

Owego Historic Preservation Commission

OHPC

Public Meeting Minutes

September 3, 2020 at 7:30 PM 20 Elm Street

(Practicing Social Distancing and Mask Wearing due to Covid 19)

- Call to order 7:30 PM
- Attendance: Present -Commissioners Bigsby, Kennedy, Overhiser, and Knickerbocker; Absent- Commissioner Gates
- Public Attendance: None
- Public Comments: None
- **Applications for COA Review:**
 - **#202093-3, 217 Main Street, Matthew and Linda Laba, Replacement of Windows** (Intentionally placed out of order to accommodate property owners if they attended.)
 - Chair Bigsby made a motion to approve the following Findings of Facts:
 - Pursuant to Village of Owego Code Chapter 126: “Preservation” adopted 2/19/2019
 - The proposed work is for replacement of previously replaced windows that are not original to the house. Replacement windows will be Marvin Ultrex fiberglass composite, double hung 6 over 1 with exterior muntins to appear to more accurate in matching historic era of the house. This window replacement project will also solve a chronic lead paint abatement issue. Leaded glass windows and the restored cupola windows are not to be replaced.
 - References:
 - OHPC Design Guidelines 2019: Windows and Doors p. 8
 - The Secretary of the Interior’s Standards for the Treatment of Historic Properties 2017, Rehabilitation, Windows, p. 102-109
 - *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. Bigsby, Kennedy, Knickerbocker, and Kennedy voted to approve. Motion passed

Chair Bigsby made a motion to issue a COA for application # 202093-3 based upon the approved FOF. Kennedy seconded the motion. Bigsby, Kennedy, Knickerbocker, and Overhiser voted to approve. Motion passed.

202093-1, 244 Main Street, Nadine and Gary Bigsby, Front Porch Repair

(This application was reviewed but a vote was unable to be taken due to a lack of a quorum because of the “conflict of interest” recusal of Commissioners Bigsby and Kennedy. It was decided to postpone a vote until a future meeting.)

This application for a COA is for Porch repair-in-kind/routine maintenance for the porch on the north elevation of the house, which is the main entrance to the C. 1875-76 Mansard Roof house on Main Street. There is also a window on the third floor facing on the northern elevation (not connected to porch) that needs repair because of drainage issues. This application is to fix and ameliorate water damage to the porch caused by run-off issues of the French drains. Typical problems of water damage under the porch’s flat roof have caused the roof to sag and have diverted the runoff onto the porch’s flooring. There is some undetermined damage to the pillar on the NW corner which has been repaired by a previous owner. This repair is obvious but undocumented. There is probable damage to the porch’s E-W wooden support beam extending the entire length of the porch. Comparing today’s porch to the original porch structure and design as seen in an old photograph, it appears that the roofline of the porch was changed to extend more over the front entrance and the pillar configuration was changed, possible with the removal of an original pillar. This undocumented modification is part of today’s problem.

All work planned will use same/in kind materials as damaged.

- to remove and replace in kind rotted floorboards
- to repair/replace in kind the NW corner pillar
- to repair and replace porch foundation as needed
- inspect and replace and repair main support beam of porch as needed
- replace all rotted trim pieces as needed using like materials and identical designs.
- flat roof of porch (currently asphalt sheeting) will be replaced by rubber roofing.
- Porch will be painted using the same color scheme in current use.(cream with maroon trim).
- If skirting needs repair and replacement, it will be done with same pattern and color and materials

- Exterior North Facing window's water damage to the trim and surrounding wooden clapboard siding will be repaired using in kind materials. Original window will remain.
- If Village Code requires the addition of a railing, owners will return to the OHPC for review of period appropriate designs.

Commissioner Knickerbocker exited after review due to illness.

202093-2, 364 Front Street, William and Rita Schweizer, Roof Replacement

Chair Bigsby made a motion 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 # 202093-2 from Finding of Facts:

The proposed work is for complete roof replacement "in kind". All roofing materials are to be stripped to the decking. New underlayment, ice and water, flashing, ridge caps, and architectural shingles will be installed as per Village code. New shingles will be slate colored, Marathon Plus AR manufacturer.

