

- PRESENT** Loretta Frankovitch, Pete Coppins, Rita Geiben, David Giusiana, Christine O’Hara, Deputy Clerk Donna Vazquez, Clerk Shannon Fundis, Historian Russ Piper
- EXCUSED** Jim Fittante
- CALL TO ORDER** Loretta Frankovitch called the Historical Preservation Commission meeting to order at 6:00pm with the Pledge of Allegiance.
- MINUTES** A motion was made by David Giusiana seconded by Pete Coppins and passed unanimously to approve the April 10, 2023 minutes. Rita Geiben abstained.
- OLD BUSINESS** **453 Center St – Gather’s Façade –Architectural Review Form**  
Architect Jim Fittante and owner Michael Hibbard were unable to attend the meeting. Loretta Frankovitch suggested tabling the Architectural Review Form stating what Hibbard has submitted is unacceptable to me. They proposed something and then they didn’t do it and then they proposed something else and didn’t do it. Essentially it is like he isn’t giving us anything.
- Rita Geiben said we are not going to make him take those windows out. I say we have him fill out a revised Architectural Review Form and write exactly what has taken place and attach it to the original plan. Yes, there has been some missteps along the way but this has been going on month after month and it’s time to put it to rest.
- David Giusiana said every player here had a part in this. From the beginning there was a lot of missing information. When we made our initial approval contingent upon how the windows were going to operate as long as they open inward; we just left the door open.
- A motion was made by Rita Geiben and seconded by Pete Coppins and passed to approve 453 Center St façade project as is.
- Deputy Clerk Vazquez polled the Commission and the motion passed with four yes votes as follows:  
Christine -YES David -YES Rita - YES Pete -YES Loretta - NO
- 402 Center St – Gallo Covered Outdoor Bar – Architectural Review Form**  
Deputy Clerk Vazquez stated the covered outdoor bar was approved at our last meeting and requested that the project be written out on the Architectural Review Form which has been submitted.
- Pete Coppins said we wanted to know what colors would be used and if the upper ceiling of the bar will match the wood on the existing building. We have already approved the footprint and the look.
- Frankovitch said this is just housekeeping. No action was taken.
- 155 S 5<sup>th</sup> St – Removal of Shutters – Update**  
Deputy Clerk Vazquez stated that she emailed the owner the approval of the door color and repainting the house white. The permanent removal of the shutters is tabled and the Commission is requesting the owners to attend a meeting when they move here in the summer.
- List of Historical Village Properties - Update**  
Rita Geiben stated she has found a couple of files that are complete and has reached out to a woman from Femmes en Force who knows a lot of background on properties, but I am still waiting for her to get back to me. Deputy Clerk Vazquez found three properties in the minute books that were designated. We are getting there so give me another month or two and we should have it all together.
- Frankovitch stated she was researching 175 N 5<sup>th</sup> Street in the CRIS system and it seems to be re-numbered or has no number at all. Geiben said she thinks it might have been a barn; I will be receiving information from the family members of the property.
- Frankovitch said the Original Lower Landing was declared a National Historical Landmark in 1998 according to Ken Slaughenoupt, President of the Lewiston Historical Association. He said it was an integral element in the Lower Landing Archeological District.

Geiben said since the Original Lower Landing and the Indian Burial Mound is listed on the National Register of Historic Places then this is good enough for our files.

Frankovitch asked Geiben if she had found any information on 240 Niagara Street. The owner Mark DelMonte was in the audience and stated that he bought the house at a tax auction and has the deed. He has reached out to Tom Collister for any Historical information but has not heard back from him yet. DelMonte said he heard that the house was moved to that street. The way it sits on the street, I don't even own my front steps. Geiben and Coppins said they heard that the house was moved there as well.

Geiben asked DelMonte if he finds any information about the home to please let her know.

Historian Russ Piper said that the house was originally owned by his ancestors, the Vanleuven family.

**65 Center St., 125 S. 1<sup>st</sup> St., 115 S. Water St. – Add Retaining Wall**

Revised plans were not submitted, nor plans to include an application for 115 S. Water St. to add a retaining wall that will be on all three properties. No action was taken.

**NEW BUSINESS**

**906 Center St. – Addition to TOPS on Northwest Corner – Architectural Review**

Anthony Dimino, owner of TOPS, presented a plan to add an addition on the northwest side of the building with three garage doors. He stated it will be used for seasonal products. During the day the garage doors will be open and we will close the doors at night. This will help with securing the items and will free up space in the vestibule. The main doors to the store will be the sliding doors and there will be another sliding door to enter into the addition.

A motion was made by David Giusiana seconded by Christine O'Hara and passed unanimously to approve the addition as submitted.

**240 Niagara St. – Revised Plans to Not Include Rear Addition – Application for Certificate of Appropriateness 2023-06**

Owner Mark DelMonte stated that he will no longer be adding a rear addition because the footing isn't big enough. Everything else that was previously approved on the Application for Certificate of Appropriateness 2022-12, will remain the same.

A motion was made by David Giusiana seconded by Pete Coppins and passed unanimously to approve the Application for Certificate of Appropriateness 2023-06 revised plans for 240 Niagara St. as submitted.

**415 Ridge St. – Lewiston Café – Sign Application**

Phil Viverito presented an application for a sign to be placed on the railing in front of 415 Ridge St. He stated the verbiage on the sign image is not going to be the final verbiage.

Frankovitch and Coppins explained that our board looks at the aesthetics and we will need to see exactly what the sign will look like.

A motion was made by Rita Geiben seconded by Pete Coppins and passed unanimously to table the sign application for 415 Ridge St. until we get an exact set of plans. David Giusiana abstained.

**DISCUSSION**

Frankovitch said she went to the New York Preservation Conference and received a lot of great information and many good contacts.

The next session of training for the HPC Roundtable is Wednesday, May 17<sup>th</sup> from 6pm - 8pm in Williamsville.

**ADJOURNMENT**

A motion was made by Rita Geiben seconded by Christine O'Hara and passed unanimously to adjourn the meeting at 6:30pm.

