

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, September 10, 2013
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
Amy Kratz	Present
Mike Ostinato	Present
Dennis Hughes	Present
Kevin Kelly	Present
P. D. Camenisch	Present
Ted Kanakos	Present

3. Corrections/approval of the Agenda
Dennis Hughes: Has anybody had a chance to look at the agenda. Are there any corrections or approvals of the Agenda?
Amy Kratz: I make a motion that we approve the agenda, unless there are any questions about it.
Kevin Kelly: Second.
Dennis Hughes: We have a motion made and seconded. Are there any questions on the motion? If not, all those in favor say aye. Opposed. Motion is carried.

4. Nomination/Election of a Secretary
Dennis Hughes: So we'll open the nominations for a Secretary.
Robin Davis: If I may, Mr. Chairman, the Secretary of this committee is just like Planning and Zoning and Board of Adjustment. It's not a big major issue. The Secretary is just responsible of taking some notes and writing a small letter, a synopsis of the meeting that is given to the Council at the monthly meeting. That's all it is.
Kevin Kelly: So these are not literal notes?
Robin Davis: Yes, they're just a small synopsis of the meeting, is what it is.
Kevin Kelly: But not literal notes, not word for word literal notes?
Robin Davis: No, that's done by our transcriptionist and the ones that you'll see that get typed up and approved. It's just basically for something for the Council to have.

Ted Kanakos: Must the Secretary appear at the Council Meeting with these notes, or can they submit them to be read?

Robin Davis: They're usually submitted to me and then I make sure they get put in the Council packets.

Ted Kanakos: Good.

Dennis Hughes: Do you have a nomination?

Amy Kratz: I would like to nominate Ted Kanakos.

Ted Kanakos: Why?

Kevin Kelly: Second.

Ted Kanakos: Why would you do that to me?

Dennis Hughes: We have a nomination of Ted Kanakos. Are there any other nominations? If not, we'll vote on the one nomination. Would somebody like to make a motion to close the nominations?

Kevin Kelly: So moved.

Mike Ostinato: Second,.

Dennis Hughes: We have a motion made to close the nominations for Secretary. Any questions on that motion? If not, all in favor say aye. Opposed. Motion carried. To make it official, we need a vote. So all in favor of Mr. Kanakos to be Secretary. We'll do a roll call vote:

Mike Filicko	Yes
Amy Kratz	Yes
Mike Ostinato	Yes
Dennis Hughes	Yes
Kevin Kelly	Yes
P. D. Camenisch	Yes
Ted Kanakos	No

Kevin Kelly: Thank you, Ted.

Dennis Hughes: Okay, then Ted will be the new Secretary. Motion carried.

Ted Kanakos: It will be a privilege to serve.

5. Approval of minutes of July 9, 2013

Dennis Hughes: Has everybody had a chance to read the minutes? If so, I'll entertain a motion to accept the minutes.

Ted Kanakos: I make a motion to accept the minutes as presented.

Kevin Kelly: Second.

Dennis Hughes: We have a motion and seconded to accept the minutes. Any questions on that motion? If not, all in favor say aye. Opposed. Motion is carried.

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

- a. The application from Norman Cohen for exterior repairs/renovations to the structures on the property located at 306 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-73.00. The proposed

project is detailed in the description of work listed on the application
Dennis Hughes: Does everybody have a copy of the application, the description of work? To install 13 white, vinyl replacement windows, double-hung with 2 over 2 grids; rebuild 7X16' attached rear structure; using painted board and batten siding in metal roof; replace deteriorated 11X12' attached rear structure, with a 20X12' structure, using wooden siding to match and metal roof; move 11X12' structure and repair to the shed; add 4' to bump out at left side of house, using wooden siding to match exterior and metal roof. We'll open it up to questions.

Kevin Kelly: Mr. Chairman, is there a presentation by the architect?

Dennis Hughes: Do you have a presentation?

Norman Cohen, owner of the property: If you like, I could go through it. Would it be helpful if I make a presentation?

Dennis Hughes: Yes.

Norman Cohen: I've never been to this group before. I purchased this property about two months ago. It's the property next to King's Ice Cream, for anybody that doesn't know and it had been on the market for quite a long time. It was in really bad shape. Actually, once we started working on it, it turned out to be in worse shape than anybody could have predicted. What we're trying to do is renovate the building and make it into a house that would be appealing to a family now and at the same time, preserve the outside appearance of the structure, as much as possible. The windows are going to be replaced with white vinyl replacement windows; which now they are 2 over 2; we're replacing them with 2 over 2. If you look at the pictures, the colored pictures, there was a sort of transition structure that had, I guess you'd call it vertical siding on it and then there was a...

Kevin Kelly: Which picture, Sir, are you referring to? We have captions under each of them. If you could just read the caption, that will help us.

Norman Cohen: That was smart of me. Left side rear and rear; the one underneath it. In left side rear, the structure that was right behind the house, we sort of call the transition structure; just basically collapsed. You can see the roof that was on it in the picture below, the picture labeled rear and part of the problem was the way the roof was done on that transition structure; it directed all the water into what people called the summer kitchen; so the summer kitchen just really rotted out.

