

OHPC

Public Meeting Minutes

September 9, 2021 (Rescheduled from September 2, 2021)
20 Elm Street, Owego, NY 13827

- **Call to order** at 7: 04 PM

Attendance: Commissioners Present: Commissioners Bigsby (NB), Overhiser (JO), Deis (TD), and Kennedy(BK). Commissioner Morris (PM) absent. **Public Attendance:** Vince Sorrentino (JAX Signs), Commandant Julia Dodge VFW 207 Main Street, Megan Griffiths Team Tioga.

- **Public Comments:** none

- **COA Application Review:**

202156-2, 72 North Avenue, Aaron Lounsbury property owner, façade and window work, Commercial, Megan Griffiths presenting formerly deferred application.

Finding of Facts: NB made a motion to approve the following FOFs. JO seconded the motion. Vote result: 4 ayes – 0 nays. Motion passed.

Findings of Facts for application # 202156-2 based upon submitted documentation of drawings, photos, written descriptions and SHPO correspondence with owner. The circa 1869 building occupies a lot in the commercial North Avenue sector of the historic district. It is now a freestanding structure that has an aluminum framed storefront façade with enameled paneling (circa 1950) on the west elevation first floor. The residential spaces on the upper two floors have a W elevation brick façade with decorative corbelling in the cornice. A stone belt extends along the width of the W elevation between the second and third stories continuing from the sills. The existing storefront is a character defining feature of the building and district and will be retained by “in kind” replacement the two of doors and storefront windows. The siding on the west elevation storefront will be painted and repaired, especially where the siding is rusted at the bottom of the storefront. This storefront is not original. The doors and windows are metal framed.

There are eight windows on the west elevation on the second and third floors above the storefront. The windows were numbered on the application documents as follows: #1,2,3, 4 are on the third floor running in order from N to S. These were originally round headed elongated wooden arched windows that appear to be aluminum replacements apparent in the photos from the 1980 Cornell Survey of the building. These aluminum windows were installed using an exterior “fill in” at the top of the arch. Interior photos show that the current window heights are limited to the height of the dropped ceilings.

The four windows on the west elevation of the second floor are numbered 5,6,7, and 8 in the documents, running from N to S. It is reported that these windows are aluminum replacements, not original. From the street these windows appear to fill in the arch less obtrusively than the windows of the third floor, presenting as period appropriate appearance. Interior photos provided show that the windows are “squared off” to the dropped ceiling.

The eight windows on the second and third floors of the west façade should match or be similar to each other, trying to maintain the character and appearance of the arched windows as much as possible. According to OHPC SHPO, and Sec of Interior Guidelines, windows should be wood or metal clad. In keeping with the requirements of the Main Street Grant Program, OHPC's COA specifics regarding the replacement of the eight windows on the W elevation will be identical to SHPO's final approval for these W elevation windows. In a letter dated June 1, 2021, SHPO approved aluminum windows of a dark color (not white) and that the wood trim would be retained. A bronze color for the aluminum will be used. SHPO also directed that the arched trim around the brick openings should be retained.

Sliding Windows 9,10,11, and 12 on the rear E elevation and 13 and 14 on the W elevation are modern aluminum replacement windows and will be replaced with welded heavy duty vinyl double sliding windows as described in the window specs provided with the application. These windows can be seen from the parking lot. SHPO had conversations with Brittany Woodburn and Megan Griffiths from Team Tioga that conveyed that it was acceptable to replace these rear, non- original, non-historic windows with vinyl replacements. This E and W elevation window work is entered for the historic record. There are no windows on the N or S elevations.

References:

OHPC Design Guidelines 2019 p. 6 masonry, p. 7 siding/cladding, p.8 windows and doors, p. 14 storefronts

The Secretary of the Interior's Standards for the Treatment of Historic Properties 2017, p. 80 building materials, p. 102 windows, p. 113 storefronts

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.

NB made a motion to issue a COA based upon the approved FOFs. TD seconded the motion. Vote results: 4 ayes- 0 nays. Motion to issue COA passed.

- **# 202199-1, 207 Main Street, Glenn A. Warner Veteran of Foreign Wars Owego Post 1371** Sign, Commodore Julie Dodge and Vincent Sorrentino from JAX signs presenting.

Finding of Facts: NB made a motion to accept the following FOFs. JO seconded the motion. Vote result: 4 ayes- 0 nays. Motion passed.

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

FOF for application # 202199-1 for a sign on the 207 Main Street front lawn (South Elevation) of the VFW Post 1371 based upon submitted documentation of JAX Signs contractor Vince Sorrentino and discussion with Sorrentino and VFW Post 1371 Commandant, Julie Dodge. Both were present at review

meeting. This sign replaces a previous electric sign on the same spot that was taken down by order of the Village CEO due to safety precautions. This property is zoned CB, Central Business. The sign is a double-faced internally illuminated LED sign. The lettering in the “pillbox” (VFW Post 1371) will be internally lighted with low voltage LEDs. The main part of the sign measures 6 ft x 8 ft. The addition of the “pillbox” adds another 2 ft to the height. There will be 5 lines of 6” interchangeable copy that will have vandalization protected locked doors. Materials used for the sign will be mostly aluminum with some acrylic of neutral colors as shown in submitted application design plan. As per regular VFW procedures, this sign will be turned off manually at 11 PM closing each night.

References:

OHPC Design Guidelines 2019 p. 15 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.

NB made a motion to issue a COA based upon the previous FOFs. TD seconded the motion. Vote results: 4 ayes- 0 nays. Motion passed.

For the Historic Record

173 Front Street, Tax map #128.08-6-71. Commercial Building façade and window work, Repair -in- kind/routine maintenance. Property owners Lisa Curatolo and Floyd Neal. Submitted letter to NB explaining maintenance and details of ongoing property transfer between Neal and Curatolo. She owns first floor and has permission to paint and do routine maintenance on the south façade. Historic windows will be retained and rehabilitated.

255 Front Street, Rehabilitation Support Services (RSS Inc.) residential group home. Repair in kind/Routine maintenance to front entry stairs on South elevation. NB discussed work with CEO Terry Coleman who will not be requiring a building permit for the work.

Approve Minutes from August 12, 2021

JO motioned to approve, BK 2nd. Vote Result: Ayes: 4 Nays: 0 .Motion APPROVED.

Informal discussion of any past approved COA project progress and potential upcoming COA reviews

- Discussion to remind commissioners about the differences between the previously denied American Legion application for an electronic billboard and the VFW approved sign zoned commercial.

- Architect Alex Duda contacted NB to discuss potential purchase and development of several commercial properties in the historic district.
- **New Business** : Letter to Tioga County Legislature re: demolition of 56 Main Street Front Steps. Commissioners approved letter content and all present signed. Commissioner Morris will sign at a later date. NB will mail.
- **Old Business:**
Pillar awards: interviews complete. JO will write up.
Welcome packet: Bigsby would like volunteers to walk door to door for delivery. We would like to include general village information in the packet.
- **Commissioner Reports:** None
- **Chair Report:** None
- **Public Comments:** None
- **Next meeting** will be October 7, 2021, at 7 PM 20 Elm Street.
- **Adjourned 8:15 PM**

Respectfully submitted by Nadine Bigsby and James Overhiser.