

OHPC

Public Meeting Minutes

June 17, 2021

Virtual Go to Meeting

- **Call to order** at 7: 01 PM

Attendance: Present: Commissioners Bigsby, Overhiser, and Morris. Absent Deis and Kennedy. Quorum present. Chair Bigsby signed on using (with permission) Mayor Baretta’s “ Go To Meeting” ID. This meeting was recorded via “Go-To-Meeting”.

- **Public Attendance:** Megan Griffiths from Team Tioga, Ed Morton applicant, Steve DuVarnay applicant
- **Public Comments:** none
- **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).

Overhiser motioned to approve the following Findings of Fact for application # 202056-1. Morris seconded the Motion. Bigsby, Overhiser and Morris voted to unanimously approve the motion. Motion to approve FOF.

Pursuant to Village of Owego Code Chapter 126: “Preservation” adopted 2/19/2019. FOF based upon submitted photographs, architectural plans, and engineering drawings from the property owners, architect Ann Hersh and Melita Engineering. This is a DRI Grant funded project SHPO has already approved the design of this exterior work for this DRI Grant Project in a letter to Megan Griffiths of Team Tioga dated December 16, 2020, #20PR07811. The proposed work is for rear deck and roof work on the 2nd and 3rd floors of the S elevation of this commercial/residential building in historic River Row. The S elevation faces directly onto the Susquehanna River, over the River Walk. This S façade can be seen from the Court Street Bridge crossing the Susquehanna River to the west of the building and by pedestrian traffic on the Riverwalk and on the bridge’s sidewalk. The third-floor deck will be a repair in kind and the roof will be removed. The roof installed will be ATAS Corrugated panel of .032 aluminum. The decking material will be TREX Select Composite. Railings will be TREX Signature Aluminum Railing with square aluminum posts with vertical square aluminum balusters in a black powder coated finish.

The second-floor work will be converted into a walkway to the staircase, rather than an actual deck. New framing lumber will be used and stained. Second and rear brick walls of the second and third floors will be cleaned and painted. Repoint brick as needed. Existing wood trim on windows and doors will be cleaned and painted. New electrical outlets and light fixtures will be installed. Light fixtures will shine light down, not skyward.

References:

OHPC Design Guidelines 2019, p. 6 Masonry, p. 8 Windows and Doors ,p. 9 Roofing, Gutters, p. 11 Porches/Entryways/Decks

The Secretary of the Interior’s Standards for the Treatment of Historic Properties 2017, p. 80 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. 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.

Bigby motioned to issue a COA based upon the preceding FOF for application # 202156-1, 196-198 Front Street. Morris seconded the motion. Bigby, Overhiser, and Morris voted to approve the motion to issue the COA. unanimous decision. Motion passed.

❖ **# 2021617-1, 51 Front Street**, James E. Morton IV and Kari L. Ryder-Morton for residential porch and gutter work

Bigby made a motion to accept the following Findings of Fact for application # 2021617-1. Overhiser seconded the motion. Bigby, Overhiser, Morris voted unanimously to approve the following FOF.

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

FOF based upon submitted photographs, drawings and material samples submitted by the property owners.

Proposal: Rebuild front porch deck substructure at 51 Front Street in PT southern yellow pine with 1x4 T&G straight grain fir decking. Install 1x10 skirt in #2 pine.

Details: Remove existing front porch deck. Install four (4) 6x6 PT posts below existing porch columns. Build new deck to existing deck dimensions (approx. 28’ x 6’ 6”) out of 2x8 PT SYP joists 16” on center on the four (4) posts. Ledgerboard lagged to rimjoist. Decking of 1x4 T&G straight grain fir. Rebuild existing post bases and trim to match existing historic features.

Proposal: Re-install side porch roof on east side of kitchen at 51 Front Street, Owego, NY to match that which existed prior to 1955 renovations. Construction to match existing historic home features.

