mr. Weishaar explained that he would use a low racking system which, in combination with the panels, has an overall profile of about 3½". The panels would have an all-black, matte finish with low reflectivity.
- D. Architect David Biennetti spoke in support of the application, and gave his background as a former member and chairperson of the Preservation Board. He expressed his support for renewable energy, and stated that we need ways to reduce the overall cost of maintaining historic properties.

II. RESOLUTION(S):

The Board found that the installation of 26 solar panels on the west-facing main roof is appropriate to the historic visual character of this individual landmark property.

III. EVIDENCE:

- A - Application
- B - Roof plan showing panel configuration
- C - Photosimulations of panels on the roof
- D - Photographs of existing conditions
- E - Catalog sheets of panels and racks
- F - Appearance by David Beinetti and Doug Weishaar
- G - Site visits by Board members



City of Rochester

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Rochester
Preservation Board

July 14, 2016

Mr. Dennis Gruttadaro
83 Berkeley Street
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace five windows on the rear of the house.

On the premises at: 83 Berkeley Street

Zoning District: R-3 High-Density Residential District
East Avenue Preservation District

Application Number: A-001-16-17

Record of Vote(s):	J. Dobbs	Approve on condition (motion)
	B. Mayer	Aye (second)
	E. Cain	Aye
	D. Matthews	Aye
	G. Gamm	Aye
	C. Carretta	Nay
	D. Beardslee	Nay

Please take notice that at its hearing of July 6, 2016, the Rochester Preservation Board APPROVED your application ON THE CONDITION that you retain a window restoration expert to determine whether the existing windows can be restored. If they cannot be, the new window profiles and muntin patterns are to match the existing.

In addition to the Board's approval, a building permit is required and may be obtained in City Hall room 121B. A copy of the approved plan will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: _____
Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

Filing Date:



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Owner Dennis Gruttadaro testified that the five windows he would like to replace all function poorly and have failed casings. He stated that he had his brother, who is a contractor and an owner of property on Strathallan Park, examine the windows, and the belief is that they are beyond repair. He stated that he intends to maintain the house in the tradition of its architect, Claude Bragdon, so the replacement windows would be made to match the existing windows as closely as possible, with the same muntin configuration. He stated that all windows in the house are original, but were not maintained by previous owners.
- C. Board member's opinions differed on whether replacement windows are appropriate. Some members felt that windows on the rear of the house are not critical, while others felt that original windows, especially in a Bragdon house, should be restored. Members agreed that a window expert should be consulted.
- D. Mr. Gruttadaro responded by saying that his motivation is to restore the house. He stated that he plans to spend \$8000 on the five replacement windows, but would consult a window expert to determine whether restoration would be cheaper.

II. RESOLUTION(S):

The Board found that replacing the five windows is appropriate to the historic visual character of the property and preservation district on the condition that Mr. Gruttadaro first retain a window restoration expert to determine whether the existing windows can be restored. If they cannot be, the new window profiles and muntin patterns are to match the existing.

III. EVIDENCE:

- A - Application
- B - Site survey map showing window locations
- C - Elevation drawings
- D - Photographs of existing conditions
- E - Catalog sheets of windows
- F - Appearance by Dennis Gruttadaro
- G - Site visits by Board members



July 14, 2016

Mr. Adam Rene'
124 Dartmouth Street
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install a two-sided ground sign for 'Salon Marce' measuring 2'- 2"H x 3'- 4"W.

On the premises at: 333 Park Avenue
Zoning District: R-2/O-B Medium-Density Residential District
With Overlay Boutique
East Avenue Preservation District

Application Number: A-002-16-17

Record of Vote(s):
D. Beardslee Approved (motion)
C. Carretta Aye (second)
E. Cain Aye
D. Matthews Aye
B. Mayer Aye
J. Dobbs Aye
G. Gamm Aye

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Please take notice that at its hearing of July 6, 2016, the Rochester Preservation Board APPROVED your application as submitted.

