



October 20, 2016

Mr. Steve Cullum
Hanlon Architects
1300 University Avenue
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to modify the approved design of a 5-story apartment and office building.

On the premises at: 586 and 600 East Avenue

Zoning District: PD16 Planned Development District
East Avenue Preservation District

Application Number: A-047-15-16

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

Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board APPROVED your application ON CONDITION that two colors of brick are used.

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

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

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Rochester Preservation Board

By: Zina Lagonero, 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.** Architect David Hanlon passed around revised drawings and renderings, and explained that the design has been returned closer to that approved by the Board in June, 2016. Mr. Hanlon stated that the intent is not to reduce the amount of glazing, and to retain the approved material palette. He listed the revisions as:
- On the first floor around the parking garage, glass has been reinstated. The lower portion may have some sort of treatment to shield car headlights;
 - On the second floor west side, due to the proximity of the building to the property line, the projections have become porticos rather than glass boxes;
 - The fourth floor has gotten larger on the north and east sides;
 - The stair and elevator core now extends above the fourth floor, and a deck has been added on the roof;
 - The north elevation is more organized.
- C.** Board members expressed preference for the earlier design of the north elevation, which had larger expanses of glass. Mr. Hanlon explained that the new design is meant to be more sedate, to address the neighboring apartment buildings to the north.
- D.** Member Dobbs expressed a preference for two colors of brick, rather than the one shown.
- E.** John Lambach, speaking for the board of the Park-Meigs Neighborhood Association, thanked the architects for their patience. He withdrew the letter of opposition that his organization had submitted, stating that the revised design resolved all concerns.

II. RESOLUTION(S):

The Board found that the revised design is appropriate to the historic visual character of the property and preservation district, on the condition that two colors of brick are used.

III. EVIDENCE:

- A - Application
- B - Previously approved plans, elevations and photosimulations
- C - Photosimulation of proposed building
- D - Floor plans, elevations and wall sections
- E - Images of material and product selections
- F - Photographs of existing conditions
- G - Letter from the Park-Meigs Neighborhood Association
- H - Appearances by David Hanlon and John Lambach
- I - Site visits by Board members



October 20, 2016

Mr. Craig Tesler
Premier Sign Systems
10 Excel Drive
Rochester, NY 14621

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install a ground sign in the front yard reading 'Chapel Hill Apartments', measuring 4'-7"H x 6'W, and set between piers.

On the premises at: 8 Prince Street

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

Application Number: A-023-16-17

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

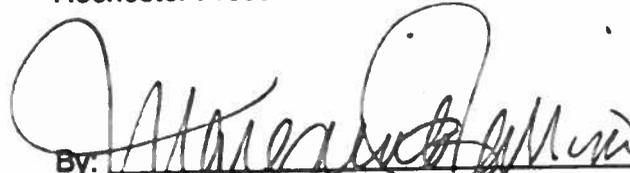
Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board APPROVED your application ON CONDITION:

1. City legal staff shall confirm that insurers require the prominent display of the owner's name and telephone number;
2. If the name and number are required, both shall be on a smaller panel beneath the principal sign panel.

In addition to this approval, a sign permit is needed. This may be obtained at the Planning & Zoning office, 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:

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I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.**
- B. Applicant Craig Tesler testified that the sign would be made of carved urethane, and that the back side would be blank. The base would be painted aluminum.**
- C. Board members questioned the size of the sign and the need to include the owner's name and telephone number. Members stated the Board's long-standing policy to limit information on signs in the preservation districts to only that needed for wayfinding, and to eliminate anything that looks like advertising.**
- D. Mr. Tesler responded that the sign's size relates to the large scale of the building and property, and that the owner's information is being required by the insurance company for emergency reasons. Owner Joe Alloco affirmed that the insurer of this property, Erie Insurance, requires this information to be readily visible to emergency responders. He stated that he does not want his name on the sign, but that the insurer is pressing him for compliance. His attorney, Kate Karl of Unterberg & Kessler, stated the design intent is to consolidate this information along with the building name so that all can be readily seen from the street.**
- E. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed support for the sign, but without the contact information.**

II. RESOLUTION(S):

The Board found that the sign is appropriate to the historic visual character of the property and the preservation district on the condition that:

- 1. City legal staff shall confirm that insurers require the prominent display of the owner's name and telephone number,**
- 2. If the name and number are required, both shall be on a smaller panel beneath the principal sign panel.**

III. EVIDENCE:

- A - Application**
- B - Site survey map showing sign location**
- C - Photographs of existing conditions**
- D - Drawing and photosimulation of proposed sign**
- E - Letter from the Park-Meigs Neighborhood Association**
- F - Appearances by Craig Tesler, Joe Alloco, Kate Karl and John Lembach**
- G - Site visits by Board members**



October 20, 2016

Ms. Sarah Hunt
Home Leasing
180 Clinton Square
Rochester, NY 14604

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness 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.

