

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, January 14, 2014
7:00 p.m.**

**Transcribed by: Helene Rodgville
[Minutes are not verbatim]**

1. Call Meeting to Order
Dennis Hughes: called the meeting to order at 7:00 p.m.

2. Roll Call of Members

Amy Kratz	Present
Dennis Hughes	Present
Kevin Kelly	Present
P. D. Camenisch	Present
Ted Kanakos	Present
Mike Filicko	Present
Mike Ostinato	Absent

3. Corrections/approval of the Agenda
Dennis Hughes: Are there any corrections to this agenda? Did everybody have time to look it over? If you have, I'll entertain a motion.

Ted Kanakos: I make a motion that we approve the agenda.

Amy Kratz: Second.

Dennis Hughes: I have a motion made and seconded to accept the agenda. Are there any questions on that motion? If not, all those in favor say aye. Opposed. Motion is carried.

4. Approval of minutes of November 13, 2013
Dennis Hughes: Has everybody got the minutes from November 13th? We didn't meet in December.

Kevin Kelly: I make a motion to approve the minutes as published.

P. D. Camenisch: Second.

Dennis Hughes: We have a motion made and seconded to approve the minutes of November 13, 2013, as presented. Are there any questions on this motion? All in favor say aye. Opposed. Minutes are approved.

5. Business – Discussion and possible vote on the following:

- a. The application from James and Diane Hake for an addition to the existing structure as noted in the description of work. The property is located at 316

Mill Street further identified by Sussex County Tax Map and Parcel # 2-35-20.08-49.00

Dennis Hughes: Everybody has a copy of the application and in the application the description of work is addition to existing dwelling to include an 18'X34' addition, 12'X16' screened porch and a 16'X24' garage. Do you have a statement or are you ready to entertain questions.

Diane Hake: Entertain questions.

Dennis Hughes: Okay. Everybody has a copy of the plans and everything. There are also materials that they want to us and fixtures, so we'll open it up to questions from the Commission.

Robin Davis: Mr. Chairman, if I may. As you can see from the survey that was submitted, on the back portion of the home you'll see the proposed addition to the home, then next to it there will be a screened in porch and then a garage. They are all basically going to be attached together, not detached, in the backyard of the home. The applicant's have submitted plans of the views of the home and some of the materials that are going to be used on the home and a lot of it's listed on the drawings that you have; a metal roof; part of the home is coming around, they're going to continue the existing siding around and into the screened in porch; then on the other side of the screened in porch, they're going to be putting wood, board and batten on the front portion and then following around the side with vinyl siding. The metal roof.

Unidentified Speaker: Shingle roof. [Unintelligible.]

Robin Davis: Shingle roof. That's right, existing metal, they're going to go with asphalt shingles and you do have a listing for all the materials of the doors, windows and the garage door.

Amy Kratz: I have a question about the existing metal roof. What made you decide to put the shingles, instead of the existing metal like you have it? Are you saying their existing house has metal on the roof; and you're not going to continue that through the whole...

Mike Kelly: I don't know that there's any particular reason. They just chose to go with the shingles. They had options to go metal or shingle; none of the rooves intersect, so it's going to be... It's not like it's going to transfer on the building itself.

Amy Kratz: That makes sense.

Mike Kelly: It will be a clean transition.

Diane Hake: One thing is the noise during rainstorms. I believe that a shingle roof will be a little quieter.

Amy Kratz: I'm just curious about why you wanted to change the roof. It's not that you're not using materials that are in the Code, I was just curious about why you would want to change the material. That's all. That was just the only question.

Diane Hake: I think it was that on a metal roof we hear a lot of noise when it rains and I think we were just more interested in a quiet, more serene,

setting.

Amy Kratz: Thank you Diane.

Diane Hake: You're welcome.

Kevin Kelly: Could you speak to the nature of the windows that are going to be installed, relative to the existing windows, the windows that are on the existing structure?

Mike Kelly: The windows already on the existing structure are vinyl replacements with the grids in them, so basically it's going to be a new construction window, but it's going to be with the vinyl grids on the...

Kevin Kelly: Are those 6 over 6...

Mike Kelly: 6 over 6...

Kevin Kelly: On the existing home?

