

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for October 5, 2016

A-047-15-16

586-600 East Avenue

Applicant: Steve Cullum, Hanlon Architects

Zoning District: PD16 Planned Development District
East Avenue Preservation District

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

Project Description: To modify the approved design of a 5-story apartment and office 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:

Modifications to the design of the building include:

1. Less glass around the 1st floor parking garage;
2. Open porticos on the 2nd floor west, rather than glass-walled rooms;
3. Reconfigured window pattern on East Avenue façade;
4. Larger 4th floor, extending east and north;
5. Stairway and elevator extend to new rooftop deck.

Project History:

At its hearing of June 1, 2016, the Board found that the building and landscape plan, as submitted, are appropriate to the historic visual character of the preservation district. At that hearing, architect David Hanlon testified that the design has progressed from the one presented at the May hearing, but remains largely the same. He asked for questions from the Board members, rather than presenting the drawings. Board members had no questions, but expressed support for the design. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, testified in support of the application, stating that his organization trusts the architect and developer to work through the details.

At its hearing of May 4, 2016 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. 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.

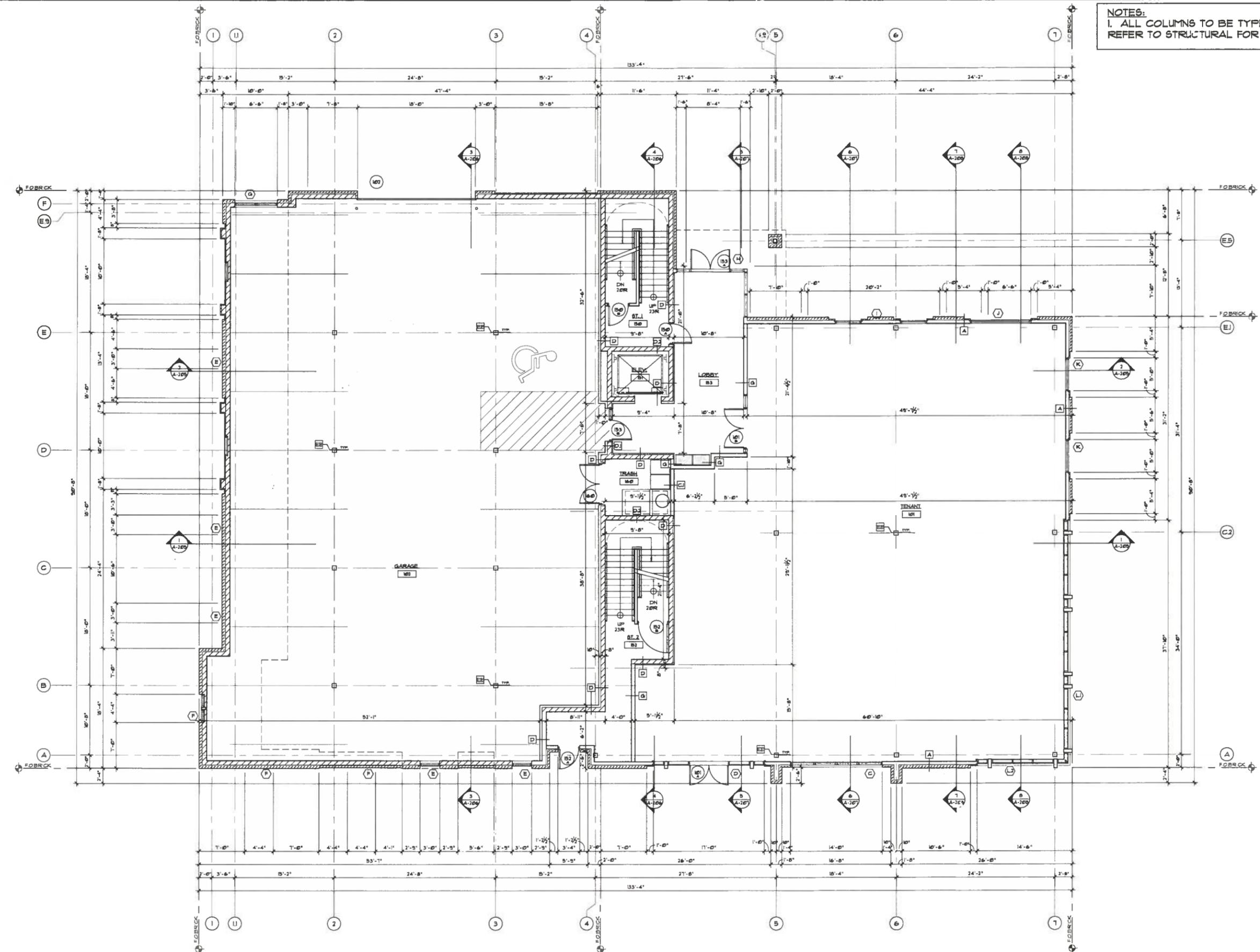
Mr. Rossetti requested approval to remove the following 5 trees:

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.

NOTES:
 1. ALL COLUMNS TO BE TYPE EE.
 REFER TO STRUCTURAL FOR SIZE



1 FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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

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

REVISIONS:
 PRESERVATION BOARD
 10-23-16

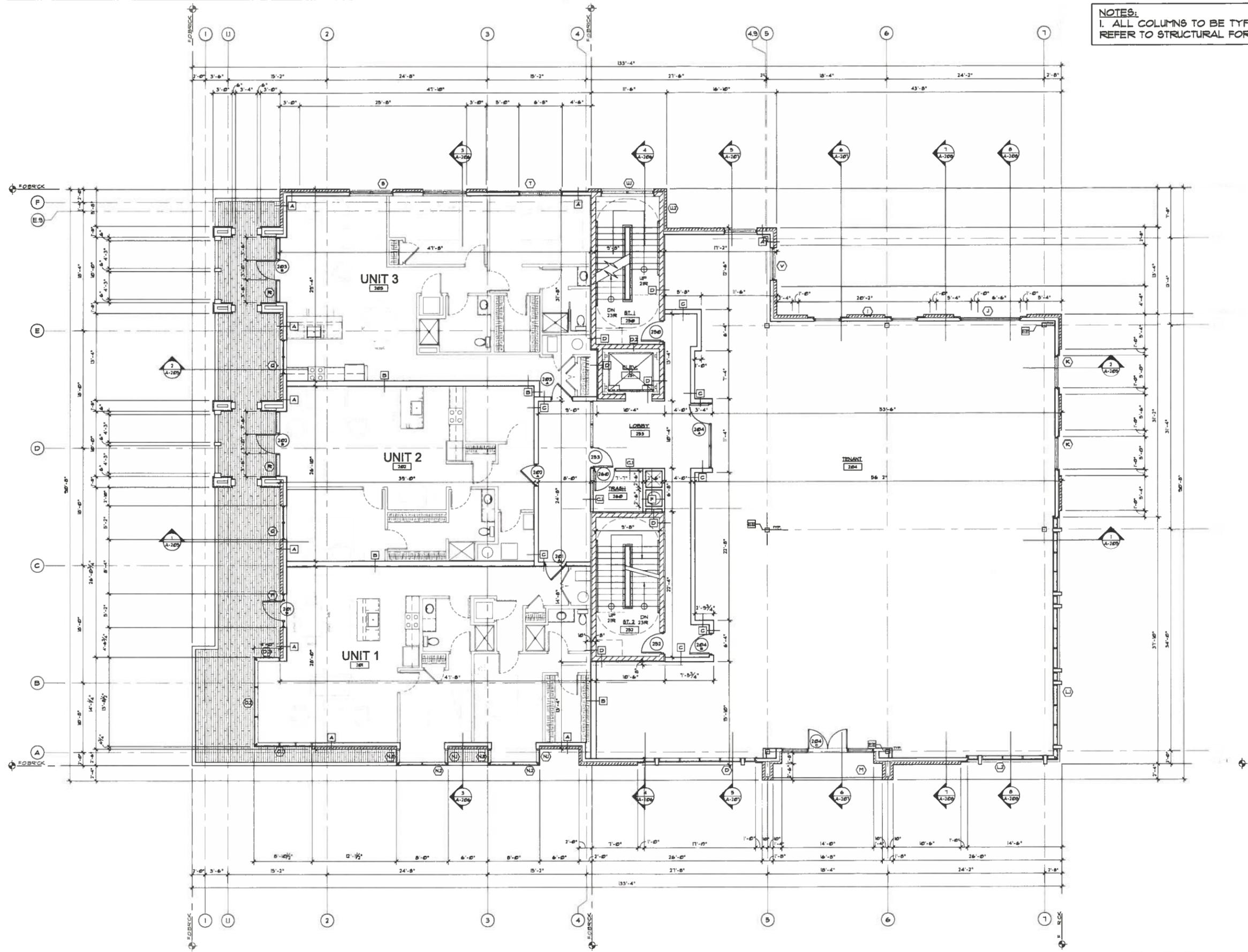
DATE:
 FIRST FLOOR PLAN

DRAWING TITLE:

A-101

SHEET NO.
 PROJECT NO. B-099

NOTES:
 1. ALL COLUMNS TO BE TYPE EE.
 REFER TO STRUCTURAL FOR SIZE



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

REVISION:
 PRESERVATION BOARD
 2-23-15

DATE:
 SECOND FLOOR
 PLAN

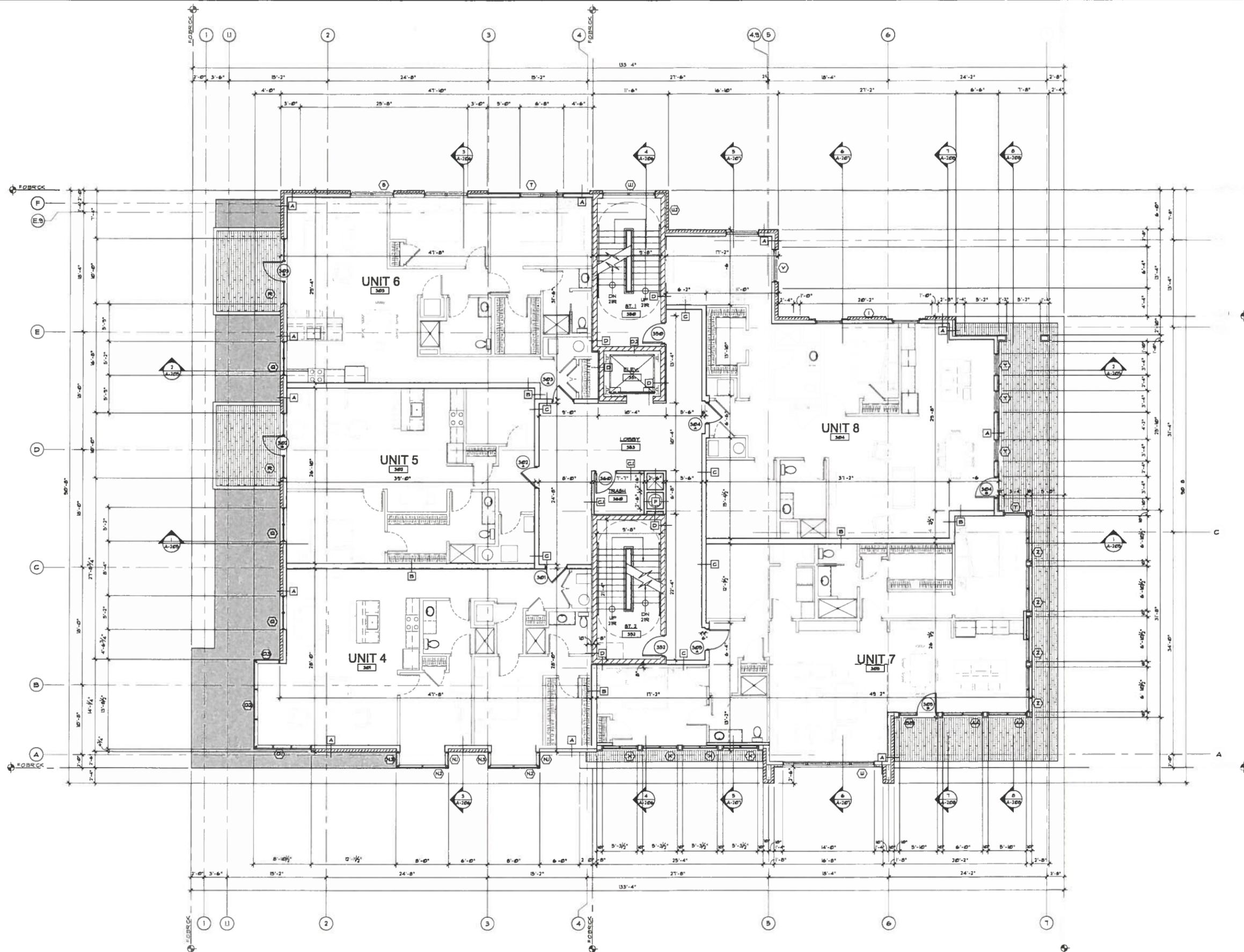
DRAWING TITLE:

A-102

SHEET NO.
 PROJECT NO. B-069

1 SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"





TH RD FLOOR PLAN
SCALE: 3/16 = -0



PROJECT
NORTH

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

REVISIONS:
PRESERVATION BOARD
- 9-24-16 -

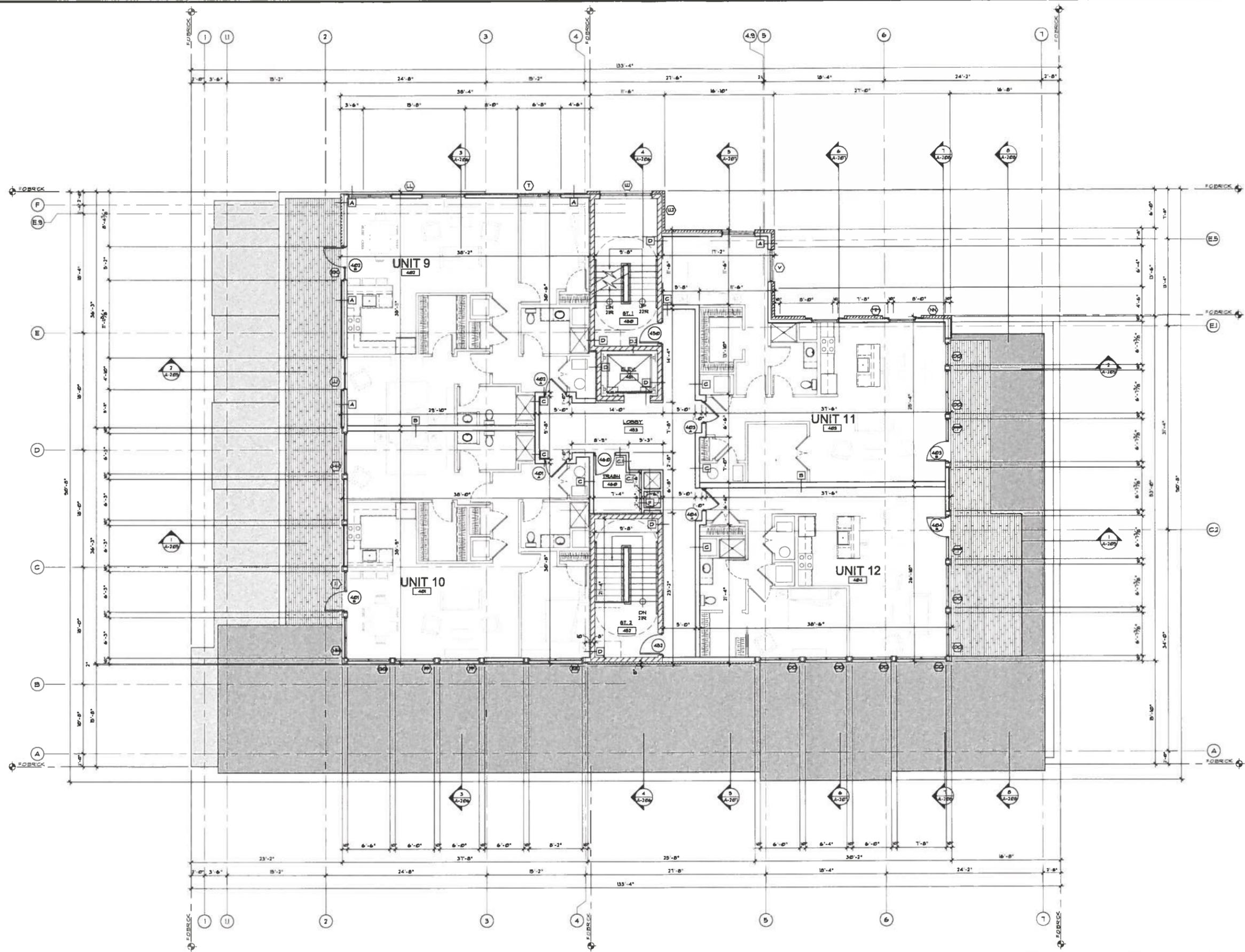
DATE:
THIRD FLOOR
PLAN

DRAWING TITLE:
A-103

SHEET NO.
PROJECT NO. B-069



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① FOURTH FLOOR PLAN
SCALE: 3/16"=1'-0"



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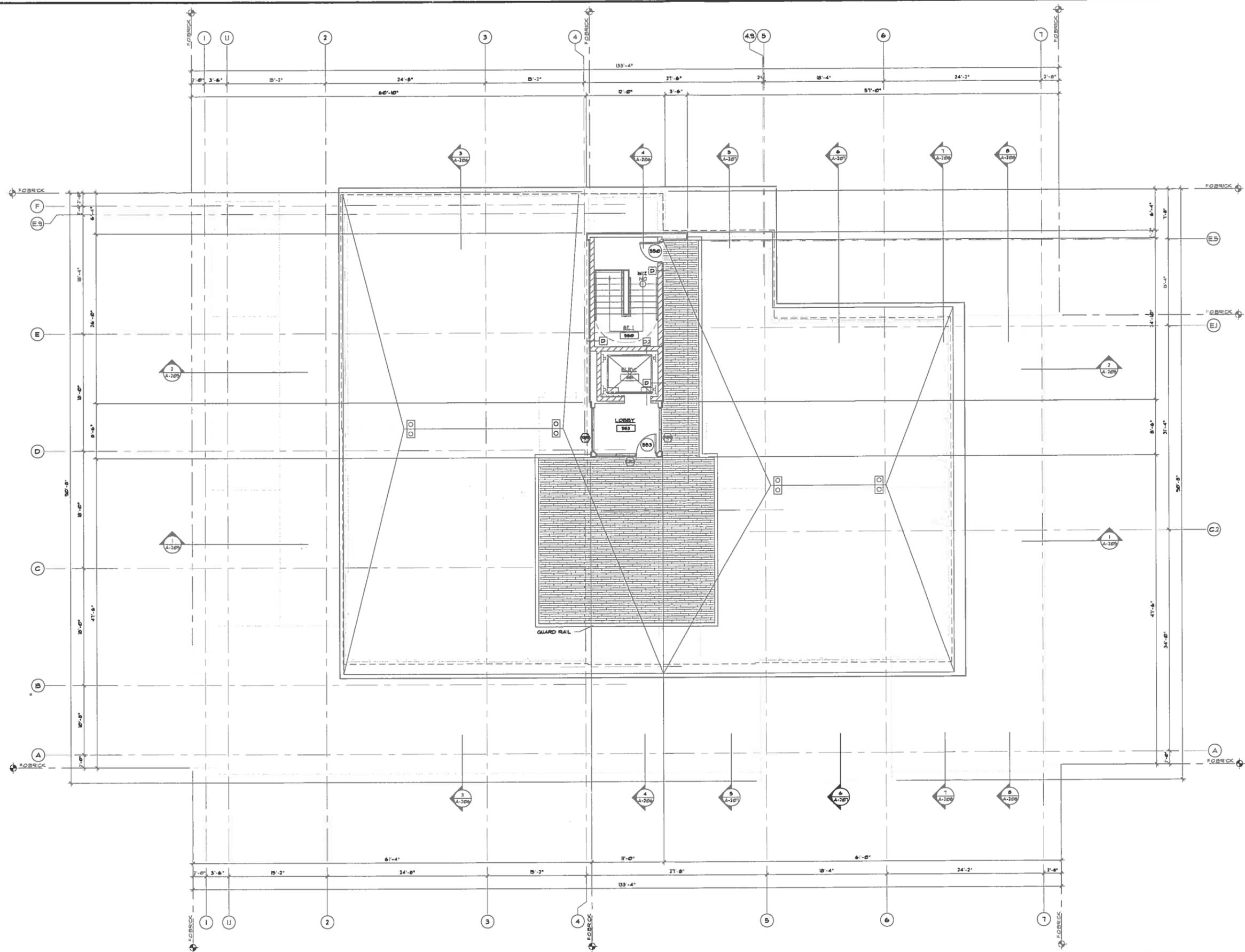
MORGAN CHRISTA MIXED USE BUILDING
600 EAST AVE
ROCHESTER, NEW YORK

REVISION:
PRESERVATION BOARD
- 5-14-15 -

DATE:
FOURTH FLOOR
PLAN

DRAWING TITLE:
A-104

SHEET NO.
PROJECT NO. B-069



ROOF PLAN
SCALE: 3/16" = 1'-0"



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

REVISION:
PRESERVATION BOARD
- 5-24-15 -

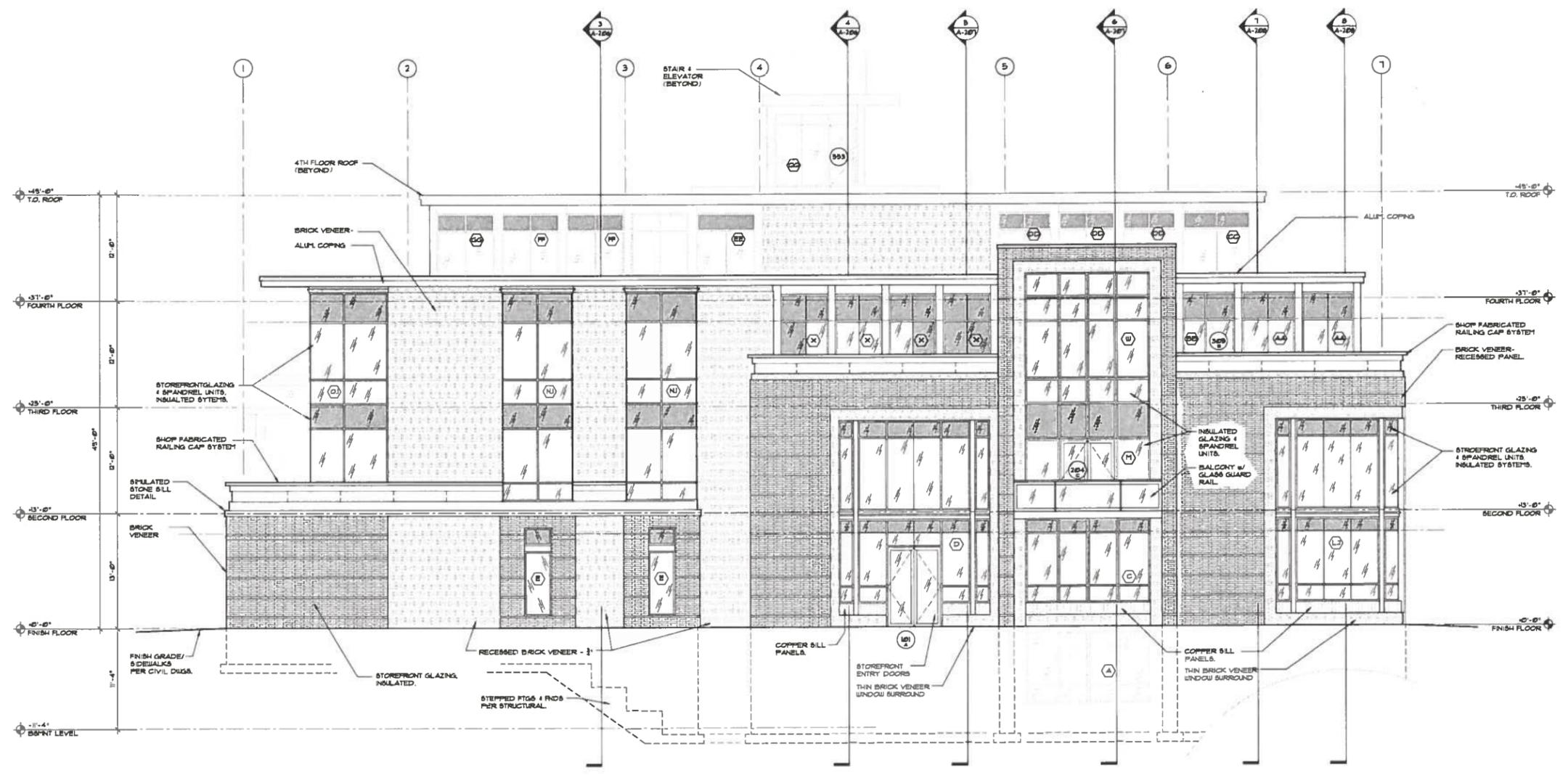
DATE:
ROOF PLAN

DRAWING TITLE:

A-105

SHEET NO.