On the premises at: **800 E. Main Street**
Zoning District: **MH-URD/C-2 Community Center Commercial District
Individual Landmark**
Application Number: **A-024-16-17**

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

Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board **APPROVED** your application as submitted.

In addition to this approval, a sign permit is needed. This may be obtained at the Planning & Zoning office, 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.

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Rochester Preservation Board

By: Zina Lagonegre
Zina Lagonegre, 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. Project manager Brian Bellaire of Home Leasing testified that the National Park Service approved the sign as part of the federal rehabilitation tax credit application. He stated that the current sign panel is temporary, and that the permanent panel would be carved PVC. He stated that the materials and details of the piers match those of the building.

C. There were no speakers in support or opposition.

D. Members expressed support for the sign and admiration of the building rehabilitation.

II. RESOLUTION(S):

The Board found that the sign, as submitted, is appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application
- B - Photographs of existing conditions
- C - Drawing of proposed sign
- D - Appearance by Brian Bellaire
- E - Site visits by Board members



October 20, 2016

Ms. Anya Kucheryarenko
20-22 Atkinson Street
Rochester, NY 14608

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace all windows on the first and second floors, a total of 23.

On the premises at: 20-22 Atkinson Street

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

Application Number: A-025-16-17

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

Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board APPROVED your application as submitted.

In addition to this approval, a building permit is needed. This may be obtained at the Planning & Zoning office, 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

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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 John Truethart testified that the existing windows date from the 1970s and are aluminum. He intends to replace them with custom-fit Marvin wood windows with ebony-colored aluminum cladding. He stated that this would be done in phases over a few years.**
- C. Member Mayer presented an undated photograph of the building taken when all the windows were missing and before the aluminum windows were installed. Several Board members expressed their appreciation for the applicant's willingness to spend the time and money to install the high-quality windows.**
- D. There were no speakers in support or opposition.**

II. RESOLUTION(S):

The Board found that the windows, as submitted, are appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application**
- B - Photographs of existing conditions**
- C - Catalog sheets and price quote for proposed windows**
- D - Appearance by John Truethart**
- E - Site visits by Board members**



October 20, 2016

Ms. Barbara Compitello
5 Smallwood Drive
Pittsford, NY 14534

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install an awning across the width of the building, with signage reading 'Focus Pregnancy Center'.

On the premises at: 135 University Avenue
Zoning District: CCD-GR Center City Design District- Grove Place
Grove Place Preservation District
Application Number: A-026-16-17

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

Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board APPROVED your application ON CONDITION that the awning is raised to meet the parapet coping and the bottom aligns with the top of the windows, that low-profile LED lighting be used in place of the gooseneck fixtures, and that all other signage is removed.

In addition to this approval, two permits are needed: a Building Permit for the awning and an Encroachment Permit to allow the awning to extend over the public sidewalk. Both may be obtained together at the Planning & Zoning office, 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.

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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. Dan Compitello, representing his mother, stated that the color of the awning would match the new color of the building, and that the letters 'FOCUS' would be 14"H and the letters "Pregnancy Center" would be 4¼"H. He stated that there had been a similar awning on the building from about 1958 to 2001. He stated that all other signage on the building would be removed.
- C. Board member Mayer expressed concern that the awning could block sightlines from trucks exiting Windsor Street. She suggested raising the awning and eliminating the fabric end panels. Member Matthews agreed that the awning should be raised to eliminate the awkward condition at the corner column. Member Dobbs suggested that the corner condition could be avoided by turning the awning around the corner. Mr. Dobbs questioned whether permanent lettering on the awning made sense, given that the tenancy could change.
- D. Speaking for the Grove Place Neighborhood Association, Bob DiPaolo stated that the application does not meet the standards of the district, and that the property is often an eyesore with loose trash and debris.
- E. Sanford Shapiro stated that he has been a neighborhood resident for 22 years, that there is only one other sign on University Avenue—for a veterinary clinic—and that the proposed awning is garish and departs from the character of the district.
- F. Staff stated that the Board is not to decide on the use of the property, but only on the appropriateness of the awning to the district's visual character.

II. RESOLUTION(S):

The Board found that the awning is appropriate to the historic visual character of the property and the preservation district on the condition that it is raised to meet the parapet coping and the bottom aligns with the top of the windows, that low-profile LED lighting be used in place of the gooseneck fixtures, and that all other signage is removed.

