



August 12, 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	Approve, with wooden railings (motion)
D. Beardslee	Aye (second)
E. Cain	Aye
C. Carretta	Aye
B. Mayer	Aye
G. Gamm	Aye
D. Matthews	Absent

Please take notice that at its hearing of August 3, 2016, the Rochester Preservation Board APPROVED your application to legalize a concrete ramp, install wooden railings on the ramp, and paint these railings and the adjacent railings, steps and landing leading to the second floor.

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 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. Adrian Winter presented two options for railings on the ramp, one of wood and the other of metal pipe. He testified that he would remove all the existing wood posts and start over, and the details would match those of the adjacent steps and railings leading to the second floor. All of the wood on the ramp and steps would be painted to match.**
- C. John Lembach, speaking for the board of the Park-Meigs Neighborhood Association, expressed his support for the proposal. He requested that the Board approve the application on the condition that the wood is painted by October 1, 2016. (Note: the Board did not require this).**
- D. Member Dobbs noted that a post is needed where the slope of the ramp meets the level landing, to transition the railing from sloped to level. He noted also that handrails are required only along the slope of the ramp, not along the landing.**

II. RESOLUTION(S):

The Board found that the ramp, with wood railings rather than metal pipe, and painted to match the steps, railings and landing to the second floor, is appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application**
- B - Photographs of existing conditions**
- C - Two drawn options of railings**
- D - Appearances by Adrian Winter and John Lembach**
- E - Site visits by Board members**



August 12, 2016

Mr. Fayyaz Zafar
6 Woodgreen Drive
Pittsford, NY 14534

NOTICE OF DECISION

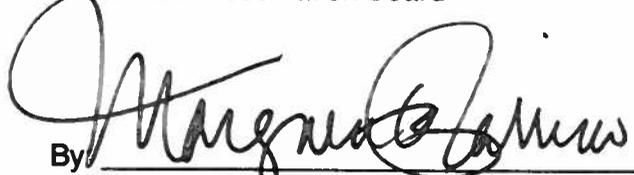
In the matter of a request for a Certificate of Appropriateness to replace 90 windows with vinyl insert windows.

On the premises at:	1111 Park Avenue
Zoning District:	R-2 Medium-Density Residential District East Avenue Preservation District
Application Number:	A-008-16-17
Record of Vote(s):	E. Cain Deny (motion) D. Beardslee Deny (second) J. Dobbs Deny C. Carretta Deny B. Mayer Deny G. Gamm Deny D. Matthews Absent

Please take notice that at its hearing of August 3, 2016, the Rochester Preservation Board DENIED your application to replace windows, as described in the findings and decision below.

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. Realtor Tim Doherty testified that the building is about 90 years old, and that the wood windows are in poor condition. He stated that the owner pays for tenants' heat, which is costly with the inefficient windows. He expressed appreciation for the Board's position that vinyl windows are historically inaccurate, but stated that the existing triple-track storm windows are also inaccurate. He stated that the building would look more appropriate without the storm windows and with the new windows (which would be brown, not white, to match the color of the building). The cost of the vinyl windows, he stated, would be about \$25,000, whereas wood windows are estimated to cost about \$65,000.**
- C. In response to Board member Gamm's query as to whether a window expert had assessed the existing conditions, Mr. Doherty stated that he has personal experience with older windows and believes that these windows need substantial work, each costing perhaps \$1500.**
- D. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, asked the Preservation Board to maintain its position against vinyl windows. He expressed concern with the lack of maintenance on the property, and that any work would be cheap. He said that the choice of vinyl is about money, not quality. He asked that the Board require an energy audit before allowing new windows.**
- E. Mr. Doherty responded, saying that the owner obviously wants to improve the building, which is the reason for the new windows.**

II. RESOLUTION(S):

The Board found that the vinyl windows are inappropriate to the historic visual character of the property and preservation district, and denied the application.

III. EVIDENCE:

- A - Application**
- B - Photographs of existing conditions**
- C - Catalog sheets of proposed replacement windows**
- D - Appearances by Tim Doherty and John Lembach**
- E - Site visits by Board members**



August 12, 2016

Mr. Blair Brown
34 Atkinson Street
Rochester, NY 14608

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to add storm doors to the front entry doors.

