

**Town of Milton  
Historic Preservation Meeting  
Milton Library, 121 Union Street  
Tuesday, May 13, 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

Mike Filicko	Present
Mike Ostinato	Present
Amy Kratz	Present
Dennis Hughes	Present
Kevin Kelly	Present
P. D. Camenisch	Absent
Ted Kanakos	No longer on this Commission. He's been appointed to Planning and Zoning Commission. They will be filling our seventh position soon. It has to be somebody within the Historic District.

3. Corrections/approval of the Agenda

Dennis Hughes: Are there any corrections to this agenda?

Kevin Kelly: I move we adopt the agenda, as published.

Mike Ostinato: Second.

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

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

a. The application from Endeavor Lodge #17 for the placement of a shed on the property located at 117 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.08-19.00

Dennis Hughes: Jim Coulbourne and Harold Hess from the Lodge are here. Does everybody have a copy of the information? Do either one of you guys have anything to say or add to what you've already submitted?

Jim Coulbourne: I'm from Endeavor Lodge #17 and this is Harold Hess. We would just like to put an outside shed up there, so we can store some tables and chairs in there. That's basically our... just set it on that back corner there.

Dennis Hughes: Okay. Everybody has a copy of the proposal and the application. Does anybody have any questions of Mr. Coulbourne or Mr. Hess?

Kevin Kelly: Gentlemen, the photographs that were included with the application, those are representative of the type shed that would be installed. Is that correct?

Jim Coulbourne: Generally. It's just a plain shed; no windows and nothing there; but we did take pictures from three different locations. One was Denny's shed there and there's one on the corner of Mill Street and Chestnut Street and the other one was Mill and Walnut.

Kevin Kelly: Thank you, Sir.

Dennis Hughes: Anybody else have any questions? Okay, if not, I'll entertain a motion.

Amy Kratz: I'd like to make a motion that we entertain the proposal for shed on the Lodge lot, as proposed.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded to accept the application from Endeavor Lodge #17. Are there any questions on that motion?

Kevin Kelly: Mr. Chairman, if I may, Section 220-56, part H, Criteria; item 6 and 9 address the application specifically. I'll read the germane section; general compatibility and style, scale, composition, uses and construction of other structures in the neighborhood is expected and the second part of it is that the structure be permitted to expand to the height and yard setback permitted in zoning district, for that particular property. Thank you.

Dennis Hughes: All the setbacks have been met.

Robin Davis: That is correct.

Dennis Hughes: Are there any other questions on the motion? If not, we'll have a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay get your application and you're ready to go. Thank you for the information.

- b. The application from Joseph & Krista Scudlark for the replacement of the section of asbestos siding on the western side of their home with hardy panel vertical siding. The property is located at 407 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-132.01.

Dennis Hughes: Does everybody have the application? In conjunction with the window replacement, already approved, we'd like to remove the existing asbestos siding from the side bump-out and place it with hardy vertical siding. Does everybody remember they were here a couple of months ago, I believe.

Joseph Scudlark: It's been pointed out to me that we're going to probably have to siding around the windows to get them in properly and as long as the state currently allows the homeowner to remove siding themselves, it might be a good idea to just go ahead and take it down in that section, because later on they probably won't allow homeowners; you'll have to get a contractor. It's not a big area; I think I estimated about 175 square feet. It's just one small area where there's still... the rest of the house has other types of siding. So

the style we went with just matches the other side of the house. I looked at hardy plank and even in my opinion, when you match the exposure, it never quite looks like the cedar siding right next to it and I thought it would just look strange, so I thought I was better off to just go with something different; and since we already have it on the other side of the house, it might sort of match up with it.

Dennis Hughes: And that's what you're showing?

Joseph Scudlark: Yes.

Dennis Hughes: This is where it's going to be replaced at?

Joseph Scudlark: The bottom picture is the other side. The top is what's going to be replaced and it would look like the bottom one, is the opposite side of the house, on the east side.

Dennis Hughes: Does anybody have any questions?

Mike Ostinato: You're going to remove the asbestos yourself?

Joseph Scudlark: Yeah.

Mike Ostinato: Wow.

Joseph Scudlark: It's not a big area. You just probably have to wet it down, I've talked to the State already about it; you wet it down, it has to be double-bagged in 6mm bags and numbered with your name; but it's not that much of an area. I would never try to do the whole house, but for that one little section, it should cut off pretty cleanly, I hope.

