



City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Bureau of Buildings
and Zoning

November 20, 2017

Mr. Chris Conroy
P.O. Box 10039
Rochester, NY 14610

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to legalize 12 vinyl windows on the sides and rear, to install 7 aluminum-clad wood windows on the front, and to replace the front porch railings on a 2-family dwelling; and to remove a maple tree in the rear yard

On the premises at: 42 Girton Place

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

Application Number: A-001-17-18

Vote: 7-0-0

Please take notice that at the Rochester Preservation Board meeting held on November 1, 2017, Said application was **APPROVED on condition that:**

1. **The storm windows are not installed on 7 aluminum-clad windows on the front façade; and**
2. **The skirt boards are to be changed from diagonal wood lattice to vertical wood slats.**

IMPORTANT: The granting of a Certificate of Appropriateness alone does not authorize the establishment or extension of any use nor the development, construction, reconstruction or alteration of any building but only authorizes the preparation, filing and processing of applications for any permits and approvals which may be required by City codes. Pursuant to 120-194A(9) of the City Code, the Certificate of Appropriateness approved hereunder shall become null and void one year after the date on which it was issued, unless a Building Permit or Certificate of Zoning Compliance is obtained and maintained.

To obtain a permit, please contact Chris Snyder at 428-6510 or christopher.snyder@cityofrochester.gov with any questions.


 Zina Lagonegro, EIT, AICP
 Secretary to the Preservation Board

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Resolution and Findings of Fact:

The Certificate of Appropriateness is intended to provide a procedure for the review of plans for work in preservation districts to ensure that they will comply with standards established to preserve the integrity of any structure, improvement, landscape feature or cultural site that has been determined to merit special protection. A Certificate of Appropriateness for a proposal in a preservation district may or may not be appropriate in a particular location depending on its effect on the purposes for which preservation districts are designated and factoring in a proposal's visual compatibility and quality of design and site development in accordance with criteria set forth Section 120-194A(6) of the City Code. Based on its consideration of the relevant purposes and criteria, the Preservation Board found that:

1. The Board held its decision on this application at their October 4, 2017 meeting, and requested the applicant work with the Park-Meigs Neighborhood Association on his proposal, then return to a future hearing with the following:
 - a. An arborist report on the condition of the tree;
 - b. Confirmation of which windows were and will be replaced, such as a list or marked-up photographs;
 - c. Details of the front porch railing;
 - d. Details of the basement door.

2. At the November 1, 2017 meeting, the applicant testified that he worked with the Park-Meigs Neighborhood association and John Lembach on appropriate repairs to the porch and windows, and identified the following modifications to his plan:
 - a. The railing on the porch will be replaced with 40" high wood railing with 5/4" spaced balustrades and diagonal existing wood lattice work;
 - b. The porch stairs would be replaced with treads of 12";
 - c. A front porch leaded window will not be altered and that 4 additional windows on the third floor would not be altered, as noted on the proposed window schedule;
 - d. A request was made to retain the previously installed rear and side vinyl windows and exterior storm windows; and
 - e. A request was made to retain the recently replaced basement door because of its durability and frequent use by the building tenants.

3. A letter from Woodchuck Tree Service was submitted identifying that the Norway maple tree is in a state of decay and has a hole in the base. The arborist recommends immediate removal for fear the tree will fall over.

4. In a letter of support and in verbal testimony, Mr. Lembach, speaking on behalf of the Board of the Park-Meigs Neighborhood Association, expressed support for the revised application and recommended that the lattice work on the porch be changed to reflect other historic designs on the street.

5. The Preservation Board, during the public hearing, inquired if the applicant would be amenable to not using storm windows on the front elevation. The applicant agreed that storm windows would not be installed on the front of the property.

6. The Preservation Board determined that the project is appropriate to the historic character of the property and the preservation district and that imposing the following conditions will ensure continued compatibility with this determination: (1) that storm windows are not installed on 7 aluminum-clad windows on the front façade; and (2) the skirt boards are changed from diagonal wood lattice to vertical wood slats.

Based on these findings of fact, the hearing testimony, and the evidence referenced herein, be it resolved that the Rochester Preservation Board APPROVES on condition application A-001-17-18 to legalize 12 vinyl windows on the sides and rear, to install 7 aluminum-clad wood windows on the front, and to replace the front porch railings on a 2-family dwelling; and to remove a maple tree in the rear yard.

