

PRESENT

Loretta Frankovitch, Pete Coppins, Rita Geiben, Chris O’Hara, David Giusiana, Tom Collister, Russ Piper, Donna Cassick, Shannon Fundis

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 Rita Geiben seconded by Chris O’Hara and passed unanimously to approve the August 10, 2026, minutes as submitted. David Giusiana abstained.

OLD BUSINESS

Crosswalk Signs on Center St. – Letter of Support

No updates were submitted. Loretta Frankovitch said she will send Lee Simonson an email requesting more information.

760-790 Center St. – Ellicott Development – Updated Project Submission

Loretta Frankovitch stated to the crowd I would like to clarify that the original plans of this project did not come before this board, the Historic Preservation Board, it went straight to the Planning Board. We had nothing to do with the actual design of this building.

Tom Fox from Ellicott Development explained new changes on the updated project submission, including two entrances on the south elevation instead of three, into the tenant’s space. On the north side of the building adjacent to the loading area will be a garage door that will be matched and finished with the other doors and trim on the building. Lastly, we will not be enclosing the drive-through space. Instead, we will put a 6ft high black iron fence on the north and south side which will have two operable gates in the center. This area will be a staging area for the outdoor goods that they sell.

Loretta Frankovitch said she would like to see exactly what the black iron fence is going to look like. Also, what is the calendar plan for landscaping? Much of this can be started now whether or not the current submission gets approved. The landscaping would make this space more favorable.

Tom Fox stated we want to make sure we have approvals in place for this tenant and are looking more towards next year in the springtime to do the landscaping.

David Giusiana stated that we don’t have anything that shows what the propane filling station and the gazebo are going to look like.

Pete Coppins stated back when the building was first occupied there was supposed to be landscaping around the retention pond that was never done. The retention pond has never been taken care of correctly from the beginning.

Rita Geiben expressed concerns for the residents on the north side of Onondaga St. facing the loading area and what the loading door is going to look like.

A motion was made by Loretta Frankovitch seconded by Pete Coppins and passed unanimously to table the updated project submission by Ellicott Development at 760-790 Center St. to the October 13, 2026, meeting with the following requested information:

1. Specs on the iron fence.

2. Specs on the gazebo to fit into the Historic Village of Lewiston.

3. Calendar for when landscaping plans will go into full effect.

4. Specs for the propane filling station.

5. Design for the loading dock door to match the windows so it doesn’t look like an industrial garage door.

NEW BUSINESS

475 Ridge St. – KP. Esthetics Sign – Application for Certificate of Appropriateness 06-2026

A motion was made by Rita Geiben seconded by Chris O’Hara and passed unanimously to approve the KP. Esthetics Sign Application for Certificate of Appropriateness 06-2026 as presented.

550 Center St. – Coppins Service Center – Repair Façade – Application for Certificate of Appropriateness 07-2026

Architect Jim Fittante explained the building had some wind damage a couple months ago and large portions of the concrete masonry blocks fell off the top front of the building. The

and the historical block that is left below it would not be able to support new concrete block up above it. We are proposing a historical look that will be a Board and Batten, Hardie Board type or equal product. We will keep the same colors, and the Pegasus will be going back up too.

Pete Coppins said you are not going to have two different painted stripes under the new part anymore. It will be one stripe painted either white or gray.

David Giusiana said I don’t understand adding vertical elements to a horizontal structure. I’m troubled by the vertical elements.

Loretta Frankovitch agreed with Giusiana and said the horizontal might be the way to go and you can do Hardie Board horizontal.

A motion was made by David Giusiana seconded by Rita Geiben and passed unanimously to approve the concept of the design for the step façade, allowing the structure to be constructed currently but with no cladding of that structure. Jim Fittante is to resubmit the Application for Certificate of Appropriateness 07-2026 at the October 13, 2026 meeting with a new horizontal design for the siding and a final rendering to show all the paint colors and Pegasus intact.

OTHER

469 Plain St. – Lewiston Museum – Deck and Stair Replacement – Application for Certificate of Appropriateness 08-2026
A motion was made by Loretta Frankovitch seconded by Chris O’Hara and passed unanimously to approve the Application for Certificate of Appropriateness 08-2026 at 469 Plain St. to replace the existing wooden deck and stair boards including the stair risers with Dark Roast Timber Tech composite boards as presented. The railings will remain white. Pete Coppins abstained.

DISCUSSION

Orchard Park – Tax Abatement
Loretta Frankovitch stated she would like to move the Orchard Park – Tax Abatement discussion to the October 10, 2026, meeting. Rita Geiben is going to do more research on this subject.

ADJOURNMENT

A motion was made by Rita Geiben seconded by David Giusiana and passed unanimously to adjourn the meeting at 6:54pm.

Donna Cassick