In addition to this approval, a sign permit is required and may be obtained in City Hall room 121B. A copy of the approved drawing will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By:
Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

Filing Date:





July 14, 2016

Ms. Kelly Noyes
52 Oliver Street
Rochester, NY 14607

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NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace 6 windows and fence in the rear yard.

On the premises at: 52 Oliver Street
Zoning District: R-1 Low-Density Residential District
East Avenue Preservation District
Application Number: A-003-16-17

Record of Vote(s):

Fence

J. Dobbs Approved (motion)
D. Beardslee Aye (second)
E. Cain Aye
C. Carretta Aye
D. Matthews Aye
B. Mayer Aye
G. Gamm Aye

Windows

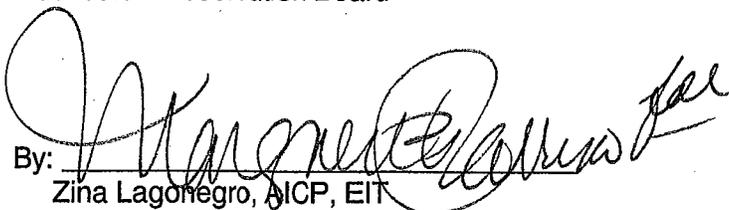
J. Dobbs Approved on Cond'n. (motion)
B. Mayer Aye (second)
E. Cain Aye
G. Gamm Aye
D. Matthews Aye
D. Beardslee Nay
C. Carretta Nay

Please take notice that at its hearing of July 6, 2016, the Rochester Preservation Board APPROVED the windows ON THE CONDITION that the details of the two front windows are replicated. The fence was APPROVED, with permission given to extend it along the north line at some time in the future.

In addition to this approval, a building permit is needed to replace the windows, and a fence permit is needed to install the fence. Both can be obtained in City Hall room 121B. A copy of your approved plans will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 
Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

Filing Date:



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Applicant Kelly Noyes described her application, and testified that she purchased the home six years ago for its architectural character. She stated that several windows are sealed shut, some are warped, and the large, front windows are heavy and hard to open. Most windows have aluminum triple-track storm windows, with wood storms only on the front two. She noted that the house lacks central air conditioning, and that she wants windows that open.
- C. Ms. Noyes testified that she would install Marvin all-wood windows with simulated divided lites. The four windows in the kitchen would be inserts, while the two front windows would be custom-made, full-replacements with all details replicated. She stated that she plans to invest \$20,000 into the property.
- D. Ms. Noyes requested approval for a 6 foot high, wood board fence along the east property line. She stated that an existing wire fence on the neighboring property would be left intact. In response to a member question, she stated that she may consider extending the same fence along the north property line in the future.
- E. Board members noted that the house has original windows throughout, and that there is little evidence that any are beyond repair. Members suggested ways to improve the functioning of the windows to avoid replacing them. Members felt that the two front windows are important to retain, but losing the triple-track storm windows in the kitchen is also important. Members stated appreciation for the proposal to use high-quality wood windows.

II. RESOLUTION(S):

The Board found that the replacement windows are appropriate to the historic visual character of the property and preservation district, on the condition that the details of the two front windows are retained or replicated. The Board also found that the fence is appropriate, and gave approval to extend it along the north property line in the future.

III. EVIDENCE:

- A - Application
- B - Site survey map showing locations of windows and fence
- C - Photographs of existing conditions
- D - Catalog sheets of proposed windows
- E - Photograph of proposed fence
- F - Appearance by Kelly Noyes
- G - Site visits by Board members



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Rochester
Preservation Board

July 14, 2016

Ms. Amy Catalano
Palmer Graphic Solutions LLC
780 Ridge Road
Webster, NY 14580

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NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install an internally-lit sign above the easternmost storefront for 'Bistro Six30', measuring 30"H x 162"L.