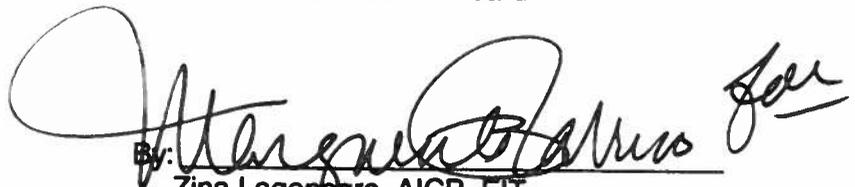
On the premises at:	34 Atkinson Street
Zoning District:	R-3 High-Density Residential District Corn Hill Preservation District
Application Number:	A-009-16-17
Record of Vote(s):	B. Mayer Approve (motion) J. Dobbs Aye (second) D. Beardslee Aye C. Carretta Aye E. Cain Aye G. Gamm Aye D. Matthews Absent

Please take notice that at its hearing of August 3, 2016, the Rochester Preservation Board APPROVED your application as submitted and described.

No building permit is required to install the doors. This letter and the enclosed Certificate of Zoning Compliance are your approvals.

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. Nancy Brown testified that the wood-and-glass doors would be consistent with the appearance of the neighborhood, where several nearby houses have similar doors. The storm doors would be solid wood, stained to match the main doors. She also requested permission to replace the wood transom panel above the doors with a clear glass panel, with the house number in gold lettering.

C. Member Mayer stated that the builder of #34 also built #30, which has similar storm doors, so the proposal is consistent with the adjacent house.

II. RESOLUTION(S):

The Board found that the storm doors and glass transom are appropriate to the historic visual character of the property and the district, as submitted and described.

III. EVIDENCE:

A - Application

B - Photographs of existing conditions and of neighboring doors

C - Photosimulation of doors in place

D - Appearance by Nancy Blair

E - Site visits by Board members



August 12, 2016

Mr. Todd Plouffe
MC Management
550 East Avenue
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to remove a beech tree in the front yard and install 4'H and 6'H wood fences along the north property line and landscaping in front of the carriage house.

On the premises at: 566 East Avenue, The Century Club

Zoning District: PD16 Planned Development District
East Avenue Preservation District

Application Number: A-010-16-17

Record of Vote(s):

Carriage house landscaping and fence

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

Beech tree

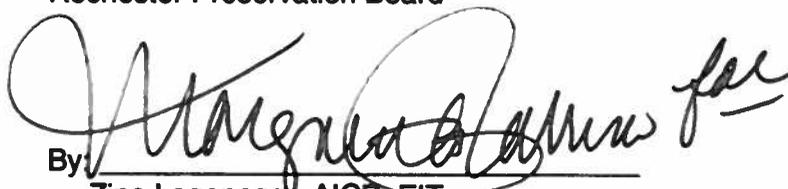
E. Cain	Approve (motion)
C. Carretta	Aye (second)
J. Dobbs	Aye
G. Gamm	Aye
B. Mayer	Nay
D. Beardslee	Nay
D. Matthews	Absent

Please take notice that at its hearing of August 3, 2016, the Rochester Preservation Board APPROVED your request to install walkways and plantings at the carriage house, APPROVED ON CONDITION the installation of a fence along the north property line, and APPROVED the removal of a beech tree in the yard of the Century Club.

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

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.** Landscape architect Michael Rossetti testified that an evaluation of the beech tree found that it is unhealthy and that it has a 50-50 chance of surviving 5 more years. Given the scale and complexity of the garden that is being planted here, Mr. Rossetti believes it is better to replace the tree with a new tree that would mature along with the other landscaping. The new tree would be an American Beech, about 4" caliper, planted in front of the Century Club building.
- C.** Mr. Rossetti testified that the plan at the carriage house is to reduce the size of the parking lot, define its edges, and install a walkway to connect the buildings. At the front entry to the building, a stone walkway would mimic the ramp that traditionally led to a carriage gate. Existing planting beds at either side of the walkway would be improved with new plants.
- D.** Mr. Rossetti stated that, on the north property line and wrapping the property's northeast corner, a wood fence would be installed to separate the property from the neighboring residential properties. The fence would be made of paint-grade cedar, painted black or Charleston green. It would be 6 feet tall for most of its length, dropping to 4 feet tall toward Strathallan Park. Shrubs along the north property line would be removed.
- E.** John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, testified that neighbors comment more about trees than anything else, and therefore his group opposes removal of the beech tree. He expressed support for all other aspects of the project.
- F.** Board members discussed the tree removal at length, and contemplated whether it is best to remove the tree now, before the new landscaping is installed, or to wait to see if the tree survives.