III. EVIDENCE:

- A - Application
- B - Drawing and photosimulation of awning
- C - Petition in opposition, with 33 signatures
- D - Letters of opposition from B. Wager, J. Martin, N. Martin, S. Mayer
- E - Appearances by Sanford Shapiro, Robert DiPaola, Dan Compitello
- F - Site visits by Board members



October 20, 2016

Mr. Bart Noto
Nathaniel General Contractors
1425 Mt. Read Boulevard
Rochester, NY 14606

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace windows in the Education Building and install a driveway and drop-off on the southeast side.

On the premises at: 1549 Dewey Avenue

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

Application Number: A-027-16-17

Record of Vote(s):

Windows

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

Driveway

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

Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board APPROVED the window replacement ON THE CONDITION that tempered glass is used in place of metal security screens on the basement windows. The Board gave CONCEPTUAL APPROVAL to the driveway and handicap access, and requested that you return to a future hearing with detailed drawings.

In addition to this approval, a Building Permit is needed and may be obtained at the Planning & Zoning office, City Hall room 121B. The approved plan is 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:

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I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness on a landmark property, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Applicant Bart Noto testified that he is repairing damage in the Education Building caused by a fire in February. Some windows were damaged, and he has been asked to replace all windows in the building. The existing ones are aluminum with single-pane glazing and asbestos in the glazing compound. He proposes to replace them with Quaker H300 thermally-broken aluminum windows with dual-pane glazing and mullions similar to the existing. For security, he proposes to install metal screens on the basement windows. An alternative to the screens is tempered glass.
- C. Chris Springer described the plan to install a driveway to reach a handicap ramp on the south side of the sanctuary. He stated that this would require removal of one tree. At the same time, he would replace the current wooden ramp with a masonry one, which would incorporate landscaping.
- D. Recognizing that there is minimal onsite parking, Board member Carretta expressed concern that the driveway could morph into a parking lot, which would greatly alter the appearance of the property. Member Mayer stated that she spoke with the church pastor, who said that congregants park in a lot across the street.
- E. Members Matthews and Dobbs expressed support for the driveway and new handicap ramp, but stated that detailed drawings would be required for approval.
- F. Member Gamm questioned whether handicap access could be provided to the sanctuary through the Education Building, with a ramp or lift on the west side.
- G. There were no speakers in favor or opposition.

II. RESOLUTION(S):

The Board found that the replacement windows, with tempered glass in the basement units rather than metal security screens, are appropriate to the historic visual character of the landmark property. The Board found that the driveway, in concept, is also appropriate, and asked that the applicant return with a detailed plan.

III. EVIDENCE:

- A - Application
- B - Site plan approved by Preservation Board in 2005
- C - Site plan with currently proposed driveway
- D - Elevations and floor plans of Education Building
- E - Catalog sheets and specifications of proposed windows
- F - Photographs of existing conditions
- G - Appearances by Bart Noto and Chris Springer
- H - Site visits by Board members



October 20, 2016

Mr. Douglas Rice
29 Carlton Street
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to legalize a roof structure on the rear building supporting previously-approved solar panels.

On the premises at: 780 University Avenue
Zoning District: R-2/O-B Medium-Density Residential District
With Boutique Overlay
East Avenue Preservation District

Application Number: A-028-16-17

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

Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board HELD your application open to a future hearing, and requested that you submit a proposal to enclose the roof structure.

Your case has been scheduled for the November 2, 2016 hearing of the Board, and is first on the agenda.

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

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I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Solar panel installer Shawn Lessord testified that the panels must be tilted upward for optimal production, but that the rack system he intended to use for this purpose (and that was approved by the Board) required too many roof penetrations. To avoid drilling through the flat roof, he chose to construct a wood frame spanning over the roof. He stated that the overall height is about 18" taller than what had been initially approved. Owner Doug Rice apologized to the Board for not seeking approval of the framing system. He stated that the north side of the framing is about 4½ feet tall.
- C. Board members expressed concern that the view of the framing from the sides and rear is unattractive, especially for residents of the apartments a few feet north of the site. Member Dobbs suggested that Mr. Rice consider enclosing the framing with some sort of siding material to blend better with the building. Member Mayer suggested reframing the roof to match the adjacent garage, also owned by Mr. Rice.

II. RESOLUTION(S):

The Board found that the application, as submitted, is not appropriate to the historic visual character of the property and the preservation district. The Board directed the applicant to return to a future hearing with a proposal to enclose the framing.

III. EVIDENCE:

- A - Application
- B - Elevation drawing of garage
- C - Engineering certification of structural capacity
- D - Photographs of existing conditions
- E - Appearances by Shawn Lessord and Doug Rice
- F - Site visits by Board members



October 20, 2016

Mr. Douglas Rice
29 Carlton Street
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install solar panels on the house and garage

On the premises at: 784 University Avenue

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

Application Number: A-029-16-17

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

Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board APPROVED your application ON CONDITION that the house roofing is replaced with dark shingles.