Kevin Kelly: Mr. Cohen, excuse me. Is the structure that you're referring to that collapsed, is that the one in the left side rear photo that is adjacent to the traffic cone? Is that the piece there with the large single window?

Norman Cohen: Yes. See the one that says rear view, right side? It's the one next to the old oil tank.

Kevin Kelly: Right. Okay, the oil can.

Norman Cohen: That's it and you can see in the picture left side, rear, you see what's happening where the roof is pouring the water into that summer kitchen.

Kevin Kelly: The summer kitchen being the tin roof, the metal roof?

Norman Cohen: Yes, with the little chimney on it, the rear most structure. So, originally we had hoped to be able to use the summer kitchen. It's really in horrible shape and what we're proposing to do is to replace the transition structure, same size, same place, but a different roof configuration that will handle the water; to move the summer kitchen and use it as a shed. We've designed a new structure that comes right up to the chimney. We wanted to leave the chimney where it is and have the new structure abut it and the new structure is wider than the existing summer kitchen and if you look at the elevations, you can see... So the first elevation in the front, you see what... We're hoping that we can move the summer kitchen. It's really in bad shape. It would be in line with the fence, not at the curb. If you go to the right elevation, you can see the new transition, it's got the vertical board and batten and then the replacement for the summer kitchen; that's meant to be a door outside from that part of the structure and you can see the chimney is in the same relationship as it was to the old structure.

Kevin Kelly: Mr. Cohen, if I may interrupt please again. In the front elevation, the structure that is on the right, seems to be in advance of the fence line. Is that correct as you have it there?

Norman Cohen: Actually, it's meant to be at the fence line. Do you see the survey?

Kevin Kelly: I'm looking at the elevation drawing.

Norman Cohen: Well the fence would...

Kevin Kelly: The survey I see shows it at the fence line.

Norman Cohen: Exactly. The fence would meet it on the left and the right. That's why I did the survey, so you could see where the shed... There's a house diagonally across the street from us that has this exact same configuration; it's got a shared driveway; they've got parking; they have a structure with a cupola on it; that's right at the fence line and it creates sort of a nice little courtyard. So that's what we're hoping to be able to do.

Ted Kanakos: Excuse me, you're not going to have parking onto the property?

Norman Cohen: The parking would be in front of the fence and the shed, where people park now.

Ted Kanakos: Alright, but they wouldn't go past this fence. They would just drive up to the side of the house and the car would be seen from the street?

Norman Cohen: Correct. Right.

Ted Kanakos: Okay.

Mike Ostinato: Is there enough for two cars there?

P. D. Camenisch: Yes, there is.

Norman Cohen: There's probably enough for three.

Ted Kanakos: Just one other thing. Looking at this first elevation, number

one, the very first one. We see the old summer kitchen has become that shed.

Norman Cohen: Correct.

Ted Kanakos: That's been moved from the back and across.

Norman Cohen: Correct.

Ted Kanakos: Is this going to be facing the street also? I mean you can walk through that from the street, or is it going to be behind the fence?

Norman Cohen: It would be at the fence.

Ted Kanakos: At the fence?

Norman Cohen: Right.

Ted Kanakos: I gotcha. I'm looking... yeah, okay.

Norman Cohen: So it sort of formed the wall with the fence.

Mike Ostinato: So the fence is going to come up, there will be the structure and then the fence will continue?

Norman Cohen: Correct.

Kevin Kelly: And again, your reasoning for moving that structure from it's present location to this new location on the property?

Norman Cohen: We really can't use that structure as living space and rather than come here and say we want to tear it down, our hope is to be able to use it as a shed. I mean, basically the level of structure that it is and this particular location we thought creates a nice sort of courtyard for the parking area. Again, there's a house... I don't know the address, it's across the street and a little bit north. It has done this and I thought it really worked out well. Then there would be a gate; it doesn't show in this drawing; but there would have to be a gate in the fence so a lawnmower could get in and what not.

Kevin Kelly: Thank you.

Norman Cohen: So where was I? The third elevation is 306 Union Street, left; so you can see the other thing that we are wanting to do, which you see is a small bump-out. It's here.

Kevin Kelly: In front of where that side door is?

Norman Cohen: It's where the side door is now. Correct. We're moving the side door from the left side of the house, to the right side of the house, because the right side of the house is where you park. So it makes a lot more sense to be able to come into the kitchen from where you park. So you can see in the back the board and batten of the transition space and you can see the siding of the new summer kitchen, if you want to call it that; and the chimney, staying where it is and then the siding of this bump-out.

Dennis Hughes: The bump-out will have a metal roof, matching the back structure?

Norman Cohen: Correct. Correct.

Kevin Kelly: And is the door, the proposed door on the right side, is reflected in the right elevation drawing?

Norman Cohen: Yes, I'm sorry, I should have mentioned that. And actually there's one change, if you go back to the right elevation; we originally thought we had to eliminate a window and we don't, so there would actually be a window to the right of the door; staying where it is now. We were able to keep that window.

Amy Kratz: On the bump-out?

Norman Cohen: No, on the right side. I went back to the right elevation.