Kevin Kelly: Mr. Chairman, Section 220-21, on page 220-57, I. Standards, part 3, siding material. The germane part of that is siding including brick, stucco, wood, cement and vinyl can all be considered, but if you should have a traditional appearance, the key section of this is in the profile that fits both the style and the structure and the neighborhood. As the applicant has shown, there are in the neighborhood, not only on the other side of his house, but in the neighborhood a number of houses with wooden batten siding.

Amy Kratz: I would like to make a motion that we accept your application as it states.

Dennis Hughes: I have a motion made to accept the application.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, we'll have a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve.

Dennis Hughes: Okay, you can go ahead. Thank you for the information.

Amy Kratz: Thanks, Joe. Good luck.

- c. The application from Tom King for the replacement of the front entry door on the building located at 302 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-74.00.

Dennis Hughes: We have a copy of it and the description of work is replace existing front entry door and side light with new front door. You're talking about the side light is a little piece and then the door. You just want to put a wider door in?

Tom King: Yes, the way it exists it's like I guess it's a 2/3 and then a 1/3. First let me thank you for seeing me. I know I checked with Robin and we were sliding in under the 20 days and we might have gone over that, so he called some of you guys and we were able to go. So thank the commission members for seeing us. So as we got thinking about this, not only is it tough to find a door like that, we also have issues sometimes with wheelchairs. The wheelchair can't get in there unless one of the kids comes out, unslots the two slots and swings that little side door open, so we thought it might be best to replace it with a single opening door that will allow wheelchair access. It's a wooden door and it will be painted similar to what the door is right now.

Dennis Hughes: Any questions for Mr. King?

Mike Ostinato: I've been in there a million times and I never even noticed.

Tom King: Also, there's about a 1/4" space now. We needed to do this, but the State Board of Health has now, with the last couple of inspections, said you know you've got air coming in, but if you've got air coming in you might have mosquitoes/bugs, whatever, so we needed to do something at some point so that kind of boosted us along there.

Mike Filicko: Is that the original door.

Tom King: Yes and the side windows... Well, I say it is. Up in the attic there are windows that are similar sized that are on each side of the doors; there's big windows and those things are like I said the same size, but they're small panes and I'm not. I've never checked to see if those were windows from way, way back and then these, the ones that we have now... I think the ones that have been there, of course, they've been there a long long time, but the door there's no sign of any other door.

Mike Ostinato: This door will fit right in where the small panel and the door...

Tom King: Right.

Amy Kratz: Sounds good.

Kevin Kelly: Mr. Chairman, in Section 220-21, page 220-57, under Architectural Details; although Mr. King your presentation included an important exception to the standards that we have to adopt and that has to do with ADA compliance and ADA issues and concern, but I want for the record, to put in here that under Architectural Details, the term applies to such building features as window and door trim styles, cornices or metal brackets, porch and entrance balustrades, porch pillars, corner pilasters, gable peak ornamentation, lattice work, traditional panel and louvered shutters in similar details. The applicant shall extend the design motif of the existing structure to any addition and in the case of alteration, this is germane to your application, to an existing structure the architectural details on the exterior shall be preserved. Your intent is to, modestly, but in some degree alter that exterior appearance to the door, in order to put in a more functional door. That small section as I understand your presentation would disappear and a larger door opening would take its place. As I say, that concern is mitigated by Item 7; which is windows in the same section of the instructions which we need to follow and that has to do with alterations to existing designated historic sites and construction or alterations to structures in the Historic District, shall have windows, etc., that are compatible in appearance to those in the existing structure and surrounding structures and a compatibility issue seems to be in your favor; in favor of the application. The ADA concern, in my judgment and for my colleagues on the commission argues for a broad interpretation of Part A, Architectural Details, that is a compelling reason that that architectural detail may not be possible to retain in order to comply. As I say, our own policies, it seems to me, seem to present two different ways of

interpreting your application; that as long as it is consistent with features in the neighborhood that are like it, then that is acceptable. My instinct is to support the application, but I wanted for the record to have that issue be brought forward. Thank you.

Tom King: I understand.

Amy Kratz: I would like to make a motion that we accept Tom and Chris King's alteration of their door to replace existing front entry door and side light, with a new front door.

Mike Filicko: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, we'll have a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve.

Tom King: Thank you.

Amy Kratz: You're welcome. I'm sure it will be classy. What are you going to do with the other door?