In addition to this approval, a Building Permit is needed and may be obtained at the Planning & Zoning office, 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.

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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. Solar panel installer Shawn Lessord testified that the solar array on the house would be 3 rows of 4 all-black panels, installed flat to the roof pitch. The array on the garage would be 2 rows of 11 all-black panels.
- C. Board members noted that the proposal for the house panels is nearly identical to the one for 780 University Avenue next door that the Board rejected. In that case, the panels were relocated to a rear roof to be less visible from the street. Members asked whether other locations on this house had been studied. Mr. Lessord stated that the rear roof on this house is often in shadow, and a skylight limits the available roof surface.
- D. Noting that the roof shingles are light colored and that the panels are dark, Board members questioned whether light-colored panels are available. Mr. Lessord responded 'no', but that he could use black panels with a white grid. Board members voted on this proposal, but did not reach a decision.
- E. Mr. Rice testified that he has caught the solar bug and is willing to replace the house roof with black shingles so that the solar panels would blend into the roof.

II. RESOLUTION(S):

The Board accepted Mr. Rice's offer to replace the house roof with black shingles, and found that the result will be appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application
- B - Catalog sheets of solar panels
- C - Photosimulations of panels in place
- D - Appearances by Shawn Lessord and Doug Rice
- E - Site visits by Board members



October 20, 2016

Mr. Jon Schick
248 East Avenue
Rochester, NY 14604

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to construct a 2-story, 2600SF single-family residence with a 2-car attached garage.

On the premises at: 1495 East Avenue

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

Application Number: A-030-16-17

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

Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board APPROVED your application as submitted.

In addition to this approval, a Building Permit is needed and may be obtained at the Planning & Zoning office, 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.

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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. Ken Martin testified for the applicant, and stated that the design is similar to the other five in the development, two of which his firm designed. He stated that the scale and form of the house are similar to the scale and form of the other houses, and that the materials and color palette are consistent with, but not the same, as those of the other houses.**
- C. Developer John Billone, Jr. introduced himself and stated that this is the last empty lot in the development.**
- D. Board members discussed the appropriateness of a single versus a double garage door.**

II. RESOLUTION(S):

The Board found that the application, as submitted, is appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application**
- B - Site survey maps**
- C - Photographs of existing conditions**
- D - Plans and elevations of proposed house**
- E - Appearances by Ken Martin and John Billone, Jr.**
- F - Site visits by Board members**



October 20, 2016

Mr. Charles Towles
32 East Boulevard
Rochester, NY 14610

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to remove trees in the eastern yard.

On the premises at: **32 East Boulevard**

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

Application Number: **A-031-16-17**

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

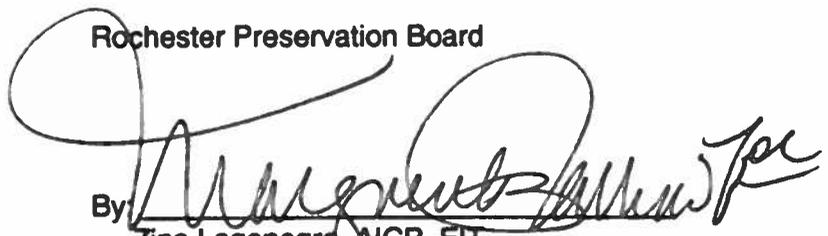
Please take notice that at its hearing of October 5, 2016, the Rochester Preservation Board **APPROVED** your application as submitted.

No other permit is needed to remove the trees. A signed Certificate of Zoning Compliance is enclosed.

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

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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 Charles Towles testified that the trees are of various species and condition. He noted that the trees shade the yard, preventing proper growth of the lawn and other plants. He described each one, as numbered on the site plan:

#1: Close to the garage and damaging the structure, but healthy;

#2 and 3: two trees that probably grew unintentionally, and now have intertwined canopies;

#4: Another tree that probably grew unintentionally; its canopy is incomplete, and it shades a large part of the yard;

#5: An ash tree that is dying, probably from a beetle infestation, and is close to the historic stone wall;

#6: Also in decline, with a hollow leader, dead wood, and a broken cable. It overhangs the neighbor's house.

C. Board members briefly discussed the conditions of individual trees. Member Mayer noted that tree #4 is lopsided, but appears to be healthy.

II. RESOLUTION(S):

The Board found that the application, as submitted, is appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application**
- B - Site survey map showing tree locations**
- C - Photographs of existing conditions with narrative descriptions**
- D - Report on tree conditions by Michael Cullen**
- E - Description of tree removal by Weber Tree Service**
- F - Appearance by Charles Towles**
- G - Site visits by Board members**