

OHPC

Public Meeting Minutes

April 1, 2021

Virtual Go to Meeting

- **Call to order** at 7:09 PM

Attendance: Present: Commissioners Bigsby, Overhiser, Deis. Absent: Commissioners Kennedy and Morris. Quorum present. Mayor Mike Baratta signed on as original “host” and turned hosting over to Chair Bigsby before meeting started.

- **Public Attendance:** Megan Griffiths, Team Tioga
- **Public Comments:** none
- **COA applications for review:**

- ❖ **# 202010-1, 194 Front Street, Addendum “The Left Bank”**, Bradford Noble property owner, Megan Griffiths Team Tioga, DRI project for roof repair in kind to be added to original scope of work on application.

COA FOF Addendum:

Bradford Noble, property owner at 194 Front St, has added roof replacement to the scope of work of his DRI project that was originally awarded a Certificate of Appropriateness on October 1, 2020. This roof replacement is a repair in kind. This routine maintenance will consist of removing and disposing of existing roofing material and examining the roof for any structural damage and repair any damage, as necessary. The new roofing material will be a white TPO (Thermoplastic Polyolefin), which is the same material used on the neighboring building at 196 Front St (The Cellar). The entire roof area will be covered with this material. The parapet walls will be capped and flashed with aluminum. The project also includes flashing of eight roof penetrations.

References:

OHPC Design Guidelines 2019: p. 9 Roofing and Gutters

The Secretary of the Interior’s Standards for the Treatment of Historic Properties 2017,
p. 98 Roofing

*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.

Overhiser motioned to approve. Deis seconded. All voted in favor. Motion to issue addendum passed.

- ❖ # 20190328-1, 14 Front Street, One Year Extension until 3/28/2022 for James Morton Property owner.

OHPC APPROVED WORK as a One Year Extension for application # 20190328-1 originally approved 3/28/2019 from FOF:

Tax Map 128.12 313.00. Proposal is to replace the existing asphalt shingle roof on front porch. New roofing to match existing main roof architectural shingles. Timberline shingles in Weathered Wood will be used. Porch floor with tongue and groove flooring that is original to the building. (about 120 years old). Porch repair in kind of front existing fir porch flooring with like flooring on front porch floor only. The substructure will also be repaired. Conduct any repair in kind away from street view of any needed work to the base of the pillars. This might require removal of aluminum cladding that is not original to the house. This work is considered regular maintenance and repair.

References:

OHPC Design Guidelines 2019: p. 9 Roofing and Gutters, p. 11 Porches/Entryways/Decks

The Secretary of the Interior's Standards for the Treatment of Historic Properties 2017, p 98 Roofs, 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.

Bigby made motion to approve. Overhiser seconded the motion. All voted in favor of motion to issue the one-year extension until 3/28/2022 permitted by local preservation ordinance. Motion passed.

- ❖ # 202131-1, 384 Front Street, Anne and Peter Schaeffer property owners,

Pursuant to Village of Owego Code Chapter 126: "Preservation" adopted 2/19/2019. OHPC APPROVED WORK for application # 202141-1 from FOF based upon photos, drawings, and descriptions provided by the applicant.

Front steps on the north elevation will be resized and repaired/replaced with "deeper" steps front to back, secured to the front porch and will be constructed from wood. Handrails constructed of wood will be installed on the east and west sides of these steps and will match existing railings on porch as per photographs. Proposed work for northeast elevation previous "office" porch entry includes adding handrailing to enclose this nonfunctional doorway, creating a "balcony". (Door is currently only used as a window.) Railings will match the existing railings surrounding north elevation front porch and proposed railings to be attached to steps. Historic original slate sidewalk approaching front entrance will be saved and repositioned, as

necessary. Noted for the historic record is the planned installation of an interior multi-flow drainage, sump pump and waterproofing system in the basement. Sump pump outlet pipe will be installed through the basement crawlspace and attached to gutter drain on rear (south elevation) of the house, out of street-view.

References: OHPC Design Guidelines 2019 p. 11 Porches/Entryways/Decks.

The Secretary of the Interior's Standards for Treatment of Historic Properties 2017 p. 110 Rehabilitation of 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.

Issuance of a COA or Village Building Permit does not guarantee SHPO approval for NYS or Federal Tax Credits.

All work will be conducted according to applicable Village Code.

Bigsby made the motion to approve the FOF. Overhiser seconded the motion. All voted to approve the FOFs. Motion passed.

Based upon the approved FOFs, Bigsby motioned to approve the issuance of a COA. Deis seconded the motion. All voted in favor. Motion passed.

- **Minutes March 4, 2021**

Bigsby made a motion to approve Minutes with correction of date for next meeting. Overhiser seconded the motion. All voted to approve. Minutes approved.

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

- "Tioga Trails" – Village CEO/Police has established a no walking/no parking zone for safety issues regarding the façade. Chair spoke with CEO and property owner. Owner is struggling with the finances involved in fixing the interior and exterior issues.
- No news from American Legion on Front Street is considering submitting COA application for electronic sign like the Boys and Girls club. Legion was temporarily closed due to covid. Anticipated meeting never occurred. A project like this needs OHPC and Code approval before installation. This has been conveyed to Legion via John Pidcoe sign installer and Village CEO.
- 442 Front Street work has begun.

- DRI flow chart – Overhiser made suggestions to improve graphic plan on this chart. Bigsby will discuss with Elaine Jardine Tioga County Planner. Chair reviewed anticipated DRI projects which will be presented to OHPC for review. Chart was from Team Tioga.

- **Chair Report:**

- Bigsby reminded Commissioners of **CAMP** download availability for required annual in-service training. One thing learned from webinar was that the Commission can issue an “experimental” COA articulating that it is not setting precedent. Overhiser and Deis expressed concern and caution about ever instituting this kind of COA.
- Advocated for Commission members to write letters of endorsement for Tioga County to be included in the planned **Finger Lakes National Heritage area**. Chair will write letter on behalf of Commission.
- **CLG annual report** to SHPO is due on April 2 and will be submitted in time. This annual report is required to maintain Village’s CLG status.
- Chair attended Preservation League’s window repair and historic tax credit webinars.
- **Pillars of Preservation Awards:** Moved to May 2021 as National Preservation Month
Interview assignments: Overhiser/ David Allen; Morris and Bigsby/John Shafer; Kennedy and Bigsby/ John Spencer; Morris/ Pat Hansen. Overhiser will direct this project and collect interviews and pictures for media. Bigsby will provide Certificates for presentation during interviews. Plaque to be installed in meeting room with names that will be added each year.

- Commissioner Reports:

- Overhiser reported that the NYS budget included funds for historic Tax Credits.

- Public Comments: None

- Adjourned at 8:21 PM

Respectfully submitted by Nadine Bigsby with assistance from James Overhiser

Next OHPC Meeting May 6 ,2021 at 7 PM, Virtual.