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2017 AUG 18 AM 10:41

August 18, 2017

Ms. Gail Morrelle  
MC. Management LLC  
550 East Avenue  
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to create a sign program for the district, and install two 48"H x 72"W ground signs and a 24"H x 48"L wall sign.

On the premises at: 546, 586 and 600 East Avenue and 7 Strathallan Park

Zoning District: PD16 Century Strathallan Planned Development District  
East Avenue Preservation District

Application Number: A-006-17-18

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

Please take notice that at its hearing of August 2, 2017, the Rochester Preservation Board APPROVED the two ground signs and one wall sign. At its hearing of July 5, 2017, the Board approved the text portion of the sign program.

**In addition to these approvals, a sign permit is required for each of the three signs. These can be obtained in City Hall room 121B where a copy of the approved drawings is on file.**

Please contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov) with any questions.

Rochester Preservation Board

By: Zina Lagonegro  
Zina Lagonegro, AICP, EIT  
Manager of 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. Arthur Ientilucci testified that the two ground signs were modified to better coordinate with the building that each serves, with the masonry piers matching the masonry of the buildings. He stated that both signs would be the same size and would be lit from ground-mounted light fixtures. He stated that the wall sign proposed for the spa would remain as presented at the July 5 hearing.
- C. John Lembach, representing the Board of the Park-Meigs Neighborhood Association, testified in support of the signs, stating that they don't obscure the buildings and provide nothing more than the necessary information.
- D. Victoria Harris testified that she has owned 12 Strathallan Park since 1987, and opposes the ground signs. She stated that the signs would set a precedent for other signs along the Avenue, causing the street to look like a strip mall. She stated that the ground sign in front of the Century Club should not include wording for the Strathallan Spa because the spa is not on the Avenue.
- E. Louise Spinelli of 14 Strathallan Park agreed with the concerns of Ms. Harris, and also expressed concern that the signs are too large.
- F. In response, Mr. Ientilucci stated that the signs are only 3'H x 6'W, are within the limits of the sign regulations, and are much smaller than the one at the museum across the street.
- G. In response to questions by Board members, Mr. Ientilucci testified that the current sign in front of the Century Club would be removed, and that the two ground signs at the Strathallan Hotel would remain.
- H. Members discussed the inclusion of corporate logos on the signs, and agreed that logos are common on signage in the districts and part of a business' identity. Members also felt that the spa could be identified on the Century Club sign since both buildings are in the same Planned Development District.

II. RESOLUTION(S):

The Preservation Board found that the two ground signs and one wall sign are appropriate to the historic visual character of the properties and the preservation district as presented.

III. EVIDENCE:

- A - Application
- B - Text of sign program previously approved
- C - Photographs of existing conditions
- D - Photographs of sign to be removed and two signs to remain
- E - Dimensioned elevations of three signs
- F - Site plans showing sign locations
- G - Appearances by Arthur Ientilucci, John Lembach, Victoria Harris, Louise Spinelli
- H - Site visits by Board members



RECEIVED  
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August 18, 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 wood windows.

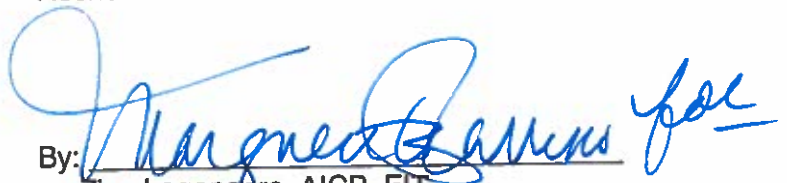
On the premises at:	17 Atkinson Street
Zoning District:	R-3 High-Density Residential District Corn Hill Preservation District
Application Number:	A-010-17-18
Record of Vote(s):	G. Gamm      Hold (motion) E. Cain      Aye (second) D. Matthews   Aye J. Dobbs      Aye C. Carretta   Aye B. Mayer      Aye D. Beardslee   Absent

Please take notice that at its hearing of August 2, 2017, the Rochester Preservation Board HELD your application pending receipt of more information on the conditions of the existing windows and on the details of the proposed replacement windows.

**Your case has been rescheduled to the hearing of October 4, 2017. As a returning application, yours will be heard before new applications. A reminder letter and an agenda will be mailed to you a few weeks before the hearing.**

Please contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov) with any questions.