PROJECT NO. B-009



MORGAN CHRISTA MIXED USE BUILDING

600 EAST AVE
ROCHESTER, NEW YORK

REVISION:
PRESERVATION BOARD
- 5-24-16 -

DATE:
ELEVATIONS

DRAWING TITLE:

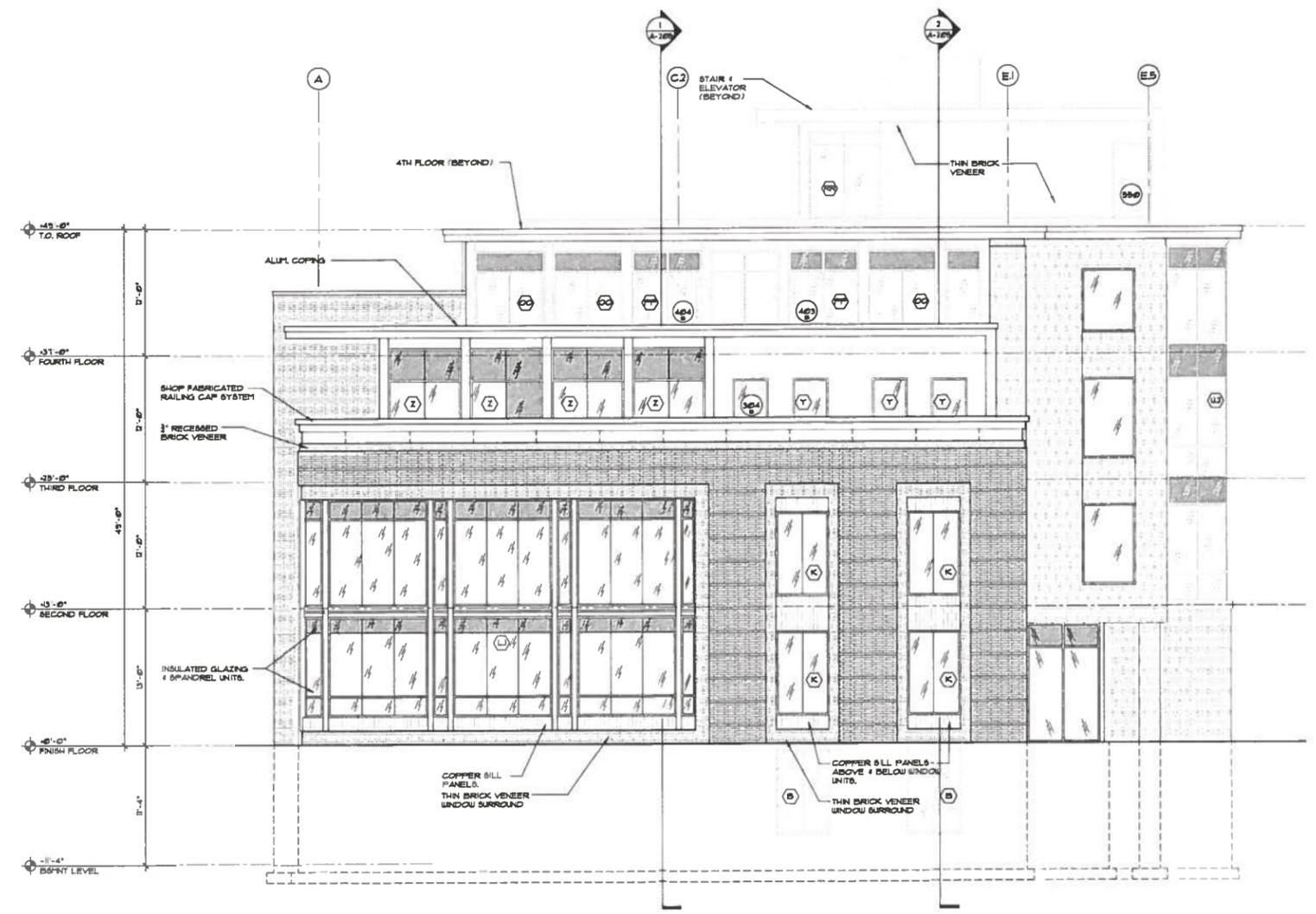
A200

SHEET NO.

PROJECT NO. B-069

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

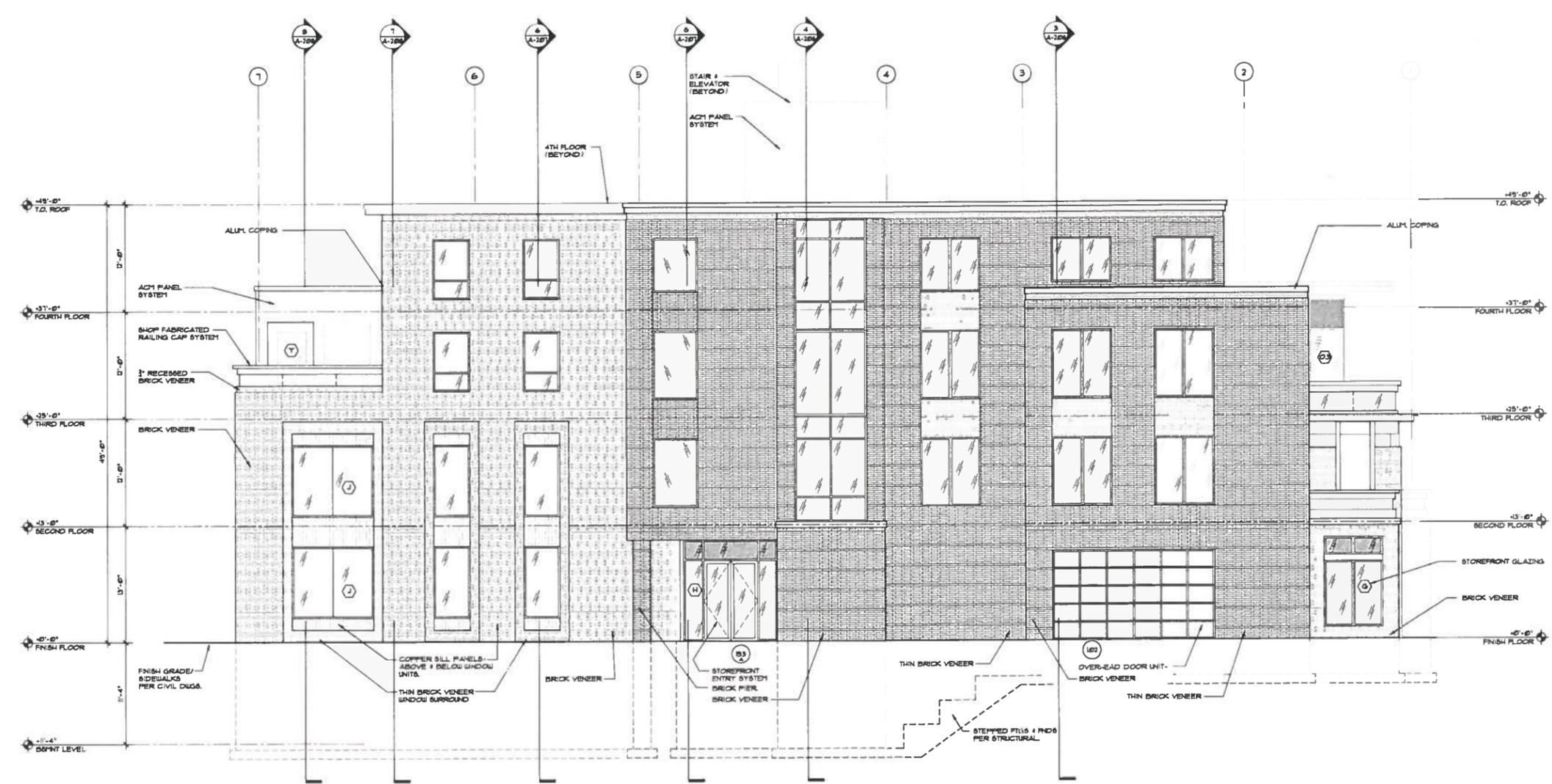




45'-0" T.O. ROOF
 31'-0" FOURTH FLOOR
 25'-0" THIRD FLOOR
 13'-0" SECOND FLOOR
 0'-0" FINISH FLOOR
 -11'-4" BSMT LEVEL

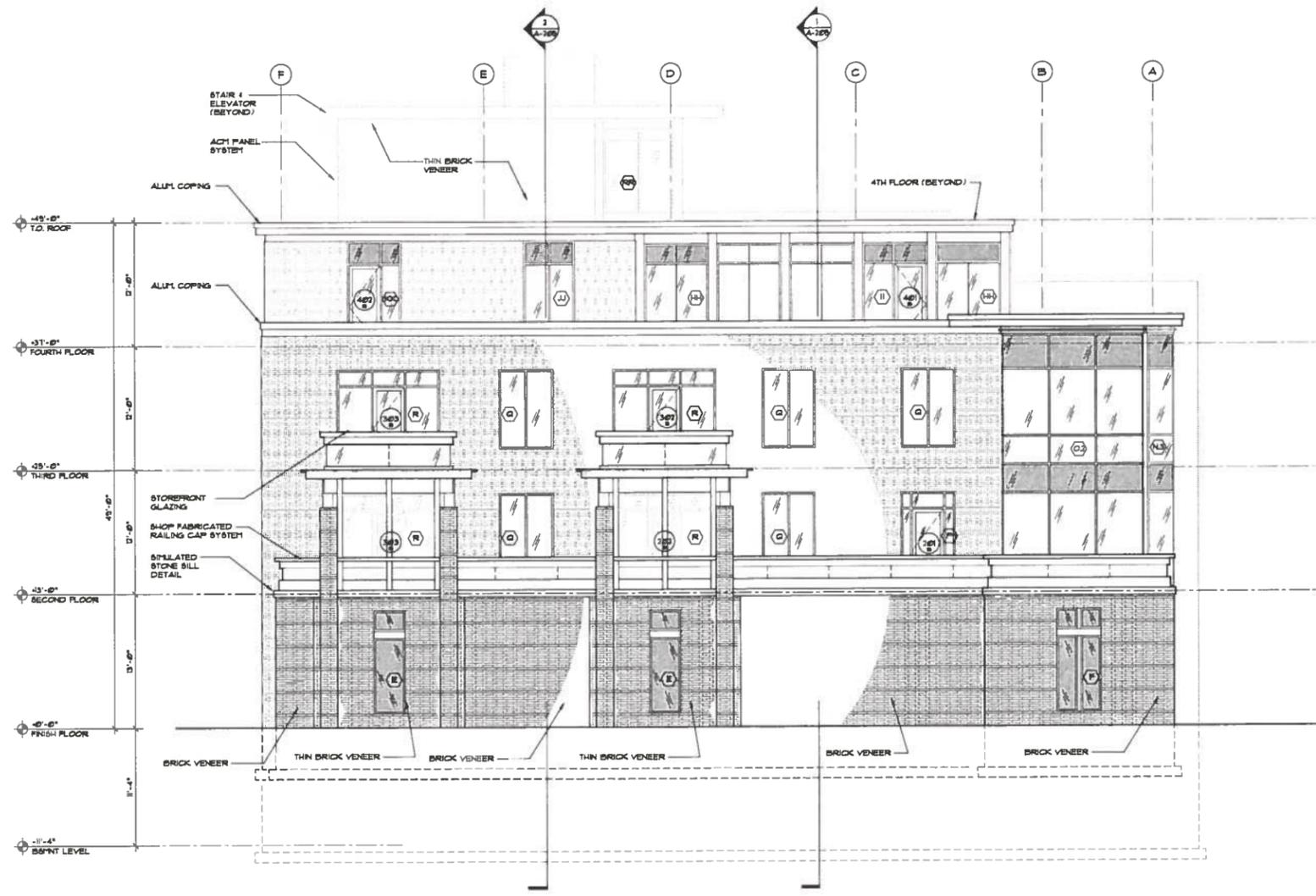
1

EAST ELEVATION
 SCALE: 3/16" = 1'-0"



1

NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

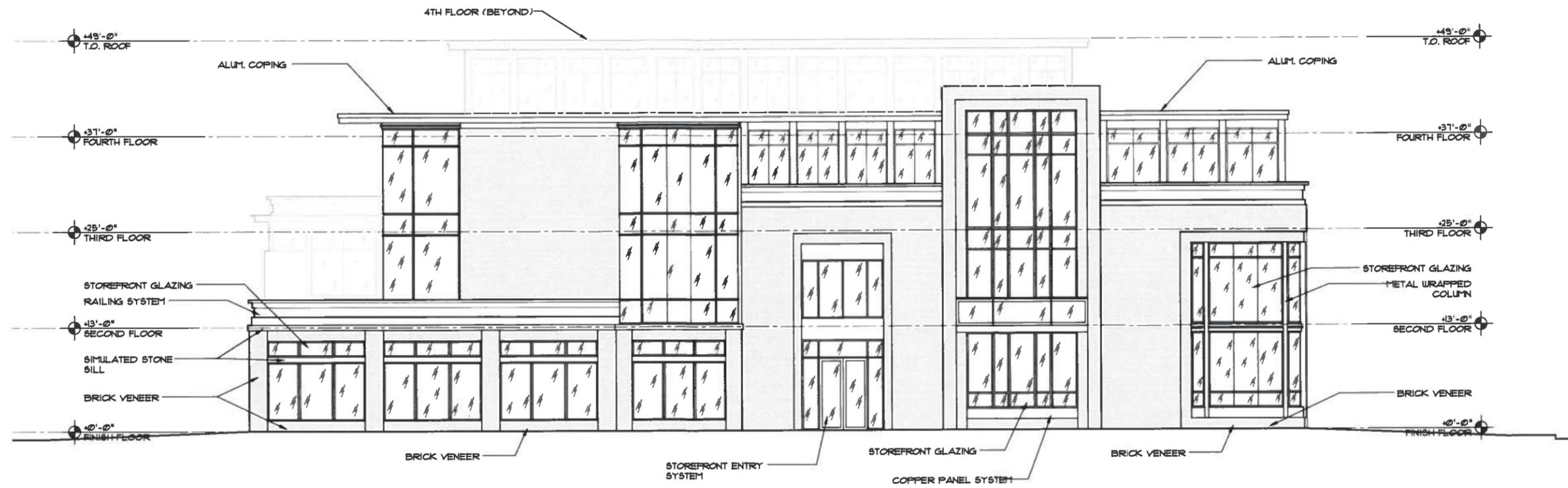


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600 EAST AVENUE
ROCHESTER







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

APPROVED: ✓
DENIED:

ROCHESTER PRESERVATION BOARD

FILE #: A.047.15.14

Decision Date: 6/1/2016

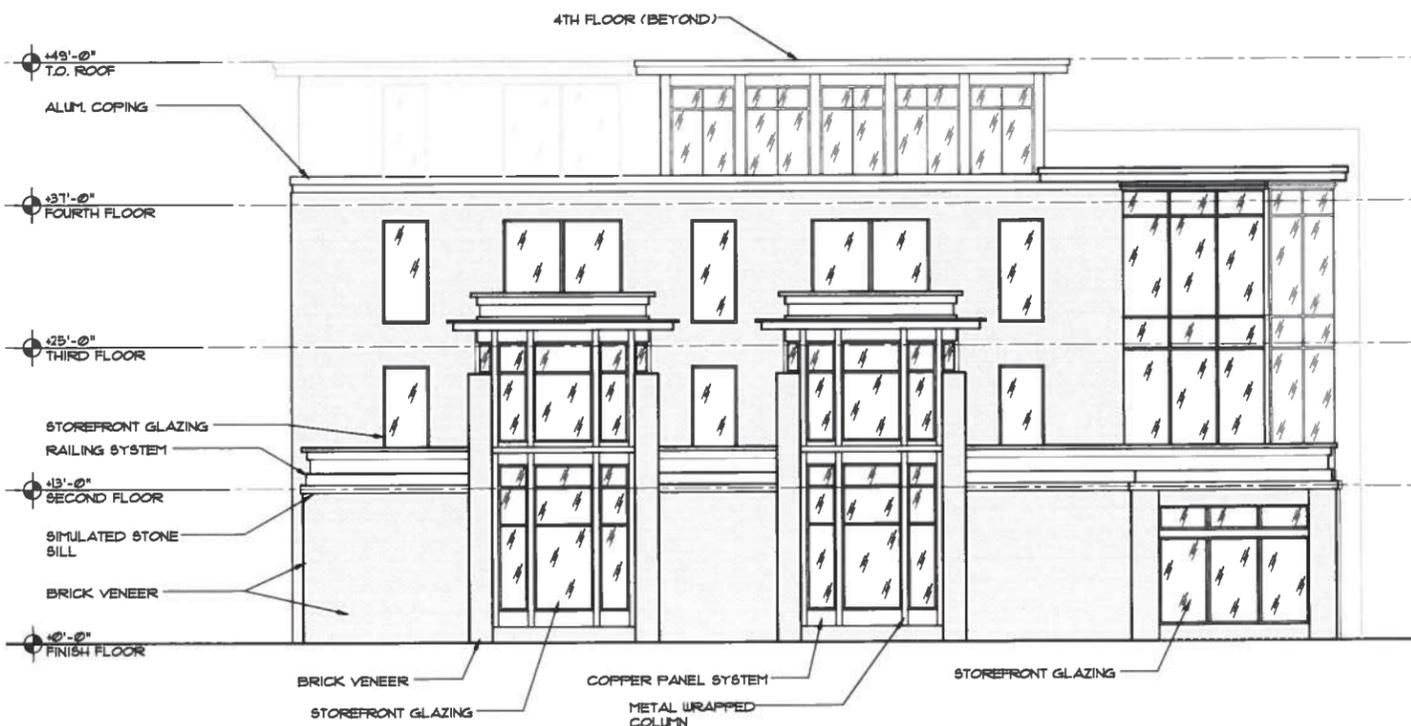
P. Siegrist



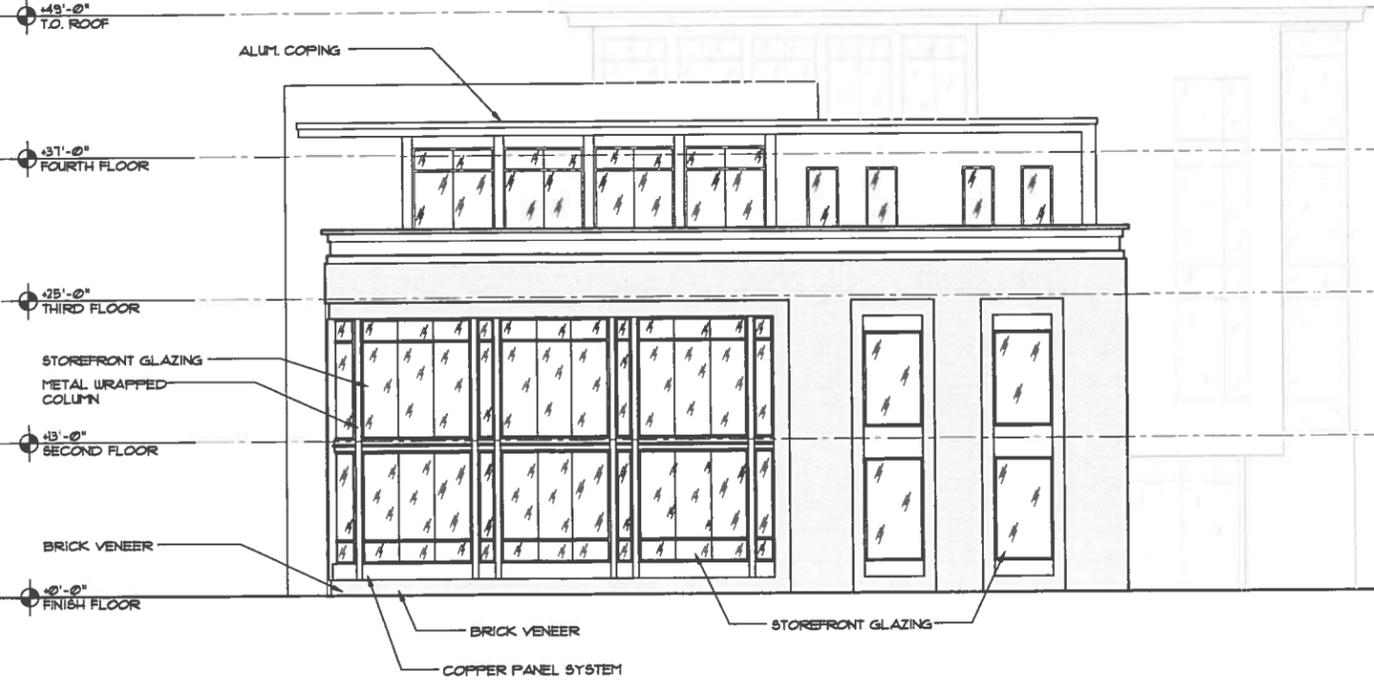
1 SOUTH ELEVATION w/ CONTEXT
SCALE: 1"=40'-0"



NORTH ELEVATION
SCALE: 1"=15'-0"



WEST ELEVATION
SCALE: 1"=15'-0"



EAST ELEVATION
SCALE: 1"=15'-0"



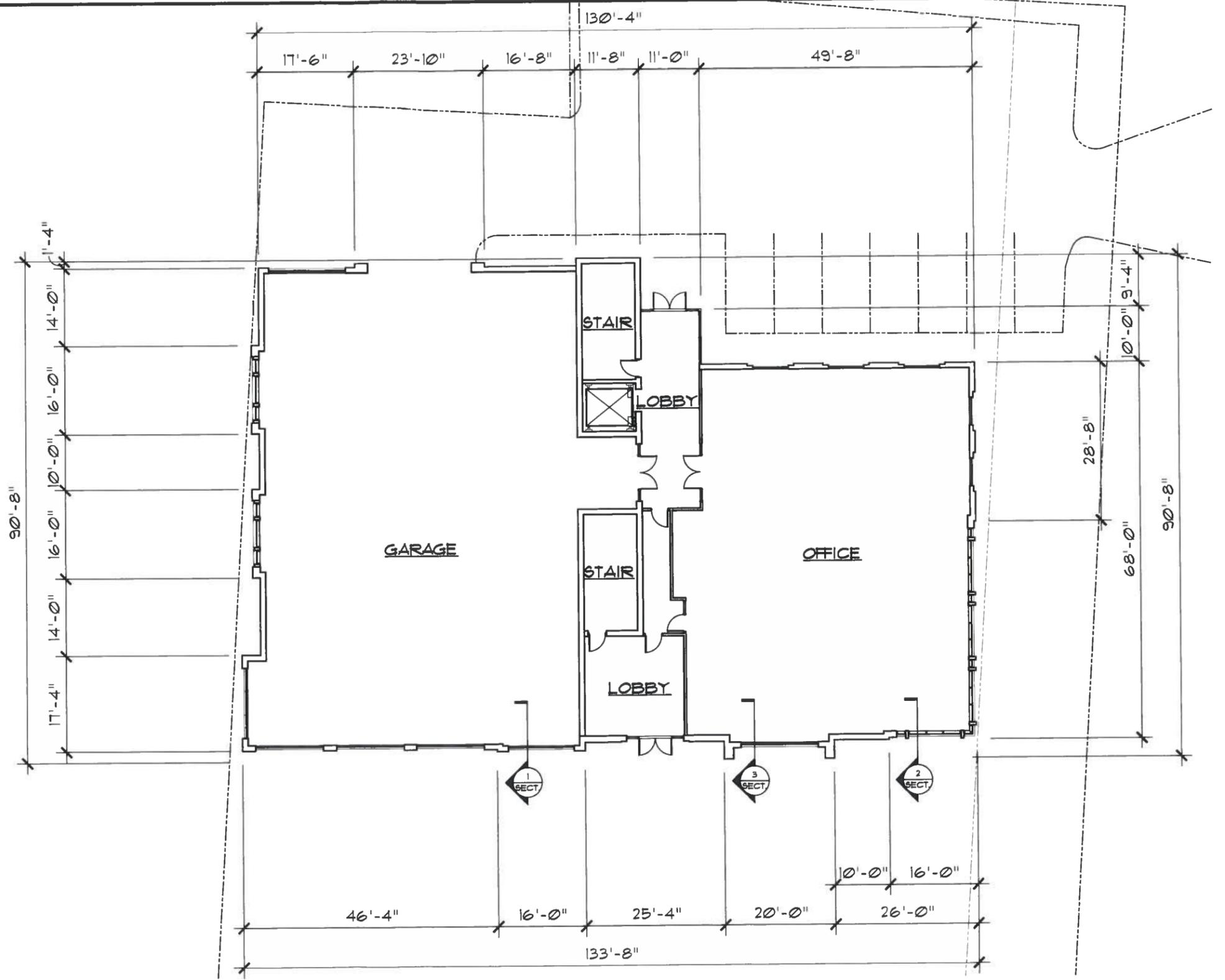
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ROCHESTER, NY 14607
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MORGAN CHRISTA MIXED USE BUILDING
600 EAST AVENUE, ROCHESTER, NEW YORK

DATE: 05-24-16
REVISION: RESERVATION OAR 5/24/16

PROJECT NO: B-069
DRAWING TITLE: ELEVATIONS

SHEET NO:



