



October 10, 2017

Mr. Chris Conroy
POB 10039
Rochester, NY 14610

NOTICE OF DECISION

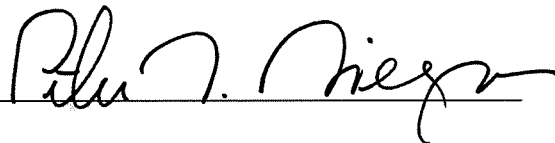
In the matter of a request for a Certificate of Appropriateness to legalize 12 vinyl windows on the sides and rear, install 7 aluminum-clad wood windows on the front, and remove a maple tree in the rear.

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

Please take notice that at its hearing of October 4, 2017, the Rochester Preservation Board HELD your application pending receipt of additional information, as noted in the decision below. Your case has been scheduled for the November 1st hearing of the Board. A reminder letter and an agenda will be mailed to you soon.

Please contact Chris Snyder at 428-6510 or christopher.snyder@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 

Peter J. Siegrist, AIA
Preservation Planner

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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 Chris Conroy testified that the maple tree has been slowly dying over the past 5-6 years, and has a sizable hole in the trunk. He stated that Woodchuck Tree Service recommends its removal.
- C. Mr. Conroy acknowledged his error in replacing windows on the sides and rear, which he said occurred in December, 2016. He stated that the old windows were in poor condition, with significant heat loss, broken ropes and worn tracks. In response to a question by Board member Gamm, Mr. Conroy stated that he plans to retain the storm windows for an added layer of insulation. Mr. Gamm expressed a preference to remove the storm windows to reveal the detail and depth of the window openings.
- D. Mr. Conroy requested approval to replace 7 windows on the front with Jeld-Wen aluminum-clad wood windows, with muntins to match the existing.
- E. Mr. Conroy testified that he would replace the plastic porch railings with appropriate wood railings, and would submit detailed drawings.
- F. Mr. Conroy stated that he had also replaced the door to the basement on the north side of the house.
- G. Mr. Conroy submitted letters of support from neighbors and tenants (past and current), all stating that Mr. Conroy keeps the property in good condition. He expressed pride in his record.
- H. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, asked that the Board hold the case open, pending submission of more information.

II. RESOLUTION(S):

The Board held its decision on the application, and asked Mr. Conroy to work directly with the Park-Meigs Neighborhood Association on his plans, then return to a future hearing with the following:

- 1. An arborist report on the tree condition;
- 2. Confirmation of which windows were and will be replaced, such as a list or marked-up photographs;
- 3. Details of the front porch railing;
- 4. Details of the basement door.

III. EVIDENCE:

- A - Application
- B - Catalog sheets of replacement windows
- C - Photographs of existing conditions
- D - Letters of support from neighbors and tenants
- E - Letter of opposition from the Park-Meigs Neighborhood Association
- F - Appearances by Chris Conroy and John Lembach
- G - Site visits by Board members



October 10, 2017

Mr. Daryl Gaston
75 Christian Avenue
Rochester, NY 14615

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace wood sash in 15 windows.

On the premises at:	50 Madison Street
Zoning District:	R-2 Medium-Density Residential District Susan B. Anthony Preservation District
Application Number:	A-024-17-18
Record of Vote(s):	None

At the hearing of the Rochester Preservation Board on October 4, 2017, Mr. Gaston testified that he will retain and repair the existing windows rather than replace them. He stated that he had purchased 15 replacement windows but returned them to the store once he learned of the preservation regulations. Board members thanked Mr. Gaston for retaining the original windows.

Because no changes will occur to the property, no decision by the Board is required. The \$100 application fee will be returned under separate cover.

Please contact Chris Snyder at 428-6510 or Christopher.snyder@cityofrochester.gov with any questions.

Rochester Preservation Board

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Preservation Planner

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October 10, 2017

Mr. Gregg Hamberger
1000 East Avenue
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install a 10' x 14' shed and remove a tree on the south side of the campus.

On the premises at: 4 Meigs Street

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

Application Number: A-025-17-18

Record of Vote(s):

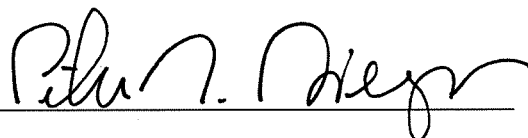
J. Dobbs	Approve (motion)
B. Mayer	Aye (second)
G. Gamm	Aye
C. Carretta	Aye
E. Cain	Aye
D. Matthews	Aye
D. Beardslee	Aye

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

Because the shed is less than 144SF, no building permit is needed for its installation.

