



# Perinton Historical Society HISTORIGRAM

18 Perrin Street  
Fairport, NY 14450

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## *Early Housing Subdivisions In Fairport* **The First Two Subdivisions in Fairport - Part 1 of 3**

In the world of housing developments, the word subdivision is a very specific term. It describes a parcel of land that has been divided into two or more building lots, approved by the village or town board, and registered with the county.

In the early days of Fairport, around the 1850's and 60's, a carpenter or builder could build a series of houses on a parcel of land that in later years would have been considered a subdivision. An example of an early group of houses that are not considered a subdivision are the series of three houses built by James Perrin at 15, 17, and 21 Perrin Street. These examples of Greek Revival homes all had the same floor plan and were built around the same time. All were taken down for urban renewal in the 1970's. For the purpose of this series of articles, only subdivisions approved by the village of Fairport and registered with the county of Monroe will be considered.

It is interesting to note that all subdivisions approved by a village or town and forwarded to the county are overlaid onto a survey map. What is not commonly known is that if you were to look at one of these maps you may notice streets or lots that do not exist. That is because if the developer of the subdivision decides not to build on the parcel, the subdivi-

vision map remains on the survey map until another proposal is received.

Fairport's first registered subdivision was created by George R. Sanford in 1873. George was an agent who bought and sold land and farms in the Fairport area beginning in 1854 at the age of 33. By 1877, according to the History of Monroe County 1795-1877, George had sold over 1,500 acres in farms and building lots. George Sanford had many of the houses built on the lots and acted as his own banker. He sold houses to workmen and then collected payments over a long term until the house or farm was paid for.

The George R. Sanford Subdivision was laid out in 1873 on property bordered by Whitney Road, North Main Street, East Street and Sanford Street now called East Ave. Initially the subdivision was approved for 17 lots but it was increased to 95 lots by 1902. George added Hart Street and Eli Streets to the survey map. Hart Street was originally designed to run from Sanford St. to Whitney Road. Today Hart Street ends at Frank Street which George named Eli Street after his son. Maple Street was not plotted on the map and Sanford St. was later named East Ave.

In June of 1873 George and his wife Mary had a fine brick house built on the corner of North Main Street and what is now East Ave. George and Mary had two daughters Ema age 15 and Mary age 6, and a son Eli age 27 when they moved into their new house.

The next year George Sanford decided to get out of the building and speculation business and take up farming. He and his family moved to a small farm in Penfield. This decision proved to have caused his death in August of 1882. While picking apples on his farm,

### *Our Mission*

*"The Mission of the Perinton Historical Society is to promote interest in preserving and sharing local history."*

George Sanford fell off a ladder and was paralyzed. He was laid in his bed and died several days later at the age of 58.

The second registered subdivision in Fairport was the Joseph Yale Parce Subdivision in 1874. It was located in the northeast corner of town lot 44 and consisted of 59 parcels. They were located on the back end of the Parce property bordered by Whitney Road, Barnum, and Parce Ave. J.Y. Parce added Elm Street and Park Street to the property. The subdivision was carved out of the original Parce and Solly Nursery at one time called Fairport Nursery. Excluded from the subdivision was the Daniel DeLand House, D.B. Deland's Park (now DeLand Park A & B), and the J.Y. Parce House and grounds all bordering North Main Street. Also excluded was a portion of the Parce and Solly Nursery grounds that bordered the New York Central Railroad.

Joseph Yale Parce was born in 1832 in Norwich, New York. He married Lucy Mead and moved to Fairport and bought the William Newman House on North Main Street. The Parce and Solly Nursery was started on the property. The Parce Subdivision was created three years before Joseph and his wife Lucy made the decision to move to Florida with Henry DeLand to build the new community of DeLand. When Joseph and Lucy Parce moved to Florida, the house and remaining lots were left to Walter Parce, their son and future founder of the village of Despatch. In 1877 Joseph was selling real estate in Florida and running the Parce Land Hotel. After the "big freeze" in the 1890's, when a cold snap destroyed most of the orange groves in Florida, Joseph and Lucy moved back to Fairport.

In 1884 the Cox Shoe Company bought the property along the railroad tracks and built a factory on the site. There were 20 houses built by 1924 in the Parce Subdivision several on double lots. By 1928 the Parce family sold the remaining property to developers and the land was divided into four smaller subdivisions.

*Next Month:*

*The building boom of the early 1900s*

## Early Subdivisions in Fairport 1872 to 1928

- 1873 George Sanford Subdivision
- 1874 Joseph Yale Parce Subdivision
- 1875 Summit Park Subdivision
- 1881 Hulbert Subdivision
- 1882 Martin Wood's Subdivision
- 1885 Methodist Church Society Subdivision
- 1888 Nelson Lewis Subdivision
- 1888 Snow & Parce Subdivision
- 1891 Wooden Subdivision
- 1894 McAuliffe Subdivision
- 1898 Soans Park Subdivision
- 1902 - 1924 West End Tract Subdivision
- 1902 - 1924 Charles Christler Subdivision
- 1902 - 1924 Fairmont Terrace Subdivision
- 1902 - 1924 George Filkins Subdivision
- 1902 - 1924 Potter Subdivision
- 1902 - 1924 Hillcrest Subdivision
- 1902 - 1924 Hall Subdivision
- 1924 Faircroft Subdivision
- \*1902 - 1924 Syn. New York Company Subdivision
- \*1902 - 1924 Harris Subdivision
- \*1908 - 1924 DeLand Park Subdivision
- \*1924 - 1928 J. Vigaretti Subdivision
- 1924 and 1928 Faircroft Re-Subdivision of lots 30, 31 - 32
- 1924 - 1928 C.A. Clark Subdivision
- 1924 - 1928 Brooks Subdivision
- 1925 Fair Acres Subdivision
- 1925 Hulbert Homestead Subdivision