Details: Build new porch roof over existing deck on east side of home and tie in to existing first floor roof structure (approx. 347”x 60”). Header, trimmed in #2 Pine, to be supported by two (2) 4x4 fir posts, secured over existing deck foundation posts (approx. 9’ on center), packed out to approx. 8x8 and trimmed in #2 Pine to match existing historic side porch header and post. Ornamental trim to match existing side porch. Porch railing and balusters to match existing side porch details. Ledgerboards, tied

to sidewall with lags, rafters of 2x6 KD material, 16" on center. Roof deck sheathing to be ¾" Zipboard, with ice/water barrier installed, aluminum flashing at side walls. Architectural shingle in Owens-Corning Oak Ridge line in Sierra Gray color to match existing roof with woven valley at juncture. Ceiling in 3/8" exterior beadboard sheeting.

References: OHPC Design Guidelines 2019, p. 9 Roofing, 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. 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.

Bigby motioned to issue a COA for application # 2021617-1 based upon the approved FOF above. Morris seconded the motion. Bigby, Overhiser, Morris voted unanimously to issue the COA. Motion passed.

❖ **# 2021617-2, 263 Front Street, American Legion Post 401, LED Billboard for front lawn.**

A thorough discussion was held among the Commissioners and the American Legion Club manager, Steve DuVarney, about the appropriateness of the Billboard as described in the application. The OHPC has explicit guidelines in Chapter 126 of the Village Code regarding digital Billboards in the Historic District. The Guidelines state that sign illumination should be accomplished with exterior lights or spotlights with indirect or subdued lighting preferred. Signs shall be directly lit from separate fixtures focused on the sign and shielded to avoid glare, light spillage onto neighboring properties. The Secretary of the Interior's Guidelines were also cited. Residential properties surround the American Legion property. A family with three children live directly next door to the East Elevation and a residential group home sits directly next to the West Elevation of the Legion Hall. It was explained that based upon the local OHPC Design Guidelines, the design of the Billboard was not appropriate or complementary to this residential neighborhood of the historic district. The application did not fulfill the "principle of compatibility" we are charged with following in our review process. Village Code instructs us that new construction, such as electronic billboards must have "visual compatibility with surrounding properties", maintain area property values as well as the historic character of the neighborhood. We are also instructed to take into consideration the health, safety, and general welfare of the community. The OHPC was concerned with the billboard's distracting impact on

busy state road 17C which is also a popular pedestrian walkway to and from the commercial center of the historic district.

Mr. DuVarney questioned the 9-foot-tall height of the billboard as discussed, but it was pointed out that the measurement was provided to the OHPC by the Legion's own contractor in application documents. He also asked that we "Do all we could do for Veterans. We cannot do enough for them". When asked by Chair Bigsby if Mr. DuVarney would like to live next door to such a Billboard on a neighbor's lawn, he responded that "if it helped Veterans, I would". He also requested that he be sent a copy of the FOF, which Chair Bigsby would do as with all applications.

Morris motioned to approve the following Findings of Fact for application # 2021617-2. Overhiser seconded the motion. Bigsby, Overhiser, Morris unanimously voted to accept the FOF. Motion to accept FOF passed.

Pursuant to Village of Owego Code Chapter 126: "Preservation" adopted 2/19/2019

Finding of Facts (FOF) based upon submitted application, photographs and contractor plans

Sign Proposal: For the installation of a two-sided LED Electronic Billboard on the front lawn of the Legion building at 263 Front Street (State Route 17C). This commercial property is zoned R-2 and is located in a residential street of the Historic District. Residences surround this property. Directly to the West of the Legion property is a residential group home. Directly to the East of the Legion Building are two family homes, one behind the other and use a shared driveway. The proposed sign measures 9 feet above ground. Displayed 5 feet off of the ground, measuring 20.5 inches x 65 inches, the static top part of the sign has a blue background with gold lettering "American Legion Post 4010". Above that lettering is a "badge" of the American Legion National Logo. The bottom part of the sign is a 2-sided digital LED display Board measuring 27.50 inches X 66 inches. The sign is capable of displaying very bright moving imagery. The sign is comprised of a LED Backlit Cabinet W/ translucent Lexan Polycarbonate Facing. The electronic message center is controlled by computer.

