

**Town of Milton
Historic Preservation Commission Meeting
Milton Library, 121 Union Street
Tuesday, July 13, 2010
7:00 p.m.**

**[Minutes are NOT verbatim
Recording Secretary: Helene Rodgville]**

1. Dennis Hughes called the meeting called to order at 7:00 p.m. and then turned the meeting over to the Commission for a roll call.

2. Roll call of Members:

Michael Filicko
Michael Ostinato
Amy Kratz
Dennis Hughes
Gwen Foehner
Sally Harkins
Kevin Kelly

3. Changes, additions, corrections or deletions to the Agenda

Dennis Hughes: We will have the corrections for approval of the agenda. Does anybody have any corrections they would like to make? If no one has any changes or corrections, I will entertain a motion to approve the agenda.

Amy Kratz: I make a motion to approve the Agenda.

Gwen Foehner: Second.

Dennis Hughes: We have a motion and seconded. Are there any questions on the motion? If not, we will have a roll call.

Michael Filicko	Aye
Michael Ostinato	Aye
Amy Kratz	Aye
Dennis Hughes	Aye
Gwen Foehner	Aye
Sally Harkins	Aye
Kevin Kelly	Aye

Dennis Hughes: The agenda is approved.

4. Approval of Minutes from May 11, 2010 and June 8, 2010 Meeting

Dennis Hughes: As you will see we have the May 11th, which we didn't have last month and the June 8th. We'll look them over. Do we have any corrections?

Amy Kratz: I have a correction on Page 5, where it says Amy Kratz: You can bill... It should say "build bat house". This change has been made on the actual minutes.

Dennis Hughes: Is this the May 11th or June 8th?

Amy Kratz: Oh, I'm sorry. This is Page 5 in the June 8th Minutes.

Dennis Hughes: June's Page 5.

Gwen Foehner: Also on Page 5. I don't know whether anybody said this, but I didn't; up toward the top; there were some in the white house. I didn't say there were bats in the white house?

Note from Helene Rodgville: What was actually said by Gwen Foehner: "You can send them to my house."

Dennis Hughes: I think they were talking about the white house next to it.

Gwen Foehner: But I didn't say that, because I wouldn't have known that.

Dennis Hughes: Okay, so we'll actually strike that item and we'll change Amy's. Okay, does anybody have any other corrections on the June minutes? If not, how about the May? Has everybody had a chance to read them? If there are no more corrections, I'll entertain a motion to accept both sets of minutes.

Gwen Foehner: I make a motion that we accept both the May 11th and the June 8th, 2010 minutes with the couple of corrections on the June 8th minutes on Page 5.

Sally Harkins: Second.

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

Michael Filicko	Approve
Michael Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Both sets of minutes are approved.

5. Business

- a. The applicant, Truitt Jefferson, is requesting approval for exterior renovations to the house located at 201 Federal Street further identified by Sussex County Tax Map Parcel 2-35-20.07-94.00. The renovations include the installation of a new roof, installation of two windows, and removing east side chimney.

Dennis Hughes: So now everybody has a copy of what Mr. Jefferson has submitted, so Mr. Jefferson you can have the floor.

Truitt Jefferson: Let's do the fast stuff first. The chimney, I checked into removing the chimney and building an artificial cap on the top, which is possible to do; but I don't want to do that. It's too costly. I'll just concede the chimney and leave it there. I can work around it. It will be a conversation piece, but it's not going to be a usable chimney, because I'm changing the heat up. I'm not requesting anything for the chimney at this point, unless it causes me some grief; but I don't anticipate that.

Dennis Hughes: Just a second, Mr. Jefferson; that was Item 4 last month; so we're going to remove that from the request.

Truitt Jefferson: It takes a little bit of space inside, but we're not going to worry about that. The roof, this is shingles from Timberline, that will look like that in that color; they have all these other colors; but this color is closest to and would match the color that I plan to put on the house and that's what I have; so I don't know if you want to handle these one at a time. Basically, that's all that I have.

Dennis Hughes: Like we did the last time. There's two items on here. We'll take the first one. So does anybody have any questions of Mr. Jefferson?

Amy Kratz: Could I just state that you say what the color is of those shingles? It doesn't really matter, I just thought for me.

Truitt Jefferson: First of all, I'm color blind.

Amy Kratz: I say they look like slate or gray.

Truitt Jefferson: A gray blue.

Amy Kratz: Yeah.

Truitt Jefferson: Right now I'm planning on the major part of the house will be a blue/gray. That's not completely nailed down; but I want it to look good if it's at all possible.

Robin Davis: I just want it to be known to Mr. Jefferson, that the Commission has no dictation as to any colors that you want to put on.

Amy Kratz: Just for record; I was not saying that you had to have a specific color. I make a motion that we approve the shingles that Mr. Jefferson has put in front of us here to this Committee tonight.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and second. Are there any questions on that motion? If there are no questions, then we will have a roll call vote:

Michael Filicko

Mr. Jefferson, you do meet the requirements of what's in the Town Ordinances, with your shingles; but I'm going to elect not to vote.

Michael Ostinato

Approve

Amy Kratz

Approve

Dennis Hughes

Approve

Gwen Foechner

Approve

Sally Harkins

Approve

Kevin Kelly

Approve

Dennis Hughes: So that's 6 approving and one abstaining. So Mr. Jefferson, you can go ahead with your roof.

Truitt Jefferson: All right, thank you.

Dennis Hughes: Now we'll do the louvers.

Truitt Jefferson: The louvers last time, the Commission voted that I can take them out and put weatherboarding up there; but what I would like to do is to put some light in the attic. And the light in the attic, this is not the side; but if I can find a couple of small hexagon lights to put on each side, to let some light in there, I was going to put one light in the middle; a rectangular; but now that the chimney is there, that's where the chimney is, so I have to go on each side; but I don't want them too big. This is an Anderson window.