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

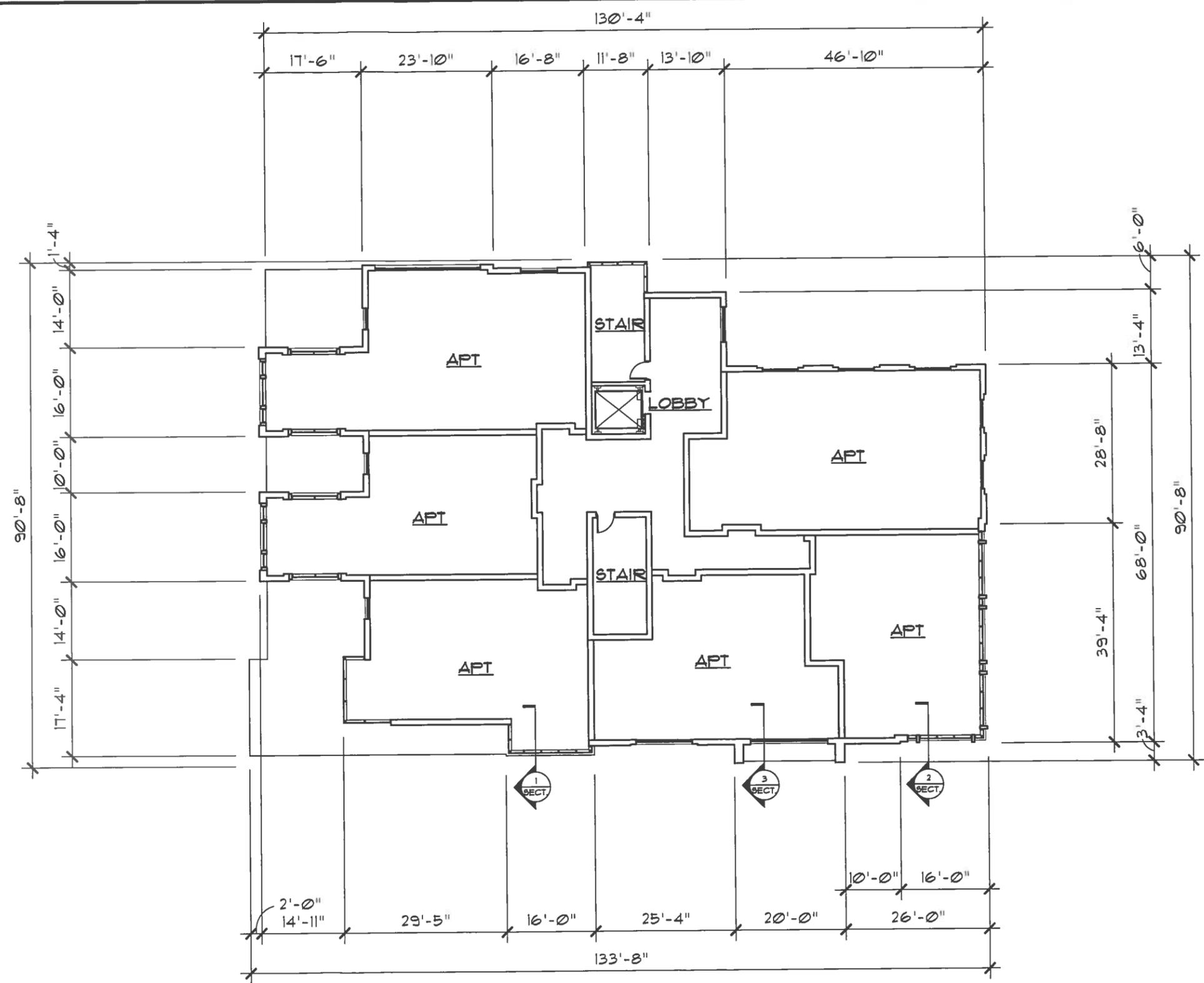


MORGAN CHRISTA MIXED USE BUILDING
600 EAST AVENUE, ROCHESTER, NEW YORK

DATE: 05-24-16
REVISION:
 RESERVATION OAR 5/24/16

PROJECT NO: B-069
DRAWING TITLE: GROUND FLOOR PLAN

SHEET NO:



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

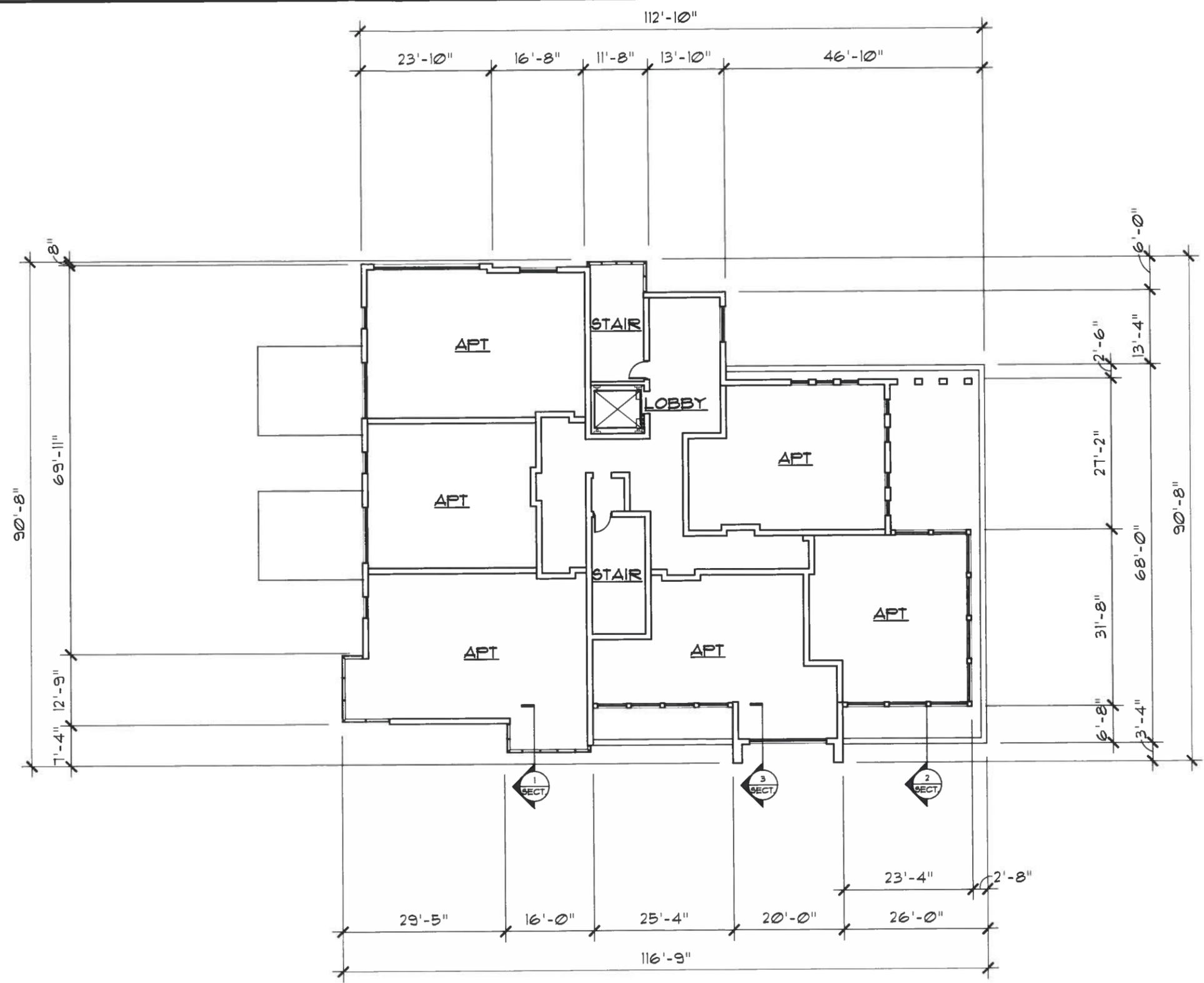


MORGAN CHRISTA MIXED USE BUILDING
600 EAST AVENUE, ROCHESTER, NEW YORK

DATE: 05-24-16
REVISION:
 RESERVATION OAR 5/24/16

PROJECT NO: B-069
DRAWING TITLE: SECOND FLOOR PLAN

SHEET NO:



① THIRD FLOOR PLAN
SCALE: 1"=20'-0"

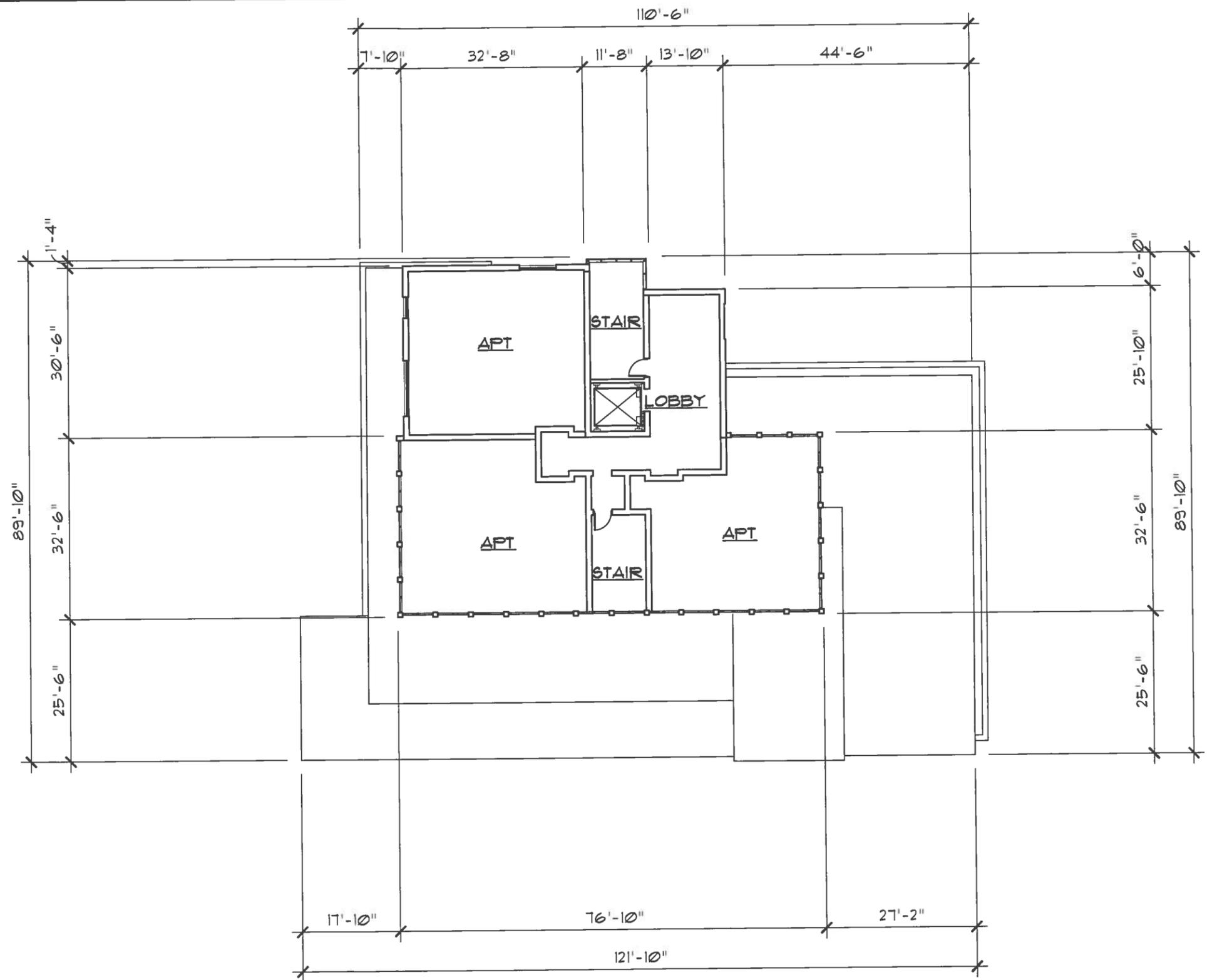


MORGAN CHRISTA MIXED USE BUILDING
600 EAST AVENUE, ROCHESTER, NEW YORK

DATE: 05-24-16
REVISION:
 RESERVATION OAR 5[24]16

PROJECT NO: 15-069
DRAWING TITLE: THIRD FLOOR PLAN

SHEET NO:



① FOURTH FLOOR PLAN
SCALE: 1"=20'-0"



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MORGAN CHRISTA MIXED USE BUILDING

600 EAST AVENUE, ROCHESTER, NEW YORK

DATE:

REVISION:

05-24-16

PROJECT NO:

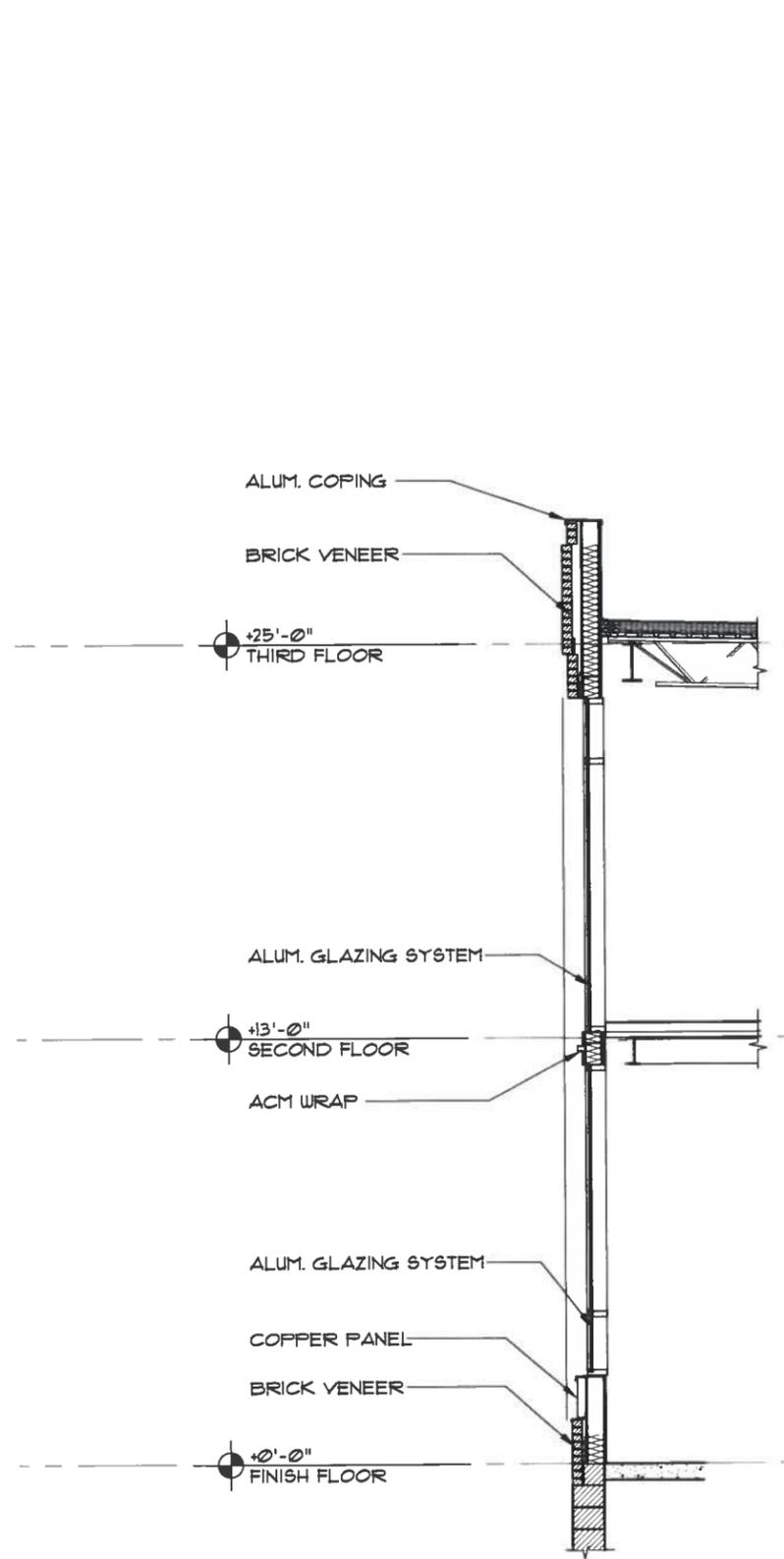
15-069

RESERVATION OAR 5/24/16

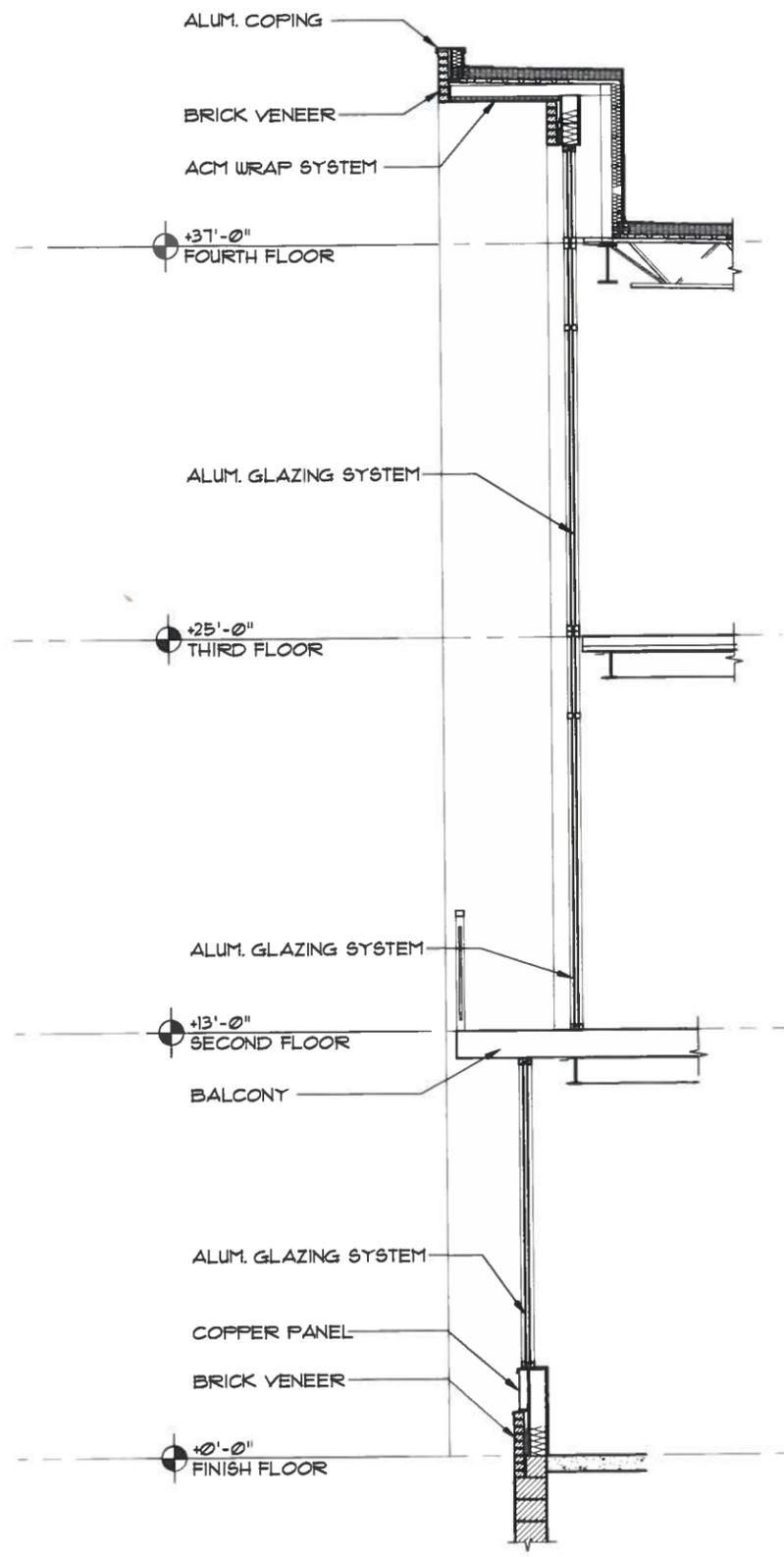
DRAWING TITLE:

FOURTH FLOOR PLAN

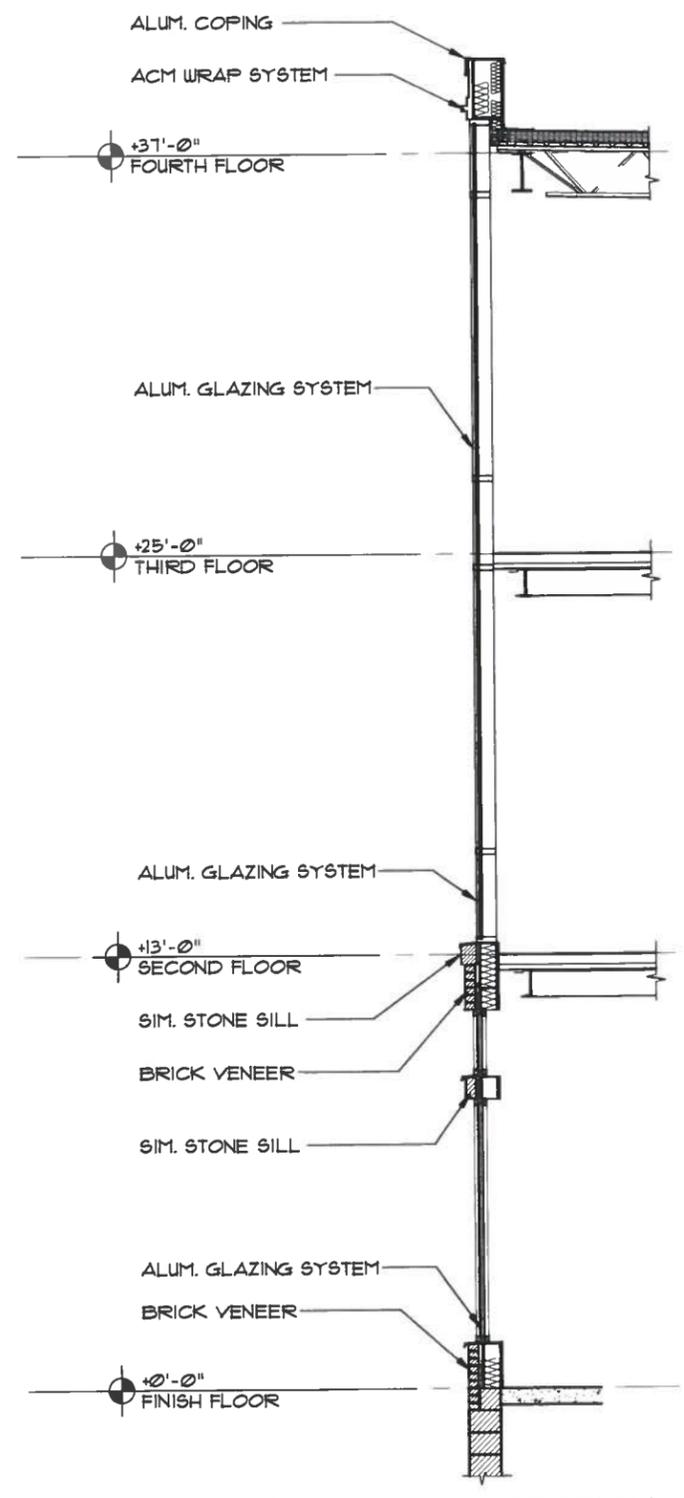
SHEET NO:



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



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



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



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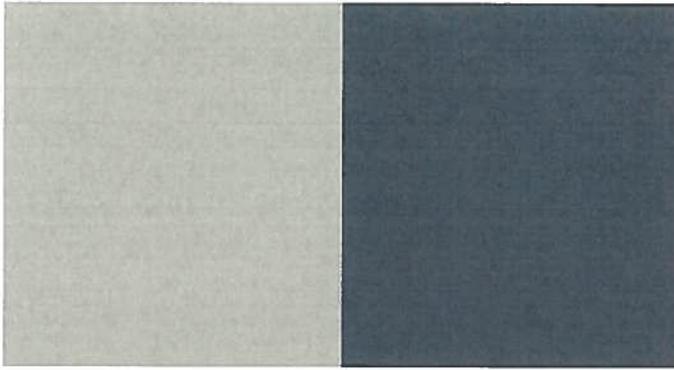
600 EAST AVENUE
ROCHESTER



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600 EAST AVENUE
ROCHESTER

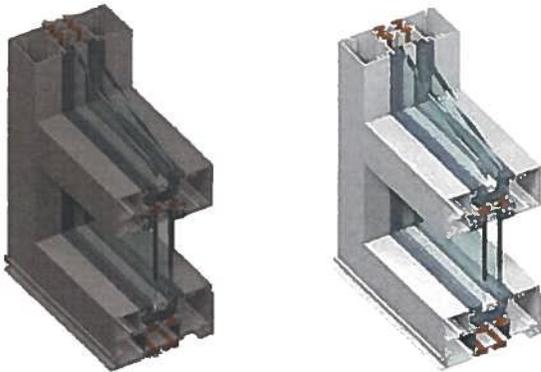




ACM Panel:
Dri-Design,
Silver (L), Charcoal (R)



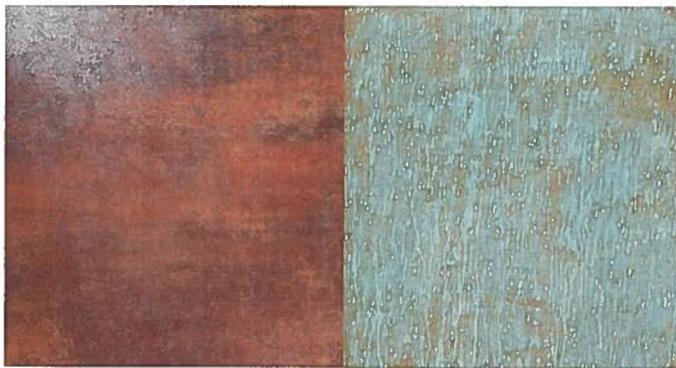
Wood:
Western Red Cedar,
stained to match



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



Accent Brick:
Endicott Clay Products,
Grey Blend

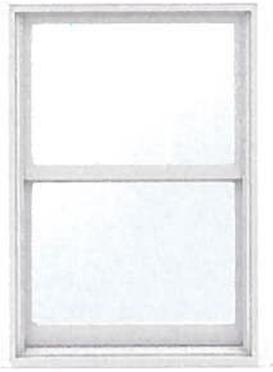


Dri-Design:
Copper Panel



Field Brick:
Endicott Clay Products,
Light Grey Blend

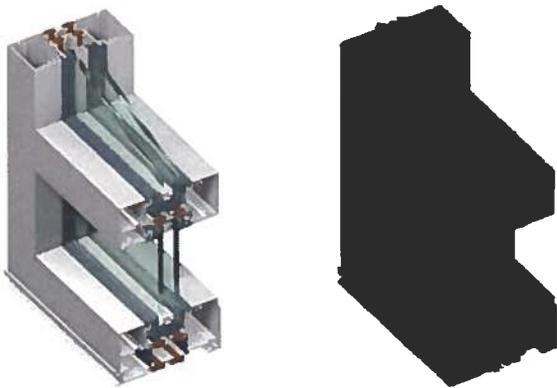
600 EAST AVENUE
MIXED-USE BUILDING:
MATERIALS BOARD



Windows (Spa):
Anderson 400 Series, White



Roofing (Spa):
to match existing



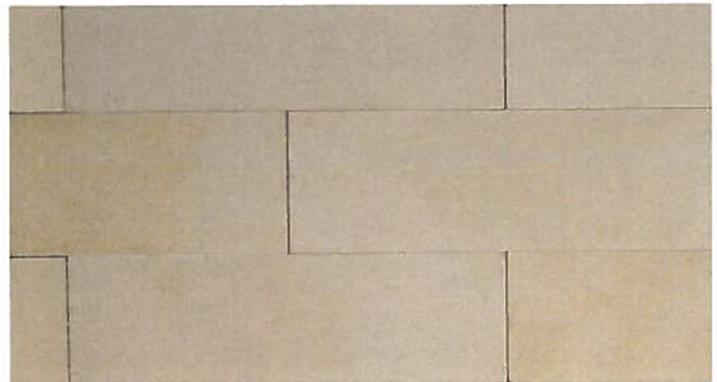
Aluminum Storefront (Spa):
Kawneer, Trifab 451T,
Bone White (L), Dark Bronze (R)



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 October 5, 2016

A-023-16-17

8 Prince Street

Applicant: Craig Tesler, Premier Sign Systems

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 a ground sign in the front yard reading 'Chapel Hill Apartments', measuring 4'-7"H x 6'W, and set between brick piers.

