

# OHPC

## HYBRID Public Meeting Minutes

Thursday October 7, 2021  
20 Elm Street, Owego, NY 13827 and Go To Meeting

- **Call to order** at 7: 05 PM

**Attendance:** Commissioners Present: Commissioners Bigsby (NB), Overhiser (JO), Kennedy (BK) and Morris (PM). Commissioner Deis (TD) was absent. **Public Attendance:** via Go to Meeting, Megan Schnabl Team Tioga, Deborah Smith Property Owner, and Timothy Duda.

- **Public Comments:** none

- **COA Application Review:**

# 2021107-1 53- 55 North Avenue, Deborah Smith property owner. Ann Hersh, A.I.A, Architect. Commercial façade work. NYS Main Street Grant and DRI Grant project. SHPO Approved. Megan Schnabl, Team Tioga presenting.

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

**Findings of Facts** for application # 2021107-1 based upon submitted documentation of drawings, photos, written descriptions and SHPO correspondence with owner and Team Tioga.

The circa 1867 building occupies a lot in the commercial North Avenue sector of the historic district among other Italianate Style buildings. Features noted in the Cornell survey of 1977 that could be incorporated into the rehabilitation are first story cast iron posts, corbeled brick cornices, brick dentils under cornice, recessed brick window bays with brick piers between bays.

The project at 53-55 North Ave, has been awarded both DRI and New York Main Street grants to rehabilitate the building. Work will follow Guidelines set forth in the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 p. 193 Storefronts. Work will also follow the Owego Historic Preservation Commission’s Design Guidelines (2019) as well as Secretary of the Interior’s Preservation Briefs listed in references at the end of this COA. Proposed rehabilitation projects include:

1. Brick repointing and repair: All work will conform to preservation brief 2: repointing mortar joints in historic masonry buildings. New mortar will match historic mortar in all qualities including strength, color texture, and tooling. Replace any missing or severely deteriorated bricks with identical shape, color, dimension, texture material. See submitted Elevation drawing details, page 1.
2. Brick cleaning: all work to conform to preservation brief 1: assessing cleaning and water-repellent treatments for historic masonry buildings. The pressure used to clean will be under 100 psi as per details submitted in Elevation drawing details page 1.
3. Brick painting to be compatible with Commercial Sector of Historic District. Formerly painted spots will be “feathered” as described in submitted Elevation Drawing p. 1

4. Second and third floor window replacement on East Elevation. Every effort will be made to retain historic wood windows. Proposed replacement windows will be wood or metal clad wood and will fit original existing openings. Arched shape will be retained. According to OHPC, SHPO, and Sec of Interior Guidelines, windows should be wood or metal clad wood. Vinyl windows are not permitted. In keeping with the requirements of the NYS Main Street and DRI Grant Programs, OHPC's COA approval for replacement of windows will be identical to SHPO's final window approval. Detailed in Elevation Study page 1.

5. Cornice repair to match with materials and appearance; corbels will be repaired with like materials. Corbels that need to be replaced will match in design and material to originals.

6. Storefront repairs, including removing existing glass, bulkheads, doors, obsolete wires, and signs. New bulkhead, glass, and entry doors will be installed. Storefronts are character defining features of individual buildings and of the historic district. As instructed by letters dated 9/20/21 and 9/30/21 from Sloane Bullough, Historic Sites Restoration Coordinator for SHPO, "The historic features of the storefront on the right are retained. This includes the splayed opening. Individual features, such as glass and panels, should be replaced or repaired one element at a time as needed." All disturbed exterior wall, trim, and surfaces will be patched. If cast iron structural posts are revealed, they should be rehabilitated and retained, if possible. Appearance to match Elevation Study p. 1. External lighting will be presented at a later date for review as an addendum to this COA.

