

Village of Lewiston
Historical Preservation Commission

Meeting # 1 Minutes January 22, 2018

CALL TO ORDER

Harry Wright called the Historical Preservation Commission meeting to order at 6:01 PM with the Pledge of Allegiance.

PRESENT

Harry Wright, Ken Slaughoupt, Lee Simonson, Peter Coppins, Pam Hauth, Loretta Frankovitch, Trustee Bruce Sutherland, Stephanie Myers, Zoning Officer DeVantier

EXCUSED

Jim Fittante

APPROVAL OF MINUTES

Ken Slaughoupt made the motion with a second by Loretta Frankovitch to approve the December 20, 2017 minutes. The motion passed unanimously.

OLD BUSINESS

BARTON HOUSE

Still no contact from the owner.

FRONTIER HOUSE

Zoning Officer DeVantier said he will be contacting the courts this week about the 14 NYS building code violations and there is 1 Village building code violation for unsafe/dangerous building.

Chairman Wright asked if the 14 violations will also cover the HPC.

DeVantier responded yes.

Simonson asked if the Village Attorney will be going to court with him.

DeVantier responded yes when the hearing is scheduled Attorney Leone will be there.

COA #2017-20 – 755 CENTER STREET

Emery Simon said he changed the color of the vinyl for the tent.

Simon asked if anyone had any suggestions for the railing in the front of the building.

Slaughoupt responded just add a parallel bar below the one that is there now so people do not try and climb through. Whatever will reduce covering the view of the doorway.

Slaughenhoupt said I appreciate the color change but I still have concerns about the tent overwhelming the historical building.

Simonson said I don't have a problem with the canvas roof; I can't get past the permanent support structure because that will be there all the time.

Chairman Wright asked if the Fire Inspector has looked at this project.

Simon said I have talked to the Fire Chief Les Myers and as long as it is fire retardant that's all that matters.

Frankovitch said my concern is I don't believe it adds anything to the historical structure.

Simon said I will put it up temporary and at the end of the Summer I will come back and try to get a permit to keep it up. I do not need a permit or permission for just the tent if it is not permanent.

Slaughenhoupt asked Simon how significant this project is to his business.

Simon responded very significant.

Ken Slaughenhoupt made a motion seconded by Lee Simonson to add to the title of Application 2017-20 "Application for Conditional Certificate of Appropriateness" at the top, and under the HPC comments on page 2 a statement that this COA is conditional upon further review to be completed by 10/31/2018.

Chairman Wright had Secretary Myers poll the commission with the following results:

HPC Member Simonson	"YES"	HPC Member Slaughenhoupt	"YES"
HPC Member Frankovitch	"NO"	HPC Chairman Wright	"YES"
HPC Alternate Coppins	"YES"		

COA #2017-19 – 494 RIDGE STREET

No representative.

NEW BUSINESS

COA #2018-1 – 605 CENTER STREET

Bruce Sutherland came forward and said that he needed a new roof. Sutherland said there is a leak that has been repaired multiple times but can't be repaired again. It will be Top shelf premium and the shingles will be similar to what is there now. Sutherland also said the yankee gutters that are on the house are also in bad shape. Sutherland explained the plan:

- Install winterguard ice shield on entire low pitch roof

- Install a bituminous membrane on 1 row where the flat roof meets the sloped roof on the porch.
- Remove the yankee gutters and install new continuous 1 pc. Aluminum gutters.

Slaughenhoupt said he believes that the code allows routine maintenance on a historically designated property as long as the materials and the colors match. Slaughenhoupt asked Sutherland if there is any work that will change significantly.

Sutherland responded just changing from yankee gutters to regular gutters.

Lee Simonson made a motion seconded by Ken Slaughenhoupt to pass Application for Certificate of Appropriateness #2018-1 for 605 Center Street. The motion passed unanimously.

COA #2018-2 – 810 CENTER STREET

Gerry Gismondi of GMA Properties, LLC was present to represent the Griffon House owners.

Slaughenhoupt told Gismondi that they will require a letter from him authorizing the new signage.

Gismondi said he will email the letter to Secretary Myers in the morning.

Wright asked if they are keeping the signs that have been there for the past two renters but changing the information.

Gismondi said correct.

Simonson asked Gismondi if the new signs will be the exact same size as the signs for the former Clarkson House.

Gismondi said yes.

Wright said he spoke to his contact in Albany and they said if you are replacing in-kind you are ok.

Frankovitch said I thought that ended when a new owner took over.

Wright said not according to the code.

Gismondi said it's not a new owner just a new tenant.

Zoning Officer DeVantier stated that the Village Code says that when a business closes the signs come down.

Ken Slaughenhoupt made a motion seconded by Loretta Frankovitch to approve Application for Certificate of Appropriateness #2018-2 for 810 Center Street. The motion passed unanimously.

Claudia Marasco of the Planning Commission said they already came to the Planning Commission. The Planning Commission asked the Griffon House to have a historic hanging sign and a flat wall sign. The roof sign was discussed. The Planning Commission also requested a letter from the property owner authorizing the new signs.

Zoning Officer DeVantier requested to add to the minutes that the zoning law has been superseded by the State.

Wright said we are following Section 15 in the Code. Wright quoted the code “if it’s been there and it’s previously been approved” therefore it is approved now.

Slaughenhoupt said all we are doing is the Certificate of Appropriateness. If there are other issues we do not supersede the Planning Commission or the Zoning Board of Appeals.

Simonson suggested putting the year the building was built back on the roof sign like it was when the Clarkson House was there.

OTHER

Chairman Wright said he spoke to his contact in Albany Jim Finelli and he would like to come and observe a Historical Preservation Commission meeting. We will schedule this for the February 2018 meeting.

Chairman Wright said that he spoke to law counsel Leone and he has approved the Historical Preservation Code to enter into the Village Code Book.

ADJOURN

A motion was made by Ken Slaughenhoupt and seconded by Loretta Frankovitch and passed unanimously to adjourn the Historical Preservation Commission meeting at 6:55 PM.

Stephanie Myers, Secretary

CC File

Commission Members
Trustees
Planning Board
Zoning Board
Building Inspector