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

The property is under new ownership, and this new sign would replace a 'job site' sign that remained after the major renovations 16 years ago.

Regarding the name of the management company and its telephone number, the owner states that his insurance company requires him to display his contact information to passersby, for emergency purposes.

g:\planning&zoning\bdgzng\zoning\rbp\2017 rpb\staff reports\october 5, 2016\A-023-16-17.docx











PHOTO ELEVATION NOT TO SCALE EXISTING



PHOTO ELEVATION NOT TO SCALE PROPOSED

DESCRIPTION:

(1) S/F 2" DEE CARVED HDU SIGN, CUSTOM PAINTED MOUNTED BETWEEN (2) BRICK COLUMNS

COLORS:

SIGN: MP #42202SP NATURAL WHITE- COPY, RULE, INNER BORDER
 MP#55795 BLUETOOTH - PANEL, OUTER BORDER
 BRICK: TO MATCH BUILDING BRICK COLOR

SURVEY REQUIRED



I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature: _____

Date _____

THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED.

ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC SUPPLIED BY CUSTOMER UNLESS OTHERWISE STATED.

ALL ELECTRICAL SIGNS MUST BE GROUNDED AND BONDED IN ACCORDANCE WITH ARTICLE 600 NEC

PRODUCTION READY ART WORK YES NO

REVISIONS

DATE	DESCRIPTION	INIT.
05/03/16	CHANGE DESIGN REV1 Pg2	MR
8/4/16	POSTS TO BRICK	RD
8/5/16	EDIT PHONE #, DELETE OPTIONS	RD



A FULL SERVICE SIGN & AWNING COMPANY
 10 Excel Drive Rochester, NY 14621
 P: 585-235-0390 F: 585-235-0392

www.premiersignsystems.com

This is an original unpublished drawing created by Premier Sign & Awning Systems Corp. It is submitted for your personal use in connection with a project being prepared for you by Premier Sign & Awning Systems Corp. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, or exhibited in any fashion.

SIGN TYPE	CARVED HDU SIGN, BRICK		
CUSTOMER	ALLOCO PROPERTIES		
LOCATION	8 PRINCE ST. ROCHESTER, NY		
SALES PERSON	CT	DESIGNER	MR
DATE PREPARED	05/23/2016		
SCALE	3/4" = 1'		
SQUARE FOOTAGE			
DRAWING #	6995	PAGE #	01
REVISION #			3

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for October 5, 2016

A-024-16-17

800 East Main Street

Applicant: Sarah Hunt, Home Leasing

Zoning District: MH-URD/C-2 Community Center Commercial District
Individual Landmark

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

Project Description: To install a two-sided ground sign in the front yard reading 'Eastman Gardens, measuring 6'H x 8'W, and set between brick piers.

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

The project manager took a risk by installing the sign without approval, but he wanted the piers constructed by the building's masons, whose availability was limited. The sign materials, massing and scale were chosen to be in harmony with the building.

Eastman Gardens

 A Home Leasing Community 

CALL TODAY!
NOW LEA
LEASING COMMUNITY



2" Thick Double Sided High Density Signfoam Panel, Carved Letters, Raised Leaf, Side Brackets



Customer: Home Leasing	Salesman: Chris McAllister	<p>I have reviewed the attached drawings and authorize production as shown. I understand that any changes made before, during, or after production will alter the price as quoted. I accept that any changes will be in writing and approved before additional work is completed.</p> <p>Signature _____ Date _____</p>
Project Name: Eastman Gardens	File: Home Leasing\Eastman.cdr	
Contact: Brian Bellaire/Mike Moyer	Date Prepared: 5/13/16	
Address:	Remarks:	
City-State:		



1194 Ridge Road
Webster, NY 14580
mcallistersign@rochester.rr.com
585.872.2530 • Fax 585.872.2542

Graphics property of McAllister Sign Inc... Duplication without written authorization prohibited. Due to variances among color monitors the colors that appear on your screen may not be exact.



10'

8'

4 5/8"

27"

2'

4'

6'

11 5/8"

25"

Eastman
Gardens

A Home Leasing Community





ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for October 5, 2016

A-025-16-17

20 Atkinson Street

Applicant: Anya Kucheryarenko

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

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

Project Description: To replace all windows on the first and second floors of the main block of the building, a total of 23.

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

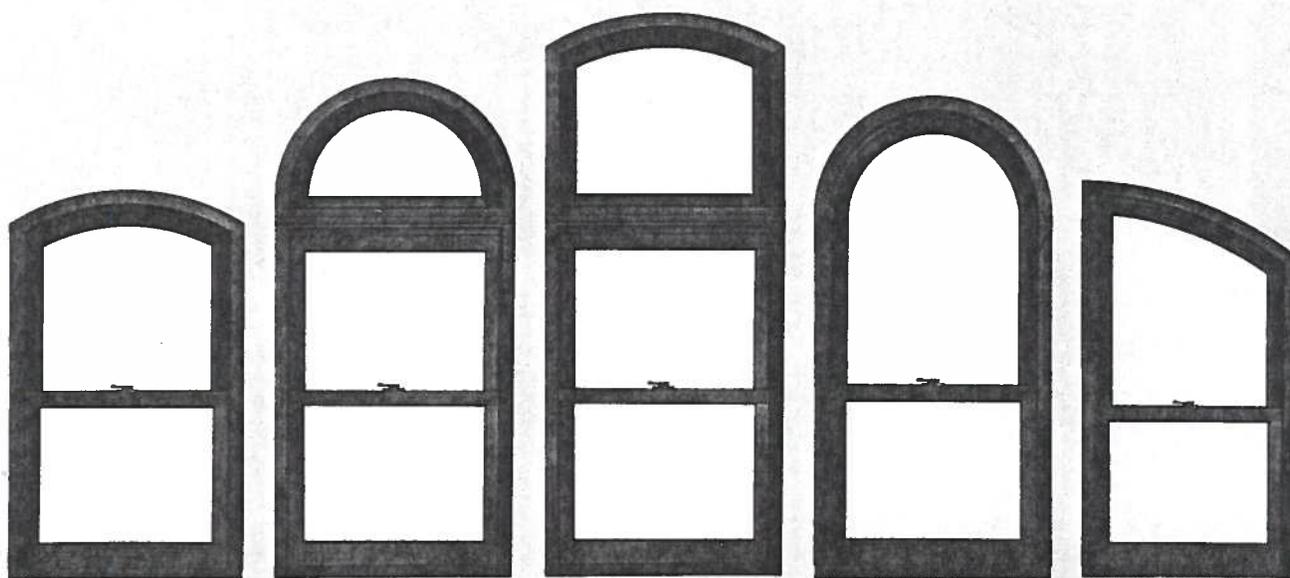
Staff Planner: Peter Siegrist, AIA

The new windows would replace non-original metal windows, and would be Marvin one-over-one, wood with aluminum exterior cladding in black, and full screens on the outside. The upper windows would have curved tops to match the opening. Exterior wood trim would remain.

g:\planning&zoning\bldgzng\zoning\rbp\2017 rpb\staff reports\october 5, 2016\A-025-16-17.docx

NEXT GENERATION ULTIMATE DOUBLE HUNG ROUND TOP

Our Next Generation Ultimate Double Hung Round Top features a half round or an eyebrow upper sash and offers design flexibility with its numerous options in sizing, shapes, and lite patterns. Whether you choose an operable Round Top or a fixed transom to mull to an operating Double Hung, you can be assured the window will add visual interest to any room.



VARIATIONS

RT6 OPERATING DOUBLE HUNG - A CLASSIC LOOK WITH A GENTLE EYEBROW RADIUS. BEAUTIFUL AS A STAND ALONE WINDOW OR AS PART OF AN ASSEMBLY. AVAILABLE IN 192 CALL NUMBER SIZES.

RT2 TRANSOM - THIS SIMULATED HALF CIRCLE TRANSOM WINDOW CAN BE SIZED TO STAND ALONE OR EASILY FIT ABOVE A DOUBLE HUNG WINDOW. AVAILABLE IN 12 CALL NUMBER SIZES.

RT6 TRANSOM AND PICTURE - THIS STATIONARY WINDOW IS AVAILABLE AS A TRANSOM OR PICTURE WINDOW. THESE WINDOWS ARE DESIGNED TO COMPLEMENT THE NEXT GENERATION ULTIMATE DOUBLE HUNG WINDOW WITH COMPLEMENTARY SIZES AND MATCHING AT SPRINGLINE. THE TRANSOM IS AVAILABLE IN 20 CALL NUMBER SIZES AND THE PICTURE IS AVAILABLE IN 55 CALL NUMBER SIZES

RT2 OPERATING DOUBLE HUNG - A DRAMATIC WINDOW WITH A TRUE HALF CIRCLE ARCH. THE LOOK GIVES A BEAUTIFULLY SMOOTH TRANSITION FROM JAMB TO HEADER. BOTH OF THE SASH ARE OPERABLE. AVAILABLE IN 164 CALL NUMBER SIZES.

RT21/22 OPERATING SINGLE HUNG - THIS STRIKING WINDOW STYLE ADDS ELEGANT CURVE TO A TWO WIDE WINDOW ASSEMBLY. AVAILABLE IN 189 CALL NUMBER SIZES PER SHAPE.

OVERARCHING

VERSATILITY

The Next Generation Ultimate Double Hung Round Top will add traditional arching and elegant lines to your home or historic preservation project. With the same innovative features and aesthetic-enhancing improvements of the Next Generation Ultimate Double Hung Window, this window offers design flexibility with numerous variations of radius shapes. Choose from multiple divided lite patterns to further enhance the arch of the window. These versatile windows can range from a large dramatic focal point to a subtle accent to a roof line to enhance your home design.



Rochester Colonial Mfg. Corp.

Phone (585) 254-8191 - Fax (585) 254-1768
1794 Lyell Avenue-Rochester, New York 14606

Bar Code

Buyer John & Anya Treuthart Date _____

Address 20 Atkinson Street E-mail ANYA@PROPERTIESOFROCHESTER.COM

City Rochester State NY Zip 14608 Phone 207-299-0578

We propose to furnish and install the following:

To Supply and Install:

Six(6) Marvin Clad Ultimate Next Gen Double Hung windows @ 1st Floor

Ebony aluminum clad exterior

bare pine interior

LowE Argon insulated glass - No grids

white hardware

reuse exterior trim work

exterior ~~half~~ screens

Full

Complete installation and Haul Away All debris

***YOUR PRICE = \$15,000 --- \$2,500 Each**

ADD PAINT 15,840 --- 140 EACH

Thank You

Chris Gionta

585-738-7040

BPI Whole House Assessment

Accept

Decline

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day you make your payment, and you will not receive your check back from your financial institution. You may opt out of the electronic fund transfer by calling 254-8191 between 8:00 a.m. and 5:00 p.m. Monday through Friday and asking for the Accounting Dept.

PRICE _____

TAX _____

TOTAL _____

DEPOSIT _____

BALANCE _____

Subject to the terms and conditions on page 2.

Accepted:

Sales Representative _____

Date _____

Buyer _____

Date _____

CD 9001

Buyer _____

Date _____





ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for October 5, 2016

A-026-16-17

135 University Avenue

Applicant: Barbara Compitello

Zoning District: CCD-GR Center City Design District - Grove Place
Grove Place Preservation District

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

Project Description: To install an awning across the width of the building, with signage reading 'Focus Pregnancy Center', and gooseneck light fixtures over the awning.

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 feels that the awning would look better with its top edge raised to meet the top-of-wall coping, which would eliminate the awkward condition at the corner post. In place of the gooseneck fixtures, a less-costly LED fixture, mounted atop the coping, could evenly illuminate the text.

Siegrist, Peter J.

From: DiPaola, Robert <RDiPaola@GilbaneCo.com>
Sent: Monday, September 26, 2016 11:20 AM
To: Siegrist, Peter J.
Cc: jde5271@gmail.com
Subject: Roch.Pres. Bd File # A-026-16-17. 135 University Ave
Attachments: 2016-09-25 GPA opposition to 135 University signage request.pdf

Grove Place Association's opposition to Applicant B. Compitello's application

Dear Peter,

The above file was discussed at yesterday's (25SEP16) regularly scheduled meeting of the Grove Place Association (GPA) membership.

By unanimous vote the GPA is opposed to the Preservation Board's approval of this application.

Attached is the list of members who signed the proposal to oppose the application. GPA believes the proposed signage is not in keeping with the preservation guidelines for the Grove Place neighborhood.

Members of the GPA will be at the 5OCT16 hearing to present our verbal opposition.

Sincerely,

Robert DiPaola

65 Windsor St.
Rochester, NY 14605

PETITION OPPOSING AWNING AT 25 SEP 16
 135 UNIVERSITY AVE

We, members of the Grove Place Association
 oppose the approval of the awning application
 for Focus Pregnancy Center.

	NAME	ADDRESS	PHONE
1	KIM POND	^{OWNER} 68 WINDSOR ST	585-478-0747
2	ANN MARIE SANDEZS	20 Windsor St	325-4370
3	Robert DiPaola	65 Windsor St	607 279 2118
4	PAM DiPAOLA	65 Windsor St.	607 351-6569
5	Nancy Martin	10-5 Selden St.	530-2073
6	William C. Molyneux	12 Knox St	413-0888
7	Dundas Forken	8 Grove Street	585-729-8268
8	Marty Forken	7 Grove St.	585-729-8548
9	JIM MARTIN	10-5 SELDEN ST.	585-530-2073
10	Robert NECK	16 SELDEN ST	454 4562
11	Sue Eisenberg	125 University	585-732-3667
12	Rafael Pittirone	13 Selden St	454-5753
13	Kimberly Russell Pier	11 Selden St.	704 0935
14	MERE POWERS	15 SELDEN ST	727-9246
15	Ellen Powers	15 Selden St.	771-0165
16	Rick McGRATH	20 Grove Pl	232-7150
17	JULIA POWERS	164 GIBBS ST	771-0120
18	Melissa Powers	164 Gibbs St.	771-0138
19	Catal Kellogg	10-4 Selden St.	442-0539
20	RICHARD FLYNN	145E GIBBS ST	262-3264
21	MARILYN PROIA	145E GIBBS ST.	271-3322
22	Eugene Van Voorhis	9 Selden St	232-4221
23	Betty Strassenburgh	2 Grove St	325-2868

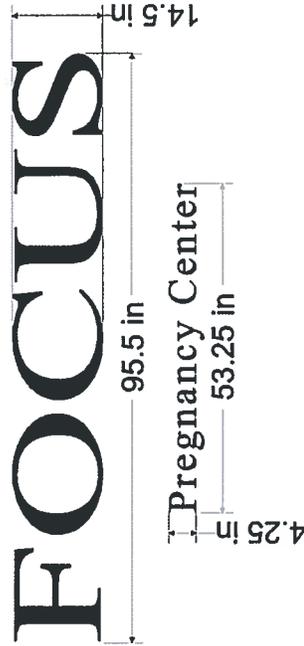
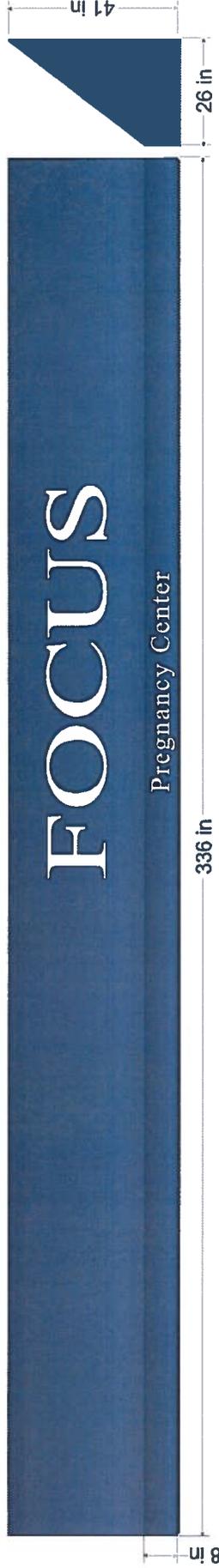
	name	address	PHONE
24	Marilyn Klass	18 Grove St.	262-5068
25	David Klass	18 Grove St.	262-5068
26	Nance Goyette Duncan	12 Windsor St	277-9354
	Keen Hanson	60 Windsor	423-1571
	Barb Wager	11 11	11 11
	glenn name Weyer	158 Gt. St	232-3893
	Christopher Pond	^{owner} 68 Windsor St	954-298-3427
	Jack Ellenberg	125 Windsor St	585-766-3067
	J. B. May	121 University	585-750-3127
	Samuel May	121 University Ave	585-729-6805



2600 WALDEN AVENUE
CHEEKTOWAGA, NEW YORK 14225
(716)685-3333

300 WEST COMMERCIAL STREET
EAST ROCHESTER, NEW YORK 14445
(585)546-4770

WWW.KOHLERAWNING.COM



FILE NAME: Focus Pregnancy Center 2016 (135 University Avenue 14605)

SALESMAN: Brad Hall

RENDERING #: 01 DATE: 09/20/2016

FABRIC(S): Sunbrella 4678

FONT(S): Kokila

GRAPHIC COLOR(S): White 3m Vinyl

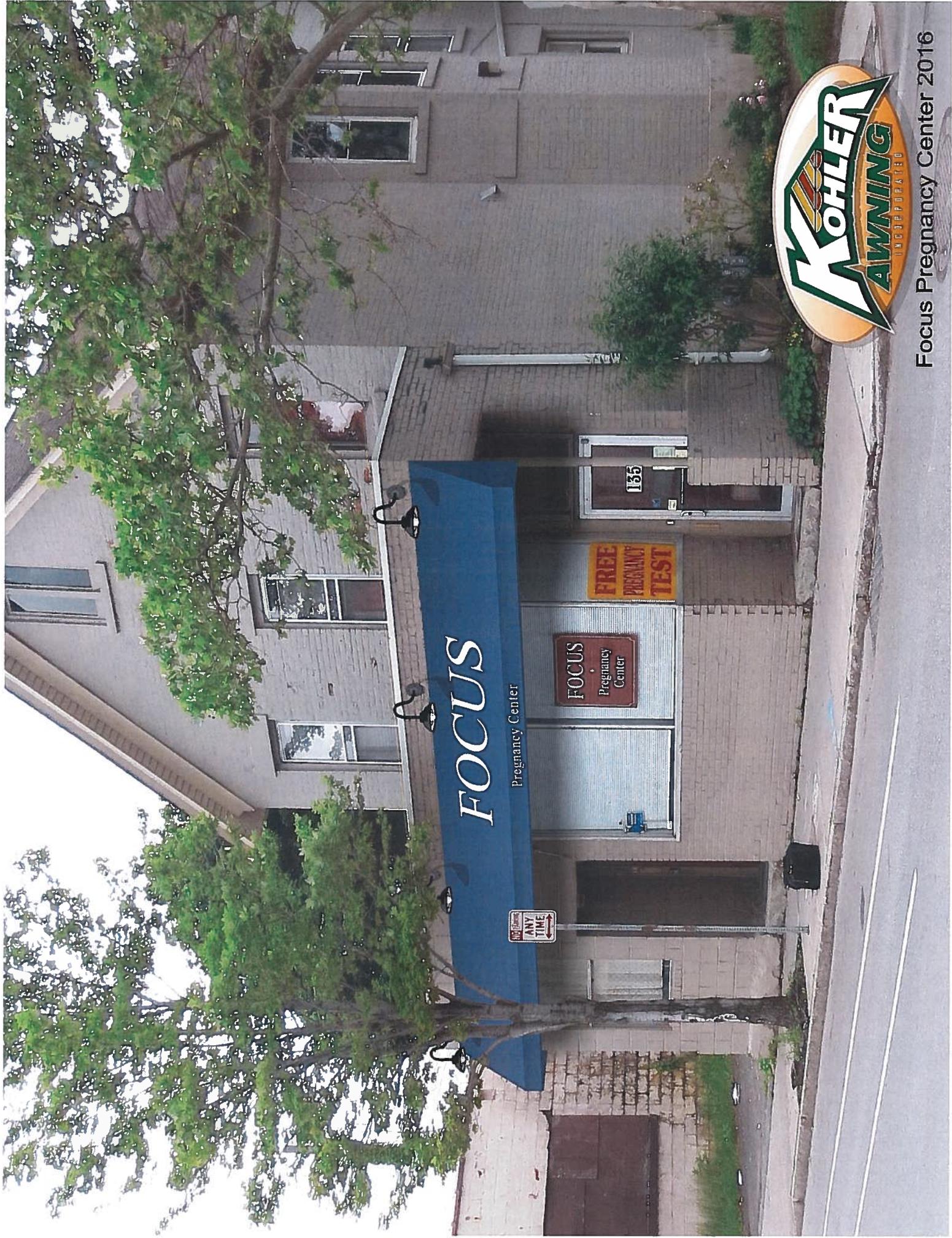
WITH MY SIGNATURE I HEREBY ALLOW KOHLER AWNING TO BEGIN WORK ON THE RENDERING SHOWN HERE.

SIGNATURE: _____

CHOICE # _____

CHANGES TO BE MADE Rendering Colors May Not Be Exact Representation Of Actual Fabric Color Swatches Available Upon Request

IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT YOUR SALESMAN, OR EMAIL THE ART DEPARTMENT: STEVE@KOHLERAWNING.COM



Focus Pregnancy Center 2016

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for October 5, 2016

A-027-16-17

1549 Dewey Avenue

Applicant: Bart Noto, Nathaniel General Contractors

Zoning District: C-2 Community Center Commercial District
Individual Landmark

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

Project Description: To replace windows in the education building and install a driveway and drop-off on the southeast side.

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

The Lutheran Church of the Redeemer obtained landmark status in November, 2000. Five years later, the Preservation Board approved installation of a driveway similar to the one now proposed, but the plan was never implemented. That plan is attached. The intent of both plans is to reach a handicap ramp on the south side of the church, which City records show was built in 1996.

