

# OHPC

## Public Meeting Minutes

May 6, 2021

Virtual Go to Meeting

- **Call to order** at 7:03 PM

**Attendance:** Present: Commissioners Bigsby, Overhiser, Deis, 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
- **Conversation with Home Depot Representative re:** Window replacement in historic district did not happen due to absence of Christopher Zwierzynski.
- **COA applications for review:**
  - ❖ **# 202056-1, 196- 198 Front Street, “The Cellar Restaurant”** Sandy and Bob Layman owners, Megan Griffiths Team Tioga, DRI Project, Rear Deck and Roofing. SHPO approved work via submitted letter of December 14, 2020 (project # 20PR07811). Waiting for more information on roofing material, TPO (Thermoplastic Polyolefin). Commissioners requested drawings to review so they can see appearance of approved project. Application is incomplete for review. Commissioner Morris motioned to **defer** COA review . Kennedy seconded the motion to defer. All voted in favor of deferral.  
**Application for COA Deferred.**
  - ❖ **# 202156-2, 72 North Avenue, Tim Lounsbury owner, Megan Griffiths Team Tioga, Main Street Grant Project, Needs SHPO Approval for Windows on E and W elevations.** SHPO did not approve Vinyl Window replacements, reiterating wood or metal clad replacement windows. There is an ongoing review by SHPO about the replacement of the non-original windows. Application was incomplete for review, waiting for SHPO final decision. In order to comply with Grant guidelines, the property owners must comply with SHPO review. There was discussion among Commissioners ad Megan Griffiths that incorrect window replacements on buildings on the same street should not be used as the “rule” for new window replacement COA applications. A new correct standard for window replacement needs to be set , moving forward. Property owner is considering removing window replacement from Grant prospectus, leaving SHPO’s approved Storefront “replacement in kind”

intact and financing the windows himself. This strategy would not need SHPO approval, only OHPC approval for the window replacements.

Morris motioned to defer application. Kennedy seconded the motion. All approved.

**Application for COA is Deferred** due to incompleteness.

Megan Griffiths will keep OHPC posted on updates about this application.

❖ # 202156-3, 383 Front Street, Tim and Wendy Deis owners

**Pursuant to Village of Owego Code Chapter 126: "Preservation" adopted 2/19/2019. This Finding of Fact (FOF) for application # 202156-3 is based upon photos, drawings, and descriptions provided by the applicant. The replacement railing on the rear of the 2nd floor on the N elevation will be replaced with wooden spindles and railings which will be painted white to match the front porch railing as per photographs provided in application. The replacement back door metal awning on the N elevation will be removed and replaced with a wooden entry cover which will be painted and shingled with matching roof shingles. The new entry will be similar to one at 260 Main Street and will incorporate scalloped details from the awning over the side porch at 383 Front. Photographs were included with the application. The proposed work is not clearly visible from the street view. This information will be entered into the historic record for the property.**

**References:**

**OHPC Design Guidelines 2019 p. 11 Porches/Entryways/Decks , p.13 Ornamentation, p. 15 awnings/murals/banners**

**The Secretary of the Interior's Standards for Treatment of Historic Properties 2017 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. 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.**

Morris motioned to approve. Kennedy seconded. All voted in favor, except Commissioner Deis (property owner) who abstained due to conflict of interest. Motion to approve FOF passed.

Based upon the approved FOF, Bigsby motioned to approve the issuance of a COA for the application. Overhiser seconded the motion. All voted to approve issuance of the COA, except Deis (property owner) who abstained.

**Motion to issue a COA passed.**

- **Minutes April 1, 2021**

Deis made a motion to approve Minutes with correction of date for next meeting.

Morris seconded the motion. All voted to approve except Kennedy who abstained due to absence. Minutes approved.

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

- Scott Phelps, CEO resigned. Village is advertising for new full time replacement.

Terry Coleman is hired as part-time CEO. Jeff Soules is acting CEO .

- Neon like digital signs are popping up in storefront windows. We will reach out to HOM to discuss signs in commercial part of district. Discussion of doors should be included, too.

- 55 Paige Street rear fence not visible, does not need COA. Owner did reach out to Chair to discuss.

- National Preservation Month is May:

Assigned interviews:

John Spencer by Morris and Bigsby

Pat Hansen by Morris and Knickerbocker

David Allen by Overhiser

John Shafer by Kennedy and Bigsby

Get photos of each recipient. Overhiser will collate interviews into an article for Press. Bigsby will write Press Releases. We will plan reception when things open up post pandemic. To include award of certificates and plaque presentation for DPW office. Next up- building awards in and out of Historic District. Help owners out of district learn how to apply to National Register.

- **Commissioner Reports:** None

- **Chair Report:**

- Wrote recommendations to DRI planned project, “ Arts Park” on North Avenue

- Wrote requested letter of endorsement for a new Grant that Team Tioga is applying for:

National Parks Service Revitalization Sub grant , a block grant for Firehouse, OPD building, “Tioga Trails” and the Elks Mansion.

- Will write letter to NPS advocating Tioga County be included in proposed Finger Lakes National Heritage Area. Encourages all to do the same.

- OHPC Ex-Officio member , Julie Nucci will present at a Preservation Conference in Charleston, SC June 15-17, 2021. She has also written for their magazine and home at 260 Main Street will be cover photo .
- 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.
- Asked Commissioners to reschedule next OHPC meeting on June 3, 2021 to June 17, 2021 due to vacation plans. All Commissioners agreed.
- Public Comments: None
  
- Adjourned at 8:26 PM

Respectfully submitted by Nadine Bigsby with assistance from James Overhiser

**Next OHPC Meeting June 17, 2021 at 7 PM, Virtual.**