Mike Kelly: On the existing home. A couple of the windows might end up being 4 over 4; because they're going 2' wide on the back of the house, but it's still going to be a grid pattern, similar to what's there.

Kevin Kelly: Then, could you also address the issue of siding and what type of siding is going to be used, because you're going to have areas where the siding will intersect in some...

Mike Kelly: In the front of the house, where it's going to jut past the existing house, we're going to use the same siding to match.

Kevin Kelly: I saw that in the drawing here.

Mike Kelly: Then we're going to have the screened in porch and then transition where none of the new siding's going to be there and then go to the board and batten; then in the back of the house where it does intersect, it's going to have vinyl siding.

Kevin Kelly: So you're addressing the public view face of the house in terms of two different types of siding being used by the separating effect of the screened porch; is that correct?

Mike Kelly: Yes, as far as the from the garage to the...

Kevin Kelly: So that they're not sharing a common line?

Mike Kelly: No.

Kevin Kelly: In the rear of the house though, do they share a common line, or do they just...

Mike Kelly: They do, an inside corner, where they intersect.

Amy Kratz: I would like to ask another question. Are there any examples of board and batten being used on your street?

Mike Kelly: Around the corner...

Amy Kratz: Right in your neighborhood, I should say.

Robin Davis: The garage that was just approved by the Commission last month, or the month before, was approved for board and batten on the garage; actually I think across, catty corner across the street at 315 Mill Street; I think is board and batten. I think. Or some sort of board and batten; don't quote me on that though. It's the one with the yellow roof.

P. D. Camenisch: Yeah, the one they did down the street was...

Robin Davis: Okay, that was board and batten.

Unidentified Speaker: Also, the one straight across the street from them is board and batten.

Amy Kratz: That's all I wanted to know.

Robin Davis: I think there was some there, yes.

Amy Kratz: I just wanted to know that there are existing... as Code says there are existing other structures that look similar to the board and batten.

Robin Davis: In that whole area, there's a mix of metal roofs, asphalt shingles, board and batten, vinyl siding, dry board... You could probably hit just about any one of those types of siding that is allowed.

Diane Hake: We originally thought of a two-car garage, but the architect that we worked with talked us out of it, because he said it wouldn't go in the neighborhood and it would overpower the house. So this board and batten is not... we intended it to look more like a carriage house, than a garage; so that it would look more historic, even though it was a new structure.

Mike Filicko: Question please? The foundation material. What will you be using?

Mike Kelly: Concrete block and then it will be parged with a stucco finish.

Mike Filicko: Thank you.

Kevin Kelly: Am I correct that the structure will occupy two lots? Is that correct?

Diane Hake: That's correct.

Mike Kelly: They've been combined into one lot.

Kevin Kelly: Into a single lot, but they were separate lots?

Diane Hake: They were.

Robin Davis: Yes at last month's Town Council meeting, just recent Town Council meeting, they got approved to consolidate the two lots; by doing it this way, that was the only way that they could do it, because they're adding something to another lot, which wouldn't be permitted.

Kevin Kelly: Correct.

Dennis Hughes: And it stays within the square footage?

Robin Davis: Correct. Correct. The two lots that were there were non-conforming to the standard codes, because they were 50'X120', or whatever; but they were allowable because they were older lots. Now, by combining the two lots, now they make it 100'X120', so they're conforming to the area and actual frontage.

Kevin Kelly: Thank you.

Ted Kanakos: One quick question. The driveway that's going to go down the side of your house, to the garage...

Diane Hake: Not the side of the house. It will go up from the street to the carriage house and then a sidewalk that goes to the side entrance and to the screened porch.

Ted Kanakos: What will the driveway be paved, stoned, brick?

Mike Kelly: Stone.

Ted Kanakos: Stone?

Diane Hake: Yeah, it will be stone.

Ted Kanakos: Thank you.

Kevin Kelly: Another question, please. Architectural details, shutters, those kinds of things, will they be on the addition, as those that are on the existing structure? Will there be an effort to retain that same sort of look?

Mike Kelly: [Unintelligible.]

P. D. Camenisch: I'd like to ask a question. Why did the architect change the grill configuration of the garage, for your windows? Why didn't he keep them the same as the house?

