



January 10, 2017

Mr. John Trickey
POB 18491
Rochester, NY 14618

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to legalize removal of trees and installation of a rooftop condenser, to demolish a 1-car garage, construct an attached garage, a carriage house, a swimming pool and patio, and install landscaping and fencing.

On the premises at: 800 East Avenue

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

Application Number: A-068-13-14

Record of Vote(s):

Details of garage and carriage house

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

Condensers and landscaping

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

Please take notice that at its hearing of January 4, 2017, the Rochester Preservation Board APPROVED the details of the garage and carriage house ON CONDITION that:

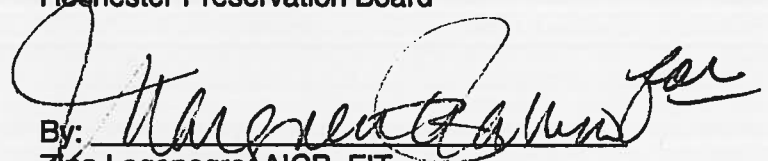
1. The construction drawings be revised to reflect the details shown in the catalog sheets and in the photographs of existing conditions;
2. Care is taken during construction of the carriage house to prevent damage to the adjacent barn;
3. Final approval of the carriage house is dependent upon a decision by the Zoning Board Appeals on the building's height.

The Preservation Board HELD its decision on the condensers and rear-yard landscaping pending a decision on the location of the condensers and landscape screening.

For questions or concerns, please contact Peter Siegrist of my staff at 428-7238 or peter.siegrist@cityofrochester.gov.

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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 John Trickey delivered catalog sheets for a plastic duct that would enclose piping on the outside of the building for a split HVAC system. He would relocate a roof-mounted condensing unit to the ground, and run the duct to an indoor HVAC unit. The ground unit would be placed on the northeast corner of the house.

Board member Gamm asked whether a second condensing unit, mounted on the wall of the house, would also be relocated. Mr. Trickey stated no.
- C. John Lembach, speaking for the board of the Park-Meigs Neighborhood Association, expressed support for the application, but asked that the drawings be revised with the details shown in the catalog sheets and in the photographs of existing conditions.
- D. Sho-Ann Hung, owner of adjacent 36 Merriman Street, expressed concern for her historic barn, which sits next to the proposed carriage house. She wants to be assured that construction of the carriage house will not harm her barn.
- E. Brian Haak, owner of adjacent 5 Portsmouth Terrace, again expressed his support of the project.
- F. Mr. Trickey stated that Ms. Hung's barn is in poor condition and should be condemned, but that he would be careful in constructing the carriage house.
- G. Board member Matthews asked that the construction drawings be revised to show the details as presented in the catalog sheets and in the photographs of the house, and to include the condenser locations and associated piping.

II. RESOLUTION(S):

The Board found that details of the garage and carriage house are appropriate to the historic visual character of the property and the preservation district on the condition that the construction drawings be revised to reflect the details shown in the catalog sheets and in the photographs of existing conditions, and that care is taken during construction of the carriage house to prevent damage to the adjacent barn.

III. EVIDENCE:

- A - Application
- B - Notes from previous hearings
- C - Floor plans, roof plans and elevations of attached garage and carriage house
- D - Photographs of existing components to be matched
- E - Catalog sheets of roof shingles, windows, garage doors and light fixtures
- F - Catalog sheets of 'SlimDuct' conduit enclosure
- G - Letter of support from the Park-Meigs Neighborhood Association
- H - Appearances by John Trickey, Brian Haak, Sho-Ann Hung and John Lembach
- I - Site visits by Board members



January 10, 2017

Mr. Scott Elder
77 Atkinson Street
Rochester, NY 14608

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace 3 windows on the side and rear of the house.

On the premises at: 77 Atkinson Street

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

Application Number: A-044-16-17

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

Please take notice that at its hearing of January 4, 2017, the Rochester Preservation Board APPROVED your application ON CONDITION that zoning staff confirm that the window style is appropriate to the historic visual character of the property and the preservation district.