On your site visit, and from the attached photos, you will see that the ground level is raised about 5 feet above the surrounding streets, and the church sanctuary is another 4 feet higher than that. This makes handicap access difficult on the front (east) and north side. The parking lot, which is small and narrow, is on the rear (west), separated from the church by the education building. The first floor of the education building, which matches the floor height of the church sanctuary, is several feet up from the parking lot. Although a ramp or lift could be installed off the parking lot into the education building, the route through the education building is not ideal.

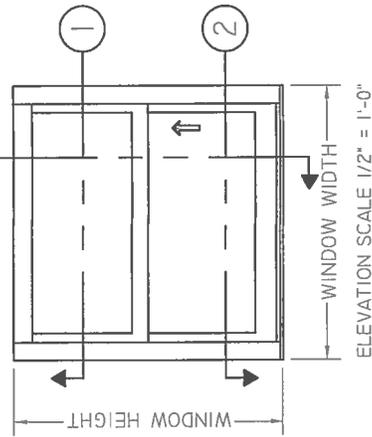
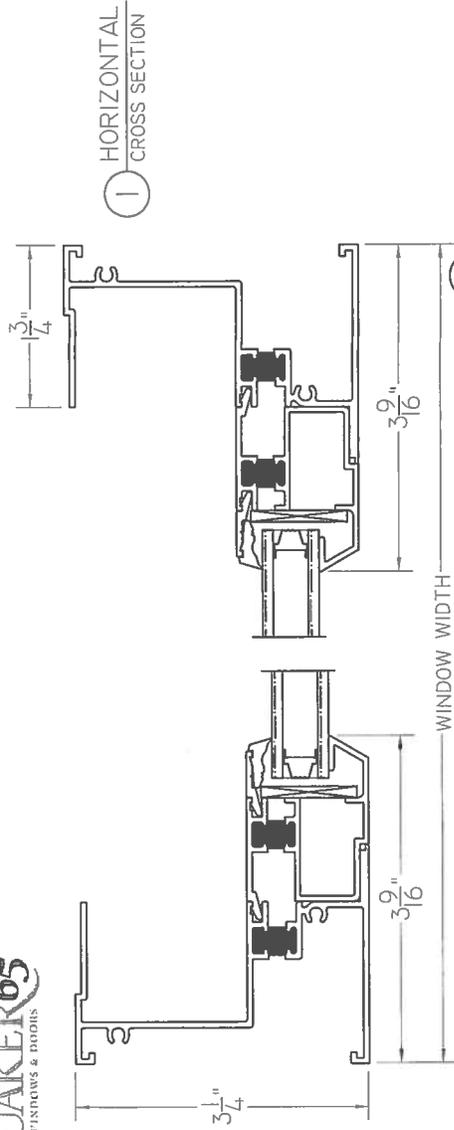
Due also to the grade change, it would be difficult to run the driveway directly from Knickerbocker Avenue on the south. To do this, the driveway would need to cut through the earthen plinth, with substantial sloping on both sides to accommodate the public sidewalk.

All trees would remain. Red spray paint on the ground shows where the driveway would pass three large trees.

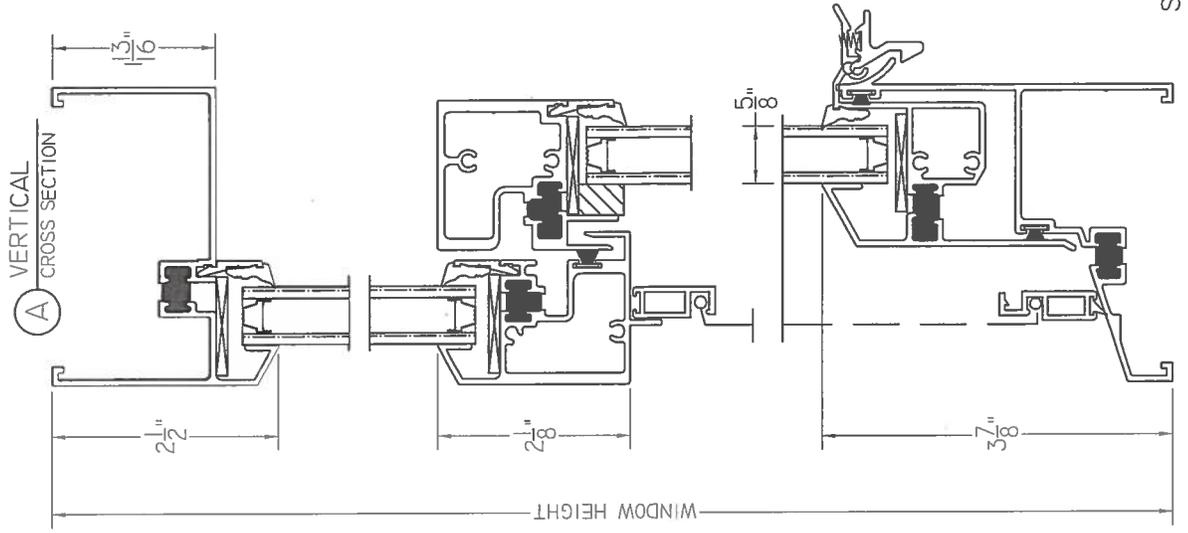
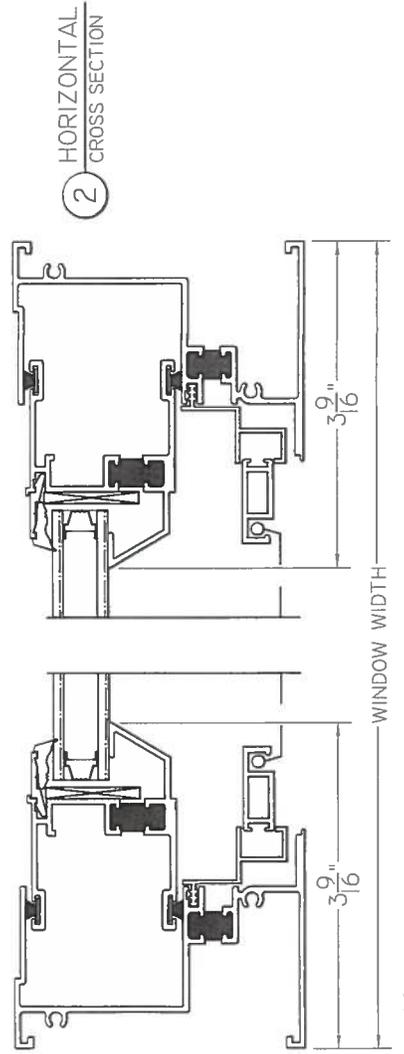
Staff is somewhat concerned that, since there is very little parking on site, the new driveway would be used for parking, with cars on the grass along the pavement. Note that the site plan shows the handicap drop off and 'optional' parking stalls. As dimensioned, perhaps 5 cars could fit in the drop off zone.

The proposed windows are single-hung, and no horizontal mullions are proposed (but are available). The metal is aluminum, available in clear anodized (similar to existing) or in 10 standard colors. The window and sash frames are substantially thicker than the existing.

H300 SINGLE HUNG

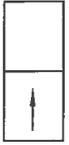


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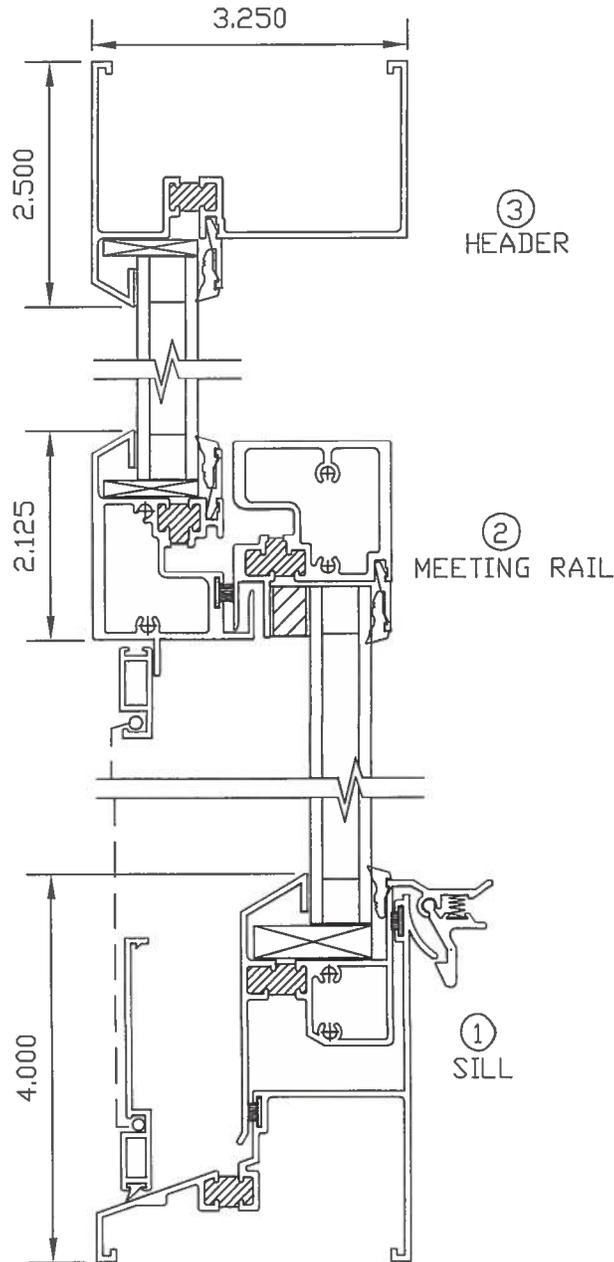


H300-SH SERIES SINGLE HUNG HISTORICAL (H-HC40)



(telephone) 573-744-5211
(fax) 573-744-5586 or 5822
www.quakerwindows.com

Quaker Window Products reserves the right to change any/and all designs without notice.
Due to periodic re-certification requirements, results shown may vary slightly.

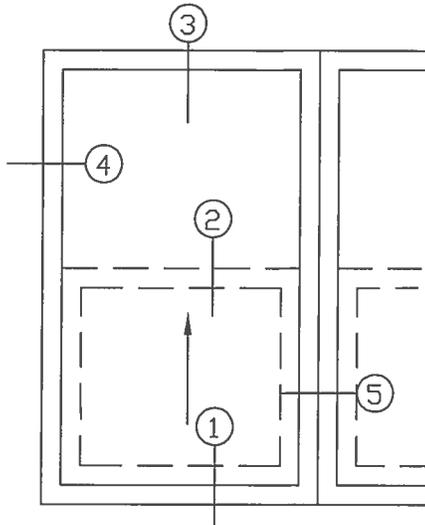
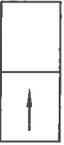




H300-SH SERIES SINGLE HUNG HISTORICAL (H-HC40)

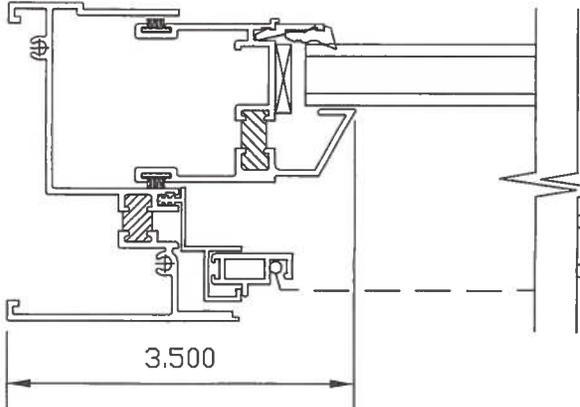
(telephone) 573-744-5211
(fax) 573-744-5586 or 5822
www.quakerwindows.com

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Due to periodic re-certification requirements, results shown may vary slightly.



④

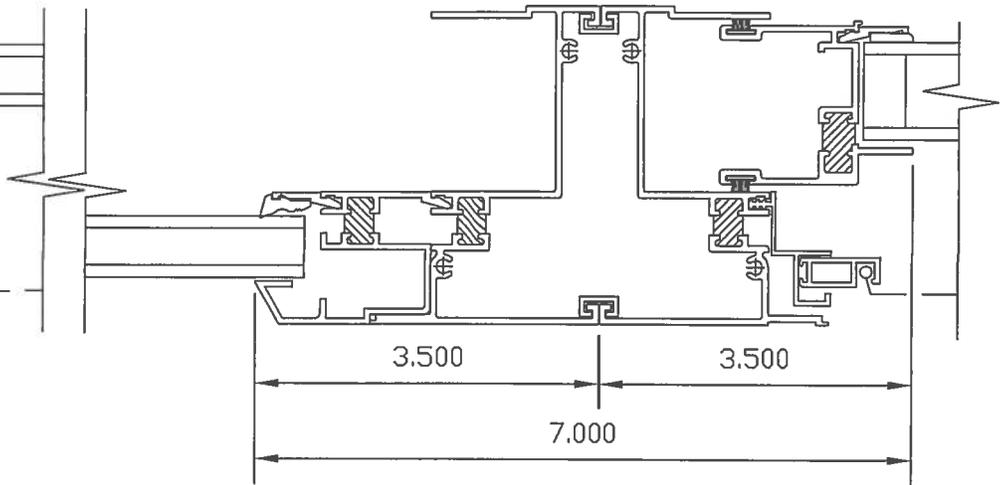
LEFT JAMB-BOTTOM SASH



3.500

⑤

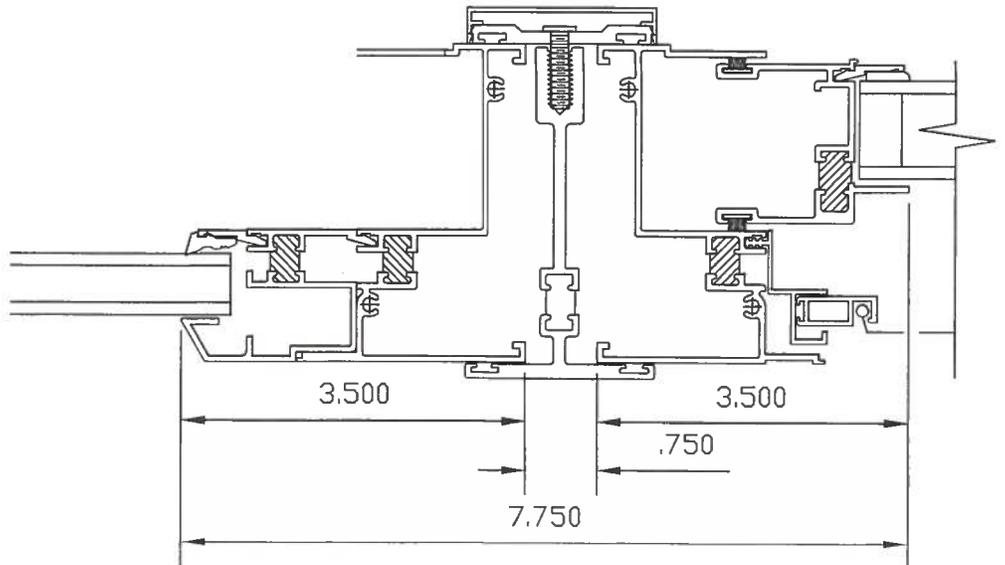
MULLION C-MULL



3.500

3.500

7.000



3.500

3.500

.750

7.750

MULLION T-MULL

1/2 SCALE



H300-SH(HC-40)
SINGLE HUNG
3 1/4" FRAME DEPTH
(SIDE LOAD)

FEATURES

1.) Available Configurations

- Single hung
- Oriel style (optional)

2.) Main frame / Sash

- Drop-in marine glazing
- Double fin-type weatherstripping
- Full width lift handles
- Thermal break in frame and sash
- Header expander and sill angle (optional)

3.) Commercial Framing System

- 3 1/4" main-frame
- .062" wall thickness of metal (frame / sash)

4.) Type of hardware

- Block and tackle balancers
- Gravity latch
- Limit travel latch (optional)

5.) Performance

- Structural & Thermal (Test reports available upon request)

6.) Glazing

- 5/8" drop-in glazed insulated
- Capillary tubes (optional)
- Argon gas (optional)
- Wide variety of glazing, tinting and thickness options

7.) Muntin choices

- Internal or simulated divided lites available

8.) Finish

- Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in 10 standard colors
- 2605 (equal to 70% Kynar) powder coat finish
- Custom painted finish
- Clear and color Anodic finishes available (AAMA 611-98)

9.) Screen choices

- Aluminum, stainless steel, fiberglass, or solar screen mesh

10.) Panning & Trim choices

- Wide variety of panning, receptor and trim available

11.) Specialty

- Attached exterior or interior storm window
- Extension jambs
- Security screens
- Bays, bows and multiple units
- Screen track cut-out
- Ogee lugs



H300-SH(HC40)
SINGLE HUNG
3 1/4" FRAME DEPTH
(SIDE LOAD)

MODEL	Single Hung		
SERIES	H300-SH Series		
CLASS	H-HC40		
OPERATION	<table border="1" style="margin: auto;"> <tr> <td style="width: 20px; height: 20px;"> </td> </tr> <tr> <td style="text-align: center;">↑</td> </tr> </table>		↑
↑			
MAXIMUM SIZE	AAMA structural test size is 5'x8'-3" minimum. For minimum and maximum contact Quaker Window Products.		
GLAZING THICKNESS	5/8" insulated glass		
MULLING	Mulling available to 3 1/4" frame depth		
FINISHES	Baked-on powder coat finish meets ANSA/AAMA 2604 specs and is available in 10 standard colors 2605 (equal to 70% Kynar) powder coat finish. Clear and color Anodized finishes.		
MUNTINS	Between-the-glass muntins on insulated units or simulated divided lites.		
SCREENS	Half screen with aluminum frame and wire mesh cloth		
OPERATING FORCE (LBS)	39# to maintain motion		
CURVED SHAPES	Radius and Circle tops available		

PERFORMANCE

The performance numbers listed below represent independent laboratory test on Quaker Windows at the time of publication. Please contact Quaker Window for the most recent performance data.

Model	Performance Class	Structural Load P.S.F.	Air At 50 MPH(cfm/ft ²)	Water (No Penetration) PSF	CRF Condensation Resistance Factor	U-value
Single Hung	H-HC40	60.15	0.20	6.00	53	.47

NOTE: Numbers listed are subject to change without notice

NA- Not available.



QUAKER WINDOW PRODUCTS CO, INC.
H300-SH SERIES - SINGLE HUNG (H-HC40)
(Side load) (3 1/4" Frame Depth)

Quaker Window Products reserves the right to change any and all designs without notice. Due to periodic re-certification requirements, results shown may vary slightly.

PART 1 - GENERAL

1.01 TESTING AND PERFORMANCE REQUIREMENTS

A. Specific Performance Requirements:

Windows shall conform to specified AAMA/WDMA/CSA 101/I.S.2/A440-05 **H-HC40** requirements at a minimum test size of **5'-0" x 8'-3"** (5/8" I.G.-3/16" panes) and following, whichever are the more stringent:

1. **Air Infiltration Test:** With the sash in a closed and locked position, the window shall be subjected to an air infiltration test in accordance with ASTM E 283. Air infiltration shall not exceed (**0.20 cfm/ft²**).

2. **Water Resistance Test:** The glazed unit shall be mounted in its vertical position continuously supported around perimeter and the sash placed in the fully closed and locked position. The window unit shall be subjected to a water resistance test in accordance with ASTM E 331 and ASTM E 547, using a static pressure of **6.00 psf** with no uncontrolled water leakage.

Testing shall be performed on windows both with and without an available insect screen.

3. **Uniform Load Structural Test:** Per ASTM E 330. At the conclusion of tests, there shall be no glass breakage, permanent damage of fasteners, hardware parts or any other damage causing the window to be inoperable at **60.15 psf**.

4. **Operating Force:** Per ASTM E 2068. Each movable panel shall operate in either direction with a force of **39 lbf** to maintain motion.

1.02 QUALITY ASSURANCE

A. Standards: Except as otherwise indicated, requirements for aluminum windows, terminology and standards of performance and fabrication workmanship are those specified and recommended in AAMA/WDMA/CSA 101/I.S.2/A440-05.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Aluminum Extrusions: All extruded sections shall be of 6063-T6 aluminum. Alloy and temper recommended by window manufacturer for strength, corrosion resistance, and application of required finish, but no less than 22,000 psi ultimate tensile strength, a yield of 16,000 psi. Comply with ASTM B 221.

B. Hardware: Hardware having component parts which are exposed shall be of aluminum, stainless steel, or other non-corrosive materials compatible with aluminum. Cadmium or zinc-plated steel where used must be in accordance with ASTM Specification A 165 or A 164.

1. **Primary sash locks:** All primary locking devices shall be anodized aluminum gravity latch. No plastic or zinc die cast will be permitted.

C. Balances: Block & Tackle conforming to AAMA 902 and of appropriate size and capacity to hold operable sash stationary in any open position shall be used. Sash balances shall be easily accessible and replaceable in the field without the use of special tools.

D. Weatherstripping: Provide double weatherstripping using silicone-coated woven pile with polypropylene fin center where specified with AAMA 701.

E. Glass:

1. All glazing shall be glazed at the factory as follows:

a) All units shall be constructed to an overall minimum thickness of 5/8" with two lites of DSB (1/8") or 3/16" (as size and loading requires)

2. **Glazing Options:** Optional glazing such as tinted, laminated, tempered, reflective, low-E, argon-filled and others are available upon request.

F. Thermal Break: The thermal barrier shall provide a continuous uninterrupted thermal break around the entire perimeter of the frame and all panels and shall not be bridged by any metal conductors.

2.02 FABRICATION

A. Window Members: All window members, including grille bars, shall be of aluminum. (Unless Indicated Otherwise).

1. All aluminum main frame extrusions shall have a minimum wall thickness of 0.062.
2. Depth of frame and sash shall not be less than 3 ¼”.

B. Assembly: The windows shall be assembled in a secure and workmanlike manner to perform as hereinafter specified. All joints of the main frame and the sash shall be butt type, coped and joined neatly and secured by means of screws anchored in integral ports. The main frame at the sill and head shall be sealed on the underside with a narrow joint sealant meeting AAMA 803.3 specification for Narrow Joint Sealants.

C. Sash Construction: The sash shall be of butt construction mechanically joined so that they may be easily repaired. The meeting rails of the top and bottom sash shall interlock in the closed position. The meeting rail interlock shall consist of two separate and distinct metal interlocks containing fin seal weatherstripping as an integral part of both metal interlocks.

D. Finishes

Organic Coating: Baked-on powder coat finish that meets ANSA/AAMA 2604.

1. Other finishes available upon request

E. Glazing

1. Units shall be “drop glazed” with a snap-in aluminum extruded glazing bead and a rubber wedge on the interior glass. The exterior is set in glazing tape.

F. Screens

1. Screens frames shall be extruded aluminum
2. Screen mesh shall be (aluminum or fiberglass)

PART 3 - EXECUTION:

3.01 INSTALLATION:

A. Comply with manufacturer’s specifications and recommendations for installation of window units, hardware, operators and other components of work. In no case shall attachment to existing structure or to components of the window system be through or debridge the thermal barriers of the replacement windows.

B. Set units plumb, level and true to line, without warp or rack of frames or sash. Anchor securely in place. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic

action. Windows must be securely blocked and fastened.

C. Wedge insulation between frames of new windows and construction to remain, or between frames and new blocking as applicable. Compress fiberglass to not less than 50 percent of original thickness.

D. Set sill members and other members in bed of compound as shown, or with joint filler or gaskets as shown, to provide weathertight construction. Seal units following installation and as required to provide a weathertight system.

E. Fasteners: Aluminum, stainless steel, or other materials warranted by manufacturer to be non-corrosive and compatible with aluminum window members, hardware and other components of the windows.

3.02 OPERATION AND MAINTENANCE:

A. Adjust operating sash and hardware to provide tight fit at contact points and at weatherstripping. Adjust also for smooth operation and a weathertight closure.

B. Clean aluminum surfaces promptly after installation of windows, exercising care to avoid damage to the finish. Remove excess glazing and sealant compound, dirt and other substances.

1. Lubricate hardware and moving parts

2. For frame and sash cleaning, use a common window cleaner or mild detergent solution with a regular cloth. After cleaning, be sure to thoroughly rinse all surfaces with clean water to remove any detergent residue.