These findings of fact and decision were based on the following evidence and testimony:

Supporting Testimony:

Chris Conroy
John Lembach

Opposing Testimony:

None

Evidence:

Staff Report
Certificate of Appropriateness Application
Catalog sheets of replacement windows (JELD-WEN W-2500 Wood Double-Hung)
Home Depot Special Order Quote (09/21/17)
Photographs of existing conditions
Elevation drawings of proposed porch alterations
Photograph detailing weathered roof trim
Photographs of an example porch
Window schedule
Letter of opposition from the Park-Meigs Neighborhood Association (10/03/17)
Letters of support from Jeffrey and Jean Maillie (9/20/17)
Letter of support from Adam Holloway (9/21/17)
Letter of support from Girton Alliance (9/27/17)
Letter of support from Jessica Kaiser, Katie Eisenhauer and Cassandra ____ (undated)
Letter of support from Earl Pringle (undated)
Letter of support from Brian Hogan (undated)
Quotation/estimate from Woodchuck Tree Service (10/30/17)
Personal Appearance Notice, Notification Labels and Speakers' List
Site visits by Board members

Record of Vote:

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



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Bureau of Buildings
and Zoning

November 20, 2017

Jessica and Doug Paulin
17 Atkinson Street
Rochester, NY 14608

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace 29 windows with Marvin aluminum-clad windows.

On the premises at: 17 Atkinson Street

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

Application Number: A-010-17-18

Vote: 7-0-0

Please take notice that at the Rochester Preservation Board hearing of November 1, 2017, said application was **APPROVED as presented**.

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Zina Lagonegro, EIT, AICP
Secretary to the Preservation Board

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Resolution and Findings of Fact:

The Certificate of Appropriateness is intended to provide a procedure for the review of plans for work in preservation districts to ensure that they will comply with standards established to preserve the integrity of any structure, improvement, landscape feature or cultural site that has been determined to merit special protection. A Certificate of Appropriateness for a proposal in a preservation district may or may not be appropriate in a particular location depending on its effect on the purposes for which preservation districts are designated and factoring in a proposal's visual compatibility and quality of design and site development in accordance with criteria set forth Section 120-194A(6) of the City Code. Based on its consideration of the relevant purposes and criteria, the Preservation Board found that:

1. The Board held its decision on the application at the August 2, 2017 hearing, pending the receipt of more information on the conditions of the existing windows and on the details of the proposed replacement windows.
2. The applicant returned to the Board and presented three additional items as required by the Board's decision at the August 2, 2017
 - a. A letter from Steve Jordan, a local window expert, who inspected the windows on September 16, 2017 and determined that they were beyond reasonable restoration because of their deteriorated condition.
 - b. An alternative analysis from Rochester Colonial indicating that installing modern wood windows would not create a historically accurate representation of windows on the façade and that the aluminum-clad replacements would be more historically accurate in appearance.
 - c. Detailed drawings of aluminum-clad window replacement specifications and components, and an explanation of the installation process.
3. The Board agreed with Mr. Jordan's assessment of windows and his recommendations for replacement, and recommended that the applicant keep at least one window with the home and salvage the rest of the windows as a special consideration to the craftsmanship and quality of materials used in the original windows on the home. The applicant testified that the majority of the wood windows to be replaced will be donated to Steve Jordan to be used for educational and re-use purposes.
4. The Board inquired about the treatment of window trim work on the exterior of the home in an evaluation of visual compatibility. The applicant testified that the trim would be replicated by Rochester Colonial.
5. The Board determined that the aluminum-clad wood windows, as proposed, would be appropriate replacements for the home because of their proportion to the front façade and existing openings in terms of visual compatibility with the building's façade, as well as the quality of the design of window materials, special considerations to divided lights, exterior moldings and overall attention to quality in design.

Based on these findings of fact, the hearing testimony, and the evidence referenced herein, be it resolved that the Rochester Preservation Board APPROVES as presented application A-010-17-18 to replace 29 windows with Marvin aluminum-clad windows.