Dennis Hughes: Does anybody have any questions of Mr. Jefferson?

Gwen Foehner: Those were the only two things, weren't they, that were not approved, the roof and the chimney?

Dennis Hughes: Yes, the roof and the chimney last time, yes, they were the only two things.

Gwen Foehner: So that's taken care of.

Robin Davis: Yes and Mr. Jefferson requested to add the two windows in there because of the chimney.

Dennis Hughes: Instead of the weatherboarding.

Truitt Jefferson: Right.

Robin Davis: He's going to take the louvers out.

Truitt Jefferson: I want the louvers to still come out; but I'm going to have some light in there.

Robin Davis: So when he puts the weatherboard up; he's just going to request to want to put two windows up there.

Truitt Jefferson: If the board would request rectangular windows, I could use those.

Amy Kratz: I make a motion that we approve Mr. Jefferson's request for octagonal windows where the louvers are and around his chimney, in his attic.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and second to approve Mr. Jefferson's putting the two small windows in, instead of the full weatherboarding. Does anybody have any questions on that motion? And those windows will be made out of the same materials as required by the Code.

Truitt Jefferson: As required by the Code; they may be vinyl windows.

Dennis Hughes: The Code covers that. If there are no questions, then we will have a roll call vote:

Michael Filicko

I think it's a good idea Mr. Jefferson that you're putting light up there; however, I think it would look much

better if the windows were rectangular like the rest of the house. So again I'm going to abstain from voting.

Michael Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: So that's 6 approve and one abstain. So you can go ahead with your changes to the louvers. I think that takes care of item a. We'll move on to Item b.

Truitt Jefferson: All right, thank you.

- b. The applicant, Truitt Jefferson, is requesting approval for the installation of a storage garage on the property located at 416 Union Street further identified by Sussex County Tax Map Parcel 2-35-14-19-33-01.

Truitt Jefferson: Thank you. 416 is rented. The people are supposed to move in on the 22nd. They will make nice residents of the Town of Milton. He was asking where he would put his lawnmower and rakes and shovel. There is nothing on the property; unless you store it outside or put it inside of the house; which is not too good. So I suggested, if the board approves, just to get one of those temporary buildings, that's already built, just have it moved in and sit it on the back corner of the property; 6' in and 6' back; and just let it be. And everybody that looked at it, said you're renting, they said you put something in there, they're going to fill it up with stuff and you're going to have to move it out when they leave. But you have to trust the people a little bit. I used the basics of square thing that looks like a garage, but it's not quite as big as a garage. It's got what I would say a garage door on the front; but if you would rather have it, I can have hinge doors put on there, which would make it look more like a barn. But I was just looking for a place to put stuff.

Gwen Foehner: Is there a driveway going to back to where that is?

Truitt Jefferson: There's the driveway right beside of the house; it's where the driveway's always been; and back where this will go; was where a single car garage always was; the original one that was always back there. I had plans to build a new one back there, but I just decided to slow down on the outgo and just use a temporary one.

Robin Davis: I think, if I'm correct, Mr. Jefferson, probably 2, 3, maybe 4 years ago, they said back there was a mercy demolition done on it because it was falling down.

Truitt Jefferson: Right, it was.

Robin Davis: So there was one back there; there always had been one back there, but it was on its last leg.

Truitt Jefferson: It was a single car garage, is what it was.

Dennis Hughes: Does anybody else have any questions for Mr. Jefferson?

Amy Kratz: Mr. Jefferson, you said that this is like a stick built, one of those ready-made ones.

Truitt Jefferson: This one here happens to come from Georgetown, over there on Route 113; there's a place there north of Milford that does the same thing.

Amy Kratz: So you're basically saying it's going to sit where the old garage was.

Truitt Jefferson: Yes.

Amy Kratz: Okay.

Truitt Jefferson: It'll sit in conformity with the setbacks. The old garage was right on the line; and there was no line between the two properties at that time; but it will sit back 6' this way and come back 6' this way; wherever that puts it.

Amy Kratz: Thank you.

Kevin Kelly: Mr. Jefferson, are you able to give us dimensions, or did I miss that; did you already; approximate dimensions.

Truitt Jefferson: I didn't write them down, but it was not over 18'; it's not the real small but it's not a real big one.

Kevin Kelly: 12'X18' or 12'X16'?

Truitt Jefferson: Yes, something like that? Yes. I'm sorry I didn't get that down.

Kevin Kelly: Thank you, Sir.

Dennis Hughes: Anybody else have any questions.

Sally Harkins: I make a motion that we approve the request for the shed for the property at 416 Union Street.

Gwen Foehner: Second.

Dennis Hughes: Okay, we have a motion made and seconded. Are there any questions on the motion? If not, then we will have a roll call vote:

Michael Filicko	Approve
Michael Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: So the vote is 7 approvals. You can go ahead and install your shed.

Truitt Jefferson: Thank you.

Amy Kratz: Mr. Jefferson, I would like to say, I think for all of us, thank you for making sure that houses are being refurbished and looking nice and keeping things up in Town and thank you also for coming back. I realized last time that you were here was a very frustrating time for you; but I appreciate your coming back and working with us.

Truitt Jefferson: I appreciate the comments from the Committee, because that's what they're here for and like everybody else, I have a stubborn streak; but when people are trying to help you, you get to take the time to get it so it fits.

Dennis Hughes: We do thank you for your time and patience.

6. Adjournment

Gwen Foehner: I make a motion that we adjourn.

Sally Harkins: I second.

Dennis Hughes: We have a motion made and seconded to adjourn. Does anybody have a question on that motion? All in favor say aye. Opposed. Adjourned at 7:20 p.m.