C. Clean glass promptly after installation of windows. Remove glazing and sealant compound, dirt and other substances.

1. Use a common window cleaner with a lint-free cloth or chamois.

2. Do Not Use:

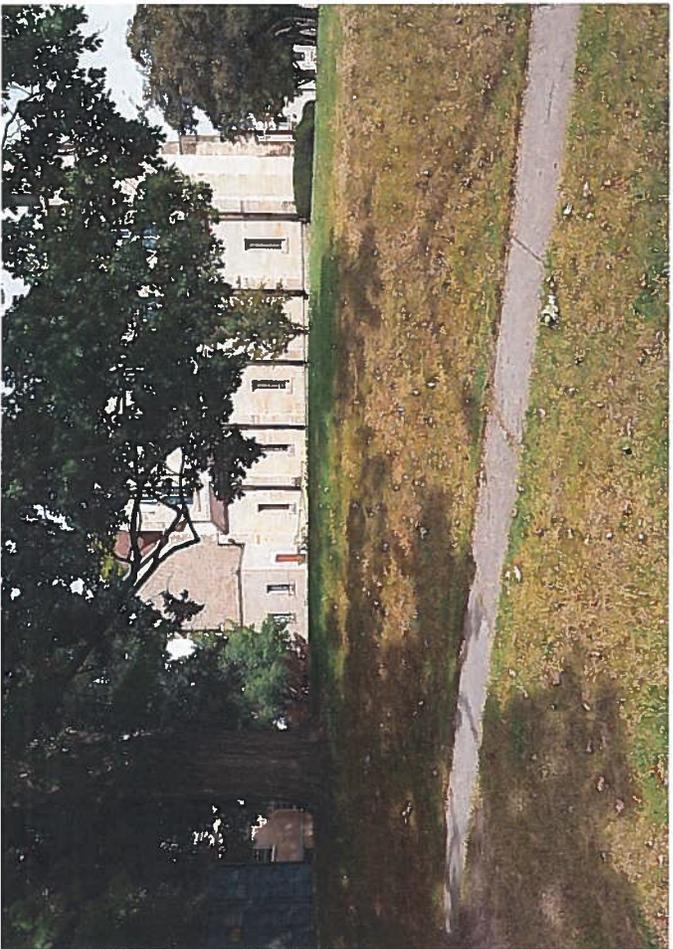
a) Caustic or abrasive cleaner or any silicon-based solvents on the frame or sash surfaces, as they may damage or discolor the finish

b) Petroleum-based lubricants as they may discolor the finish

c) Insecticides (bug spray) on or near window surface. Contact of insecticides with the finish could damage or discolor the window surface.

D. Initiate all protection and other precautions required to ensure that window units will be without damage or deterioration at time of acceptance.

Revised 7/09









10

22



WARNING
NO LOITERING
ALCOHOL
AND DRUGS
SUBJECT TO POLICE ACTION

FOR RENT

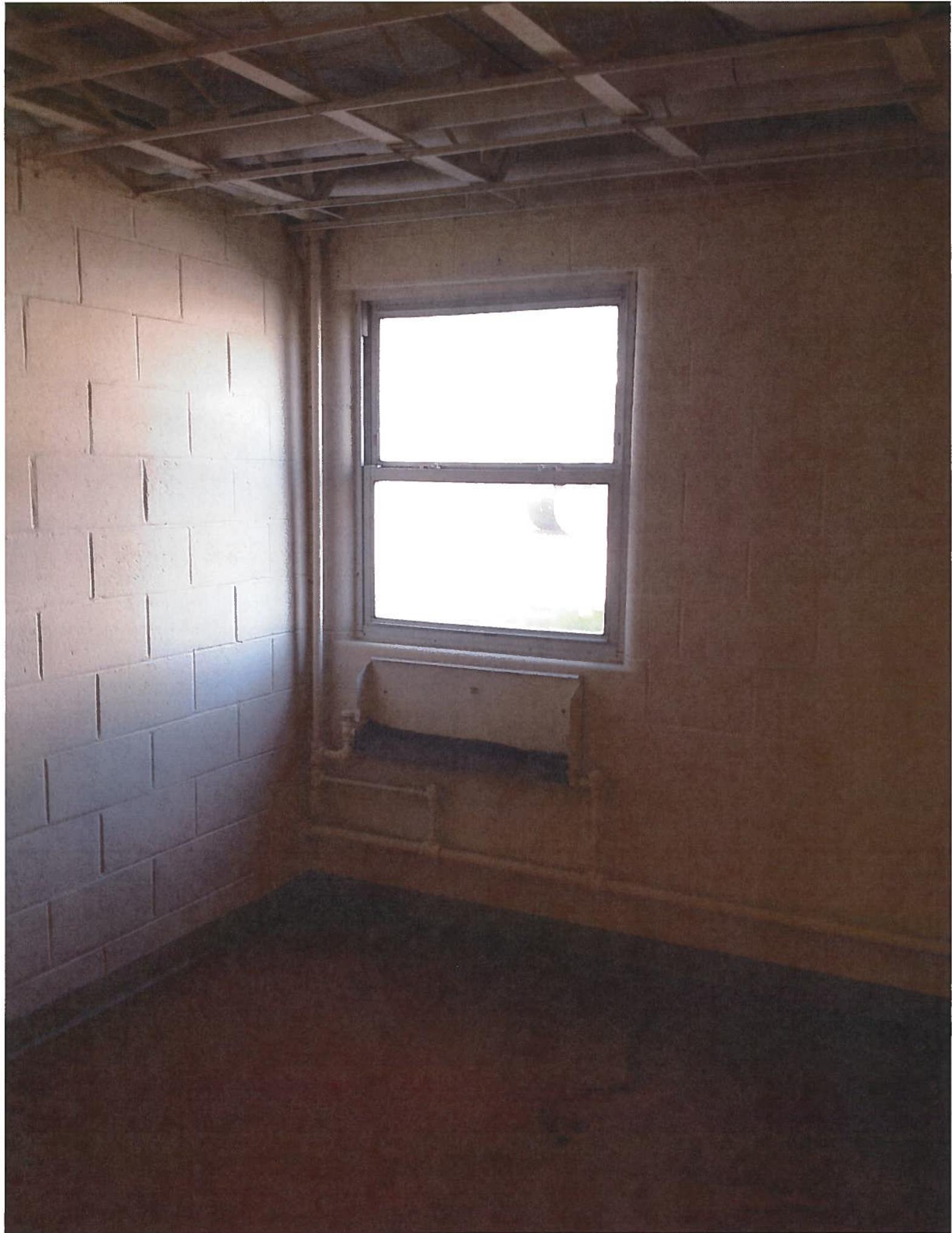


REDEEMER
LUTHERAN
CHURCH
1000 N. 10th St.
Wichita, KS 67202
Phone: 346-1111

WARNING
10'
NO CLIMBING
OR CROSSING
OF BARRIERS
EXCEPT BY THE GUARD

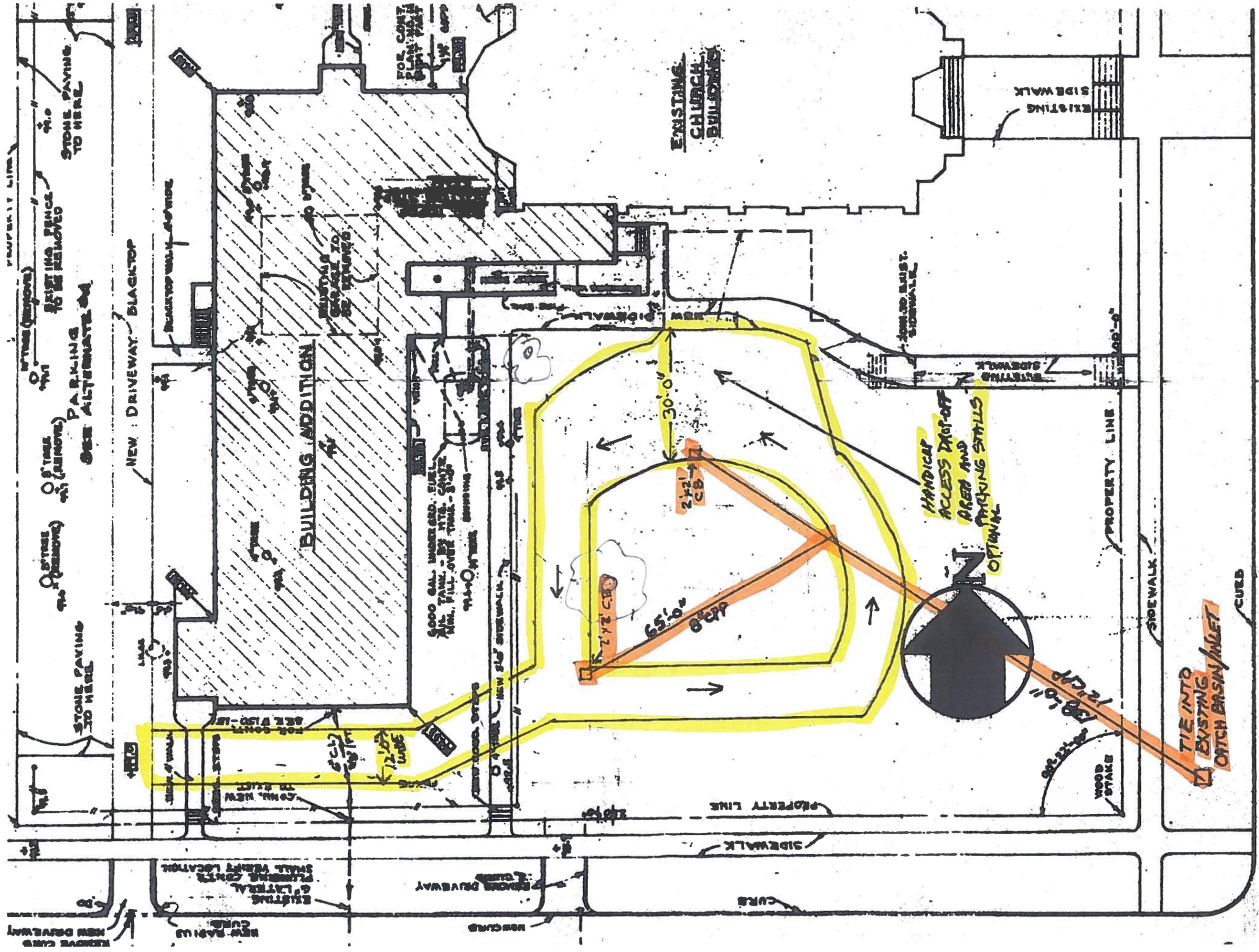
1000 N. 10th St.
Wichita, KS 67202
Phone: 346-1111



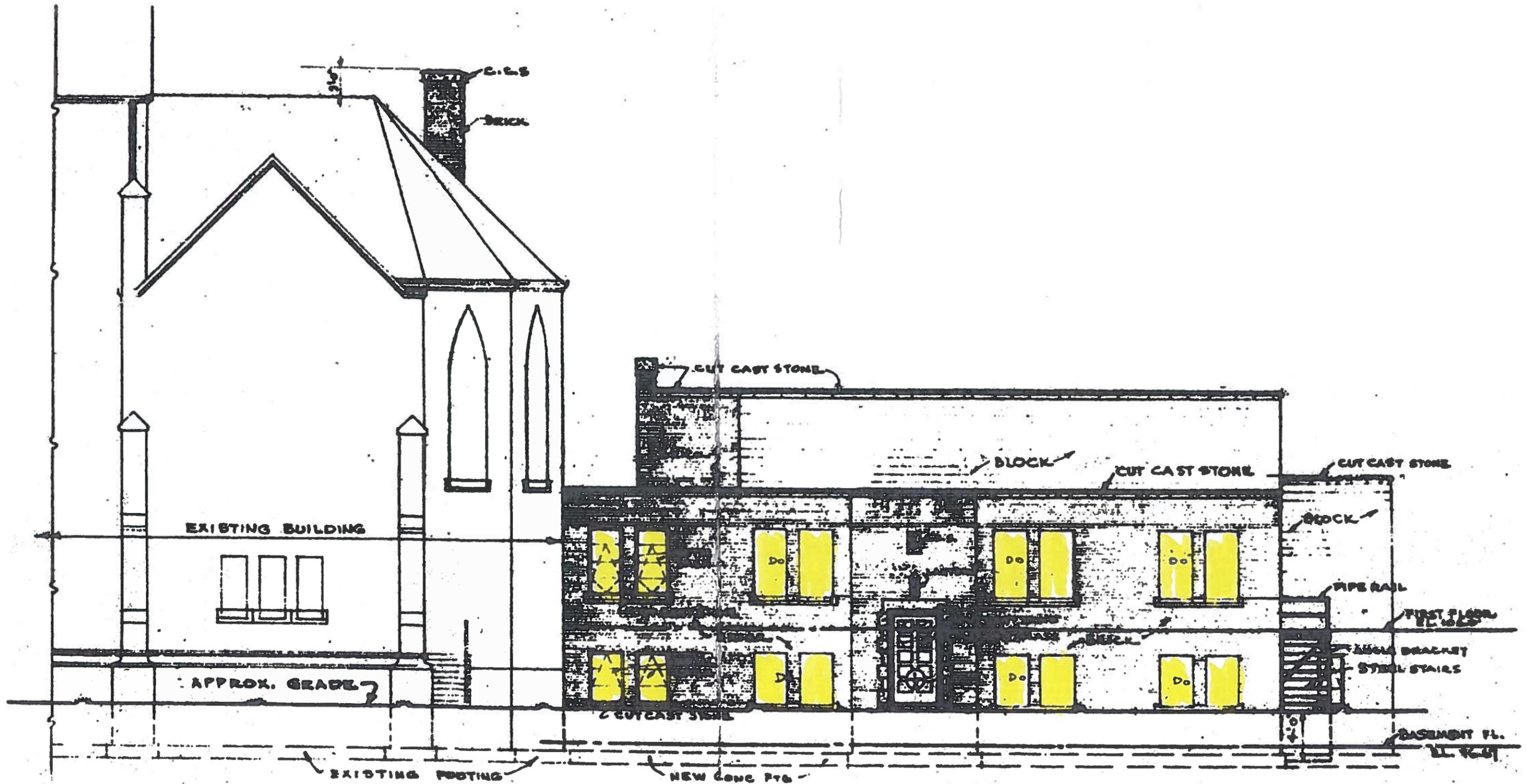






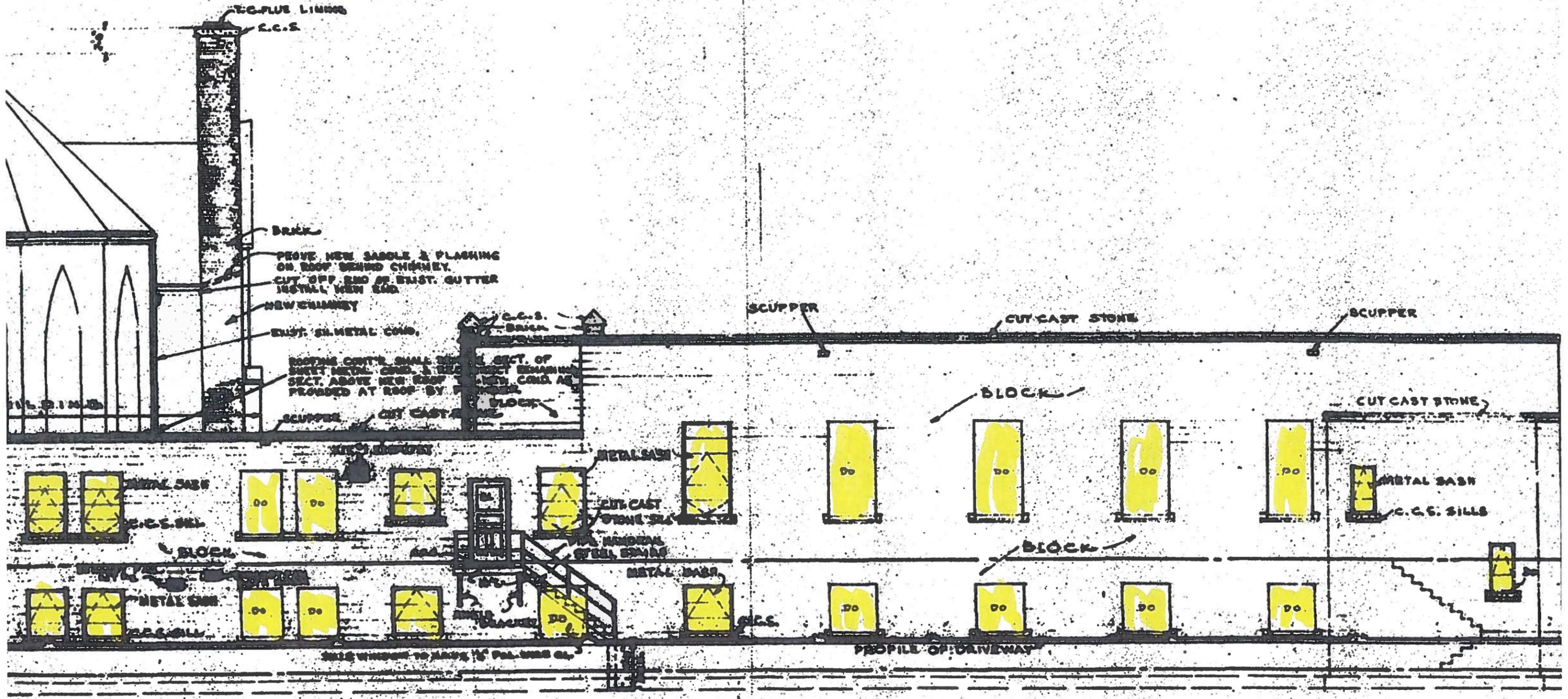


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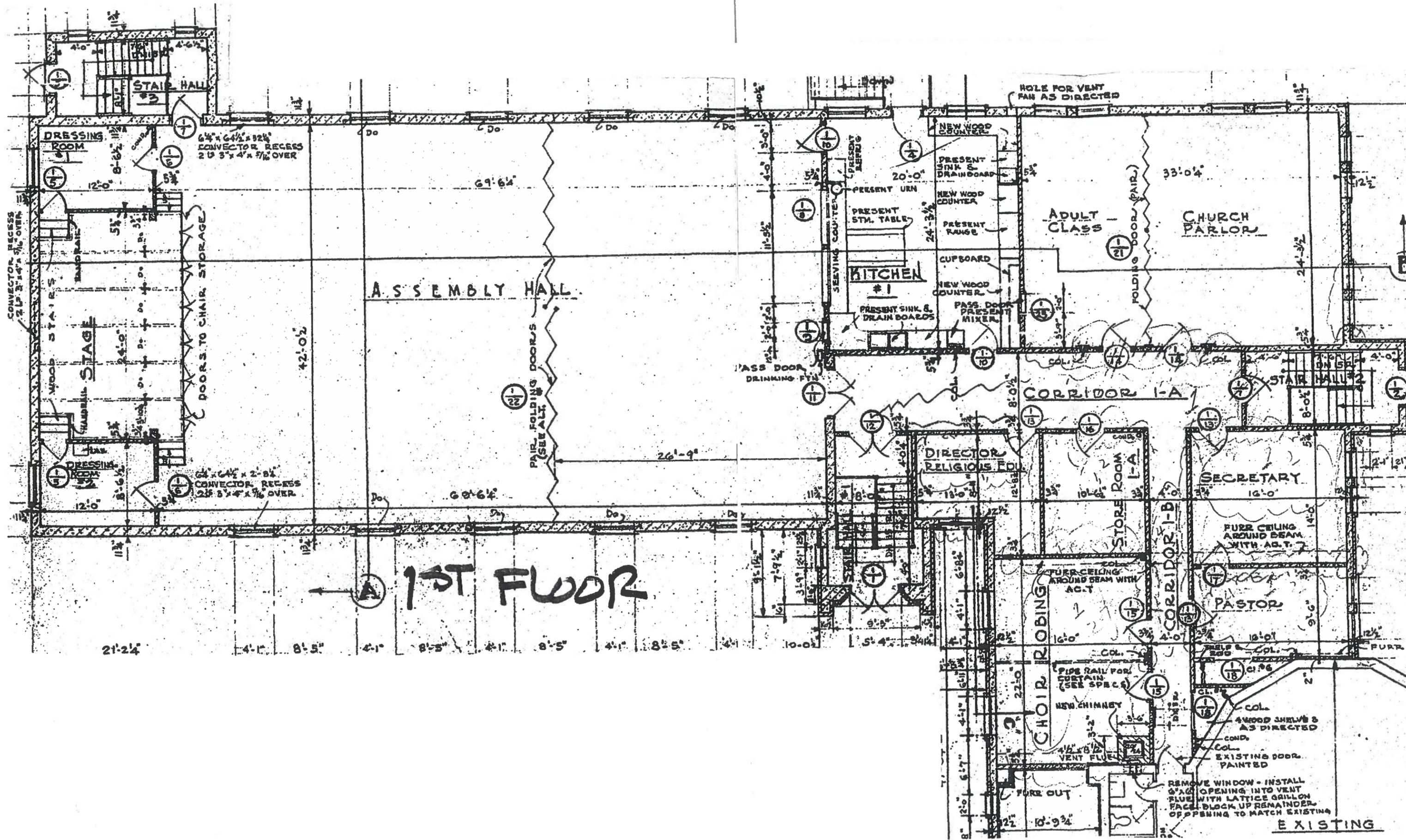


NORTH ELEVATION
 SCALE 1/8" = 1'-0"

NEW WINDOWS



WEST ELEVATION



1ST FLOOR

EXISTING

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for October 5, 2016

A-028-16-17

780 University Avenue

Applicant: Doug Rice

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

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

Project Description: On the rear building, legalize a roof structure supporting previously-approved solar panels.

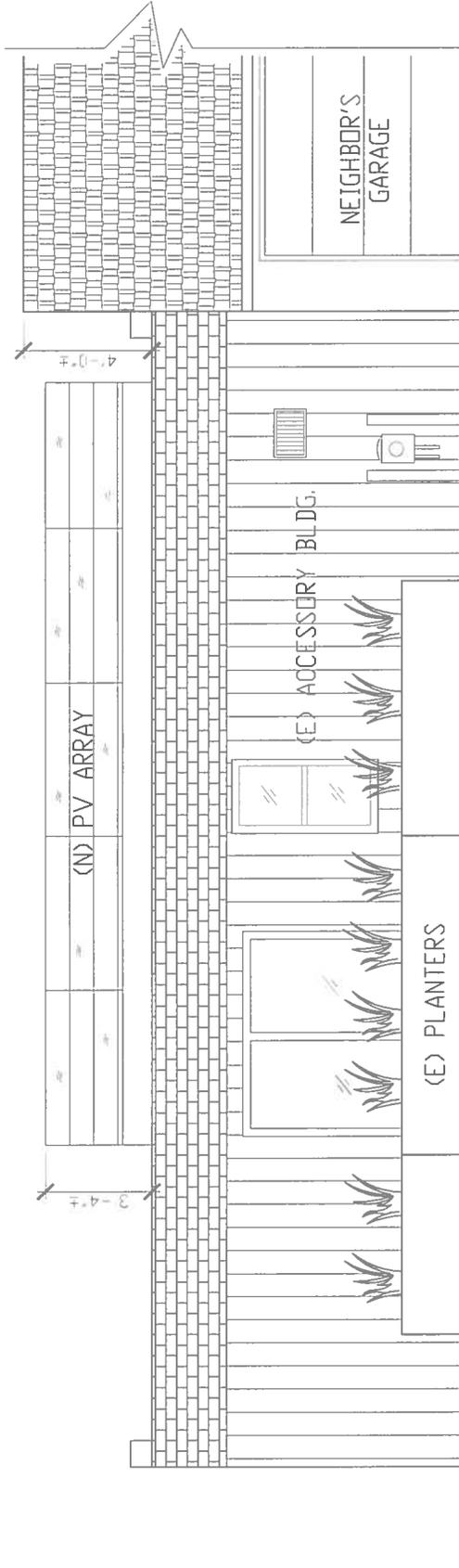
Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

At its hearing of April 6, 2016, the Preservation Board approved the installation of solar panels on the house and the garage. As proposed, the panels on the garage were to be mounted on a standard racking system, tilted slightly above horizontal. However, the installer chose to construct a wooden rafter system above the roof. While the appearance is similar to the approved design, it is different enough that the Board must consider this a new application.

Minutes from the April 6, 2016 hearing

Solar installer Shawn Lessord testified that the plan he presented to the Board in March included 30 panels on the house but none on the garage. Board members were opposed to seeing panels from the street, and requested a different plan. Now, Mr. Lessord proposes to install 30 panels on the garage and just 13 on the house. The panels on the garage would be slightly tilted up, about 10-15 degrees from level, and be barely visible. Those on the house would be at the rear, northeastern corner of the roof, and not be visible from the street. The panels would be all black, with a black back sheet, black cells and black frame.



780 University Avenue
 Detached Garage Elevation

9x30 Design
314 Hollywood Avenue
Rochester, NY 14618



(ph) 585.242.0501
(fax) 585.271.7304
www.9x30.com

In regards to: PV Array Installation

July 21, 2016

780 University Avenue
Rochester, NY 14607

Dear Code Official,

This letter is to serve as an engineering certification for the installation of (30) SunPower PV panels on the flat roof plane of an accessory building, located at **780 University Avenue, Rochester, NY**. The existing Nominal 2x10 rafters spaced 18" O.C. w/ cross bracing and closed cell foam at deck has been reviewed for structural capacity and is found to be adequate in strength to support the additional loading from the PV panels and mounting hardware, which are estimated at 2.8#/sf., as well as a lightweight wood frame used to angle the aluminum PV racking assembly. The wood frame may be constructed of double 2x12 rafters spanning upto 18' in length and bearing on north and south masonry load bearing walls. Frame sill shall be secured to building with 1/2" dia. or eq. lag bolts or masonry anchors 24" OC max, with each anchor having min 3" penetration into existing structure. Contractor shall ensure wood frame member connections are secure against wind uplift forces by using carriage bolts and/or hurricane clips, typ. The PV racking frame should be constructed such that north and south ends are located at the load bearing exterior walls. No modifications to existing structure is necessary, however contractor should verify at time of installation that structural members are in good condition.