References:

OHPC Design Guidelines 2019: Roofing/Gutters p. 9

The Secretary of the Interior's Standards for the Treatment of Historic Properties 2017, Rehabilitation, Roofs p. 98-101

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. Bigsby, Kennedy, and Overhiser voted in favor. Motion passed.

Chair Bigsby made a motion to issue a COA for application# 202093-2 based upon the approved FOF. Commissioner Kennedy seconded the motion. Bigsby, Overhiser, and Kennedy voted in favor. Motion passed.

202093-4, 348 Front Street, Karen Holm, shed removal and custom-built shed installed as replacement

Chair Bigsby made a motion 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 # 202093-4 from Finding of Facts:

The proposed work is the disassembly and removal of an 10 x 12 Amish type shed at the rear of the property. This shed is to be replaced by a custom built "potting shed" that will be located closer to the house by 10' to align with the grass walk so that it appears to be a small carriage house original to the property. The replacement auxiliary building will incorporate exterior millwork (trim boards, finial, windows, and doors) and salvaged materials original to the circa 1830 historic home. Proposed work will match exterior architectural elements of the main house using like materials and present a proportion to enhance the village streetscape. Total square footage is 160 square feet. It will be 16' x 12' The siding will be shingled siding, matching the house and the roof will be architectural shingles. The doors will be salvaged barn doors.

References:

OHPC Design Guidelines 2019: Site Features p. 18

The Secretary of the Interior's Standards for the Treatment of Historic Properties 2017, Rehabilitation, New Exterior Additions to Historic Buildings and Related New Construction, p. 156

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.

Kennedy seconded the motion. Bigsby, Kennedy, Overhiser voted to approve.
Motion passed.

Chair Bigsby made a motion to issue a COA for application # 202093-4 based upon the approved FOF. Overhiser seconded the motion. Bigsby, Kennedy, Overhiser voted to approve. Motion passed.

- **Entries for Historic Record**

The following information about the two properties was determined to fall under the category of

“routine repair/repair in kind” and did not need a COA review.

29 Ross Street, Kathleen Roos, Fence Installation

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

OHPC entered into the historic record on 9/3/2020:

The proposed work is for the installation of a privacy fence 35’ x 6’, to extend along the perimeter of the backyard. It will meet and match the white privacy fence which was previously installed by a neighbor of adjoining property. The owners might install a similar fence across the top part of their driveway.

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.

48-50 Lake Street, Sayed Mohamed, façade painting and panel repair, removal of old sign lettering on front of newly purchased commercial building.

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

OHPC entered into the historic record on 9/3/2020:

The proposed work is for the repair/removal of damaged or broken ceramic panels on the West and North elevations of the commercial property. The old panels and the new ones will be repainted. The lettering on the large sign on the Western elevation “Owego Market” will be removed. Lettering with name of new restaurant will be affixed to windows on Western elevation. The future addition of another exterior sign attached to building will need OHPC approval.

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.

- **Informal discussion of prospective applications/projects**

Prospective Paige Street renovations and rehabilitations by Rick Shimer. Chair asked Commissioner Overhiser to contact Mr. Shimer to introduce him to historic tax credits.

Matt Laba said he would share a copy of a book about historic preservation that a previous Commission had gifted to new property owners in the historic district. Bigsby said she would contact Mr. Laba about the book.

- **Approval of Minutes from August 6, 2020.** Kennedy motioned to approve minutes as is. Overhiser seconded motion. Bigsby, Kennedy, Overhiser voted in favor. Motion passed.

- **Pillars of Preservation 2020**

Chair Bigsby recommended limiting the awards to persons who helped establish the historic district 30 years ago. This will be done virtually before the end of the calendar year.

- **Chair report:** Bigsby reported managing various phone calls from historic property owners throughout the month. She also attended an informational meeting about a possible new construction project in the historic district. Details were kept confidential due to very early planning stages of the project.

- **Meeting adjourned at 8:45 PM.**

Respectfully submitted by Chair Bigsby with support by Commissioner Overhiser.

Next Meeting of OHPC on October 1, 2020, place TBD.