These findings of fact and decision were based on the following evidence and testimony:

Supporting Testimony:

Douglas Paulin
Jessica Paulin

Opposing Testimony:

None

Evidence:

Staff Report dated August 2, 2017
Certificate of Appropriateness Application
Applicant letter describing the project and the replacement rationale (08/02/2017)
Photographs of existing windows
Letter from Timothy Forester, Director of Heartwood Fine windows and Doors (7/24/2017)
Photographs of previous repairs to windows using vinyl jamb liners
Article from the Democrat & Chronicle on lead levels in Monroe County
Rochester Colonial window replacement quote and item list (05/08/2017)
Letter from Christopher Brandt, Intern Architect (08/02/2017)
Staff Report dated November 1, 2017
Revised applicant letter describing project and replacement rationale (10/20/2017)
Letter from Steve Jordan, window expert (09/16/2017)
Proposal and cost for alternative Solid Mahogany Construction windows with TDL (10/20/2017)
Drawings and specs for alternative Solid Mahogany Construction windows with TDL
Documentation of window reproduction, installation, components, and dimensions
Personal Appearance Notice, Notification Labels and Speakers' List
Site visits by Board members

Record of Vote:

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



November 20, 2017

Desiree Sale
67 S. Washington Street, Apt. B
Rochester, NY 14608

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install 1-sided 15SF sign reading 'NeuroloQi Acupuncture' on a new 6'H pole in the front yard.

On the premises at: 600 Park Avenue

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

Application Number: A-033-17-18


Vote: 7-0-0

Please take notice that at the Rochester Preservation Board meeting held on November 1, 2017, said application was **APPROVED on the following condition that:**

1. **The words 'Park Ave' are removed from the sign;**
2. **Attention be given to color contrast with respect to the final printing of the sign;**
3. **The sign shape be rectangular with straight parallel sides;**
4. **The chain from which the sign will hang and the position of the pole, should be deliberate in relation to the existing fence.**

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Zina Lagonegro, EIT, AICP
Secretary to the Preservation Board

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Resolution and Findings of Fact:

The Certificate of Appropriateness is intended to provide a procedure for the review of plans for work in preservation districts to ensure that they will comply with standards established to preserve the integrity of any structure, improvement, landscape feature or cultural site that has been determined to merit special protection. A Certificate of Appropriateness for a proposal in a preservation district may or may not be appropriate in a particular location depending on its effect on the purposes for which preservation districts are designated and factoring in a proposal's visual compatibility and quality of design and site development in accordance with criteria set forth Section 120-194A(6) of the City Code. Based on its consideration of the relevant purposes and criteria, the Preservation Board found that:

1. The applicant presented her case explaining that she has outgrown her current space and will be moving to her new space on 600 Park Avenue. The applicant noted that she has worked with a sign manufacturer to install a wrought iron style aluminum sign post with a one-sided sign reading '600 Park Ave', 'NeuroloQi Acupuncture' sign with the exact address 'Carriage House' to delineate from the other tenant on site.
2. The Board recommended that the applicant orient the placement of the sign, in a way that is deliberate, such as placing it in-line with the fence posts to ensure quality in the design and development of the site, and to strengthen the relationship between the site and the street.
3. The Board inquired to the overall design of the sign board including choices for typeface, colors and materials. The applicant testified that colors will be slightly different than those printed in the staff report and that the asymmetrical design of the sign board was deliberate, and that the board would be made from a high grade plastic with vinyl lettering. The Board recommended that the applicant take care in choosing colors that would not create too much contrast, that the material be sturdy, and that the sign be rectilinear in design, orientation and symmetry as to ensure that the materials and overall design are visually compatible with the site and specially consider both the orientation of the site and existing buildings therein.
4. J. Lembach noted that the Park-Meigs Neighborhoods Association approves of signage as proposed.
5. The Preservation Board determined that the installation of a 1-sided sign on a pole, as described in the application materials and by the applicant in verbal testimony, is in keeping with the design and visual compatibility with the property in respect to materials, colors, and overall design, and that approval shall be granted on condition of aforementioned modifications to ensure compatibility of design.

Based on these findings of fact, the hearing testimony, and the evidence referenced herein, be it resolved that the Rochester Preservation Board APPROVES on condition application A-033-17-18 to install 1-sided 15SF sign reading 'NeuroloQi Acupuncture' on a new 6'H pole in the front yard.

These findings of fact and decision were based on the following evidence and testimony:

Supporting Testimony:

Desiree Sale
John Lembach

Opposing Testimony:

None

Evidence:

Staff Report

Certificate of Appropriateness Application (10/02/2017)

Design drawing of the proposed sign board

Rendering of sign and post placement on site

Letter from the Park-Meigs Neighborhood Association (11/01/2017)

Site map identifying placement of the sign board on the property

Personal Appearance Notice, Notification Labels and Speakers' List

Site visits by Board members

Record of Vote:

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



November 20, 2017

Mr. and Mrs. James Quinn
44 East Boulevard
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install a 4'H x 203LF aluminum fence around the front and side yard

