

HISTORIC ARCHITECTURE COMMISSION

March 9, 2010

PRESENT: Ann Parks, James Fassanella, Michael Montalto, Susan Angevine

OTHERS: James Brasley, Perinton Planning Board; Mira Mejibovsky, Passero Associates; Mark Passero, Passero Associates

Chairman Ann Parks began the meeting at 7:30 PM.

TERRY GIANGRECO, DDS
Discussion only

748 Pittsford-Victor Road

Mira Mejibovsky spoke first, and showed some photos and a condition report of the house at 748 Pittsford-Victor Road from George A. Scardetta, P.E., Forensic Engineer, who examined the structural integrity of the building for the property owner. (Please see attached report.)

M. Mejibovsky stated that the structural deficiencies of the home were too great to repair and that their wish was to demolish the home. She also said that it would cost too much money to repair it, and that the present condition of the home was caused by aging, not neglect. It has many structural and foundation issues that make certain areas of the house unusable, and the insurance will be canceled if there is not a tenant living in the house. M. Montalto related that there had been a rezoning agreement with the property owner, the Perinton Town Board, and the six other property owners immediately west of the property for shared access and parking on the rear portions of their commercial properties.

Mr. Passero said that this house has been a financial drain on Mr. Giangreco since the day he purchased it. A. Parks said that this home has a green plus rating, (which gives it a high degree of historic and architectural significance for the hamlet), and that the Commission would not allow it to be torn down.

M. Mejibovsky and Mr. Passero said that they would like to tear down the house and landscape the area using stones from the house. M. Montalto said that the report does not show that the building is structurally unsound: the chimney and the front columns are able to be fixed, and that there are other issues that can be resolved as well. M. Mejibovsky asked about the houses across the street from Mr. Giangreco's that were torn down. Jim Brasley stated that those frame buildings were much older, had been vacant for many years, and had serious structural issues. In addition, there was a detailed plan in place to rebuild, so the demolition was granted. Jim Fassanella suggested looking at the commercial side, renting the building out to a business. A. Parks noted that there is open land next to the property, which would allow space for an addition and/or parking.

A. Parks reminded the attendees that the property across the street, owned by Le Thi Be Walters, incorporated the design of one of the demolished properties, and that the

Commission insisted that Tim Horton's duplicate the design of the historic house which the new building replaced. J. Fassanella also reminded everyone that the three small former residences on the west end of Bushnell's Basin (200-300 sf) are viable businesses. J. Brasley felt that the applicants had more homework to do on this house, and that renovation and/or conversion were a few of the many options available to the owner.

* * * * *

NEW BUSINESS

A. Parks passed out a flyer from the Landmark Society of Western New York on a Networking and Learning get-together on March 15th for preservation commission members, which will include a presentation on "How Not to Ruin a Building: Everything You Always Wanted to Know about Building Materials and Appropriate Repairs" featuring consultant/columnist Jerry Ludwig and guest contractors.

MINUTES

The minutes from the February 9, 2010 meeting were approved as submitted, motion to approve by J. Fassanella, seconded by S. Angevine.

Ayes: Parks, Fassanella, Montalto, Angevine

Nays: None

Unanimously approved.

There being no further business, Chairman A. Parks adjourned the meeting at 8:40 PM.

Respectfully submitted,

Barbara Clay