References: OHPC Design Guidelines 2019, p. 15-17 Signs/Awnings/Murals/Banners

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 made a motion to deny issuing a COA for application # 2021617-2 based upon the previously approved FOF. Overhiser seconded the motion to deny. Bigsby, Overhiser, and Morris voted unanimously in favor of denying the issuance of the COA. Motion to deny passed.

❖ **# 2021617-3, 32-34 Lake Street, “Local Utopia”, Joe Skovira commercial property owner, Jeffery Smith Architect, sign review.**

Overhiser motioned to accept the following Findings of Fact for application # 2021617-3. Morris seconded the motion. Bigsby, Overhiser, Morris voted unanimously to approve the following FOF. Motion passed.

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

FOF based upon submitted application, contractor and architectural plans and photographs submitted by the property owners.

Sign Proposal: Proposed sign is for the center glass window of three panels on the 34 Lake Street (W) Elevation of “Local Utopia’s” proposed wine bar. The sign states the name as “Leonardo’s Wine Bar”. There is front facing head of an adult male lion above the wording. This sign will be comprised of a decal or will be painted onto the window in the color choice of the owner. The approximate size of the sign is an approximate 3.5-foot square.

References: OHPC Design Guidelines 2019, p. 15-17 Signs/Awnings/Murals/Banners

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 a motion to issue a COA for application # 2021617-3 based upon the previous FOF. Overhiser seconded the motion. Bigsby, Overhiser, Morris voted unanimously to approve the motion to issue a COA. Motion Passed.

- **Approval of Minutes May 6, 2021**
Bigsby made a motion to approve Minutes. Morris seconded the motion. Unanimous decision to approve. Motion Passed. Minutes approved.
- **Approval of Minutes May 20, 2021**
Special Meeting. Morris motioned to accept Minutes. Overhiser seconded the motion. Unanimous decision to approve. Motion passed. Minutes approved.
- **Informal Discussion of ongoing approved projects and/or potential upcoming applications:**
 - Corning Architect Ann Hersh who rehabilitated the Gaffer District is working on two DRI projects. Bigsby has been communicating with her about Historic District and SHPO procedures and guidelines.
 - Trustee Rusty Fuller called about questions about COA procedure for his North Ave commercial building’s Main Street Grant rehabilitation. Referred to Team Tioga.

Also asked questions about window replacement in OPD building. OPD is part of a Team Tioga Grant application.

- Rehabilitation Support Services director Diane Brown called to ask questions about painting their Main Street Office Building and their Group Home on Front Street next to the American Legion. Referred to Brittany Woodburn at Team Tioga about painting grants. Discussed COA procedure.
- Historic Ma
- **New Business : None**
- **Old Business:**
Pillar awards: Finish interviews ASAP. Put Reception on Calendar.
- **Commissioner Reports:** None
- **Chair Report:**
 - Working with Becca Maffei from Tourism to include new Historic Boundary markers to replace old brown ones and to add one for North Avenue. No need to refurbish old markers which have incorrect name and dates.
 - Bigsby wrote detailed letter of support for the inclusion of Tioga County and Owego in the proposed Finger Lakes National Heritage Area. Emphasis placed on Historic District and historic significance of Tioga County and Owego. Owego is the “Gateway” to the Finger Lakes.
 - Wrote requested letter of endorsement to the NPS 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.
- Public Comments: None
- **Next meeting will be back on regular schedule on July 1, 2021, at 7 PM, place TBD**
- Adjourned 8:24 PM, motioned by Morris. Seconded by Bigsby.

Respectfully submitted by Nadine Bigsby with assistance from James Overhiser.