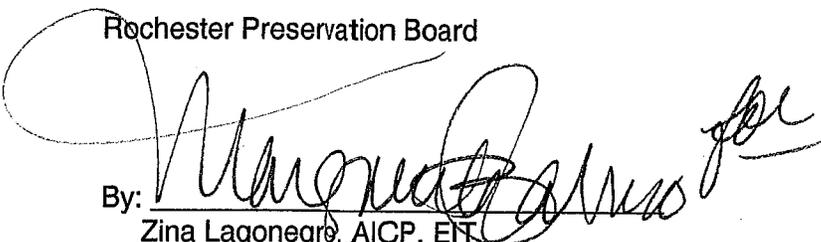
On the premises at:	620-636 Park Avenue
Zoning District:	C-2 Community Center Commercial District East Avenue Preservation District
Application Number:	A-004-16-17
Record of Vote(s):	D. Beardslee Approved on condition (motion) G. Gamm Aye (second) E. Cain Aye C. Carretta Aye B. Mayer Aye J. Dobbs Aye D. Matthews Aye

Please take notice that at its hearing of July 6, 2016, the Rochester Preservation Board APPROVED your application ON THE CONDITION that the overall height, from the top of the 'B' to the bottom of the 'S', is limited to 30 inches

In addition to this approval, a sign permit is required, and may be obtained in City Hall room 121B. A copy of the approved drawing will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 

Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

Filing Date:



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Applicant Amy Catalano described the sign in brief, stating that the letters would be mounted on a narrow raceway, not a sign box, and the sign face and LED color would be white. She noted that her drawing shows a total sign area of 92SF, where it should say 34SF.
- C. John Lembach, speaking for the board of the Park-Meigs Neighborhood Association, asked that the plaza signs be more uniform in letter height, spacing on the façade, and luminosity levels. He recommended approval of the proposed sign, provided these issues are resolved.

II. RESOLUTION(S):

The Board found that the sign is appropriate to the historic visual character of the preservation district on the condition that the overall height, from the top of the 'B' to the bottom of the 'S', is limited to 30 inches.

III. EVIDENCE:

- A - Application
- B - Drawing of sign
- C - Photosimulation of sign on building
- D - Appearances by Amy Catalano and John Lembach
- E - Site visits by Board members



July 13, 2016

Mr. William Culley
8 Greenwood Street
Rochester, NY 14608

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to shorten and widen a driveway, replace plantings, and replace fences in the side and rear yards.

On the premises at:	8 Greenwood Street
Zoning District:	R-3 High-Density Residential District Corn Hill Preservation District
Application Number:	A-005-16-17
Record of Vote(s):	B. Mayer Approved on condition (motion) D. Beardslee Aye (second) E. Cain Aye C. Carretta Aye D. Matthews Aye J. Dobbs Aye G. Gamm Aye

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Please take notice that at its hearing of July 6, 2016, the Rochester Preservation Board APPROVED your application with these CONDITIONS: 1) the wood picket fence along the south property line is limited to a height of 4'-0" and shall have removable panels to allow for access to the adjacent house, 2) the fence and gate running between the two houses is to match the fence on the south property line, and 3) the parking area is to extend 18 feet past the front wall of the house (not the front of the porch).

In addition to this approval, a building permit is needed to install the parking area and a separate permit is needed for the fence. Both may be obtained in City Hall room 121B. A copy of the approved drawing will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

Filing Date:



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Applicant Bill Culley testified that he discussed the proposal with his neighbors, whose input caused him to revise his application as follows:
1. Reduce the height of the fence along #10 Greenwood Street to 4'-0" maximum. The fence would have removable panels to permit maintenance of the house at #10.
 2. Rather than move the existing, brightly-painted fence toward the street as initially proposed, install a new wood picket fence, about 4' high, to relate to the style of his house.
 3. Plant trees to screen his rear yard from the neighbor's view, if the neighbor so desires.
 4. Remove one tree and one bush, and add 4-6 trees, for a net increase in trees and green space.
- C. Mr. Culley noted that most houses on Greenwood Street have driveways, three of which are double-width. Member Mayer, a neighbor on Greenwood Street, noted that all three have reasons for existing, and she gave a brief history of each.
- D. Board members expressed concerns that the parking area appears too narrow for two standard cars, and that a fence on the south property line would be only 18 inches from the adjoining house, thereby limiting access for maintenance.
- E. In response, Mr. Culley stated that narrow side yards are common in Corn Hill and that neighbors simply provide access to one other. In addition to his earlier offer to install removable fence panels, he offered two other solutions:
1. Move the fence away from the property line;
 2. Eliminate the fence and use the neighboring house to define his rear yard to keep his dog secured.
- F. Mr. Culley stated that he would replace the fences on the east and north sides of the rear yard in kind, even though the two sections differ in style. He expressed desire to maintain the eclectic flavor.
- G. Barbara Kennedy stated that she has owned and occupied the house next door at #10 Greenwood Street since 1999. She stated that she dislikes the proposed changes, and desires to retain the current conditions. She expressed concern that the removable fence panels would be difficult to lift, that stormwater from the parking area would drain into her basement, and that parked cars would be close to the street. She stated that she prefers not to have a fence alongside her house but, if one is needed, she asked that it extend the line of the existing fence.
- H. Joe Arena testified that he has been a Corn Hill resident for 23 years, and stated that he encourages neighbors to work together to resolve issues. He stated that he has seen problems with property access that have been resolved through cooperation.
- I. Board members expressed support for getting cars off the street, but stressed the importance of installing plantings along the sidewalk to screen the cars from view.

II. RESOLUTION(S):

The Board found that the proposal is appropriate to the historic visual character of the property and preservation district with the following conditions: 1)the wood picket fence along the south property line is limited to a height of 4'-0" and shall have removable panels to allow access to the adjacent house, 2)the fence and gate extending between the two houses is to match the fence on the south property line, 3) and the parking area is to extend 18 feet past the front wall of the house (not the front of the porch).

The Board also found it appropriate to remove one dogwood tree at the southwest corner of the property, and to replace the rear fence as proposed.

III. EVIDENCE:

- A - Application
- B - Narrative description of project
- C - Site plan showing driveway, fences and planting areas
- D - Photographs of existing conditions on site and in the neighborhood
- E - Photosimulation of proposed driveway
- F - Letter from neighbor Barbara Kennedy
- G - Written questions from neighbors, with answers by applicant
- H - Appearance by Bill Culley, Barbara Kennedy and Joe Arena
- I - Site visits by Board members



July 14, 2016

Mr. Mark Siwec
2349 Monroe Avenue
Rochester, NY 14618

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to legalize the installation of a handicap ramp at the rear entrance.

On the premises at:	45 Vick Park A
Zoning District:	R-2 Medium-Density Residential District East Avenue Preservation District
Application Number:	A-006-16-17

Record of Vote(s):	J. Dobbs	Hold (motion)
	B. Mayer	Aye (second)
	E. Cain	Aye
	C. Carretta	Aye
	D. Beardslee	Aye
	D. Matthews	Aye
	G. Gamm	Aye

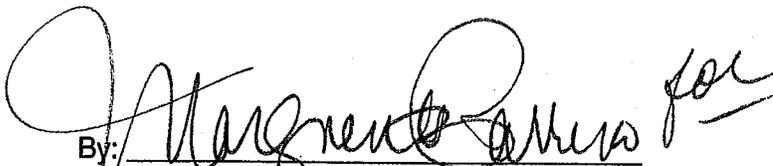
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Please take notice that at its hearing of July 6, 2016, the Rochester Preservation Board HELD your application for further review, pending receipt of a revised application.

