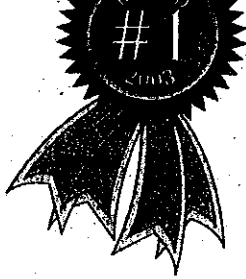


any
ent



585.427.7390

landsman.com

Circle • Rochester, NY 14623



EQUAL HOUSING OPPORTUNITY

Neighborhood's historic charm expected to draw new residents

By DEBBIE WALTZER

Glenon Holman travels weekly from his Corn Hill apartment to Greenwich Village in New York City, where he works as an aide to adults with developmental disabilities.

It's a long commute but worth the effort, says Holman, who used to live with his 77-year-old mother and 94-year-old godmother in the Washington Heights section of Manhattan until the trio moved to Corn Hill three years ago, upon the recommendation of a friend in Rochester.

"I moved here to make a better life for my family, and we've found Corn Hill to be a safe and friendly place to live," says Holman, 58, who shares a two-bedroom rental apartment on Hubbell Street with his elderly kin. "When I leave work at the end of the week and head toward Rochester and Corn Hill, I feel good because I'm coming north."

Some 2,200 people who reside in roughly 1,100 Corn Hill homes express similar feelings about their historic neighborhood, says Joseph Brown, president of the Corn Hill Neighbors Association.

And the number of residents is expected to soon increase by 200, once Corn Hill Landing—a 127-unit upscale apartment complex featuring retail shops, restaurants, a waterfront promenade and boating docks, a view of the city skyline and more—is completed early next year.

"This is a terrific neighborhood," says Brown, 71, and a retired operations supervisor for the Rochester City School District, who has lived in a 1,200-square-foot townhouse on South Fitzhugh Street since 1988.

Brown, who spends roughly 15 hours per week on business for the neighbors association and also volunteers for the Meals on Wheels program at St. Mary's Church and Bethany House, calls the neighborhood "eclectic."

"We have tremendous ethnic and age diversity among our residents, with no fewer than six churches in our neighborhood," he says. "And we get a lot of neighborhood participation on our various committees ... including 150 who run the annual Corn Hill Arts Festival, which draws 250,000 visitors each summer. Everybody gets involved."

For Jennifer Beckley, the neighborhood's historic charm played a big role in her move to Rochester in the late 1970s. Corn

Hill called out to her because the neighborhood's historic homes and quaint side streets reminded her of past residences, including her hometown of Greenfield, Mass., and Warren, Penn., her home for the preceding 25 years.

"I love small towns with interesting architectural structures," says Beckley, 58, a corporate vice president for a family-owned business that is still based in Warren, and immediate past president of the Corn Hill Neighbors Association.

"I took one look at the homes in Corn Hill and immediately felt at home," she says. "My neighbors and I share a passion for cherishing the past while moving forward with open-minded approaches."

Beckley and her neighborhood friends and family members love to stroll about the area and are "regulars" at Panzari's Italian Bistro. The Eagle Street resident—whose 155-year-old, 1,200-square-foot clapboard home has appreciated in value fourfold since her initial purchase—says that many residents initially move to the neighborhood as renters, then end up as homeowners after becoming smitten with Corn Hill's charm, proximity to downtown and a relatively low crime rate.

And despite her initial displeasure with the fact that Corn Hill Landing has blocked residents' view of the Genesee River, Beckley now is excited about that work in progress.

"Corn Hill Landing will provide businesses and services that we've been missing," she says, such as a neighborhood dry cleaner, wine shop, bakery, coffee shop and other stores. "I'm sure that my neighbors and I will spend a lot of time enjoying Corn Hill Landing's amenities, just as I'm sure that our new neighbors will enjoy going for evening and weekend strolls on our historic streets."

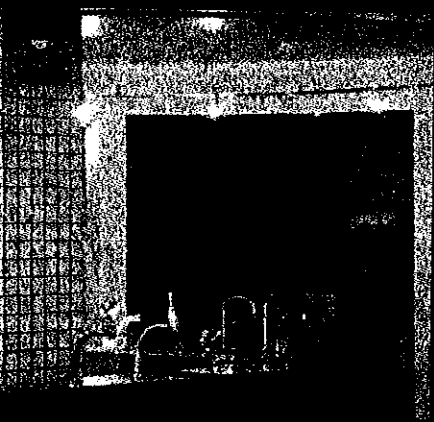
Beckley's neighbor, William Belec, agrees: "This is a great area for community involvement."

Belec, 41, vice president of information systems for Visiting Nurse Service of Rochester & Monroe County Inc., shares a 125-year-old brick home on Atkinson Street with his domestic partner, Christopher Penders, a development officer for the Margaret Warner Graduate School of Education and Human Development at the

Continued on next page

elain

Porcelain. Feel it at Porcelain.



at porcelain...

• Durable, easy to clean, and beautiful
• Wide variety of colors, designs and sizes
• Multiple functional surfaces, allowing for
• Multiple working products
• Hot water feature with working
• Towel and shower heads

University of Rochester.

Belec has been a neighborhood resident for 12 years. He also is a former board member of the neighbors association and treasurer and assistant chairman for the summer arts festival. He is eager to add new neighbors to the Corn Hill fold.

"People really care about one another here, and we welcome our new neighbors at Corn Hill Landing with open arms," he says.

In fact, plans already are under way to formally welcome the new neighbors, once they start moving in during July.

The neighbors association has set aside \$1,000 in its budget to host a wine and cheese reception for the complex's "pioneers," Brown says.

The association also plans to assemble and deliver informational packets about the historic area, with invitations soliciting new neighbors to get involved in its numerous committees.

Likewise, Corn Hill Landing is reaching out to its neighbors across Exchange Boulevard, says Julie Sanders, the complex's executive director of sales, who is employed by Mark IV Construction Co., Inc., developer of the project.

Roughly 30 percent of the units have been rented, which is on target with the construction plan, Sanders says.

"A lot of Corn Hill residents have taken tours through our completed models, and we welcome more every Saturday during our 'hard-hat tours' at 10 a.m. and 1 p.m.," she says.

Both Sanders and Brown envision plenty of joint activity among the new neighbors.

"We've waited a long time for this project to come to fruition, and Corn Hill Landing will provide a wonderful enhancement to our neighborhood," predicts Brown, who plans to stay in the neighborhood "as long as I can still mow the lawn."

Sanders hopes Corn Hill Landing tenants and adjacent neighborhood residents will "discover the beauty of waterfront community living."

"We plan to host a farmers market, art exhibits, wine tastings and more—a true European-style community," she says. "I tell prospective tenants that Corn Hill Landing will definitely not just be an apartment to which you come home at night. We are creating a new, vibrant community."

Debbie Waltzer is a Rochester-area freelance writer.