Tom King: I don't know. Should we go to the museum?

Kevin Kelly: Yes.

Amy Kratz: That's a cool idea.

Kevin Kelly: Yes, without a doubt. Ally would love that. That's a good idea.

Mike Filicko: When was the building first built, Tom?

Tom King: It was in the late 1600's; like the first third of it; then there was another addition, I'm not sure of the date on that; and then the shed, sort of an addition on the back, might have been in the 50's. It's an old, old... When we renovated that building somewhat in the 80's, we put siding on it and we put the new cedar shake on; well not new, but the cedar shake roof was the metal roof; and looking back what we should have done is the metal roof, so that's probably been on since 1983/1984, something like that. But anyway when we took some of the sides off, we exposed some wooden swing out doors and we weren't sure exactly if that was for delivery, or just for ventilation purposes; there was one on one side and one on two on the \_\_\_\_\_ side and I probably have some thing some in that attic that I ought to bring to the museum.

Kevin Kelly: Mr. King do you Allison Schell, do you know who she is?

Tom King: No.

Kevin Kelly: If you don't mind, I'll give her your number and have her contact you. She's the director of the Historical Society.

Tom King: Okay, that will be terrific.

Mike Ostinato: She'll contact you immediately. She'll want to go up there in your attic. She'll want to go in your attic.

- d. The application from Mary Hudson for the replacement of 17 wood windows on the house with vinyl windows. The property is located at 406 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-36.00.

Dennis Hughes: Mrs. Hudson would you like to speak.

Mary Hudson: I'm the owner of the property at 406 Union Street and I would also like to thank the Commission for squeezing us in at this time, because we desperately need to fix these windows. They have been on there a minimum of 20 years, if not longer and what we'd like to do is replace them with what's there, solid glass over and a solid glass under and they're wood frame and we'd like to replace that with vinyl frame and between the wood rot and insect damage; they're not doing very well and also where there are double panes, the seal is broken and there's moisture between the panes, so they fog up, so they're really serious need replacing. That's it right now. Is that enough? Thank you.

Kevin Kelly: Mr. Chairman, the windows that will be used to replace the existing windows are as you provided in your documentation here, double-hung window, which is one light, over one light; they'll be similar in style then to the existing windows.

Mary Hudson: Yes, as you can see in the picture, they're very plain. One pane up on top and one pane underneath and that's every one of them.

Kevin Kelly: Thank you.

Amy Kratz: Are you going to go with this six over, and six under?

Mary Hudson: No, we're going to put them back just the way they are; one pane over one pane under. It's hard to see in that photograph. They're Andersen windows, top of the line; we wanted the best ones we could get. I wanted this to be the last time I do this. The only time, because they're expensive, but I believe... That six over and six under, that was just a description of the quality of the Andersen window, but not the style.

Amy Kratz: Okay, thank you.

Kevin Kelly: Mr. Chairman, for purposes of addressing the standards within the policy, Windows is the same section as the previous application, 220-21, Page 220-57, Windows, again. New structures or alterations to existing shall have windows that are compatible in appearance to those in the existing surrounding structures; it certainly speaks in favor of the application.

Dennis Hughes: Are you going with additional oak inside?

Mary Hudson: Vinyl inside and out. We were going to get the fake look, wood, but we decided not to.

Amy Kratz: We're just giving you a hard time because you came in a little under the wire. We're just giving you more of a hard time. I would like to make a motion for Mary Hudson's proposal of replacement of 17 windows with 17 vinyl windows as she just stated in her statement and on her application.

Mike Filicko: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion?

Mike Ostinato: 17.

Mary Hudson: It's almost \$9,000.

Mike Ostinato: We did ours, there were 17.

Mary Hudson: The house is desperately in need. I think when I moved in and the \_\_\_\_\_ moved out, it just looked like at some point, maybe 20-25 years ago, they had done all the windows at one time, because they all look so much alike, they're a set and they're long overdue. So we finally got enough money to do it.

Mike Ostinato: I know it well.

Dennis Hughes: Any questions, if not we'll vote on the motion:

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay, you can go ahead.

Mary Hudson: Thank you all very much.

5. Adjournment

Kevin Kelly: Move that we adjourn.

Amy Kratz: Second.

Dennis Hughes: We have a motion made and seconded. Any questions on that motion? If not, all in favor say aye. Opposed. Motion carried. Meeting adjourned at 7:26 p.m.