

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, March 11, 2014
7:00 p.m.**

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

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

2. Roll Call of Members

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

3. Corrections/approval of the Agenda
Amy Kratz: Are there any corrections to this agenda? Can we get a motion to approve the agenda for today.
Kevin Kelly: So moved.
P. D. Camenisch: Second.
Amy Kratz: All those in favor say aye. Opposed. Motion is carried.

4. Approval of minutes of February 11, 2014
Amy Kratz: They are not available to us at this time. We will have to review them next month.
Ted Kanakos: I would like to make a comment on the approval of these minutes; although we don't have them, I do recall it was Irish Eyes, was the big issue that came before us the last time?
Amy Kratz: I wasn't here the last time.
Kevin Kelly: That's correct.
Ted Kanakos: And what had happened is that we found some discrepancies between the plans that they had submitted and what they were actually going to do. By the end of that meeting, they had agreed to make some changes and they would submit those changes to Robin. Have they done that, Robin?
Robin Davis: No, not at this time. They've not submitted for the building permit yet. They were going to do that at that time.

Ted Kanakos: They're still going to do it?

Robin Davis: Yes, correct.

Ted Kanakos: Do we get copies of that, what they hand in, because it should have been part of the original package?

Robin Davis: I will tell you that the original packet goes on record at Town Hall.

Ted Kanakos: Okay, thank you.

Amy Kratz: So there is no approval of the minutes at this time.

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

- a. The application from Tammy & Bill Jones for the removal and replacement of the fencing on the property located at 118 Broad Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-81.00

Amy Kratz: Tammy and Bill, would anyone like to do a presentation of what you would like to do with your fencing? Would you like to say something?

Tammy Jones: No, it is all in the packet.

Amy Kratz: It's all in the packet. Has everyone had a chance to review the packets? We have received your packet. It looks like it's all in order. Are there any questions for Bill and Tammy?

Kevin Kelly: I would call the members of the Commission to the following sections of the Code that seem to pertain to this application. The first being on Page 56 of your Revised Code, Part 220-21, Category is h. Criteria and numbers 2 and 3, the first relationship of exterior architectural features of the structure to the remainder of the structure and/or surrounding neighborhood, including distinctive, stylistic features, skilled craftsmanship shall be preserved, if possible. And then the second is just after it, General Compatibility of Exterior Design, Arrangement, Texture and Materials proposed to be used with other structures contributing to the established character of the neighborhood. Those seem both to apply. Additionally, on Page 58 in that same section, 220-21 in Category i, item 9, Walls, Fences and Gates: materials shall be of a type compatible with the architecture of the Historic District and designated historic properties to which Walls, Fences or Gates would be included or affixed. Natural materials are encouraged. Man made materials similar in appearance will be considered. Those seem to be the parts of the Code that should be considered in determining this application and approval of the application.

Amy Kratz: Do we have a motion or any questions for them?

Ted Kanakos: I make a motion we approve, as presented.

Mike Ostinato: Second.

Amy Kratz: Can we have a roll call vote. Are there any questions about that motion to approve this application for Tammy and Bill for the replacement fencing?

Kevin Kelly: Setbacks and that sort of thing, those are all being maintained and the fence location and so on and so forth. No variances there. No deviations.

Bill Jones: I went to see the Code guy. He assured me everything was okay. I talked to them about it. I'm allowed a 7' high fence, but I'm just going with 6'. No plastic. It's all going to be cedar; some of it will be painted and some won't, but it fits in with the neighborhood, and the pictures and stuff. No, setbacks are fine with him.

Kevin Kelly: Okay, thank you Sir.

Amy Kratz: Since we have a motion to approve Tammy and Bill Jones' replacing of their fence on the property located at 118 Broad Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-81.00, can we have a roll call on the approval of that vote:

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

Amy Kratz: It seems like you have your fence and you can take it down and replace it with the materials in your application. Congratulations.

- b. The application from Myrl & Josephine Powell for the construction of an addition to the rear of the house located at 304 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-107.00

Amy Kratz: Do we have someone to speak to that?

P. D. Camenisch: Madam Chairman, at this point in time, because of a Conflict of Interest, I recuse myself from voting.

Amy Kratz: Okay thank you so much P.D.

Paul Camenisch: I'm going to represent the Powell's for this addition. We plan to do the construction and I also did the design work on it, as well.

Amy Kratz: Thank you, Paul.

Mike Filicko: Madam Chair, I believe you said the address was 30...

Amy Kratz: Did I say 304? I'm sorry. What is it?

Mike Filicko: Well, I have one... I see 302 and 304, so there's a discrepancy there. Let's make sure we have the right property.

Amy Kratz: It says on our agenda and the application 304 Chestnut Street.

Robin Davis: As you'll see probably on the application, it says the applicant lives at 302; so the property that they are working on is 304.

Amy Kratz: Oh, I apologize.

Mike Filicko: Thank you.

Amy Kratz: Thank you for that correction.

Robin Davis: You said it correctly. I think you said correctly, 304, but Mr. Filicko was looking at the...

Amy Kratz: So it is 304 Chestnut Street that we're looking at for an addition to the home and thank you Paul. You can do your presentation.

