

PRESENT Loretta Frankovitch, Rita Geiben, Peter Coppins, Jim Fittante, David Giusiana and Secretary Longwell

PUBLIC HEARING Loretta Frankovitch opened the public hearing at 6:00pm on the advisability of Sec. 15-105 (c)(5) of the Criteria and procedure for designation of buildings, sites or districts; for local designation of 475 Ridge Street, Lewiston NY 14092, Tax ID #101.10-2-60

Tom Collister, the Lewiston Museum Curator, presented to the Historic Preservation Commission the information on the house that he was able to find.

Collister said that the title search he requested was only the property at 475 Ridge Street not the structure on the lot.

Collister told the commission the following:

“The home in question could be as old as 1873 and built by Amos Tryon famous early settler and business man. There is no indication he ever lived in it and I would guess it was a barn type structure for storing his goods for the many businesses he owned. Or he could have built the house and rented it out. The house could have been built by Reverend David Eddy in 1893 as the map shows a building on the property as well. We do not have any helpful family history on file for the Eddy family. The house was there by 1919 per the tax records showing a house, garage, and out buildings owned by Martin Hasselbeck. No family history on file for him either.

1926 tax records show Tony Antolene has 2 houses on lot 249 which is about the time Alan Johnson said it was moved from Tuscarora to Ridge Street.

Border Patrol was formed in 1924 and could have used the house for a year or more until their new house was built. Newspaper articles from 1938 state they were closing their Lewiston home which they built on the river between Youngstown and Lewiston. The picture shown of that house is a different house than 475. It has a side entrance and no dormers like 475. I believe they are different houses for that reason and the fact that it wasn't closed until 1938 and that 475 was on lot 249 by 1926.

Other than the fact that this home is over 100 years old and a story that the Border Patrol used it for a very short time during prohibition, I cannot find any other history of this house “

Mayor Welch told the commission that the house is currently listed to be sold, if its gets designated that could cause a problem with the sale.

Rita Geiben said this building has a lot of history, it is in very good shape, I believe it should be designated historic.

Mayor Welch said you need to know the specific history to designate it.

Geiben said she believes there is enough information to locally designate the property.

Loretta Frankovitch called the public hearing to close at 6:24pm

CALL TO ORDER Loretta Frankovitch called the Historical Preservation Commission meeting to order at 6:24 PM with the Pledge of Allegiance.

MINUTES Peter Coppins made a motion to approve the minutes from December 13, 2021. Rita Geiben seconded the motion and the motion passed unanimously.

OLD BUSINESS Frankovitch asked Jim Fittante is there are any updates with 870 Center Street. No updates at this time.

Frankovitch asked Fittante is there are any updates with The Frontier House. Fittante told the commission everything has been approved and they are working on it.

NEW BUSINESS **Big Yellow House – 475 Ridge Street**

Jim Fittante stated it's not just the structure but preserving that whole area. Fittante said he has been in the house multiple times and has almost all the original wood features.

David Giusiana said I don't agree that we have enough information to designate other than it is 100 years old. Like the Mayor said if the new owner wants to do anything to the building the plans will still have to go through HPC, Planning and the Village Board.

Frankovitch said the commission can designate on the basis of the site to maintain the character of the area. Frankovitch said at local level there is enough information to designate. Date of erection and period of historical significance – presentation by Tom Collister, Curator, Lewiston Historical Museum, about varying dates and possible points in history where the building was situated and how it would be used.

Architectural style – discussion of differences in photos, noting differences in windows, doors, and dormers, possible reorientation of house.

Scarcity of the type or period in the village – discussion of depleted housing stock, not wanting to lose any more historical structures, especially in that area.

Quality of design, integrity of the original design, present condition and appearance –discussion regarding exterior and interior design features and intact woodwork.

Collective merits and interrelationship of neighboring properties – discussion of its proximity to the Peace Garden, the Little Yellow House, and the Frontier House.

The Commission took into consideration the property itself and its relation to other historical properties in the village, and heard from both Tom Collister, Curator, Lewiston Historical Museum, and Russ Piper, Village Historian, who both felt that the property should be locally designated as historic.

For the above reasons, the Historical Preservation Commission recommends that 475 Ridge Street be designated as a local historically significant property.

Tom Collister said perhaps overtime we can find more information but at this point I have looked through all the files the museum has on the families and property.

Mayor Welch said she has talked to Attorney Leone and the village can put in the contract that the buyer cannot demolish the building.

Rita Geiben made a motion to locally designate 475 Ridge Street. Jim Fittante seconded the motion and the motion passed with the following votes:

Jim Fittante	Yes	David Giusiana	No
Peter Coppins	Yes	Loretta Frankovitch	Yes
Rita Geiben	Yes		

OTHER

Code book revisions

Frankovitch is working with Preservation Buffalo Niagara (PBN) on the wording and updates to the code. PBN told Loretta that the appeals section in the code is unclear. Going forward for appeals the process will be:

New Certificate of Appropriateness – if just revising the plans would go back to HPC

Financial Hardship – Appeal will go directly to the Village Board

Appeal for Designation – if the homeowner wants to be removed from the Designation list they will appeal to the Village Board.

Historic Preservation Commission

January 10, 2022

ADJOURNMENT A motion to adjourn the meeting was made by David Giusiana and seconded by Rita Geiben. The motion passed unanimously and the meeting was called to close at 6:54 PM.

Stephanie Longwell, Secretary

Addition to meeting minutes: The following was sent to the Village board on Jan. 15, 2022

Letter from Commission Chair Loretta Frankovitch to the Village Board of Trustees regarding 475 Ridge Street:

“To: Mayor, Trustees, Attorney, Historic Preservation Commission Members

From: Loretta Frankovitch, Chair, Historic Preservation Commission

Date: January 15, 2022

RE: 475 Ridge Street, Lewiston, NY

On Monday, January 10, 2022, the Lewiston Historic Preservation Commission held a public hearing and met to discuss the local historic designation of 475 Ridge Street, Lewiston, NY. After much discussion, the Commission voted 4-1 to designate this property.

As I will be out of town on Tuesday, January 18, 2022, I am writing this memo to clarify any confusion.

Local designation is outlined in Sec. 15-105 of our village code. The procedure (c), including a public hearing and all notices, has been followed by Village staff members. I do agree with Mr. Leone that because the Village owns the property that any sale must include mention of this historic designation and that an additional public notice be given to comply with state law. This notification is the responsibility of the Village.

The evaluation of the property’s historic significance, as is necessary in Sec-105 (b), proceeded as follows:

- Date of erection and period of historical significance – presentation by Tom Collister, Curator, Lewiston Historical Museum, about varying dates and possible points in history where the building was situated and how it would be used.
- Architectural style – discussion of differences in photos, noting differences in windows, doors, and dormers, possible reorientation of house.
- Scarcity of the type or period in the village – discussion of depleted housing stock, not wanting to lose any more historical structures, especially in that area.
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