Rochester Preservation Board

By:   
 Zina Lagonegro, AICP, EIT  
 Manager of 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. Owners Doug and Jessica Paulin testified that they have been in the home for about two years and are fans of historic buildings and history. They stated that the historic character of the home is a big draw for them, but that the windows are a challenge. They stated three reasons for wanting to replace them:
  1. There are high lead levels throughout the house, especially at the windows, creating hazards for their 11-month-old child and for young relatives. A lead removal specialist recommended dipping the sash to remove the lead, but Tim Forster from Rochester Colonial is concerned that this could damage the joinery;
  2. The previous owner trimmed the sash stiles and installed vinyl jamb liners. The sash weren't cut square, leaving gaps between the sash, frames and sills. The sash don't fit snugly and can be readily pulled out of the openings, and the liners can be seen from outside. Energy specialists from Halco found significant air leakage at the window openings;
  3. The house has exterior aluminum storm windows, which were not properly installed and which conceal the historic appearance of the building.
- C. Christopher Brandt introduced himself as a restoration architect and testified in inverse to his opinion expressed in a letter to the Board in which he advocated for retaining the existing windows. He testified that upon learning the sash had been cut, he could support their replacement. However, he stated that the sash could be rebuilt by a carpenter, and he offered to provide names. He stated that if the Board chose to allow replacement, details of the new windows should match those of the existing ones.
- D. In response to questions by Board members, the Paulins stated that they did not seek opinions from window restoration experts in part because the Board's window policy allows aluminum-clad wood windows.
- E. Chris Gionta of Rochester Colonial Manufacturing testified that the proposed Marvin windows are as historically accurate as any window on the market. He stated that the muntin pattern would match the existing pattern, that the muntins would be adhered to both sides of the glass, and that the window trim would remain in place.
- F. Member Mayer stated that this is one of the few houses on Atkinson Street that was always privately occupied and never a frat house, flop house or brothel. Member Dobbs asked for specific details on the new windows, with dimensional comparisons to the existing windows. Member Carretta requested an assessment of every window, and stated that the wavy glass is an important feature. Member Gamm expressed desire for unclad wood windows with true divided lights.



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Amy Colby and David Bechle  
86 Adams Street  
Rochester, NY 14608

## NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace the front entry porch and stair.

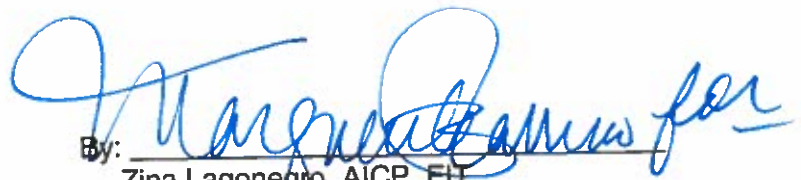
On the premises at:	86 Adams Street
Zoning District:	R-3 High-Density Residential District Corn Hill Preservation District
Application Number:	A-011-17-18
Record of Vote(s):	J. Dobbs      Approved (motion) B. Mayer      Aye (second) D. Matthews   Aye G. Gamm      Aye C. Carretta   Aye E. Cain        Aye D. Beardslee   Absent

Please take notice that at its hearing of August 2, 2017, the Rochester Preservation Board APPROVED your application as presented.

**In addition to this approval, a building permit is required. This may be obtained in City Hall room 121B, where a copy of the approved plan is on file.**

Please contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov) with any questions.

Rochester Preservation Board

By:   
 Zina Lagonegro, AICP, EIT  
 Manager of Zoning

Filing Date:

Phone: 585.428.7238

Fax: 585.428.6137

TTY: 585.428.6054

EEO/ADA Employer



**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. David Bechle and Amy Colby testified that they want to make their front porch more attractive and to widen it a few feet for more seating space. Mr. Bechle presented a mock-up of the railing, and stated that the balusters would be spaced closer together than shown, at 1¼". He stated that the deck would be tongue-and-groove wood, painted.

C. Member Mayer presented an historic photograph of the house showing that it had a porch across the full width of the façade.

D. There were no speakers in support or in opposition.

**II. RESOLUTION(S):**

The Preservation Board determined that the proposal, as presented, is appropriate to the historic visual character of the property and of the preservation district.