Please contact Chris Snyder at 428-6510 or christopher.snyder@cityofrochester.gov with any questions.

Rochester Preservation Board

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Peter J. Siegrist, AIA
Preservation Planner

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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 Gregg Hamberger testified that the shed would be made of wood, with the door on the short end and with no windows. It would be brown-gray, with no contrasting colors, would blend with the surroundings and be placed at the rear property line.
- C. Mr. Hamberger stated that he had misunderstood the regulations and had had the tree removed two days prior. He stated that an arborist who examined the tree expressed concern with its condition. He stated that the adjacent property owner agreed with the removal. Board member Mayer stated that she had viewed the tree before it came down and saw serious decay on its south side. Staff Siegrist stated that he, too, examined the tree and agrees with Ms. Mayer.
- D. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, stated a preference for clapboard siding rather than T-111 panels. In response, Mr. Hamberger stated that the shed would be hardly visible from anywhere, and that the siding would not be discernable.

II. RESOLUTION(S):

The Board found that the shed and the removal of the tree are appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application
- B - Narrative description of project
- C - Site plan
- D - Catalog sheet of shed
- E - Photographs of existing conditions
- F - Letter from the Park-Meigs Neighborhood Association
- G - Appearances by Gregg Hamberger and John Lembach
- H - Site visits by Board members



October 10, 2017

Mr. David Norbut
324 Culver Road
Rochester, NY 14610

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install a 4'H wrought iron fence and plantings around the perimeter.

On the premises at: 1240 East Avenue

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

Application Number: A-026-17-18

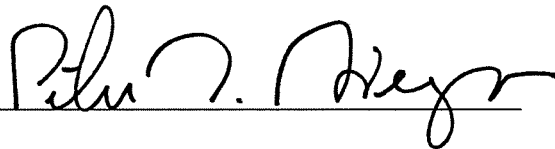
Record of Vote(s):	G. Gamm	Approve fence on condition Conceptually approve landscaping (motion)
	D. Beardslee	Aye (second)
	J. Dobbs	Aye
	C. Carretta	Aye
	E. Cain	Aye
	D. Matthews	Aye
	B. Mayer	Aye

Please take notice that at its hearing of October 4, 2017, the Rochester Preservation Board APPROVED a 4-foot high wrought iron fence around the yard ON CONDITION that its design is approved by City Zoning staff, and CONDITIONALLY APPROVED the landscape plan. The Board requested further details on the plantings, play equipment and surface treatments.

Please note that the Zoning Code was recently revised to allow fences in front yards to be four feet high, where the previous limit was three feet. Therefore, an Administrative Adjustment is no longer required.

Please contact Chris Snyder at 428-6510 or christopher.snyder@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 

Peter J. Siegrist, AIA
Preservation Planner

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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. Landscape architect Mary Scipioni testified that the fence would be four feet high and made of wrought iron. She presented two styles, one with two rails and top pickets, and the other with one bottom rail, scrolls along the top, and top pickets. She stated a preference for the style with the scrolls, but hasn't found it in four foot height. She stated that the fence along East Avenue would step inward to create a formal entry area aligned with the front door of the house.
- C. Ms. Scipioni presented the planting plan, stating that the plant selections would depend on the species available at the time of planting. She stated that she is uncertain of the schedule, and requested a two-year time frame to install all plants. Board members requested a plant list with two or three choices per plant.
- D. Ms. Scipioni stated that all existing trees would remain, but that the circular planting bed at the center and the shrubs along the north side (on 324 Culver Road) would be removed. She proposes columnar trees, perhaps European Hornbeam that grow to 20 feet tall, along the Culver Road side to reduce headlight glare. Low shrubs would line the back side of the fence, and small, flowering trees would border the entry area. Groupings of shrubs would fill in between the mature trees to screen views.
- E. Ms. Scipioni stated that the play equipment had not been selected, nor had the ground surface beneath the equipment or at the lawn game area.
- F. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed his support, saying that the plan is well thought out. He asked that the Board require a plant list for final approval. He expressed concern that the fence at the intersection might impede driver's sight lines and cause accidents. Ms. Scipioni responded, pointing out that her plan shows the required 30 foot setback. She stated also that the tree at the corner would remain.
- G. Board members expressed support for the plan, stating that it unifies the property.