\*These subdivisions are re-subdivisions of the original J.Y. Parce subdivision of 1872 and the former Parce and DeLand properties in town lot 44.

## Society to Host Christopher Bensch on American Lighting

On Tuesday October 21 at 7:30 p.m. in the Fairport Museum, the Perinton Historical Society will be hosting Christopher Bensch who will give a talk and slide show entitled *All Things Bright and Beautiful: Historic Lighting Devices*. Christopher is Vice President of Collections at the Strong Museum of Play and will explore the many fixtures Americans have used to illuminate their lives.

The search for better, cheaper, more attractive illumination made significant changes in American life as candles gave way to kerosene which was in turn replaced by gas lighting and electricity. This chronological investigation of 19th and 20th century lighting devices provides insights into the transitions in both technology and design, as well as the impact that improved lighting had on its users.

The presentation is free and open to the public.

## Mark Your Calendars

- ~ **October 11** - Scarecrow Festival and Halloween Display. The Fairport Museum will be open from noon to 4 that Saturday. Halloween collectibles will be on display in the museum
- ~ **October 21** - Lecture and slide presentation by Christopher Bensch on *All Things Beautiful: Historic Lighting Devices*, 7:30 p.m. at the Fairport Museum
- ~ **November 11** - Talk by Warren Kling on his new book *Rochester: America's First Boom Town*, 7:30 PM at the Fairport Museum
- ~ **December** - Annual Society Christmas Party
- ~ January, February, and March - speakers to be decided
- ~ **Spring** - Release of the new book *Then and Now: Fairport and Perinton* by William Keeler and Keith Boas
- ~ **April** - Annual House Tour
- ~ **May** - Annual Society meeting and picnic

## Vintage Halloween Collectibles on Display at Fairport Museum

By Doris Davis-Fritsch

Members are in for a real treat this Halloween with a rare opportunity to view a special exhibit at the Fairport Historical Museum. Selections from the Halloween collection of long-time Fairport/Penfield resident John M. Fritsch will be on display during the entire month of October.

Fritsch states that he began collecting Halloween related objects thirty plus years ago as an inexpensive hobby, picking up collectibles at flea markets for a couple of dollars each. Since that time, public interest in Halloween artifacts have escalated, forcing up the market value of most vintage collectibles and making it difficult to find, or afford, the more sought after pieces.

As with many baby-boomers, collecting gave Fritsch a chance to perpetuate his childhood love for Halloween. Currently he owns a conglomeration of assorted Halloween items, ranging from present day commercialized memorabilia to pieces dating back to the early 1920s. The emphasis of October's exhibit will be on items from the first half of the 20th century, including noise makers, German die-cuts, door stops, party invitations and postcards.

Besides his expert knowledge in collecting, Fritsch has expanded his interest in Halloween to include composing Gothic soundtracks and writing on the subject. His works have been published in *Trick or Treat Trader* and *Happy Halloween* magazines. Expending a good deal of energy each year in preparing for All Hollow's Eve, he is fondly known in his neighborhood as "The Halloween Guy."

The display can be seen during our normal hours in October and during the Scarecrow Festival Saturday October 11 from noon to 4 p.m. Admission is free and the museum is handicapped accessible.

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# Gift to the Museum Recalls the 1954-55 Section V Championship Fairport Basketball Team

Nothing evokes civic pride like a local sports team which is successful at the regional or state level. Success is rare as each community has their own team vying for that elusive championship trophy.

A recent gift from Jim Loney of Rochester brought back memories of that special Fairport High School basketball season forty three years ago when the Raiders won the Section Five championship. Three items were brought in by Jim; a section five sports jacket worn by Bob Albrecht along with his Pappalardo trophy (Most Valuable Player Trophy for 1955), and a framed picture of the 1955 Fairport High school basketball team. James Loney donated the items which were part of the Albrecht estate after Bob Albrecht's death in February of 2007.

Bob Albrecht was the co-captain of the Fairport team and leading scorer in Monroe County in 1955. This would be Bob's final year at Fairport High school and he went out with several awards for his basketball prowess. He was a member of the Democrat and Chronicle All-County AA team, and had been chosen All-County in basketball for the second straight year. Bob Albrecht was 18 in 1955, stood 6' 2" tall and weighed 175 pounds.