**III. EVIDENCE:**

- A - Application
- B - Site survey map
- C - Floor plan, framing plan, elevations and railing details
- D - Mock-up of railing
- E - Catalog sheet of decking
- F - Photographs of existing conditions
- G - Appearances by David Bechle and Amy Colby
- H - Site visits by Board members

**II. RESOLUTION(S):**

The Preservation Board requested that the Paulins provide an assessment of each window and details of the proposed windows. The Paulins agreed to postpone the case to a future hearing.

**III. EVIDENCE:**

- A - Application
- B - Applicant letter describing the project and the replacement rationale
- C - Photographs of existing conditions
- D - Letter from Tim Forster of Rochester Colonial Manufacturing Corp. with annotated photograph of window conditions
- E - Article on lead levels in Monroe County from the June 28, 2016 edition of the Democrat & Chronicle
- F - Letter from Christopher Brandt
- G - Appearances by Jessica and Doug Paulin, Christopher Brandt and Chris Gionta
- H - Site visits by Board members



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William Schleigh  
112 Argyle Street  
Rochester, NY 14607

## NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace a fence around the rear yard.

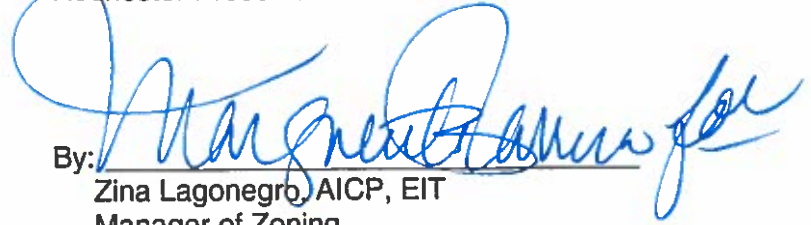
On the premises at:	112 Argyle Street
Zoning District:	R-3 High-Density Residential District East Avenue Preservation District
Application Number:	A-013-17-18
Record of Vote(s):	B. Mayer      Approved (motion) J. Dobbs      Aye (second) D. Matthews   Aye G. Gamm      Aye C. Carretta   Aye E. Cain        Aye D. Beardslee   Absent

Please take notice that at its hearing of August 2, 2017, the Rochester Preservation Board APPROVED your application as presented.

**A fence permit was issued to the applicant on August 17, 2017.**

Please contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov) with any questions.

Rochester Preservation Board

By:   
 Zina Lagonegro, AICP, EIT  
 Manager of 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. Applicant William Schleigh testified that the existing fence was in place when he and his wife purchased the property in 1992. He stated that he has repaired the fence over time, but that the fence now needs full replacement. He proposes a new fence to mimic the old one, made of 1" x 6" x 3/4" pressure-treated boards with 1 1/2" spaces between. He would let the wood weather to a natural gray. Landmark Fence would be the contractor.
- C. Member Gamm commented that he found the existing fence to be unusual for the neighborhood. He asked Mr. Schleigh if he would consider a stockade fence, which is more common. Mr. Schleigh responded that he wants a more open style so that he doesn't feel closed in.
- D. There were no speakers in support or in opposition.

**II. RESOLUTION(S):**

The Preservation Board determined that the proposal, as presented, is appropriate to the historic visual character of the property and of the preservation district.

**III. EVIDENCE:**

- A - Application
- B - Site survey map
- C - Contractor's plan and elevation
- D - Photographs of existing conditions
- E - Appearance by Bill Schleigh
- F - Site visits by Board members



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Todd and Colleen Wicks  
1261 Park Avenue  
Rochester, NY 14610

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace basement windows, remove a tree, and install an AC condenser and a shed.

On the premises at: 1261-3 Park Avenue

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

Application Number: A-014-17-18

Record of Vote(s):

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

Please take notice that at its hearing of August 2, 2017, the Rochester Preservation Board APPROVED your application ON CONDITION that the basement windows are traditional wood-framed glass with security bars, rather than glass block, and that the AC condenser is placed south of the bay window of the adjacent house.

**In addition to this approval, an electrical permit is required to install the condenser, but no permits are needed to remove the tree and install the windows. No permit is needed for a shed with a footprint less than 144SF.**

Please contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov) with any questions.