II. RESOLUTION(S):

The Board found that the fence is appropriate to the historic visual character of the property and the preservation district on the condition that City Zoning staff review the final selection. The Board found that landscape plan, in concept is also appropriate, but requested further details on the plantings, play equipment and surface treatments

III. EVIDENCE:

- A - Application
- B - Narrative description of project
- C - Survey map and landscape plan
- D - Catalog sheet of fence
- E - Photographs of existing conditions
- F - Photosimulation of gateway entry
- G - Letters from the Park-Meigs Neighborhood Assoc., Richard Butts, Louis Parker
- H - Appearances by Mary Scipioni and John Lembach
- I - Site visits by Board members



October 10, 2017

Mr. Matthew Sharp
1900 Empire Blvd., Suite 179
Webster, NY 14580

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to legalize installation of 17 windows and of trim around the front porch.

On the premises at: 3 Hawthorne Street
Zoning District: R-1 Low-Density Residential District
East Avenue Preservation District

Application Number: A-027-17-18

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

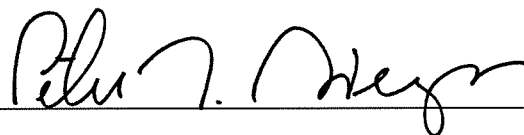
Please take notice that at its hearing of October 4, 2017, the Rochester Preservation Board APPROVED your application ON CONDITION that:

- 1. The sliding window on the east side of the attic must be replaced with a double-hung window of the same brand as the new windows;
- 2. The porch columns, railings and concrete stoop must be replaced to match those at 986 Park Avenue;
- 3. If the property is sold before this work is completed, you must disclose these two conditions to the buyer.

In addition to this approval, a building permit will be required for the porch. A drawing of the porch changes will be required, and must be submitted to City staff.

Please contact Chris Snyder at 428-6510 or christopher.snyder@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 

Peter J. Siegrist, AIA
Preservation Planner

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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 Matthew Sharp testified that he purchased the property out of foreclosure on April 5, 2017. He stated that this was his first investment in the City of Rochester and he wasn't aware of the preservation regulations. He stated that he improved the property with the intent to sell it, and has spent his available money.
- C. In response to questions by Board members, staff Peter Siegrist stated that a letter of introduction is mailed to every new owner as soon as a sale is recorded by the County Clerk. However, several weeks can pass between a sale and the date of notice by the Clerk. Also, a foreclosure sale involves no seller or Realtor, the two persons responsible for disclosing a property's location in a preservation district.
- D. Mr. Sharp stated that most of the original windows were wood in poor condition, some were vinyl replacements, and some had only storm windows. He stated that other windows in the attached townhouses appear to be vinyl.
- E. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed opposition to the proposal. He stated that vinyl windows are rarely appropriate in a preservation district. He said that a permit had been issued in 2006 to return the front porch to its original condition, but the work was never done. He listed other changes that he had seen, including the replacement of a rear door, modification of trim at the base of a roof dormer, and replacement of an attic window from a double-hung to a slider.

II. RESOLUTION(S):

The Board found that the vinyl windows are appropriate to the historic visual character of the property and preservation district on the condition that:

- 1. The sliding window on the east side of the attic must be replaced with a double-hung window of the same brand as the new windows;
- 2. The porch columns, railings and concrete stoop must be replaced to match those at 986 Park Avenue;
- 3. If the property is sold before this work is completed, Mr. Sharp must disclose these two conditions to the buyer.

III. EVIDENCE:

- A - Application
- B - Narrative description of project
- C - Catalog sheet of windows
- D - Photographs of existing conditions
- E - Letters from the Park-Meigs Neighborhood Association and Frederic Folsom
- F - Appearances by Matthew Sharp and John Lembach
- G - Site visits by Board members



October 10, 2017

Mr. Phillip Eissenstat
145 Shalimar Drive
Rochester, NY 14618

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace all windows with vinyl replacement windows.