II. RESOLUTION(S):

The Board found that the site work at the carriage house is appropriate to the historic visual character of the property and the preservation district on the condition that no fence is installed along the north wall of the carriage house and that the fence height is limited to four feet for the portion west of the building. The Board also found it appropriate to remove the beech tree and replace it with an American Beech tree at least 10 feet tall.

III. EVIDENCE:

- A -** Application
- B -** Photographs of existing conditions
- C -** Assessment and photographs of beech tree by Urban Forestry LLC
- D -** Site plan showing location of beech tree
- E -** Site plan and landscape plan at carriage house
- F -** Elevation and details of fence
- G -** Appearance by Michael Rossetti
- H -** Site visits by Board members



August 12, 2016

Ms. Sandy Gianinny
8 Arnold Park
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace three windows in the kitchen and four on the second floor.

On the premises at:	8 Arnold Park
Zoning District:	R-2 Medium-Density Residential District East Avenue Preservation District
Application Number:	A-011-16-17
Record of Vote(s):	G. Gamm Approve (motion) B. Mayer Aye (second) J. Dobbs Aye C. Carretta Aye D. Beardslee Aye E. Cain Aye D. Matthews Absent

Please take notice that at its hearing of August 3, 2016, the Rochester Preservation Board APPROVED your application as presented.

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 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 Lagonello
Zina Lagonello, 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. Sandy Gianinny stated that she believes the kitchen was originally a porch, not intended to be occupied in cold weather. She testified that the windows leak and are damaged. She would replace them with all-wood windows, so that nobody would know they are new. She stated that the upper windows are also damaged, and would be replaced in-kind with all-wood windows.**
- C. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed support for the project.**

II. RESOLUTION(S):

The Board found that the replacement windows, as presented, are appropriate to the historic visual character of the building and the preservation district.

III. EVIDENCE:

- A - Application**
- B - Photographs of existing conditions**
- C - Catalog sheets of proposed replacement windows**
- D - Elevation of kitchen showing proposed windows**
- E - Appearances by Sandy Gianinny and John Lembach**
- F - Site visits by Board members**



August 12, 2016

Ms. Kristina Dinino-Jeffords
846 Dewitt Road
Webster, NY 14580

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install awnings on the building and a ground sign for 'The Mad Hatter' measuring 24"H x 36W".

On the premises at: 170-176 S. Goodman Street

Zoning District: R-2/O-B Medium-Density Residential District
With Boutique Overlay
East Avenue Preservation District

Application Number: A-012-16-17

Record of Vote(s):

Awnings

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

Signs

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

Please take notice that at its hearing of August 3, 2016, the Rochester Preservation Board HELD your request to install awnings, pending receipt of further details, and APPROVED your request to install a ground sign and a sign reading 'Entrance'. The top of the ground sign may be no higher than 5'-0" above the ground.

In addition to this approval, a sign permit is required and may be obtained at the counter in City Hall room 121B. A copy of the 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.** Kris Jeffords handed the Board members a revised design of the ground sign, showing a two-sided elliptical panel 24”H x 36” wide with the words ‘The Mad Hatter’, hung from a post-mounted bracket. The sign background would be turquoise, and the lettering, white.
- C.** Ms. Jeffords handed out a photosimulation showing three shed awnings, to be made of black fabric. Two would extend out from the 1st floor porches facing the street, and the third would cover the side stairs to the restaurant entrance. Ms. Jeffords testified that the restaurant fills the front of the building’s 1st floor, and includes the two porches. The southernmost porch would be used for outdoor dining, while the northernmost porch is the restaurant’s entrance.

Ms. Jeffords stated that there is a stair and doorway on the front of the building between the porches that serves the upstairs apartments. Because of its prominence, restaurant patrons might think this leads to the restaurant. For this reason, Ms. Jeffords wants a sign at the restaurant’s true entrance, which is on the driveway side. She proposes to have the word ‘Entrance’ on the awning over the side stairs. Board staff felt that this might be too high to be readily seen, and suggested installing a sign on the porch column.

- D.** John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed support for the project.

II. RESOLUTION(S):

The Board found that the ground sign would be appropriate to the historic visual character of the property and preservation district when limited to 5’-0” high and placed between the existing ground lights. The Board also found it appropriate to install a small sign reading ‘Entrance’ on the north porch column. The Board requested more detail on the awnings, and held that portion of the application open for future review.