The array shall be supported on aluminum Iron Ridge Light Rail mount system or equal capable of resisting wind uplift forces when attached with a min. of two 3/8" diameter by 3" long galvanized lag bolts spaced 4'-0" O.C. and penetrating into roof rafter, purlin, or truss member for a min. of 1" depth. The use of galvanized lag bolts will require neoprene washers to prevent long-term corrosion of UniRac via galvanic action. It is the contractor responsibility to maintain water tightness of roof penetrations.

The PV panels will be installed per manufacturer instructions and shall use UniRac clips and hardware or equal. Each PV panel will be secured at 4 locations on min. 2 tracks (two clips ea. track). This is a typical installation procedure. All PV panels shall have a min. of 12" clearance from any roof edge to prevent additional wind uplift forces and allow for cleaning access.

Regards,

Christopher Costanza, AIA, LEED AP

Architect
9X30 Design



314 HOLLYWOOD AVENUE
ROCHESTER, NY 14618



ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for October 5, 2016

A-029-16-17

784 University Avenue

Applicant: Doug Rice

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

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

Project Description: To install solar panels on the house and garage.

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

These installations are meant to appear like those next door at 780 University Avenue, consisting of all-black SunPower panels (but not the wood rafters). A 12-panel, 4.0Kw system would be installed on the east-facing roof of the house, 4 across by 3 high. A 22-panel, 7.4Kw system would be installed on the garage, 11 across by 2 high.

g:\planning&zoning\bdgzng\zoning\rbp\2017 rpb\staff reports\october 5, 2016\a-029-16-17.docx



Customer Name:	Doug Rice		<h1>7.4 kW</h1>	
Customer Address:	784 University Ave Rochester, NY 14607			
Placement of Panels:	Roof Top	Roofing Type:		
Roof 1	Roof 2	Roof 3		
Garage	n/a	Roof 3		
Azimuth:	200	n/a		
Pitch:	18	n/a		
Module Type	SunPower® X-Series Residential Solar Panels X21-335-BLK			
Length (in)	61.3	Width (in)	41.2	Module Orientation: Portrait
QTY:	22	Weight (lbs) Each	41	Column Spacing: 1/2 in
kW size:	7.4	Wattage	335	Row Spacing: 1/2 in

Legend:

- UTILITY METER, 200A SERVICE
- BOS, AC DISCO & EASY TO READ METER (INSIDE)
- MAIN SERVICE PANEL 200A





ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for October 5, 2016

A-030-16-17

1495 East Avenue

Applicant: Jon Schick

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

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

Project Description: To construct a 2-story, 2600SF single-family residence with a 2-car attached garage.

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

This is the sixth and final house in this development, which began back in 2003. The style and form of the house will be similar to the others, and the materials will follow the palette approved by the Preservation Board early on.

g:\planning&zoning\bdgzng\zoning\rpb\2017 rpb\staff reports\october 5, 2016\A-030-16-17.docx

ABSTRACT REFERENCES:
NOTE THIS SURVEY IS SUBJECT TO ANY FACTS WHICH A COMPLETE AND UPDATED ABSTRACT OF TITLE MAY REVEAL

DEED REFERENCES:
LIBER OF DEEDS PAGE

MAP REFERENCES:
LIBER 327 OF MAPS PAGE 98

CERTIFICATIONS:
ITS SUCCESSORS AND/OR ASSIGNS

LEGEND

- ▲ P.K. NAIL FOUND
- ▲ P.K. NAIL SET
- CONCRETE MONUMENT
- ⊕ IRON PIN OR PIPE FOUND
- ⊕ IRON PIN SET
- DRILL HOLE
- UTILITY POLE

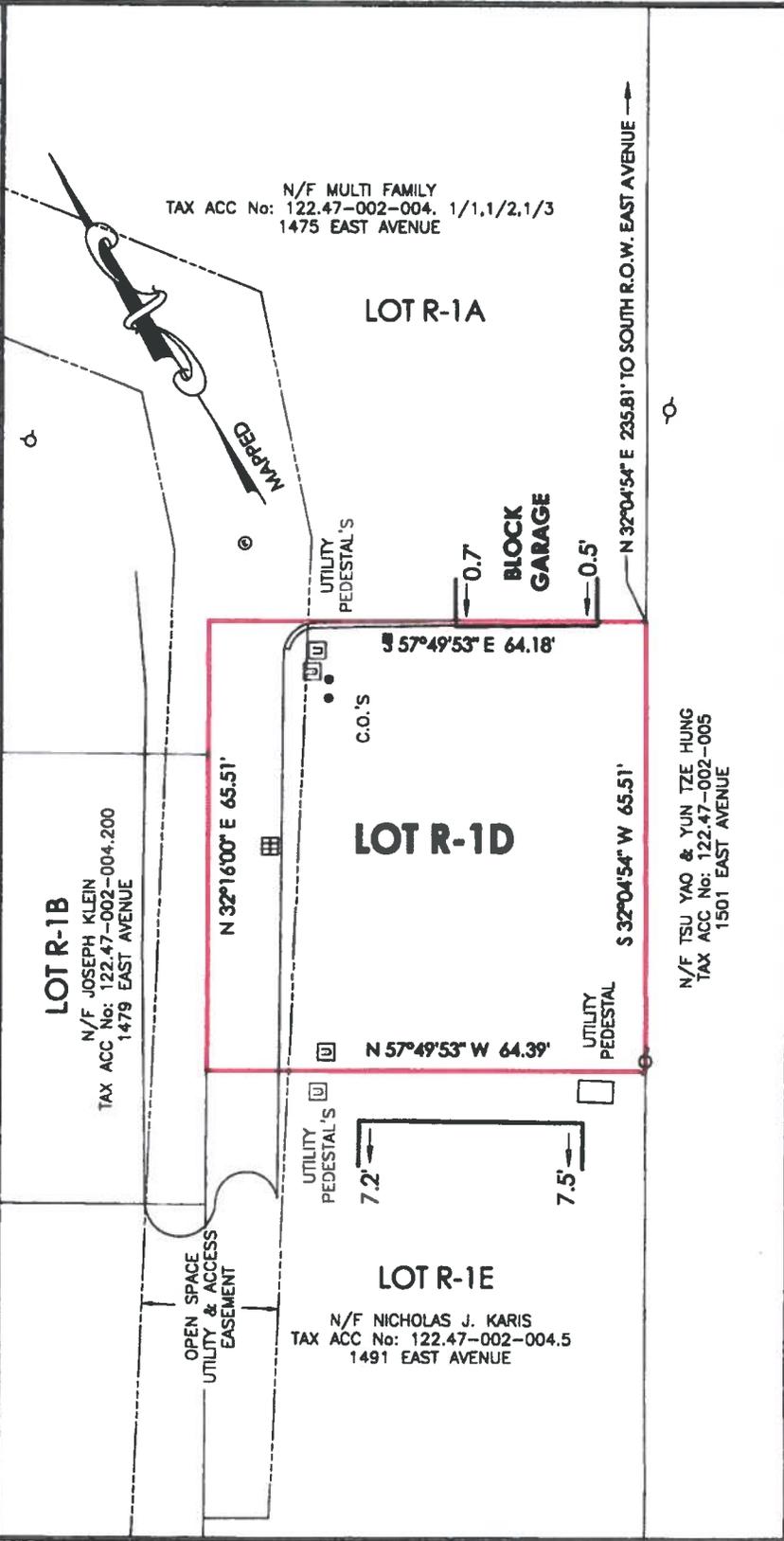
--- EASEMENT LINES
--- UTILITY LINES
--- R.O.W. LINE
--- PROPERTY LINE
--- CENTERLINE

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"CERTIFICATIONS INDICATED HEREON SHOWN THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYING IN THE U.S. STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THE SURVEY IS PREPARED AND ON ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON NOT BEYOND TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND/OR LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT CHANGES.



MAIER
LAND SURVEYING
RICHARD E. MAIER, P.L.S.
PROFESSIONAL LAND SURVEYOR
539 MANITOU ROAD
HILTON, NEW YORK 14468
(585) 392-6134



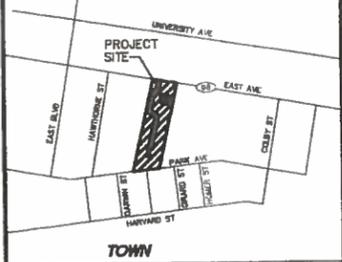
MAP OF SURVEY SHOWING:
LOT R-1D
OF THE
1475 EAST AVENUE LLC
SITUATED IN PART OF
TOWN LOT 96, TOWNSHIP 19, RANGE 7
CITY OF ROCHESTER
MONROE COUNTY STATE OF NEW YORK

SCALE: 1" = 20' DATE: 5/31/16 JOB NO.: 16-151 T.M. NO.: 122.47-002-004.4





CITY OF ROCHESTER



VICINITY MAP N.T.S.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"
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ABSTRACT REFERENCE
 NOTE THIS SURVEY IS SUBJECT TO ANY FACTS WHICH A COMPLETE AND UPDATED ABSTRACT OF TITLE MAY REVEAL.

DEED REFERENCES
 LIBER 10669 PAGE 399 & 403

MAP REFERENCES
 LIBER 327 OF MAPS PAGE 98

CERTIFICATIONS:
 THIS IS TO CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON 7/9/08 FROM NOTES OF A FIELD INSTRUMENT SURVEY PERFORMED ON 6/30/08.

SIGNED
 RICHARD E. MAIER, L.S. 050491

MAIER
 LAND SURVEYING
 RICHARD E. MAIER, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 344
 HILTON, NEW YORK 14468
 (585) 392-6134
 FAX (585) 392-0374

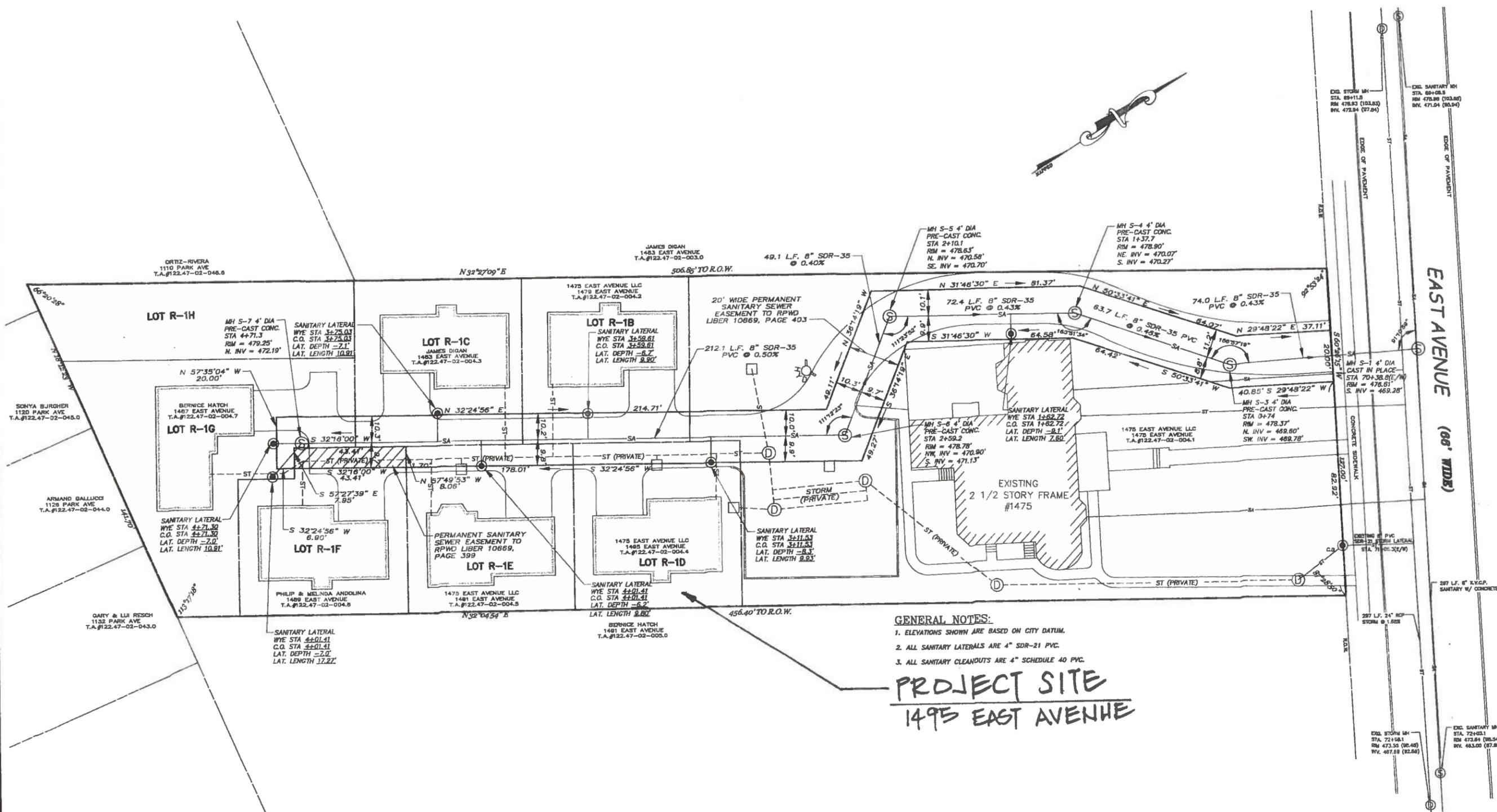


REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/07/08	REVISIONS PER MCPW	BJJ
2	1/07/09	REVISIONS PER MCPW	JCW

LEGEND	
△	P.K. NAIL FOUND
⊠	IRON PIN OR PIPE FIND
⊞	CONCRETE MONUMENT
○	UTILITY POLE
—	PROPOSED EASEMENT
—	PROPERTY LINE
—	ROAD CENTER LINE
—	RIGHT OF WAY
—	LATERAL W/ CLEAN OUT
—	MAINLINE SANITARY SEWER
—	MAINLINE STORM SEWER

"CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY WAS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."
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SURVEY CONTROL
 THE PERIMETER SURVEY AND TIES TO CONTROL MONUMENTS WERE ACCOMPLISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER. ALL DISTANCES SHOWN ARE GROUND. THE NEAREST GEODETIC MONUMENT IS MORE THAN 1,200' FROM THE SITE.



GENERAL NOTES:

- ELEVATIONS SHOWN ARE BASED ON CITY DATUM.
- ALL SANITARY LATERALS ARE 4" SDR-21 PVC.
- ALL SANITARY CLEANOUTS ARE 4" SCHEDULE 40 PVC.

PROJECT SITE
 1475 EAST AVENUE

MAP OF SURVEY SHOWING
 AS-BUILT SANITARY SEWER
 FOR LANDS OF
1475 EAST AVENUE LLC
 (LIBER 327 OF MAPS PAGE 98)
 BEING A RESUBDIVISION OF
 LOT 1 OF THE THOMAS E. BLOSSOM'S RESUBDIVISION
 SITUATED IN PART OF
 TOWN LOT 35, TOWNSHIP 13, RANGE 7
 CITY OF ROCHESTER
 MONROE COUNTY STATE OF NEW YORK



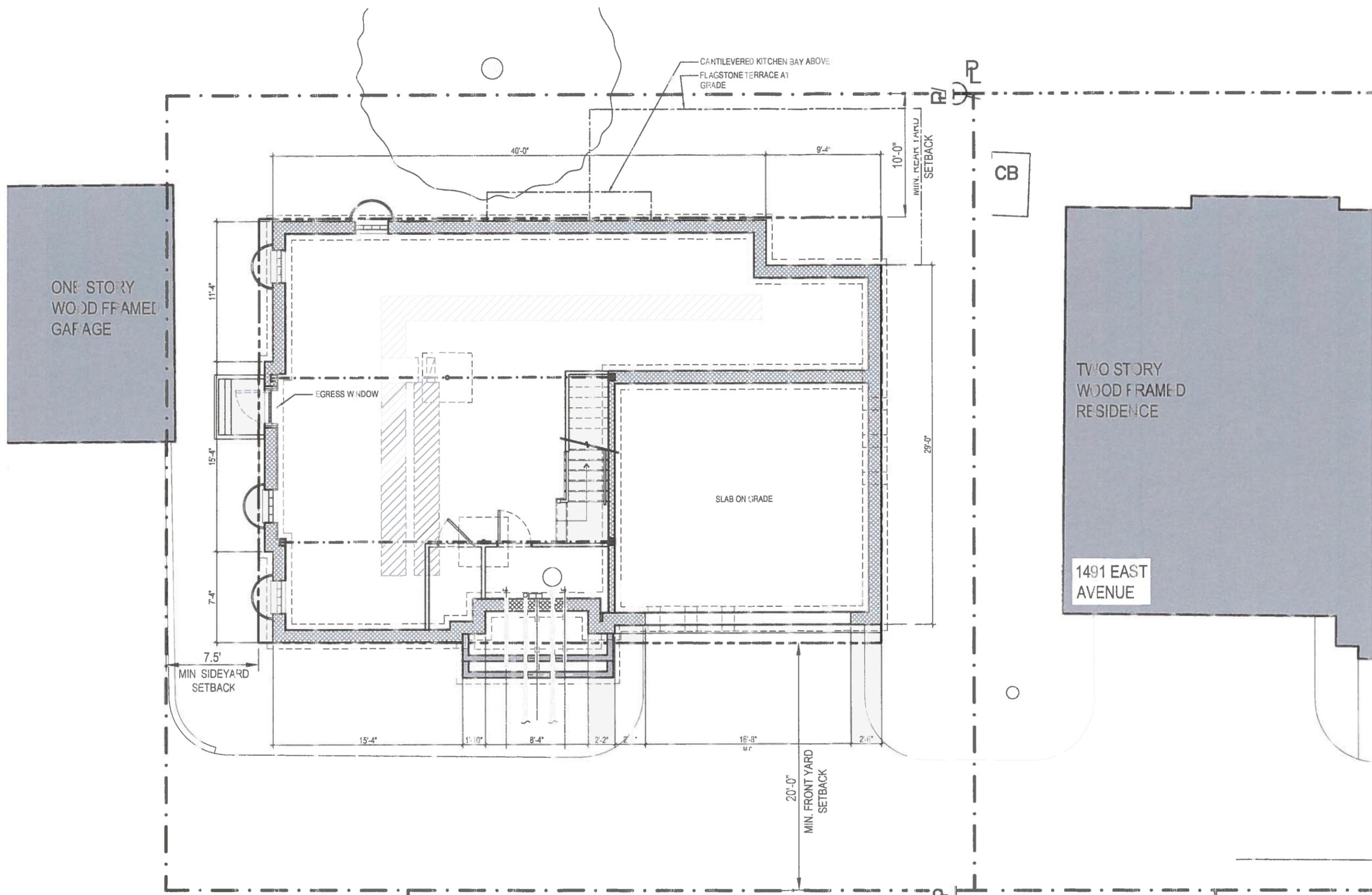
1495 EAST AVENUE

1491 EAST AVENUE

1487 EAST AVENUE

R. JON SCHICK, AIA
ARCHITECT

248 East Avenue
Rochester, NY 14604
p 585 454 5101
c 585 330 1820
jon@jonschick.com



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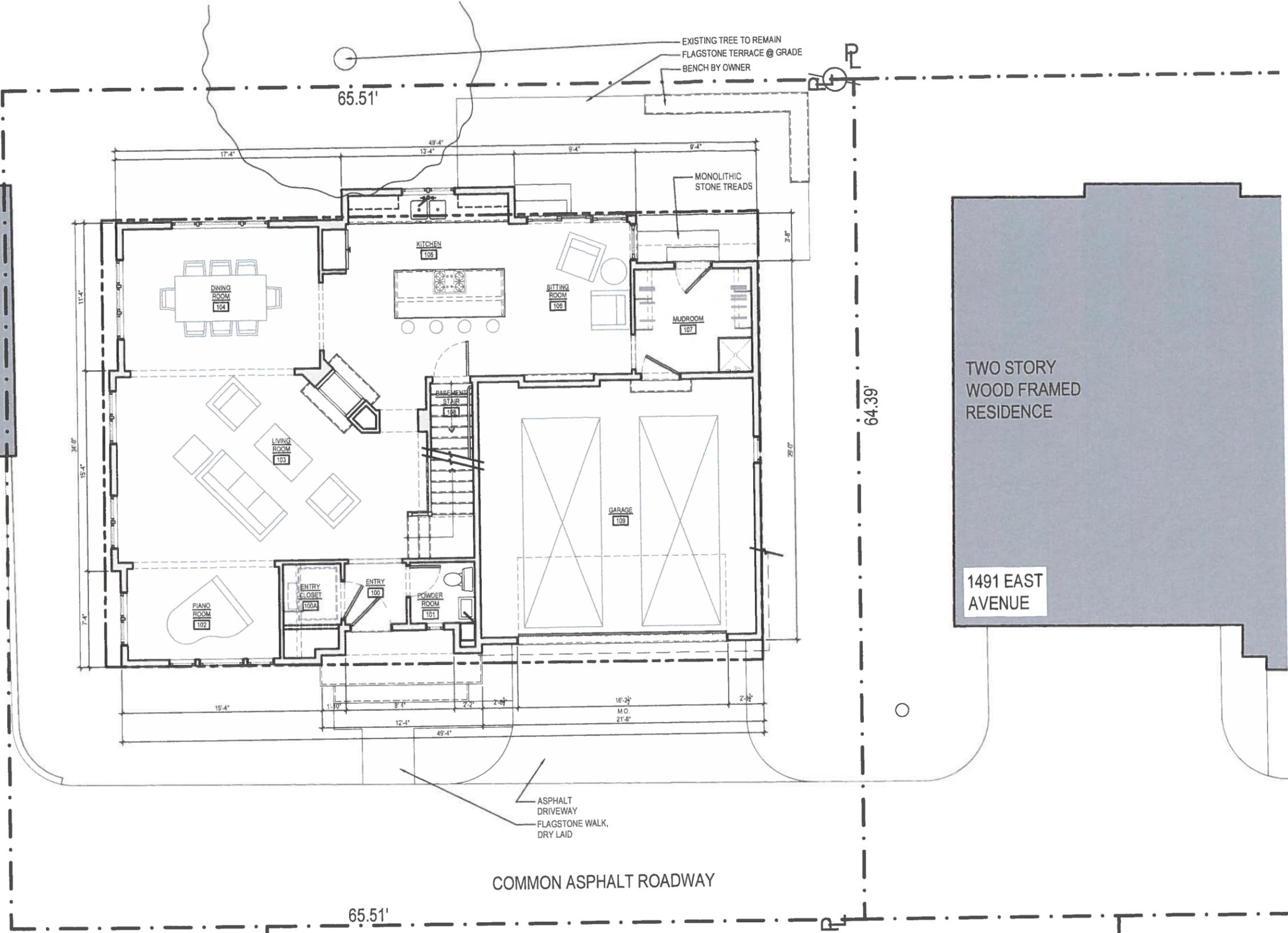
248 East Avenue
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c 585.330.1820
jon@jonschick.com

**EICHELBERGER
RESIDENCE**
1495 EAST AVE.
ROCHESTER, NY

**PROPOSED
ELEVATIONS**

SK-1.0

ONE STORY
WOOD FRAMED
GARAGE



TWO STORY
WOOD FRAMED
RESIDENCE

1491 EAST
AVENUE

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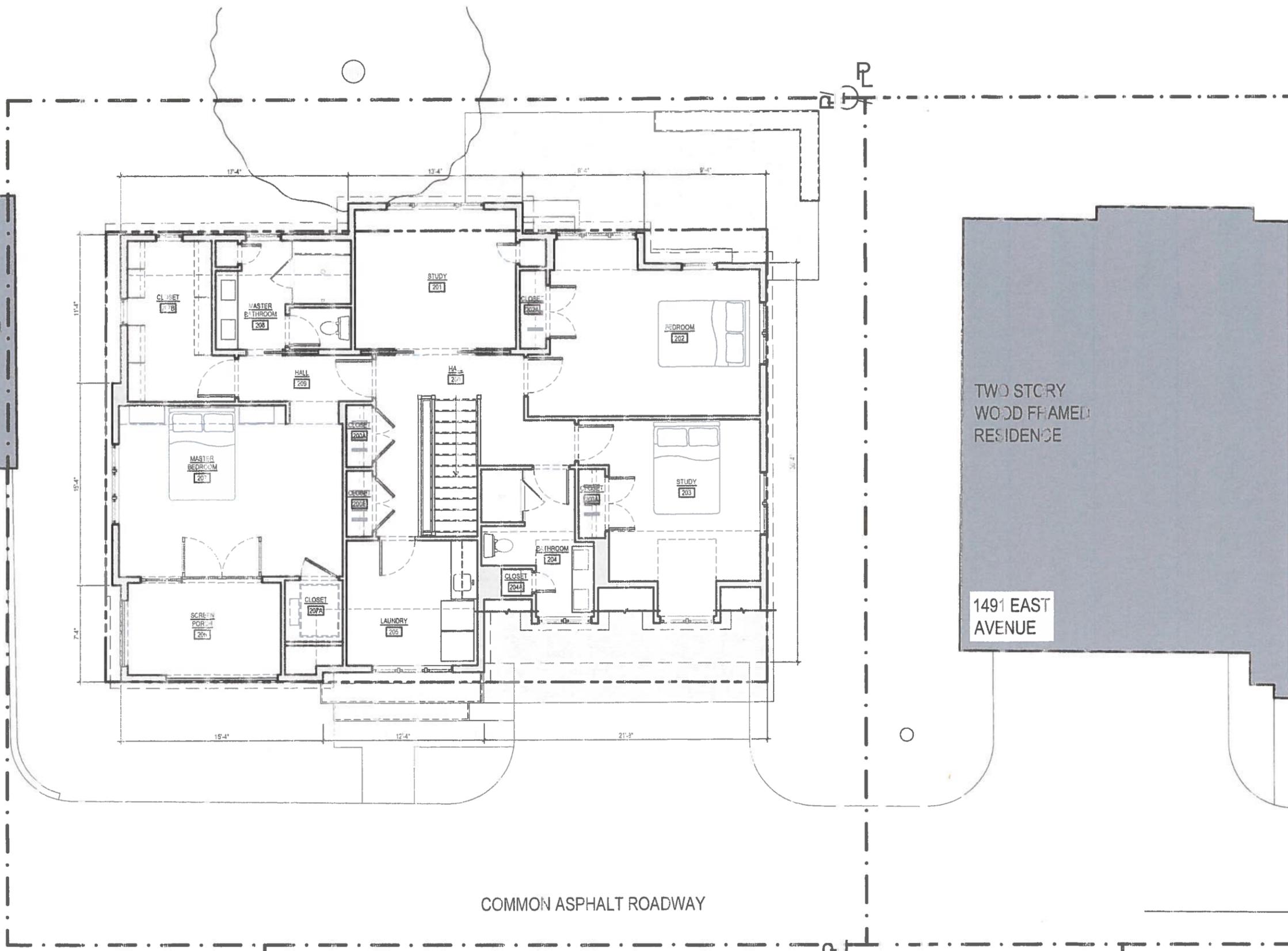
**EICHELBERGER
RESIDENCE**
1495 EAST AVE.
ROCHESTER, NY