Your case is scheduled for the August 3, 2016 hearing, and is first on the agenda, beginning at 6:00PM.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 
 Zina Lagonegro, AICP, EIT
 Director of Planning & Zoning

Filing Date:

Phone: 585.428.7238

Fax: 585.428.6137

TTY: 585.428.6054

EEO/ADA Employer



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. Adrian Winter testified that the vertical rise from the ground to the second-floor landing is just enough that state code requires a handicap lift to be completely enclosed. By constructing the ramp, he was able to reduce the rise to allow use of a non-enclosed lift at a substantially lower cost.

Mr. Winter stated that he will modify the stair handrails to be code compliant. The rail mountings will be changed to allow a hand to slide continuously along, and the rails will be extended beyond the top and bottom risers.

C. John Lembach, speaking for the board of the Park-Meigs Neighborhood Association, objected to the application, stating that the ramp does not fit with the character of the preservation district.

D. Board members expressed concern that the stairs had initially been built without a permit, and now the ramp was, too. The general consensus was that the ramp is too rustic, and that a new design is needed to help the ramp blend better in the area. Board attorney Warth stated that the work was done on the cheap, and that the applicants didn't listen to the Board's previous comments.

E. In response, contractor Justin Tallo expressed his willingness to improve the ramp, and he asked for guidance.

II. RESOLUTION(S):

The Board found that the proposal would not be appropriate as built or drawn, and asked the applicant to prepare a new design and return to a future hearing.

III. EVIDENCE:

- A - Application
- B - Sketch of proposed modifications
- C - Photographs of existing conditions
- D - Appearance by Adrian Winter, Justin Tallo and John Lembach
- E - Site visits by Board members



City of Rochester

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Rochester
Preservation Board

July 14, 2016

Ms. Noreen Henning
Wildside Exotic Piercing
371-B Park Avenue
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to legalize a hanging sign and window signs for 'Wildside Exotic Piercing'.

On the premises at:	371 Park Avenue
Zoning District:	C-1 Neighborhood Center Commercial District East Avenue Preservation District
Application Number:	A-007-16-17
Record of Vote(s):	G. Gamm Approve on condition (motion) D. Beardslee Aye (second) D. Matthews Aye E. Cain Aye C. Carretta Aye J. Dobbs Aye B. Mayer Aye

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Please take notice that at its hearing of July 6, 2016, the Rochester Preservation Board APPROVED your application ON THE CONDITION that the ground sign is lowered to match the two others in the yard, that the phone number is removed from the front window, and that only the word 'Wildside' appears on the front door.

In addition to this approval, a sign permit is needed, and may be obtained in City Hall room 121B. A copy of the approved photographs will be on file there.

Importantly, you must also legally change the use of your space from a take-out restaurant to a retail store, which may also be done in room 121B. Please bring a floor plan of your space.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: Zina Lagonegro
Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

Filing Date:



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Applicant Noreen Henning testified that her family-owned business was on Monroe Avenue for 33 years, and she had an opportunity to move to Park Avenue. She stated that she feels that the signs complement others in the area. Since the house sits back, she would like to keep the ground sign for visibility.
- C. John Lembach, speaking for the board of the Park-Meigs Neighborhood Association, testified that there is too much signage, and that the ground sign isn't justified. He stated that, if the ground sign is to remain, its mounting should be corrected.
- D. Board members agreed that there are too many signs, that the ground sign is too tall, and that too much of the front window is covered. Member Beardslee asked that the font types on the window and ground sign match.

II. RESOLUTION(S):

The Board found the signs are appropriate to the historic visual character of the property and the preservation district on the condition the ground sign is lowered to match the two others in the yard, that the phone number is removed from the front window, and that only the work 'Wildside' appears on the front door.

III. EVIDENCE:

- A - Application
- B - Photographs of existing conditions
- C - Appearance by Noreen Henning and John Lembach
- D - Letter from the Park-Meigs NA
- E - Site visits by Board members