Mike Kelly: As far as the 6 over 6?

P. D. Camenisch: He's got 4 over 4.

Mike Kelly: The size of it... It's only a 2' wide window; if you put 6 grids in it...

P. D. Camenisch: You've got some small windows on the house though, in the back.

Mike Kelly: I could do 6 over 6.

P. D. Camenisch: Could you do 6 over 6?

Mike Kelly: We can.

P. D. Camenisch: Would that look better? I don't know.

Mike Kelly: I just think you'd get the windows to look a little smaller.

P. D. Camenisch: You might be right. I just wondered why you had changed it.

Mike Kelly: That was the reason for it.

Kevin Kelly: So these windows, obviously we're looking at a drawing that is to scale in terms of distances, but not necessarily the scale in terms of window sizes, relative to the other windows? Is that correct? In other words, if I'm looking at this elevation, I'm looking at the relative width of this window vs. the relative width of this window?

Mike Kelly: Yes, they are similar. It's pretty much to scale. It just gets a little narrower... It's not so bad on that window, but _____ 6 over 6, but the ones in the back of the house are 6' tall and it's only 2' wide _____.

Kevin Kelly: We do have some concerns always with construction, new construction or additions, where it's public view and the part of the home that can be seen from the street, in particular, is in easy public view that there be an effort for additions to conform in type and material to what's existing.

Mike Kelly: **THE SPEAKER WAS NOT NEAR A MICROPHONE. I MISSED ALL OF WHAT WAS SAID.**

Robin Davis: Just as a reference, on your colored drawing of the street scape, there's a back window on the house in the center picture at the top, I just asked Mr. Kelly the size of that, compared to if you look at the windows by the chimney. He said the front window is more in comparison to the window on the chimney, not to the window up here.

P. D. Camenisch: That's what I saw.

Kevin Kelly: I have another question. This is a porch that is contained

within the structure of the proposed building. Is the porch that's being installed, is that consistent in height line, average depth of porches in the community, in the area around that home? Are there other porches that are... I guess my question is, does this feel more like a porch that's being called a porch, or does it feel more like a part of the house, that's simply being used as a porch? Does that make sense to you?

Diane Hake: Ben and David's house, theirs is in the back, but it's going to be very similar. They're a neighbor.

Kevin Kelly: I always go over and look at them, at the houses in the area before.

Mike Kelly: Yeah, they're similar type of construction on the screened porch...

Dennis Hughes: The porch you're talking about screened, is that going to be like the vinyl with screens, or is it going to be wood and screens?

Diane Hake: Wood and screens.

Dennis Hughes: Wood and screens.

Mike Kelly: It's going to be pressure-treated wood, with the stops and then the screen panels that will be able to be removed and re-screened.

Dennis Hughes: Because I see the door says it's going to be wood too.

Amy Kratz: I only have one more question. The back of the house, where you are building on the back of the house, I just want to make it clear in my mind, that structure is going to have the same siding; it's going to have this Main Street siding. Am I correct? Like the existing home?

Mike Kelly: Yes.

Amy Kratz: Okay.

Mike Kelly: Well the existing is wood, but it's going to be clapboard.

Amy Kratz: Yes, but it's going to be more similar to the existing home?

Mike Kelly: Yes.

Diane Hake: Correct.

Amy Kratz: Okay, that's what I just wanted to clear up. I would like to make a motion that we accept their application as they have stated, that they are going to make an addition to the existing dwelling to include an 18'X34' addition, a 12'X16' screened porch and a 16'X24' garage. I would like to move that we approve that.

Ted Kanakos: I second that.

Dennis Hughes: Okay, we have a motion made and seconded to approve the application, as presented. Are there any questions on that motion? If not, we'll do a roll call vote:

Mike Filicko	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve
P. D. Camenisch	Approve
Ted Kanakos	Approve

Dennis Hughes: Your application has been approved. See Robin.

6. Adjournment

Dennis Hughes: Can we have a motion to adjourn?

Amy Kratz: I would like to make a motion to adjourn this meeting.

Ted Kanakos: Second.

Dennis Hughes: All in favor say aye. Opposed. We are so adjourned at 7:21 p.m.