Paul Camenisch: It's basically an 8X24' addition on the rear of the property. They plan to use as the material list states, they're going to use a vertical vinyl bead board siding. The exterior trim will be a composite on the corners and the windows; just a standard white fascia, vented white vinyl soffit. The roof shingles are just going to be architectural shingles, to match the existing house. The windows are going to be a vinyl window and currently on the existing house, there's no grills, so we just planned to keep the same pattern which is nothing; no grills in the glass and they will be white on the exterior, just like the existing house, with a trim. There's a side entrance door and that's just going to be fiberglass door that will probably be painted, as well. Then standard block foundation. The existing house is mostly brick, but we plan to just put a block foundation with two coats of parge on the back. So we're basically trying to do some features that match with the existing house, but also have it as not quite a separate feature, but it's got a couple of different exterior features that are different.

Kevin Kelly: In the left side and the right side elevations, as well as the rear, there's a dormer. Is that existing, or is that being added?

Paul Camenisch: The dormer is existing. As you can see in the rear picture, so we plan to bring the roof line up...

Kevin Kelly: From under the dormer out.

Paul Camenisch: Yes.

Kevin Kelly: Thank you.

Amy Kratz: Can I ask a question? I don't understand the term parge. What's parge? Coats of parge...

Paul Camenisch: It's just like a stucco of cement that they mix, it's just an additive mix and then they basically cover over the blocks, so you don't see the lines, so it's mostly just a facade to cover that up.

Amy Kratz: Thank you so much. I didn't understand the term. Are there any questions?

Kevin Kelly: Again, members of the Commission, with regard to this application I call your attention again to Page 56, 57 and 58. On Page 56, in Category h. Criteria, items 2 and 3 address the issue, in terms of the architectural features of the structure being comparable to or similar to that of the surrounding neighborhood and then the General Compatibility of the Exterior Design, Arrangement, Texture and Materials proposed, for example, the roof with the matching effort to retain the matching shingles for the roof. On Page 57, item 1, 2 and 3 – Roofs, clearly 1 does, roofs addresses and speaks specifically to roof work. The reason for the question on the dormer, was that's a factor in that one, as well, but that's existing. The type of roof selected should be in keeping with the general style of the

structures to be used on and in keeping with the general scale and style of the neighborhood. Item 2 in that category, Roofing Materials, again, we've addressed that, that they will be similar to those that exist. Siding material, the same way. Consistent use of vinyl, is approved under the Code. And then, Item 7 on that same page, Windows, New Structures or Alterations to Existing Designated Historic Sites and Construction Alterations to Structures, shall have windows that are compatible in appearance to those in the existing structure and surrounding structures. So the determination to not have the grid, is consistent with that. Architectural Details, the term applies to building features as window, door trims, cornices, porches and entrances and those need to be compatible with the structure and/or the architectural features in the surrounding area and they appear to be. For your consideration. Thank you, Madam Chair.

Amy Kratz: Thank you so much, Kevin. I have one question. When you look at the house from the front, will you be able to actually even see this addition? It lines up properly with the house. That's what I wanted to know. And vertical bead board, are there any houses in the neighborhood that have vertical bead board, vinyl bead board?

Paul Camenisch: The house that's right that on the alley between Chestnut and Federal Streets and there's one on Union and Federal Street. So the house that's right behind them on that alley that has beaded vinyl siding.

Amy Kratz: Okay.

Paul Camenisch: Very similar.

Amy Kratz: That's going to go up and down, right?

Paul Camenisch: Correct.

Amy Kratz: Right. So it will look good. It will have the effect of a board and batten kind of effect?

Paul Camenisch: It's a little bit closer than board and batten, so it will be... the lines will be a little bit closer; board and batten is usually about 10" spacing; this is about 4 or 5" spacing, but it's the same type of effect.

Amy Kratz: Same concept.

Paul Camenisch: Right.

Kevin Kelly: Madam Chair, if you look at the rear elevation photograph provided, you can see there is bead board in the existing structure.

Amy Kratz: Oh, okay, let me look at that. Okay, I do see that. Thank you. Does anybody else have any questions? Would someone like to make a motion?

Ted Kanakos: I make a motion we approve the application from Myrl & Josephine Powell for the construction of an addition to the rear of the house located at 304 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-107.00.

Amy Kratz: Do we have a second?

Mike Filicko: Second.

Amy Kratz: Does anyone have any questions on the motion for approval

of this application for 304 Chestnut Street? Can we have a roll call:

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Kevin Kelly	Approve
Ted Kanakos	Approve
P. D. Camenisch	Recused himself

Amy Kratz: Thank you so much. It seems like you have in order and good luck with your house. So basically the application from Myrl & Josephine Powell for the construction of an addition to the rear of the house located at 304 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-107.00 has been approved and you can start work any time you please.

6. Adjournment

Ted Kanakos: Madam Chair, I make a motion that we adjourn.

Kevin Kelly: Second.

Amy Kratz: Any questions on that motion? All in favor say aye. Opposed. We are so adjourned at 7:17 p.m.