

Owego Historic Preservation Commission

OHPC

Public Meeting Minutes

August 6 at 7:00 PM

Virtual Meeting via Go To Meeting

- **Call to order** at 7:10 PM
- **Attendance:** Commissioners Bigsby, Overhiser, Kennedy, Knickerbocker, Absent Gates due to work conflict, Mayor Mike Baratta, Trustee Laura Eberly.
- **Public Virtual Attendance** -Applicant Joshua Whitmore, Applicant Bill Gates, Team Tioga Megan Griffiths.
- **Public Comments** -none
- **Applications for COA**

202086-1, 240 Main Street residence, Bill and Debra Gates, installation of Backyard Shed.

Property owner Gates withdrew application due to last minute changes in plans. He now plans to position shed out of street view on the south border of the rear of his lot behind swimming pool. Commission determined that these changes did not require a COA based upon Village Law. Commission instructed Gates to confer with Village CEO about installation and flood abatement anchoring as described in Village Code. OHPC will add Shed installation to historic record.

202064-1, Addendum for previously approved COA for 240 Main Street, Bill and Debra Gates, replicate and repair rotted damage to second floor windows on front façade, North Elevation. This damage was discovered during previously approved roof work. Owner will get estimates to custom make decorative elements or will make them himself. This is a repair in kind/ routine maintenance.

Chair Bigsby motioned to approve the following Findings of Facts for Addendum to application # 202064-1.

FOF for ADDENDUM to application # 202064-1

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

Proposed work is for the need for window repair that surfaced during previously approved roof installation. This approval is for the replacement in kind of the decorative architectural elements,

“scalloped work” for the most western window on the second floor of the Northern elevation. Possible identical work might need to be done on matching East window, same elevation. Owner is planning to create and do the work. No window repair or replacement is involved in this addendum.

Commissioner Overhiser seconded the motion. All voted to approve motion to approve Finding of Facts.

COA Addendum: *Commissioner Bigsby made a motion to approve the addition of an addendum based upon the approved FOF. Commissioner Overhiser seconded the motion. All voted to approve the addendum to application # 202064-1.*

References:

The Secretary of the Interior’s Standards and Guidelines (2017) for Rehabilitation p. 88 Wood, Clapboard, Weatherboard, Shingles, and other Functional and Decorative Elements, p. 103 Windows

OHPC Design Guidelines 2019 p. 8 Windows and Doors, p. 13 Ornamentation

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.

202086-2, 54 North Avenue, Roger Katchuk, commercial roof and gutter work

FOF: *Chair Bigsby motioned to approve the following Findings of Facts for application # 202086-2:*

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

The OHPC conditionally approved (according to SHPO conditions 7/16/20) work for application # 202086-2 from Finding of Facts:

- Roof and Parapet Replacement/Repair-Tear off existing roof and replace sheathing as needed. Install insulation. Remove rotted sections of parapet and repair as needed. Install new rubber roof membrane that starts from the inside to the top of the parapet wall. Install aluminum flashing as needed to cap the top of the parapet wall. This process will create a seamless roof to abate water damage and save the parapet.
- Repair North Ave side third floor white crown brick trim and flashing. Re-mortar and repoint loose bricks according to SHPO specifications, remove and replace defective flashing. The mortar used will be industry standard mortar for historic structures. The flashing will match the existing flashing. The loose mortar will be brushed out and refilled.
- Gutters and Downspouts-Remove failing gutter and downspout system at rear of building on second and third levels, and replace with a larger commercial grade (drip edge) system.

References:

The Secretary of the Interior’s Standards and Guidelines (2017) for rehabilitation p.98 “ROOFS”

National Parks Service Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

OHPC Design Guidelines 2019 p.9 "ROOFING/GUTTERS"

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.

Commissioner Kennedy seconded the motion to approve FOF. All voted to approve FOF. Motion passed.

CONDITIONAL COA: Chair Bigsby made a motion to issue a Conditional Certificate of Appropriateness (COA) for application # 202086-2 based upon the preceding approved FOF. Commissioner Overhiser seconded the motion. Commissioners Bigsby, Kennedy, Knickerbocker, and Overhiser voted to approve the issuance of a Conditional COA. Motion passed.

202086-3, 58- 60 North Avenue, Josh Whitmore, Commercial

FOF: ***Commissioner Bigsby made a motion to accept and approve the following Finding of Facts for application # 202086-3***

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

The OHPC conditionally approved (according to SHPO conditions July 9, 2020) work for application # 202086-3 from Finding of Facts:

On the 58 North Avenue side, the nature of the work will include:

- Repoint entire exterior of building
- Replace single pane glass in storefront with energy efficient thermal pane glass and glazing. This will include only replacing the glass. Windows will remain and will not be replaced. As per SHPO instructions stated in letter of July 9, 2020 the property owner will agree that, " the new storefront glazing will retain the existing set-back within the opening, so as to retain its historic appearance." The single pane glass will be removed and the thermal pane will be installed in the same frame. The reveal at the frame may need to be altered slightly (+/- .5 in) to accommodate the thicker glass. This will match an identical upgrade completed on the 60 side in 2012.
- Paint exterior trim, restore all exterior wood doors and repair damaged soffits. The soffits will be a replaced in kind. The existing metal that is rusted through in spots will be replaced with aluminum soffit/fascia at the exact same dimensions, profiles and reveal.

On the 60 North Avenue side, work to be done includes:

- Repoint entire exterior of building
- Paint exterior trim, restore all exterior wood doors and repair damaged soffits
- Replace all glass on existing historic skylight .