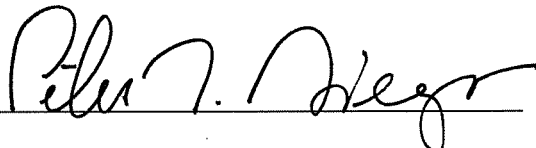
On the premises at:	809 East Avenue
Zoning District:	R-3 High-Density Residential District East Avenue Preservation District
Application Number:	A-028-17-18
Record of Vote(s):	G. Gamm Approve (motion) J. Dobbs Aye (second) B. Mayer Aye C. Carretta Aye E. Cain Aye D. Beardslee Aye D. Matthews Nay

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

Pursuant to the New York State Energy Code, a building permit is required before installing the windows. This may be obtained at City Hall room 121B, where a copy of the approved plan is on file.

Please contact Chris Snyder at 428-6510 or christopher.snyder@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 

Peter J. Siegrist, AIA
Preservation Planner

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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. Michael Leibowitz, presenting for the applicant, stated that he believes the existing windows are aluminum with no thermal break, so that frost forms on the insides in winter. He stated that the windows are worn and some don't slide up and others don't stay up. He stated that the new windows would closely match the existing.
- C. Applicant Phil Eissenstat testified the he is the original owner of the building and has tried to maintain the windows as best possible. He stated that replacement parts are hard to find, often don't fit properly, and wear out quickly.
- D. Member Gamm stated that aluminum replacement windows were proposed for the nearby Greek Orthodox Church, and questioned whether they had been considered here. Mr. Leibowitz stated that the window contractor had suggested vinyl windows.
- E. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, spoke in opposition to the application, stating that the appliance-white finish of the windows would exaggerate the non-traditional nature of the building, and that an inventory of the windows should be conducted before approval.

II. RESOLUTION(S):

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

III. EVIDENCE:

- A - Application
- B - Catalog sheets of windows
- C - Photographs of existing conditions
- D - Letter from the Park-Meigs Neighborhood Association
- E - Appearances by Michael Leibowitz, Phillip Eissenstat and John Lembach
- F - Site visits by Board members



October 10, 2017

Mr. Jim Colombo
Skylight Signs
60 Industrial Park Circle
Rochester, NY 14624

NOTICE OF DECISION

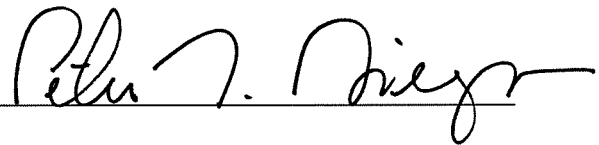
In the matter of a request for a Certificate of Appropriateness to install a 3'H x 26'W internally illuminated wall sign reading 'Metro Office Centers'.

On the premises at:	250 Mill Street
Zoning District:	CCD-R Center City River District Browns Race Preservation District
Application Number:	A-029-17-18
Record of Vote(s):	G. Gamm Hold (motion) D. Beardslee Aye (second) B. Mayer Aye C. Carretta Aye E. Cain Aye D. Matthews Aye J. Dobbs Recused

Please take notice that at its hearing of October 4, 2017, the Rochester Preservation Board HELD your application open to the November 1 hearing pending receipt of a revised design.

Please contact Chris Snyder at 428-6510 or christopher.snyder@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 

Peter J. Siegrist, AIA
Preservation Planner

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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 Dobbs recused himself, stating that his firm conducts work for the applicant's business partner.
- C. Jim Colombo presented the sign, stating that it would consist of blue vinyl on white plexiglass, illuminated with internal LED lights. It would replace an existing sign in the same location reading 'High Falls Business Center'. In response to questions by Board members, he stated that the owner wants a sign in the same location but with greater visibility.
- D. Members Mayer and Beardslee stated that this would be the only internally-lit sign in the preservation district, and it appears to be too big and bright and inappropriate for a 1840s mill building. Member Gamm stated that the existing sign would be considered inappropriate today. [Staff note: the existing sign was installed in 1986, before the district was established in 1990.]
- E. Members suggested that the sign would be better placed near the entrance and, while it could be internally illuminated, external illumination would be more appropriate.

II. RESOLUTION(S):

The Board found that the sign is inappropriate to the historic visual character of the building and preservation district, and held the case open to the hearing of November 1.

III. EVIDENCE:

- A - Application
- B - Photosimulation and dimensioned drawing of proposed sign
- C - Photograph of historic plaque on building
- D - Appearance by Jim Colombo
- E - Site visits by Board members