**PROPOSED
ELEVATIONS**

SK-1.1

1 PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0" 

ONE STORY
WOOD FRAMED
GARAGE



TWO STORY
WOOD FRAMED
RESIDENCE

1491 EAST
AVENUE

COMMON ASPHALT ROADWAY

1 PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0" 

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**EICHELBERGER
RESIDENCE**
1495 EAST AVE.
ROCHESTER, NY

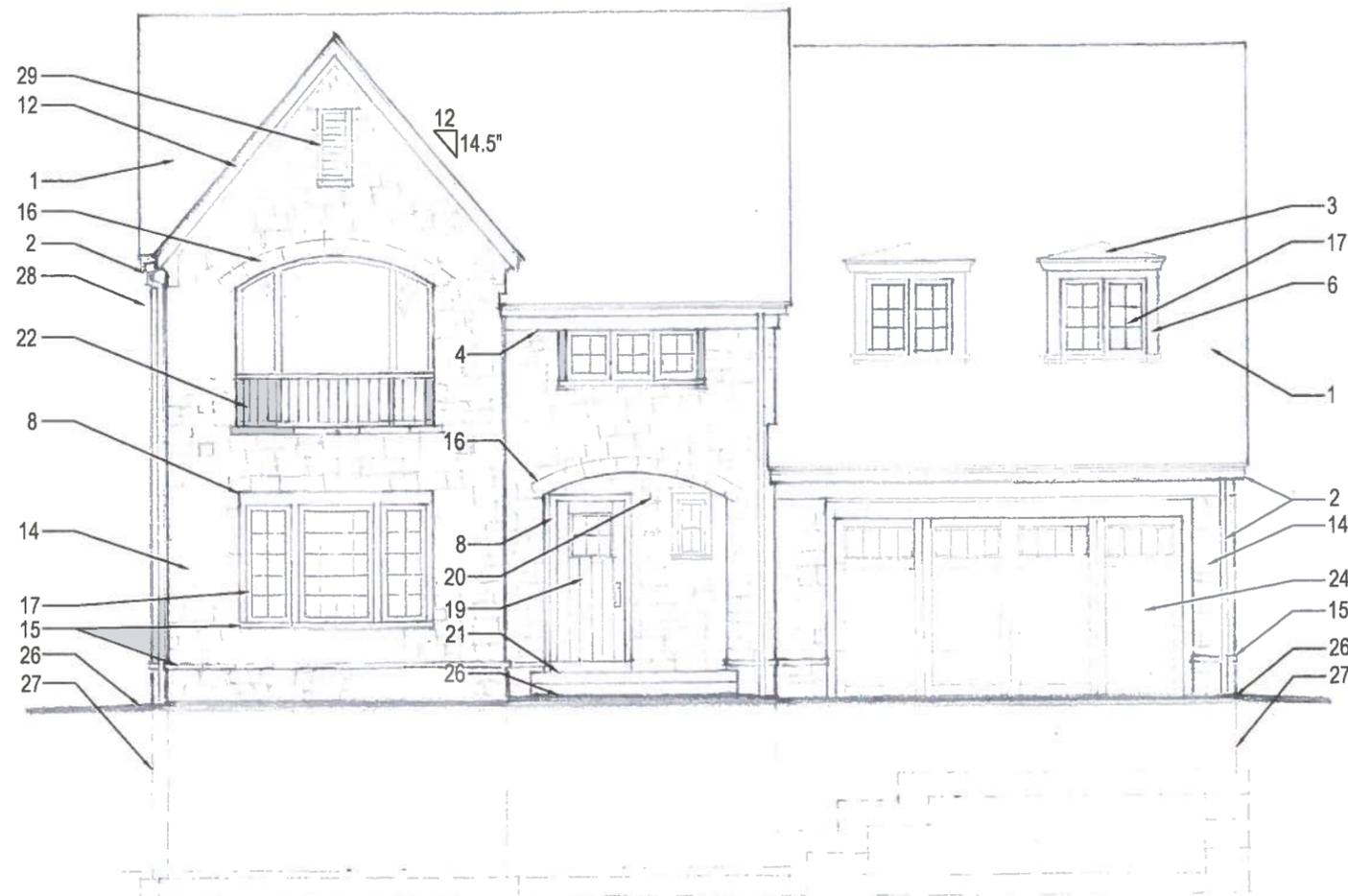
**PROPOSED
ELEVATIONS**

SK-1.2

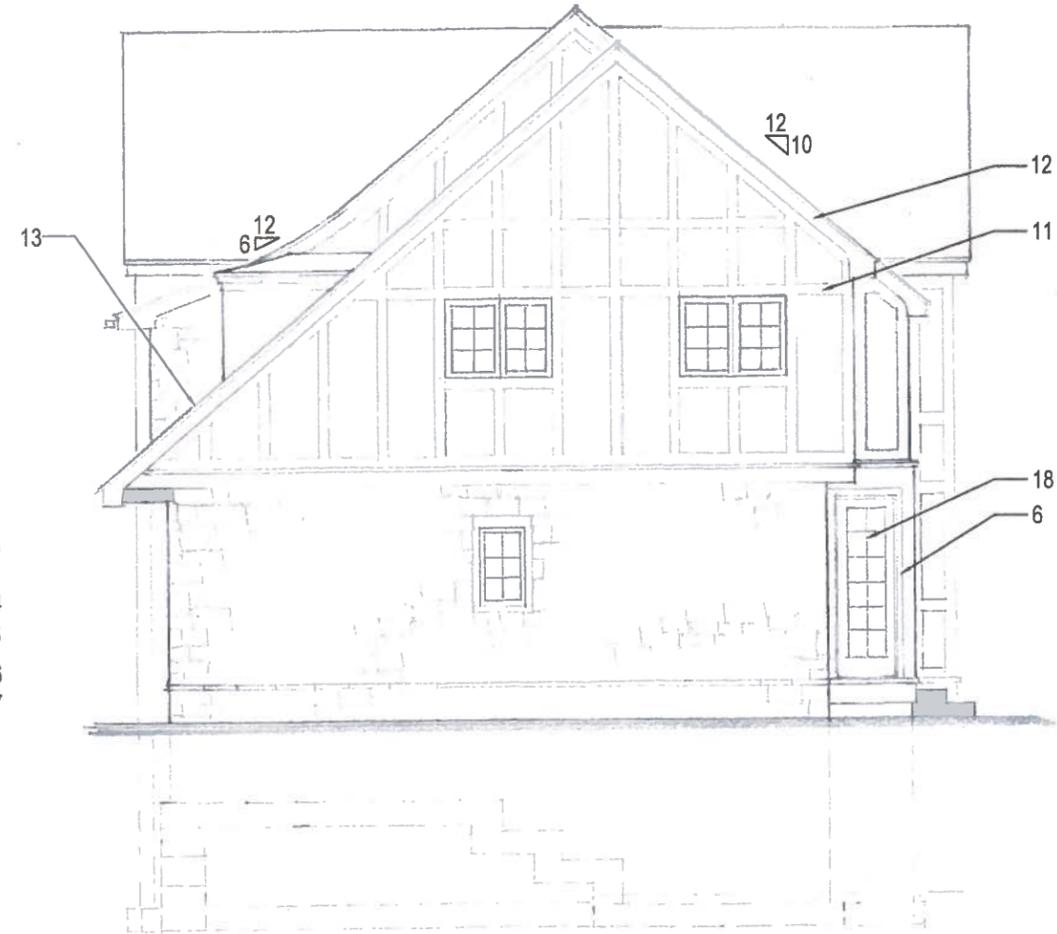
ELEVATION NOTES:

1. ARCHITECTURAL GRADE ASPHALT SHINGLES W/ RIDGE VENTS
2. PRE-FINISHED 6" ALUM. K-GUTTERS & CONDUCTORS
3. LOW-PITCHED, EPDM MEMBRANE ROOF, OVER TAPERED INSULATION
4. 1 X 4 HARDIPLANK TRIM PTD.
5. 1 X 6 HARDIPLANK TRIM PTD.
6. 1 X 8 HARDIPLANK TRIM PTD.
7. 1 X 8 HARDIPLANK FASCIA PTD.
8. 1 X 4 VERT. CASINGS W/ 1 X 6 HEAD CASING @ "MASONRY OPENINGS"
9. AZEK HISTORIC SILL, AZC-6930 (1 3/4" DP. X 2" H.)
10. HARDIPLANK STUCCO PANELS - PTD
11. 1 X 6 HARDIPLANK RAIL & STYLE "TIMBERS"
12. 1 X 8 HARDIBOARD RAKE BD. W/ RAKE MOULD (AZM-287), PTD.
13. FLASHING
14. CULTURED STONE VENEER
15. CULTURED STONE WAINSCOT SILL W. SNAPPED EDGE
16. CULTURED STONE ARCH, W/ L. SHAPED CORNER PROFILE
17. CLAD WD. WINDOWS W/SIMULATED DIVIDED LITES

18. CLAD WD. FRENCH SLIDING GLASS DOOR, W/SIMULATED DIVIDED LITES, SEE DOOR SCHEDULE, A0.1
19. STD. WD. ENTRY DOOR. THERMATRU CLASSIC-CRAFT, CCA260 (3' X 6'-8")
20. WALL HUNG LIGHT FIXTURE, T.B.D.
21. FLAGSTONE STOOP, WET-LAYED ON NEW 4" CONC. SLAB
22. WELDED STEEL RAILINGS/ POWDER-COATED FINISH
23. PTD. INSULATED FIBERGLASS DOOR W/SDL'S (THERMATRU, SMOOTHSTAR, S6022, 32"X 80", OR APPROVED EQ.)
24. PRE-FINISHED STEEL OVERHEAD GARAGE DOOR; (WAYNE DALTON 9700 SERIES, W/INSULATED GLASS TOP SECTION OR APPROVED EQ.), 16'W X 8'H
25. MONOLITHIC STONE STEPS
26. FINISHED GRADE
27. CONT. CONCRETE FOOTING & CMU FOUNDATION
28. STD. WD. SCREEN PANELS
29. PTD. CPVC GABLE VENTS - NON FUNCTIONING
30. PTD. CPVC BRACKETS



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

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EICHELBERGER
RESIDENCE
1495 EAST AVE.
ROCHESTER, NY

PROPOSED
ELEVATIONS

SK-3

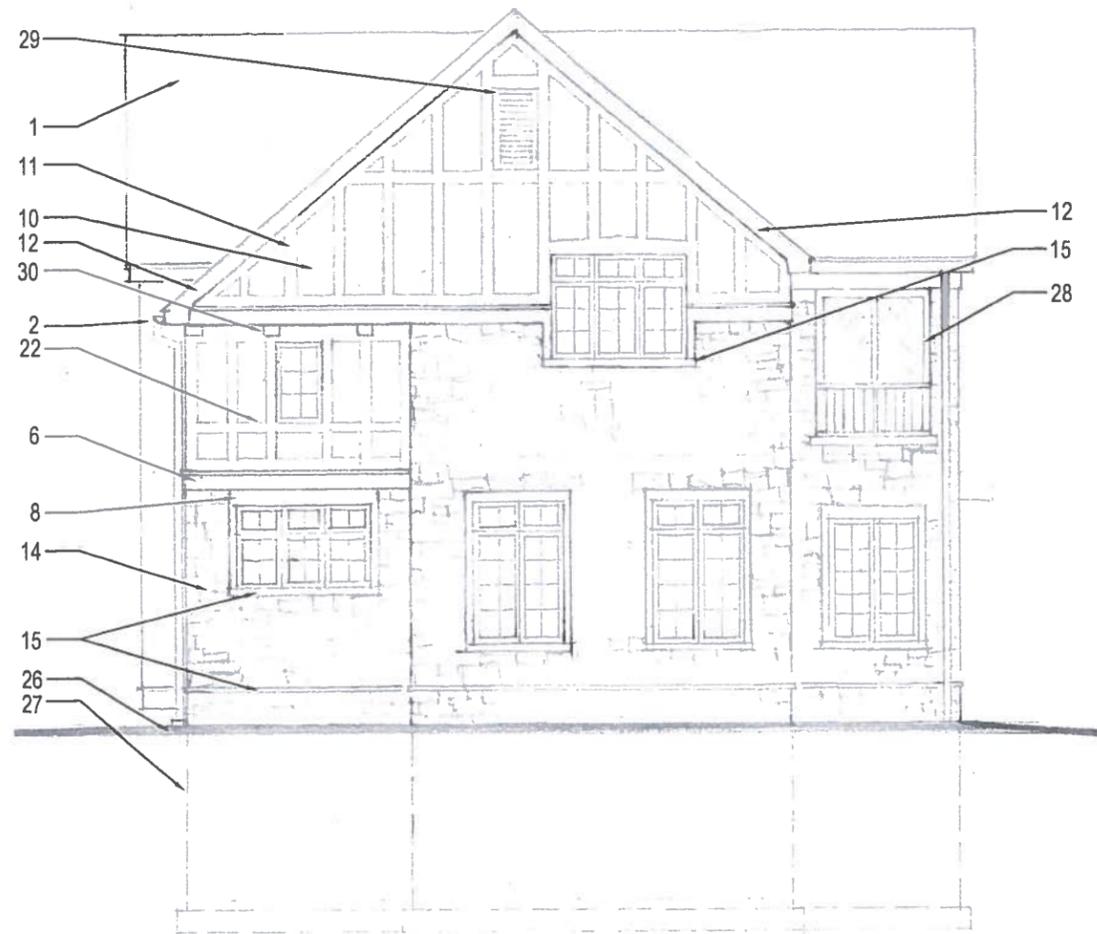
ELEVATION NOTES:

1. ARCHITECTURAL GRADE ASPHALT SHINGLES W/ RIDGE VENTS
2. PRE-FINISHED 6" ALUM. K-GUTTERS & CONDUCTORS
3. LOW-PITCHED, EPDM MEMBRANE ROOF, OVER TAPERED INSULATION
4. 1 X4 HARDIPLANK TRIM PTD.
5. 1 X 6 HARDIPLANK TRIM PTD.
6. 1 X 8 HARDIPLANK TRIM PTD.
7. 1 X 8 HARDIPLANK FASCIA PTD.
8. 1 X 4 VERT. CASINGS W/ 1 X 6 HEAD CASING @ "MASONRY OPENINGS"
9. AZEK HISTORIC SILL, AZC-6930 (1 3/4" DP. X 2" H.)
10. HARDIPLANK STUCCO PANELS - PTD
11. 1 X 6 HARDIPLANK RAIL & STYLE "TIMBERS"
12. 1 X 8 HARDIBOARD RAKE BD. W/ RAKE MOULD (AZM-287), PTD.
13. FLASHING
14. CULTURED STONE VENEER
15. CULTURED STONE WAINSCOT SILL W. SNAPPED EDGE
16. CULTURED STONE ARCH, W/ L. SHAPED CORNER PROFILE
17. CLAD WD. WINDOWS W/SIMULATED DIVIDED LITES

18. CLAD WD. FRENCH SLIDING GLASS DOOR, W/SIMULATED DIVIDED LITES, SEE DOOR SCHEDULE, A0.1
19. STD. WD. ENTRY DOOR. THERMATRU CLASSIC-CRAFT, CCA260 (3' X 6'-8")
20. WALL HUNG LIGHT FIXTURE, T.B.D.
21. FLAGSTONE STOOP, WET-LAYED ON NEW 4" CONC. SLAB
22. WELDED STEEL RAILINGS/ POWDER-COATED FINISH
23. PTD. INSULATED FIBERGLASS DOOR W/SDL'S (THERMATRU, SMOOTHSTAR, S6022, 32"X 80", OR APPROVED EQ.)
24. PRE-FINISHED STEEL OVERHEAD GARAGE DOOR; (WAYNE DALTON 9700 SERIES, W/INSULATED GLASS TOP SECTION OR APPROVED EQ.), 16'W X 8'H
25. MONOLITHIC STONE STEPS
26. FINISHED GRADE
27. CONT. CONCRETE FOOTING & CMU FOUNDATION
28. STD. WD. SCREEN PANELS
29. PTD. CPVC GABLE VENTS - NON FUNCTIONING
30. PTD. CPVC BRACKETS



2 PROPOSED EAST ELEVATION
1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

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EICHELBERGER
RESIDENCE
1495 EAST AVE.
ROCHESTER, NY

PROPOSED
ELEVATIONS

SK-4

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for October 5, 2016

A-031-16-17

32 East Boulevard

Applicant: Gerald Gamm and Charles Towles

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

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

Project Description: To remove 6 trees in the eastern yard.

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

g:\planning&zoning\bldgzng\zoning\rbp\2017 rpb\staff reports\october 5, 2016\a-031-16-17.docx

Tree 1:

Located inches from the east wall of the garage. This tree is healthy, but is growing too close to the garage and is causing damage to the structure.



Trees 2 and 3:

These are small diameter, intertwined trees that have grown up unintentionally over time at the eastern edge of the property along Hawthorne Street, near the pedestrian gate.



Tree 4:

This is a maple tree that has grown unintentionally over time at the eastern edge of the lawn. The eastern side of the canopy has never developed due to competition with the other trees and brush that were allowed to grow in the area. This tree is a major contributor to the deep shade along Hawthorne Street.



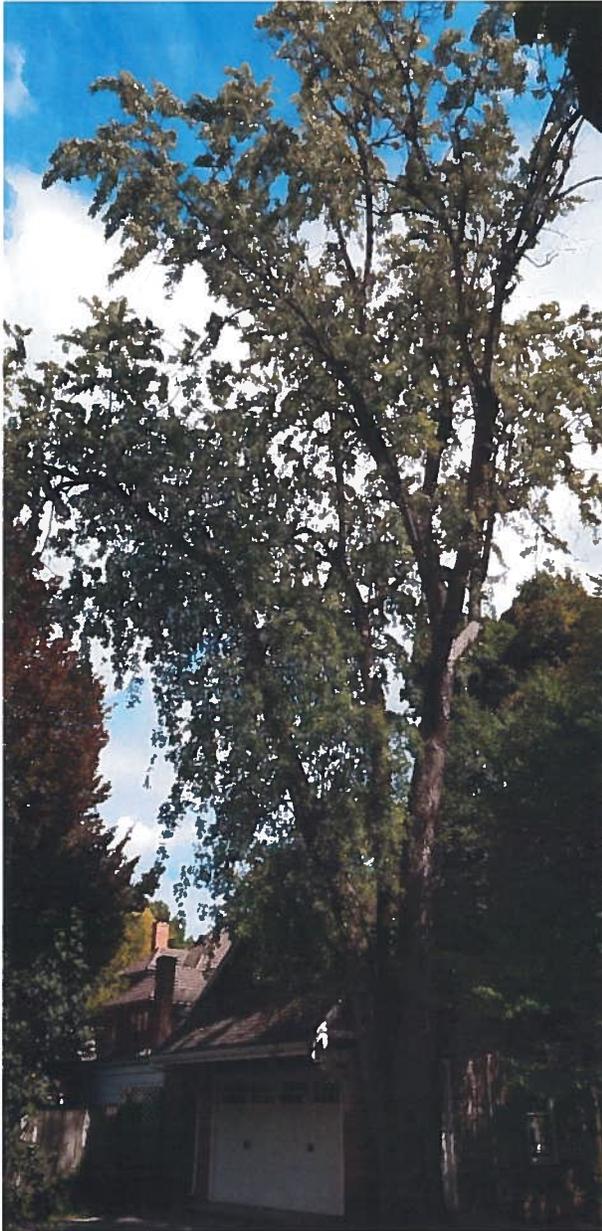
Tree 5:

This ash tree is about twelve inches from the original 1908 stone wall and iron fence and is in poor health, likely due to an emerald ash borer infestation. We have been advised to remove this tree due to its condition and rapid decline. The sparse canopy and many dead limbs are evidence of its disease.



Tree 6:

This Norwegian silver maple, near the southwestern corner of the garage, is in decline, with evidence of rot and insect infestation. A previous attempt at cabling the tree was made prior to our ownership, but one of the two cables has failed and can be seen dangling from the canopy. We have been advised to remove this tree before it causes serious damage to either house, garage, or the nearby Katsura tree. In picture one, you can see how sparse the canopy is, with much dead wood. Picture two shows the extent of internal rot on the north leader, which overhangs the garage.





M. J. Cullen

Landscape Consultant • Turf Care • Arboriculture

Mr. Gerald Gamm
32 East Boulevard
Rochester, NY 14610

September 14, 2016

Mr Gamm:

As discussed, the condition of the silver maple tree located at the corner of your garage should be considered as a liability on your property as opposed to being an asset. It is a large, mature tree with a double stem (trunk) that has significant decay and a root structure that is likely compromised from age. The acute angle between the two trunks make it an inherent risk for splitting. The cables located in the canopy of the tree are intact but will be of no use in the event of the trunk failing near the base of the tree. It is difficult to predict how long the tree may live but it is surely at the tail end of its life expectancy. Considering the proximity of the tree to your garage, I suggest it be removed.

The ash tree located at the rear of the property is also in poor health and, being adjacent to the sidewalk, in a precarious location. The tree was likely a "volunteer" on the site and not planned. Given the condition of the tree, it will not have efficient uptake of a systemic insecticide that could protect it from the coming onslaught of the emerald ash borer. I suggest removing the tree before it dies completely as dead trees are far more hazardous and more expensive to remove.

The leaves of the dogwood in front are displaying iron chlorosis, an iron nutrient deficiency. We have discussed a plan to alleviate this condition and will follow up with you on it.

The Katsura tree is one of the largest I have encountered and will submit a form to you nominating it as the largest Katsura tree in New York State.

Thank you for the opportunity to evaluate your tree conditions.

Best regards,

Michael J. Cullen



Weber Tree Inc.

Quality tree maintenance at affordable rates

September 12, 2016

City of Rochester
Rochester Preservation Board
30 Church Street
Rochester, NY 14614

Attn: Peter Siegrist
RE: The home of Gerald Gamm and Charles Towles
32 East Blvd., Rochester, NY 14610

An assessment was performed on the above address by Siegfried Weber of Weber Tree Inc. on 9/10/16. The assessment is as follows based on descriptive details provided by homeowner's original plant design, and Certified Arborist recommendation:

1. Full and complete removal of silver maple at right front corner of garage DBH at 44". large leader over garage has significant signs of internal rot and decay, and signs of Carpenter ant activity are present , and decline in upper canopy is noticeable .
2. Full complete removal of Silver leaf Linden at back/rear of garage DBH at 17". Tree is growing too close to structure, root system can and will compromise garage slab. Also 25' east of Linden, remove large preexisting trunk to grade .
3. Full and complete removal of Elm and Oak and Norway Maple tree at rear lot line by fence both DBH at 14". Trees are not part of original plant design and are not aesthetic to property.
4. Full and complete removal of large ash tree at rear center fence line DBH at 36". Decline is probable and likely to occur due to EAB .

Stump grinding will be performed of all removals, remediation will include removal of grinding's to topsoil and seeded, where warranted. Remaining trees at rear lot line will be pruned for aesthetics.

Any questions regarding this assessment, email and cell are provided.
Thank you

Thank you,
Siegfried Weber

ISA Cert # NY5252AU

212 Woody Lane, Rochester, NY 14625 - sweber7@rochester.rr.com – 585-732-0708