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. 193 storefronts**

**The Secretary of the Interior's Preservation Briefs:**

- **1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings**
- **2. Repointing Mortar Joints in Historic Buildings**
- **9. The Repair of Historic Wooden windows**
- **11. Rehabilitating Historic Storefronts**
- **27. The Maintenance and Repair of Architectural Cast Iron**

*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.***

**COA:** NB Motioned to approve FOFs and to issue a COA for 2021107-1. 2<sup>nd</sup> by PM, Ayes 4- Nay -0.  
Approved

- **COA Application Review:**

# 2021107-2, 57-59 North Avenue, Deborah Smith property owner. Ann Hersh, A.I.A, Architect. Commercial façade work. DRI Grant project. SHPO Approved. Megan Schnabl, Team Tioga presenting.

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

**Findings of Facts** for application # 2021107-2 based upon submitted documentation of drawings, photos, written descriptions and SHPO correspondence with owner and Team Tioga.

The circa 1855-1869 building occupies a lot in the North Avenue sector of the historic district with other three-story Italianate commercial buildings built in the last quarter of the 19<sup>th</sup> century. Features noted in the 1977 Cornell Survey that could be incorporated into rehabilitation, include recessed and corbelled openings for segmented arches on the second story and round headed arches on third floor story windows. A cast iron cornice with large brackets (S) was evident. Significant is the remaining unique curved glass storefront display windows which will be retained and repaired in kind. Storefronts are character defining features of individual buildings and of the historic district.

The project at 57-59 North Ave. has been awarded a DRI Grant to rehabilitate the building. Work will follow Guidelines set forth in the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 p. 193 Storefronts. Work will also follow the Owego Historic Preservation Commission’s Design Guidelines (2019) as well as Secretary of the Interior’s Preservation Briefs noted in references at the end of this COA. Proposed rehabilitation projects include:

1. Brick repointing and repair: All work will conform to preservation brief 2: repointing mortar joints in historic masonry buildings. New mortar will match historic mortar in all qualities including strength, color texture, and tooling. Replace any missing or severely deteriorated bricks with identical shape, color, dimension, texture material. See submitted Elevation drawing details, pages 1 - 2.
2. Brick cleaning: all work to conform to preservation brief 1: assessing cleaning and water-repellent treatments for historic masonry buildings. The pressure used to clean will be under 100 psi as per details submitted in Elevation drawing details pages 1-2.
3. Brick painting on formerly painted brick to be compatible with Commercial Sector of Historic District. Formerly painted spots will be “feathered” as described in submitted Elevation Drawing p. 2
4. Second and third floor window repair on East Elevation: Every effort will be made to retain historic wood windows and will follow Preservation Brief 9. Existing wood frames will be repaired and repainted. Windows will be brought back to operational function. Broken glass will be replaced; screens will be replaced as necessary. Detailed in Elevation Study page 2. According to OHPC, SHPO, and Secretary of Interior Guidelines, replacement windows are to be wood, or metal clad wood if windows are

determined beyond rehabilitation. Vinyl is not permitted. Replacements will fit original existing openings.

In keeping with the requirements of the DRI Grant Program OHPC's COA approval for replacement of windows will be identical to SHPO's final window approval.

5. Cornice repair to use matching materials and appearance during repair and painting.

6. First floor Storefront repairs: repair all bulkheads, install new thermopane glass and new wood framing. Repair, paint and add new hardware to existing wood doors to first and upper floors. Repair, patch, paint vestibule to upper floor and ceiling at doors. Appearance to match Exterior Elevation Studies 1 – 2.

Exterior Lighting proposal will be presented at a later date for review as an addendum to this COA.

References:

**OHPC Design Guidelines 2019 p. 6 masonry, 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. 193 storefronts**

**The Secretary of the Interior's Preservation Briefs:**

- **1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings**
- **2. Repointing Mortar Joints in Historic Buildings**
- **9. The Repair of Historic Wooden windows**
- **11. Rehabilitating Historic Storefronts**
- **27. The Maintenance and Repair of Architectural Cast Iron**

*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.*

**COA:** NB Motioned to approve FOFs and to issue a COA for 2021107-2. 2<sup>nd</sup> by BK, Ayes 4- Nay -0.  
Approved

- **COA Application Review:**

**# 2021107-3 , 62-64 North Avenue**, Deborah Smith property owner. Ann Hersh, A.I.A, Architect. Commercial façade work. DRI Grant project. SHPO Approved. Megan Schnabl, Team Tioga presenting.