References:

The Secretary of the Interior's Standards and Guidelines (2017) for rehabilitation p.103 Windows

OHPC Design Guidelines 2019 p.8 , Windows and Doors

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 Overhiser seconded the motion to accept FOF. Commissioners Bigsby, Overhiser Knickerbocker and Kennedy voted to accept and approve the FOF. Motion Passed.

Conditional COA: Chair Bigsby made a motion to issue a Conditional Certificate of Appropriateness (COA) for application # 202086-3 based upon the preceding approved FOF. Commissioner Kennedy seconded the motion. Commissioners Bigsby, Kennedy, Knickerbocker and Overhiser voted to approve the issuance of a Conditional COA. Motion passed.

Note for the record: Regarding applications # 202086-2 and # 202086-3 which needed SHPO approval for Main Street Grants: There was extensive discussion among Commissioners and Megan Griffiths from Team Tioga about the importance of OHPC receiving all communications between Team Tioga and SHPO to be sure that our approval processes were in synch. Commissioner Knickerbocker shared a lengthy letter expressing these concerns. Ms. Griffiths assured OHPC that we had most of the documentation submitted with the applications, but she would forward any that had not been included. Team Tioga is managing the local approval process for these grant recipients.

202086-4, 48-50 Lake Street Sayed Mohamed, Commercial façade

This application was incomplete. Chair has communicated in writing with property owner and invited him to attend meeting to engage in a conversation with the Commission regarding plans for this property that he has recently purchased. Code enforcement Officer, Scott Phelps is involved with the owner and is keeping Chair informed of the Code situation. Commission did not review this application. Owner did not attend meeting.

202086-5, 244 Main Street, Gary and Nadine Bigsby, porch work

This complete application was not reviewed. Chair Bigsby (property owner) and Commissioner Kennedy (hired contractor) recused themselves. Commissioner Gates was absent, so there was a lack of quorum for this application. This will be postponed until next month's meeting.

202086-6, 27-29 Lake Street, COIF Realty owner, Coughlin & Gerhart, LLP tenants. Signage.

FOF: *Chair Bigsby made a motion to approve the following Findings of Fact for application #202086-6:*

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

The proposed work is for outdoor signage affixed with stud mount to the storefront signboard over the main entrance of the commercial building at 27-29 Lake Street. Tenants are "Coughlin and Gerhart LLP, Attorneys and Councilors". This sign will be created and cut from ¼" aluminum. Overall sign is 68" W x 21.5" H. "Coughlin and Gerhart LLP" will be 8" tall. The "CG" Logo will be 16.5" and mounted onto top of sign. Running the length of the sign at the bottom will be 2" tall letters "Attorneys and Councilors". Fonts will be compatible with the appearance of the historic commercial district. There will be no lighting involved in this sign installation. Signage will be installed according to Village Code.

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 Knickerbocker seconded the motion. All voted to approve the motion. Motion passed.

COA: *Chair Bigsby made a motion to issue a (COA) for application # 202086-6 based upon the preceding approved FOF. Commissioner Overhiser seconded the motion. Commissioners Bigsby, Gates, Kennedy and Overhiser voted to approve the issuance of a COA. Motion passed.*

202086-7, 65 Front Street, Charlie and Sue Munroe, residential, porchwork

FOF: *Chair Bigsby made a motion to accept the following findings of Facts for application # 202086-7:*

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

Proposed work focuses on the porch on the south elevation of this residential property at 65 Front Street. It will include work on pillars, steps, railings, and flooring.

The large, original railings will be removed and re-installed at project completion. Porch will be "jacked up" to its correct pitch and to accommodate correct functioning of the Yankee gutters. Columns will have new bases custom made to be period appropriate and will try to include the unique "bulge" at the bottom as noted in the 1978 Building Structure Inventory Form completed by Cornell University.

Remove Floor & replace with 5/4 Douglas Fir T&G. Concrete Blocks will be removed and be replaced by 6'x6 'posts on footers.

References:

The Secretary of the Interior's Standards and Guidelines (2017) for rehabilitation p.109 "Entrances and Porches"

OHPC Design Guidelines 2019 p.11, "Porches/Entryways/Decks

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 Knickerbocker seconded the motion to approve the FOF. All voted in favor of approving the FOF for application # 202086-7. Motion passed.

COA: *Chair Bigsby made a motion to approve the issuance of a COA for application # 202086-7 based upon the preceding approved FOF. Commissioner Kennedy seconded the motion. All voted in favor of the motion to approve. Motion passed.*

- **Applications for Historic Record:** None
- **Informal Discussion of any prospective applications for future review and updates on past or ongoing projects.** None
- **Approve minutes from June 4, 2020.** Knickerbocker motioned to approve. Overhiser seconded. Bigsby, Knickerbocker, and Overhiser approved. Kennedy abstained due to absence. Motion passed.
- **Approval of July 2, 2020 minutes.** Kennedy motioned to approve. Overhiser seconded. Bigsby, Kennedy, Overhiser approved. Knickerbocker abstained due to absence. Motion passed.
- **Old Business:** none
- **New Business:** none
- **Commissioner Reports** – none
- **Chair Report:** none
- **Public Comments** – none
- **Adjourned** at 8:57 PM

Respectfully submitted by Nadine Bigsby with support from Jim Overhiser

Next OHPC Meeting on September 3, 2020 at 7 PM. Location TBD.