III. EVIDENCE:

- A -** Application
- B -** Elevations of sign and bracket
- C -** Photosimulation of sign and bracket
- D -** Appearances by Kristina Dinino-Jeffords and John Lembach
- E -** Site visits by Board members



August 12, 2016

Ms. Taylor Presley
329 W. Elm Street
East Rochester, NY 14445

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace the 'Sun Tan City' sign with an internally-lit sign for 'Zoom Tan', measuring 22"H x 11'-5"L.

On the premises at: 620-636 Park Avenue
Zoning District: C-2 Community Center Commercial District
East Avenue Preservation District
Application Number: A-013-16-17

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

Please take notice that at its hearing of August 3, 2016, the Rochester Preservation Board APPROVED your application ON CONDITION that the existing raceway is shortened to fit the length of the new lettering, that any leftover brackets are removed, and that any holes in the mansard roof are filled.

In addition to this approval, a sign permit is required and may be obtained at the counter in City Hall room 121B. A copy of the 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.** Rocco Viele, franchisee of this Sun Tan City store, presented for the out-of-town applicant. He stated that the current sign is about 31SF, and the new sign would be much smaller at 21SF. He stated that the landlord is requiring the sign lettering to be all white to match the other signs on the building.
- C.** Board members questioned the reason for leaving the existing raceway intact. They stated that the raceway would be several feet longer than the new lettering, leaving an odd appearance, and would have penetrations from the old letters. Members noted the consistent look of the other signs on the building, where the length of the raceways match the length of lettering.
- D.** Zoning staff reported that the new tenant, Zoom Tan, has a logo that would fill much of the empty raceway space, but its orange-and-purple color scheme is inconsistent with the landlord's desire for an all-white sign.
- E.** John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, testified that, as an electrician, he knows the construction of sign raceways. He stated that they are made of thin metal, and can be easily cut and shortened.

II. RESOLUTION(S):

The Board found that the sign would be appropriate to the historic visual character of the preservation district on the condition that the raceway is shortened to fit the length of the new lettering, that any leftover brackets are removed, and that any holes in the mansard roof are filled.

III. EVIDENCE:

- A -** Application
- B -** Photograph of existing conditions
- C -** Photosimulation of new sign
- D -** Cross sectional drawing of sign
- E -** Appearances by Rocco Viele and John Lembach
- F -** Site visits by Board members



August 12, 2016

Mr. Jerry McCue
21 Mountain Rise
Fairport, NY 14450

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to remove a small garden at the northwest corner of the property and replace it with a hedge, and install a hedge and fence at the south property line.

On the premises at:	6 Sibley Place
Zoning District:	R-2 Medium-Density Residential District East Avenue Preservation District
Application Number:	A-014-16-17
Record of Vote(s):	J. Dobbs Approve on condition (motion) D. Beardslee Aye (second) B. Mayer Aye C. Carretta Aye G. Gamm Aye E. Cain Aye D. Matthews Absent

Please take notice that at its hearing of August 3, 2016, the Rochester Preservation Board APPROVED your application ON CONDITION that zoning staff is to review the fence design.

In addition to this approval, a fence permit will be 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.** Owner Jerry McCue requested approval to extend a hedge along his north property line to meet a hedge along the west side, thereby enclosing this corner of the property. He would allow both hedges to grow taller to meet the height of a hedge around the adjacent property at 485 East Avenue. The hedge extension would fill a space now used as a garden. Mr. McCue stated that he has been working to restore the existing hedges, and he trimmed a tree that was impeding their growth.
- C.** On the south property line shared with 8 Sibley Place, Mr. McCue would install a hedge and a 6'H wood fence to match one at #8. The fence would have removable panels to allow the neighbor to plow snow onto Mr. McCue's property. The fence would be painted dark green to match the hedge color.
- D.** John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed support for the project.

II. RESOLUTION(S):

The Board found that the hedges and fence are appropriate to the historic visual character of the property and the preservation district on the condition that zoning staff review the design of the fence before issuing a fence permit.

III. EVIDENCE:

- A -** Application
- B -** Photographs of existing conditions
- C -** Site plan showing hedge and fence locations
- D -** Appearances by Jerry and Diane McCue and John Lembach
- E -** Site visits by Board members