Rochester Preservation Board

By:

  
Zina Lagonegro, AICP, EIT  
Manager of 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. Applicant Todd Wicks testified that he and his wife have owned the property since May and would like to:

1. Remove a peach tree (the smaller of the two trees in the rear yard) which attracts rodents;
2. Replace the basement windows on the west side with glass blocks to match the houses on either side. Mr. Wicks stated that the windows are tired and seem unsafe, but that those on the east side are in better condition and have security bars;
3. Install an air conditioning condenser on the west side, close to the furnace in the basement;
4. Replace a dilapidated wood shed with a vinyl shed, placed out of sight behind the house and fence.

C. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, testified that a member of his Board owns the adjacent property and asked that the condenser is placed farther away from his front porch.

II. RESOLUTION(S):

The Preservation Board determined that the proposal is appropriate to the historic visual character of the property and preservation district on the condition that the basement windows are traditional wood-framed glass with security bars, rather than glass block, and that the AC condenser is placed south of the bay window of the adjacent house.

III. EVIDENCE:

- A - Application
- B - Site survey map showing locations of windows, condenser, sheds and tree
- C - Photographs of existing conditions
- D - Appearances by Todd and Colleen Wicks and John Lembach
- E - Site visits by Board members



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Mr. John Hayes  
28 Prince Street  
Rochester, NY 14607

## NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace vinyl windows with Pella Impervia fiberglass windows.

On the premises at: 28 Prince Street

Zoning District: R-3/O-O High-Density Residential District  
With Office Overlay  
East Avenue Preservation District

Application Number: A-015-17-18

Record of Vote(s):


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

Please take notice that at its hearing of August 2, 2017, the Rochester Preservation Board APPROVED the proposal to retain and restore 11 wood windows and replace 17 vinyl windows with Pella Impervia fiberglass windows ON THE CONDITION that the new windows closely match the original wood windows, that the original wood trim is restored, and that four other windows of unknown material are retained if they are fiberglass and match the new windows. If they are not, they are to be replaced with Impervia windows to match the others.

**In addition to this approval, a building permit is required. This may be obtained in City Hall room 121B. A copy of the approved plans will be on file there.**

Please contact Peter Siegrist at 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov) with any questions.

Rochester Preservation Board

By:   
 Zina Lagonegro, AICP, EIT  
 Manager of Zoning

Filing Date:

Phone: 585.428.7238

Fax: 585.428.6137

TTY: 585.428.6054

EEO/ADA Employer



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. Michael Hayes, CEO of GLC Business Services, introduced J.J. Moscato of Pella Windows. Mr. Moscato testified that the vinyl windows were installed before the current owners bought the building. He stated that he is familiar with preservation standards, having worked with the Buffalo Preservation Board. He presented a sample of the Impervia window, and explained that fiberglass is more structurally durable than wood or vinyl. This results in window dimensions that are narrower than those of vinyl windows and similar to an architecturally-correct wood window. He stated that the windows would be installed in the pocket of the wood frame, so that minimal glass area would be lost. The muntins would be contoured and in a 6-over-6 pattern, and would be between the glass because simulated divided light muntins are not available in a double-hung unit.
- C. Mr. Moscato stated that 11 original wood windows would remain and be restored and that 17 vinyl windows would be replaced with the Impervia units. Four other existing windows appear to be fiberglass and would remain if they are found to be fiberglass. The aluminum wrap over the wood trim around all the windows would be removed, and the wood restored.
- D. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, testified in support of the application. He stated that it accomplishes the dual goals of preservation and of making the building more useable. He thanked the owners for injecting money into the property.

II. RESOLUTION(S):

The Preservation Board found that proposal to retain and restore 11 wood windows and replace 17 vinyl windows with Pella Impervia fiberglass windows is appropriate to the historic visual character of the property and the preservation district on the condition that the new windows closely match the original wood windows, that the original wood trim is restored, and that four other windows of unknown material are retained if they are fiberglass and match the new windows. If they are not, they are to be replaced with Impervia windows to match the others.

III. EVIDENCE:

- A - Application
- B - Catalog sheets
- C - Sample window
- D - Appearances by Michael Hayes, James Moscato and John Lembach
- E - Site visits by Board members