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

Rochester Preservation Board

By: Zina Lagorregro, 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. Owner Scott Elder testified that he would restore the two windows in the kitchen, leave the bathroom window as is, and replace the three windows upstairs with composite windows. He stated that the three new windows would match the configuration of those previously proposed, but which were vinyl.
- C. Board members requested catalog sheets of the composite windows, and authorized zoning staff to review and approve the selection.

II. RESOLUTION(S):

The Board that the window material is appropriate to the historic visual character of the property and of the preservation district, and authorized zoning staff to review and approve the window style.

III. EVIDENCE:

- A - Application
- B - Photographs of existing conditions
- C - Appearance by Scott Elder
- D - Site visits by Board members



January 11, 2017

Ms. Kaif Ali
Hyaat Market & African Cuisine
480 W. Main Street
Rochester, NY 14608

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install a two-sided hanging sign reading "Hyaat Market and African Cuisine", measuring 30" x 48".

On the premises at: 480 W. Main Street

Zoning District: C-2 Community Center Commercial District
Susan B. Anthony Preservation District

Application Number: A-045-16-17

Record of Vote(s):

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


Please take notice that at its hearing of January 4, 2017, the Rochester Preservation Board APPROVED your application as submitted.

In addition to this approval, a sign permit is required, and may be obtained at the counter in City Hall room 121B. The fee is \$50. A copy of the approved sign 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. Owner Kaif Ali explained that she has had her business in this location for two years, and would like to install a sign. The sign would be two-sided, flat, painted metal, hung from a simple metal bracket. It would be illuminated by existing gooseneck light fixtures.
- C. Member Beardslee recommended that the hardware for hanging the sign from the bracket be as simple and minimal as possible.

II. RESOLUTION(S):

The Board found that the sign, as proposed, and hung with simple, minimal hardware, is appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application
- B - Sketch of sign dimensions and location
- C - Photosimulation of sign
- D - Photograph of existing conditions
- E - Appearance by Kaif Ali
- F - Site visits by Board members



January 10, 2017

Mr. Charles Towles
32 East Boulevard
Rochester, NY 14610

NOTICE OF DECISION

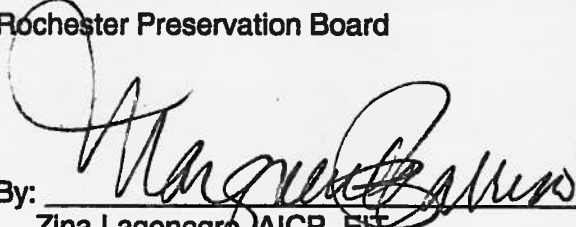
In the matter of a request for a Certificate of Appropriateness to remove one tree in the eastern yard.

On the premises at:	32 East Boulevard
Zoning District:	R-1 Low-Density Residential District East Avenue Preservation District
Application Number:	A-047-16-17
Record of Vote(s):	D. Matthews Approved (motion) D. Beardslee Aye (second) C. Carretta Aye E. Cain Aye B. McLear Aye J. Dobbs Aye G. Gamm Recused

Please take notice that at its hearing of January 4, 2017, the Rochester Preservation Board APPROVED your application as submitted. No further permit is required to remove the tree. The final approval, a 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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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. Board member Gerald Gamm recused himself, as the husband of the applicant.
- C. Owner Charles Towles testified that his arborist had found that the tree is diseased and recommended that it be removed. Mr. Towles delivered an email message from the immediate neighbor, expressing support of the proposal.

II. RESOLUTION(S):

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

III. EVIDENCE:

- A - Application
- B - Site survey map
- C - Narrative description
- D - Photographs of existing conditions
- E - Tree assessments by Siegfried Weber and MJ Cullen
- F - Email message of support from neighbor R. Hoard
- G - Appearance by Charles Towles
- H - Site visits by Board members