

Village of Lewiston
145 N. 4th Street
Lewiston, New York 14092
716-754-8271

LEWISTON FRONTIER HOUSE SOURCES SOUGHT

**SOURCES SOUGHT FOR
PURCHASE
LEASE
LEASE-TO-OWN
RESTORATION OR DEVELOPMENT**

**Issued: June 22, 2018
Response Deadline: August 8, 2018**

On June 18, 2018 the Village of Lewiston signed a contract to purchase the historic Frontier House located at 460 Center Street in Lewiston, New York for \$800,000. The Village has 120 days to complete or cancel the contract, during which due diligence will be performed.



The Village is seeking sources from all qualified parties that will participate in restoring the historic Frontier House, and turning it into a vital part of the Historic Village of Lewiston central business district. The Village will consider restoration or development options that involve commercial, professional, residential or mixed use, and that comply with historical standards for this property listed on the National Historical Register.

The sources being sought include:

(A) private developers or restoration contractors who are interested in buying or leasing the Frontier House;

(B) engineering and architectural design firms with demonstrated experience in design and restoration of historical structures; and

(C) investors or ownership partners for the restoration or redevelopment of historical buildings.

Please provide your qualifications including experience references to:

Amy Salada
Lewiston Village Clerk
145 N. 4th Street
Lewiston, New York 14092

Email: clerk@villageoflewiston.com

Telephone: 716-754-8271

Confirmation of receipt of all Sources Sought submissions will be provided. Those sources that are considered responsive will be eligible for the next round of development communications, including receiving the anticipated RFP(s) for this opportunity..

All sources Sought submissions will be considered to be in the public domain.

The Village of Lewiston or an independent non-profit company will be the principal for entering into discussions, issuing RFPs, and negotiations or projects and relationships.

ABOUT THE FRONTIER HOUSE

The Frontier House opened in 1825 and is considered to be one of Western New York's iconic historic landmarks and is a central and integral part of Lewiston's business district. When it opened, it was recognized as the finest hotel in the United States west of the Hudson River. The Frontier House is constructed of stone from the Bay of Quinte at the Northeastern end of Lake Ontario. Eighteen men worked eighteen months in laying up the solid stone 30 inch walls. Stage coaches once thundered up to its doors when it served as a stop when Lewiston was the center of the "Great Overland Route Across the Continent."

The Frontier House was last occupied in 2004 when it was a McDonalds.

Lot size: 198 x 198 (.9 acres)

Building footprint square footage: 4318 sq. ft.

Total interior square footage: 17, 209

Basement 3965 sq. ft.

1st floor 4308

2nd floor 4539

3rd floor 2916

4th floor 2708