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

Findings of Facts for application # 2021107-3 based upon submitted documentation of drawings, photos, written descriptions and SHPO correspondence with owner and Team Tioga. The circa 1870- 1889 building occupies a lot in the North Avenue sector of the historic district with other three-story Italianate commercial buildings built in the last quarter of the 19<sup>th</sup> century. Notable features noted in the 1977 Cornell Survey that could be retained or incorporated into rehabilitation include second floor doors opening to alley, Italianate façade with second and third story piers, raised sills and lintels, double hung sashes with 6/6 glass, and a large, bracketed cornice of cast iron. Storefronts are important character defining features of individual buildings and of the historic district.

The project at 62-64 North Ave. has been awarded a DRI Grant to rehabilitate the building. Work will follow Guidelines set forth in the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017 p. 193 Storefronts. Work will also follow the Owego Historic Preservation Commission’s Design Guidelines (2019) as well as Secretary of the Interior’s Preservation Briefs noted in references at the end of this COA. Proposed rehabilitation projects include:

1. Brick repointing and repair: All work will conform to preservation brief 2: repointing mortar joints in historic masonry buildings. New mortar will match historic mortar in all qualities including strength, color texture, and tooling. Replace any missing or severely deteriorated bricks with identical shape, color, dimension, texture material. See submitted Elevation drawing details, page 3.
  2. Brick cleaning: all work to conform to preservation brief 1: assessing cleaning and water-repellent treatments for historic masonry buildings. The pressure used to clean will be under 100 psi as per details submitted in Elevation drawing details page 3.
  3. Brick painting on formerly painted brick to be compatible with Commercial Sector of Historic District. Formerly painted spots will be “feathered” as described in submitted Elevation Drawing p. 3
  4. Second and third floor window repair on West Elevation: Every effort will be made to retain historic wood windows and will follow Preservation Brief 9. Existing wood frames will be repaired and repainted. Windows will be brought back to operational function. Broken glass will be replaced; screens will be replaced as necessary. Details in Elevation Study page 3. According to OHPC, SHPO, and Secretary of Interior Guidelines, replacement windows are to be wood, or metal clad if windows are determined beyond rehabilitation. Replacements will fit original existing openings.
- In keeping with the requirements of the NYS Main Street and DRI Grant Programs OHPC’s COA approval for replacement of windows will be identical to SHPO’s final window approval.
5. Cornice repair to use matching materials and appearance during repair and painting.
  6. First floor Storefront repairs: remove existing glass, bulkheads, doors, protruding roof, obsolete wires, signs. Install new bulkhead, glass, and entry doors. If Iron structural pillars are revealed, they will be retained, if possible. Appearance to match Elevation Study p. 3. External lighting will be presented at a later date for review as an addendum to this COA.

References:

**OHPC Design Guidelines 2019 p. 6 masonry, 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. 193 storefronts**

**The Secretary of the Interior's Preservation Briefs:**

- **1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings**
- **2. Repointing Mortar Joints in Historic Buildings**
- **9. The Repair of Historic Wooden windows**
- **11. Rehabilitating Historic 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.***

**COA:** NB Motioned to approve FOFs and to issue a COA for 2021107-3. 2<sup>nd</sup> by PM, Ayes 4- Nay -0.  
Approved

## **Approve Minutes from September 9, 2021**

BK motioned to approve, JO 2<sup>nd</sup>. Vote Result: Ayes: 3 Nays: 0 . Quorum present.  
Morris abstained due to absence on Sept 9. Motion APPROVED.

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

- Make sure that we get complete diagrams of signs in commercial district, especially side views as to how signs project from building. Barber Shop sign turned out to be shaped more like an awning than we thought it would be.
- Make sure that we refer all signs to CEO for application and approval.
- **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.
- **New Business:** National Alliance of Preservation Commissions is offering a virtual “CAMP” program focused on Resilience and Disaster Planning in Upstate NY on October 15, 9 – 2 PM. OHPC Ex-Officio Julie Nucci is one of the 4 presenters. NB and JO plan on attending. This counts towards annual Inservice for commissioners.
- **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.