Third year coach Wes Paddock, recently retired Fairport H.S. Principal, led the young men from Fairport in this exciting season. The basketball season was divided into two halves. Fairport won the first half and East Rochester won the second half. The determining game between these two traditional rivals for the overall county championship was played in Webster and won by Fairport in a thrilling 65 to 61 game before a capacity crowd.

After beating East Rochester the Fairport team beat a strong Madison High School team and then Batavia for the county championship. The final match up for the Section V championship was with the team from Newark.

The game was played in the Edgerton Park Sports Arena in Rochester on Saturday night March 26, 1955. In a exciting game, which ended up in overtime, the Fairport Raiders beat the Newark team by a score of 64 to 61. It was the first basketball sectional champi-

onship for Fairport in 27 years.

On April 21, the triumphant team had a victory dinner at the Fairport Fire Hall. The guests of honor were members of the 1927 Fairport basketball team that won the last sectional title and went on to the state finals in Buffalo, NY.

The jacket, MVP trophy and framed picture will be on display in the Fairport Museum in October. Come in and take a look at this fascinating part of Fairport's sports history.

## **The 1955 Section Five AA Championship Basketball Game**

**Between Fairport and Newark as reported  
by the *Fairport Herald Mail***

**March 31, 1955**

As the game started Coach Wes Paddock used his regulars-Bob Albrecht, Hal Root, LaVerne Hallings, Harvey Miller, and Ted Pittinaro. They kept the Raiders ahead throughout the first half of the game. Bob Albrecht led the Fairport attack with 14 points in the first half. The intermission score was 28-24.

Then the fireworks started. After two minutes of the third quarter the Raiders had an 8-point lead, 36-28. Then the Wayne County entry scored seven quick points to cut the Fairport lead to one point. Two minutes before the end of the third quarter Newark finally went ahead. Four points by Albrecht gave the lead back to Fairport. Newark came right back with six points for a 3-point lead. In the last seconds of the period, Albrecht, Hallings and Miller scored to give the lead back to Fairport 46-44.

In the thrilling last quarter the score was knotted seven times. Albrecht and Tanea of Newark scored six points each as the lead see-sawed back and forth. With two minutes left Miller scored a

*(continued on next page)*

### 1955 Section Five AA Championship (cont.)

three-pointer to give his team a one-point lead. Newark's Rawden scored, so then it was Newark by one, 58-57. A free throw by Hallings knotted the score again, forcing overtime.

On the overtime Albrecht scored three quick points. Newark came back with three of its own. Then Harvey Miller came through for three points and the championship!

## House Tour 2009 Committee Forming

Over the summer a number of dedicated members have been meeting to brainstorm and plan for our House Tour 2009. Bill Barry and John Jongen, who have co-chaired three very successful and fun tours, are ready to pass on the baton to new leadership and a new committee.

One of our new trustees, Joe Cicero has volunteered to chair the committee and several members have already signed up to help. If you are interested in working on an aspect of the tour slated for late April, please contact a board member or call Joe directly at 716-785-8548.

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## Museum Building Designated Historic Landmark

By Doris Davis -Fritsch

Recognizing what we all know about the home of the Perinton Historical Society, the village of Fairport has now made it official. The Museum has been designated a local landmark. In fact, the Museum is the first designation of the newly formed Fairport Preservation Committee.

Robert Douglas, of Fairport's Douglas Pectin Co., inventor of Certo and the Perinton Patriotic League donated funds for the building of a new library. The Works Progress Administration (WPA) labor was used to construct the building designed by Henry A. Martin. It opened for use as a library in 1937 and was in use until 1979 when the library moved to its current site in the Village Landing complex. At that time the community passed a referendum to convert the building to a museum.

The style is Palladian/Georgian Revival, and is fairly representative of its era on the countryside scene. In the context of the village however, it is unique. Take a closer look on your next visit and you will see a tetra style Tuscan portico, dental cornices, one-bay hipped wings, and a fabulous doorway with a semi-circular leaded glass fanlight.

The beautiful style and detail of the inner door with fanlight and natural wood continues through the whole interior space. The highlight of the interior is the 20



The Fairport Historical Museum, located in the former Fairport Public Library.

foot mural painted by local artist, Carl Peters that depicts the history of Perinton from farming to the era of the canal. This work of art was also financed by the WPA, as were many works of art in public buildings in the 30s.

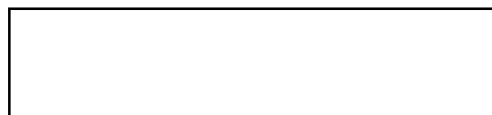
Thanks to the recent designation, we can be assured that this building will be preserved for future generations.



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18 Perrin Street  
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## FAIRPORT HISTORICAL MUSEUM

18 PERRIN STREET, FAIRPORT, NY 14450

### REGULAR HOURS

Sunday	2 p.m. - 4 p.m.
Tuesday	2 p.m. - 4 p.m.
Thursday	7 p.m. - 9 p.m.

The first two Mondays of every month the Archives open for Researchers only.

Visit our website:

[www.angelfire.com/ny5/fairporthistmuseum](http://www.angelfire.com/ny5/fairporthistmuseum)

*Group tours, presentations and special projects by appointment.  
Call 223-3989 and leave a message.*