On the premises at: 44 East Boulevard

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

Application Number: A-034-17-18

Vote: 7-0-0

Please take notice that at the Rochester Preservation Board meeting held on November 1, 2017, said application was **APPROVED on condition that:**

1. **The spacing of the parallel horizontal bracing elements along the top of the proposed fence match that of the existing fence; and**
2. **The applicant remove the first panel of the existing fence so that no fencing protrudes beyond the intersection of the existing and the new fencing.**

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1. The applicant indicated in testimony that there is a desire to have a fence along both the East Avenue and East Boulevard street frontages for safety reasons citing high traffic volumes and other safety concerns for family members while using the front yard, and that a fence would also provide a way to better delineate the private residential space from the public right-of-way. A flat-topped decorative metal fence, as opposed to one with points or spikes, was selected for its simplicity and because of its proximity to the public sidewalk, keeping the safety of passersby in mind. The fence will add to the property aesthetics and complement the small hedge row on the property.
2. The Board inquired about the removal of a section of existing fence on the site to accommodate 90 degree angled fencing, and that the parallel horizontal bracing elements along the top of the existing fence have the same distance in spacing to the existing fence upon which it will abut. The applicant confirmed that the proposed fence would be in compliance with these recommendations.
3. The Preservation Board determined that the installation of the flat-topped decorative fence, as described in the application materials and by the applicant in verbal testimony, is in keeping with the design and visual compatibility of the property with respect to materials, texture and color, and that approval shall be granted on condition to ensure compatibility of design.

Based on these findings of fact, the hearing testimony, and the evidence referenced herein, be it resolved that the Rochester Preservation Board APPROVES on condition application A-034-17-18 to install a decorative metal fence in the front and side yards of the property at 44 East Boulevard.

These findings of fact and decision were based on the following evidence and testimony:

Supporting Testimony:

Marguerite Quinn

Opposing Testimony:

None

Evidence:

Staff Report

Certificate of Appropriateness Application

Fencing proposal from the contractor (09/23/17)

Fencing Specification sheet

Survey Map (05/10/17)

Hand drawn site map showing location of proposed fence

Photographs of the existing site conditions

Personal Appearance Notice, Notification Labels and Speakers' List

Site visits by Board members

Record of Vote:

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



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Bureau of Buildings
and Zoning

November 20, 2017

Ms. Eileen Bulholtz
250 Culver Road
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace two Bradford pear trees at the front corners of the house with Cleveland pear trees.

On the premises at: 250 Culver Road

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

Application Number: A-035-17-18


Vote: 7-0-0

Please take notice that at the Rochester Preservation Board meeting held on November 1, 2017, said application was **APPROVED on the following condition(s):**

- 1. That the tree plantings have no smaller than a 2" caliper at the time of planting.**

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1. The applicant presented her case by explaining that the current trees are overgrown and have been planted too close to the home. In addition, several arborists noted that the trees are not growing properly because of their proximity to the home. A letter written by Mark Lodico, licensed arborist, was submitted which recommends removal of the trees. Replacement with the Cleveland pear tree was chosen after careful research of appropriate trees and similar replacements.
2. The Board inquired to the size of the proposed trees at time of planting. Staff responded that the zoning code requires a 2" minimum caliper for new plantings and provided additional information on the Cleveland pear trees growth patterns for considered.
3. The Board noted the 2" minimum caliper pursuant to the code, but also recommended that the applicant plant the largest sized trees possible to ensure the highest level of appropriateness with respect to visual compatibility along the street and with relation to the landscape. The Board also noted to use an arborists' judgement as larger trees have a harder time taking to soil compared to smaller saplings.
4. The Preservation Board determined that the planting of two Cleveland pear trees at the front of the property, as described in the application materials and by the applicant in verbal testimony, is in keeping with the landscape design and visual compatibility of the property, and that approval shall be granted on condition to ensure compatibility of design.

Based on these findings of fact, the hearing testimony, and the evidence referenced herein, be it resolved that the Rochester Preservation Board APPROVES on condition application A-035-17-18 to replace two Bradford pear trees at the front corners of the house with Cleveland pear trees.

These findings of fact and decision were based on the following evidence and testimony

Supporting Testimony:

Eileen Bulholtz

Opposing Testimony:

None

Evidence:

Staff Report

Certificate of Appropriateness Application

Photograph and description of proposed Cleveland pear tree

Photographs of the existing Bradford pear trees and site map

Arborist letter recommending the removal and replacement of trees (10/22/2017)

Personal Appearance Notice, Notification Labels, Speakers' List, and Site visits by Board members

Record of Vote:

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