

# OHPC

## Special Virtual Public Meeting Minutes

February 11, 2021

Virtual Go to Meeting

- **Call to order** at 7:06 PM

**Attendance:** Present: Commissioners Bigsby, Overhiser, Kennedy. Absent: Knickerbocker and Gates. Quorum Present. Also present was Village Trustee Liaison Laura Spencer Eberly. Mayor Mike Baratta signed on as original “host” and turned hosting over to Chair Bigsby before meeting started.

- **Public Attendance:** Applicant Rick Shimer
- **Public Comments:** none
- **COA Review for application # 202124-3, 442 Front Street,** Rick Shimer Property owner (ab Commissioner Overhiser motioned to approve the following Findings of Facts:

Pursuant to Village of Owego Code Chapter 126: “Preservation” adopted 2/19/2019.

OHPC APPROVED WORK for application # 202124-3 from FOF: The Circa 1890 house at 442 Front Street is the last property on the eastern border of the Central Owego Historic District and is the first to welcome people entering the Historic District from the busy State Highway route 17C. The property owner plans to rehabilitate the house to “a very high condition” has laid out a plan “to completely replace and repair any of the damaged parts of the exterior of the house seen from the street-view with the same type and same or better-quality wood” and is “specifically using more expensive materials to mirror the same wood products originally used” (letter to OHPC 2/5/21). All wood is painted so certain woods will be used for their exceptional qualities for specific applications. Plans for the **wrap around front porch** on the N and E elevations: interior needs very little repair; repair and replace deck boards with like material (NE White Pine or Cedar Lumber); reinforce stone foundation square up to house by using concrete over current concrete; replace soffit panels under the porch with sanded wood; replace unsound additional porch components with matched pine/cedar components; steps will be replaced by regular pine boards; pillars are not in need of repair; railing - rim of the front porch will match existing material using same material; the only rail is a very small 3’ non-original ( maybe 10 years old) round rail; railing design is currently standard dimensional lumber ( not custom) and will be replaced with same dimensional lumber. Plans for the **side porch on the SE elevation:** replace all deck boards with White Pine or Cedar Lumber; reinforce stone foundation square up to foundation of house with concrete over concrete; replace posts with NE White Pine or Cedar; replace railing with NE White Pine or Cedar; replace steps with regular pine boards; replace and replicate architectural elements along roofline with wood material where possible; repair roof with like material; **Siding** will be repaired, and damaged parts replaced with cement board like materials and glazed to be uniform. **Windows** will remain the same, keeping the current styles; glass will be replaced as needed; wooden frames will be sanded, and damaged wood will be replaced with wood where possible. **Roof** : porch roofs are simple 2 to 3 part mono truss configuration with wood covering, are not

custom and are not in need of replacement; 75 % of house roof is five years old and has asphalt shingles; roofs will be repaired with like materials, if necessary. **Back Porch** (out of street view on S elevation) planned work: replace all deck boards with NE White Pine or Cedar; reinforce stone foundation square up to house foundation by concrete over concrete; replace posts with Pine or Cedar; replace wood railing and balusters with NE White Pine or Cedar; replace stairs with Pine or Cedar; roof will be replaced with like materials; porch will have appearance of original porch as much as possible. **Masonry** (out of street view) planned work: to form and replace corner of rear (SW elevation) foundation by using standard concrete that will be flush with the house and will reinforce interior metal bracing which has structurally stabilized the house.

References: **OHPC Design Guidelines 2019**: p. 6 Masonry, p. 7 Siding/Cladding, p. 8 Windows and Doors, p. 9 Roofing and gutters p. 11 Porches/Entryways/Decks, p. 13 Ornamentation

**The Secretary of the Interior's Standards for the Treatment of Historic Properties 2017**, p. 88 Masonry, p. 98 Roofs, p. 102 Windows, p. 110 Entrances and Porches

*Pursuant to the State Environmental Quality Review (SEQR) it has been determined by the OHPC that this proposal constitutes a TYPE II action as defined under 6 CRR-NY 67.5(c). Any additional work or changes not described above will require further review by the OHPC.*

*All work will be conducted according to applicable Village Code.*

Commissioner Kennedy seconded the motion to approve the FOF for the application. All voted in favor of the motion. **Motion passed.**

Based upon the Findings of Facts for application # 202124-3, 442 Front Street, Commissioner Overhiser made a motion to approve a COA for the project. Commissioner Kennedy seconded the motion. All voted in favor of the motion. **Motion to issue the COA passed.**

- **Informal Discussion of ongoing approved projects and/or potential upcoming applications:**

Commissioners engaged in an informal discussion with Rick Shimer about some of his prospective COA applications. Flood plain issues were discussed. Trustee Eberly reported that she would forward information about NYS mixed income home renovation. Shimer wanted information about the procedure for donating property to the village.

- Wendy Deis contacted Chair regarding a new **Rotary sign** on 17C E entering Village. This is not in Historic District. Welcome Sign will be a gift from Rotary.
- **Welcome Packet:** Ready to go. Knickerbocker suggested looking at Deed transfers in local papers to record new property owners in the Historic District. We could put the word out on Facebook and as a Press release for contact info for new property owners.
- No OHPC Budget line in Village Budget. Need to get reimbursement through Village Clerk for expenses. It has been recommended by Elaine Jardine that Village Committees (Planning, ZBA) and Commission have a common recording secretary paid by the Village.
- Part-time CEO has been approved to work with full time CEO.

**Adjournment:** 8:06 PM, Respectfully submitted by Nadine Bigsby with assistance from James Overhiser

Next OHPC Meeting March 4, 2021 at 7 PM, Virtual