

HISTORIC ARCHITECTURE COMMISSION

September 8, 2009

PRESENT: Ann Parks, Phil Wise, Michael Montalto, Susan Angevine

OTHERS: James Brasley, Perinton Planning Board; Devin Cooper, 613 Pittsford-Victor Road; David Cooper, 75 Dewey Avenue

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

DISCUSSION

623 Pittsford-Victor Road

Devin Cooper told the Commission that he and his father were in attendance to find out what role the Historic Architecture Commission takes in regards to renovation/replacement of a house, specifically, 623 Pittsford-Victor Road. A. Parks explained to the Coopers that the homeowner presents their ideas to the Commission, and then the Commission decides if the proposal is appropriate to the structure, the area and the particular Subarea Plan. Paul Malo, an architectural historian who was a consultant to the Landmark Society of Western New York, said that this structure was rated a Red Minus, meaning that it was very significant in terms of its architectural integrity. The building's historic elements, especially the windows, are intact.

Devin Cooper had a question about the improvements that are being made to the canal area in Bushnell's Basin. M. Montalto explained that the Town received a grant from the Canal Corp. for improvements to docking, fueling, extending the walkways and clearing some trees. There will be new lighting and additional signage for the area, pedestrian crosswalks, and it will be a linear park for the canal users.

Devin Cooper told the Commission that much of the building at 623 PV Road has settled, and the house has no insulation to speak of. He wondered if removing the house and replacing it was an alternative. He felt that it was easier and financially more prudent to replace everything rather than try and repair. Most of the windows are broken and it has a dirt basement floor. He said that it has been "maintained" but other than a new roof in 1981 and a painting more recently, there have been no other capital improvements. He wondered if fieldstone would be a viable foundation that was in compliance with today's building codes.

A. Parks said that she would prefer that the original building was preserved, repaired and renovated. S. Angevine and M. Montalto wanted to know what the new use would be for the building and if it would remain a single family residence. M. Montalto said that a structural engineer would have to decide about the condition of the house, the "burden of proof" as to whether the house was "worth" repairing. Phil Wise recommended that the

owners start by concentrating on those basic elements needing improvements, such as the foundation and windows, and develop a renovation proposal that is appropriate to the house and neighborhood. A. Parks said that the Commission will be happy to work with them to determine what is best in determining a viable use for the structure, as well as for its preservation.

OLD BUSINESS

Forest Hills – Jean Keplinger had the results of the survey that had been sent to all the homes in the Forest Hills area. The results can be seen in a binder at the front desk at the Perinton Town Hall. The majority of homes did not want the neighborhood to be designated. Eight homes were interested in applying for individual historic designation.

The next step for the individual designation process would be for the historian to take photos of those homes to ensure that they are in good shape. Only one out of five criteria needs to be met to be designated as an historic landmark

The Commission continues to believe that this area is a significant part of Perinton, worthy of designation, and the criteria still exist to designate, but because the Forest Hills community did not embrace it, the designation of this area as an historic district will not go through at this time.

NEW BUSINESS

Jean Keplinger informed the HAC that two trees needed to come down in the Mason Road Cemetery. Unfortunately, they cannot be saved, as the woodpeckers have destroyed them.

Jean Whitney informed Jean Keplinger that two people are resigning from the Village Historical Architecture Board, and they would like interested people to apply.

James Brasley told the Commission that a drive-thru coffee shop is under consideration (no application received yet) in Town Centre Plaza. It will be solely a drive-thru, with no sit-down tables inside. The same owner has considered a coffee shop at the site of the new car wash on Fairport Road, in front of Island Valley, but this shop would have seating inside.

MINUTES

The minutes from the May 12, 2009 meeting were approved as submitted, motion to approve by S. Angevine, seconded by M. Montalto.

There being no further business, Chairman A. Parks made a motion to adjourn the meeting, motion seconded by P. Wise.

Respectfully submitted,

Barbara Clay