Dennis Hughes: That would be this window here, right?

Norman Cohen: Yup. We were able to keep that.

Ted Kanakos: The bump-out is going to have a bathroom and an air handler, is that what it's for?

Norman Cohen: It's actually at this point going to be a powder room and a closet. We're really trying to get a powder room into this house. Then finally, the back elevation shows the chimney, the existing back chimney stays in the same place and the structure that replaces the summer kitchen is the same depth, but it's wider; it's got the metal roof and it's got the siding on it. Everything else is the same. No, I'm sorry, there's one window that came out on the second floor of the existing house.

Mike Ostinato: You said came out of?

Norman Cohen: We had to eliminate it.

Dennis Hughes: In the back elevation?

Norman Cohen: The back elevation. Yes. Yes.

Amy Kratz: I'm trying to line these up here. I'm lining up the back elevation up with the photo. Tell me where that would be? Can you help me?

Norman Cohen: The best would be the one that says rear; you see that window? That's the window that we're eliminating.

Amy Kratz: That window where the bump-out would be?

Norman Cohen: No, no, no. The photo that says rear; just rear; see the second floor window?

Amy Kratz: Yes.

Norman Cohen: That's going to go away.

Dennis Hughes: Close to the pole.

Kevin Kelly: On your back elevation it shows that window. I think.

Norman Cohen: No, it doesn't. I'm talking about a second floor window.

Kevin Kelly: On mine, it has it.

Mike Ostinato: On mine it has it.

Ted Kanakos: We have it.

Amy Kratz: On ours it has the second floor window.

Norman Cohen: Well, that's a mistake. That's a mistake.

Ted Kanakos: You're taking that window out?

Norman Cohen: Yes. I apologize.

P. D. Camenisch: It's on the back of the house, anyway.

Ted Kanakos: Yes.

Norman Cohen: I don't know why that happened. Okay, well that's why there was confusion. I'm sorry. It was Robin's fault.

Kevin Kelly: Are all the windows, 2 over 2, over 2 over 2's?

Norman Cohen: The only windows that aren't, which in fact, we're not touching; there's four very small windows that we're actually not changing. If you look at the side elevation.

Kevin Kelly: The right side front picture? The right side front, it looks like they're towards the back.

Norman Cohen: These two little guys and there's two on the other side; we're not touching those.

Kevin Kelly: So there's going to be no work done on them?

Norman Cohen: Correct. You know, scraped and painted and stuff.

Kevin Kelly: No replacement, I'm sorry.

Norman Cohen: Correct. There's also a small sort of stained glass window that we're not touching, that is in the left elevation here. That's not an operable window; it's like a little stained glass window.

Kevin Kelly: That's staying.

Norman Cohen: The chimney's are staying, the porch is staying.

Amy Kratz: It looks like you have an extra chimney on these elevation drawings. On the very front, it looks like the back chimney comes up over the main roof, but that's not...

Norman Cohen: There's three.

Dennis Hughes: The one in the middle of the summer kitchen?

Norman Cohen: No, no.

P. D. Camenisch: There's really four chimneys, if you count the summer kitchen.

Robin Davis: Look at the right side front picture and you'll see the chimney in the back.

Norman Cohen: It's hard to see. You can see it...

Dennis Hughes: It's right here if you look at the rear.

Norman Cohen: Right side front. Do you see it?

Kevin Kelly: And no work is envisioned on those chimneys?

Norman Cohen: Just flashing, which trust me, it really needs. I know there's three chimney's, because I'm paying to flash three chimneys.

Amy Kratz: Is that the back of the house?

Norman Cohen: Yes, it's in the back.

Mike Ostinato: So you're looking at the front and seeing it.

Norman Cohen: You don't really see it from the front...

Kevin Kelly: Because of the elevation of the _____.

Amy Kratz: Oh I see it. Okay.

Norman Cohen: The chimneys are really nice. Really nice.

Kevin Kelly: Mr. Cohen and members of the Commission, I'd like to go through; you have a multi-part proposal for the house and I'd like to go through that if we may, step by step. Windows first and I would call

attention of the Commission to Page 220-57 (7) Windows and it addresses what the definition is that we should look for there and for your benefit, Sir, unless you have a copy of that...

Norman Cohen: No.

Kevin Kelly: For your benefit, it says new structures or alterations to existing, designated historic sites and construction or alterations to structures in the Historic District shall have windows that are comparable in appearance to those in the existing structure and surrounding structures. It seems to me that that is addressed by the owner's and applicant; that the windows will be replaced with comparable windows and the windows which are not being affected, don't fall under this requirement. So it seems to me as far as the windows are concerned, that seems to be consistent with our Code. The second area there is... you use the word to rebuild and attached to your structure using painted board and batten siding; but in effect, is that a rebuild, or is that going to be a demolition and replacement?

Norman Cohen: It fell down.

Kevin Kelly: Okay

Norman Cohen: This is Michael Pendleton, who's the contractor on this job, so I don't know if obviously you might have questions for Michael.

Kevin Kelly: So the size of that structure, the 7x16' size, is the same.

Norman Cohen: The same.

Kevin Kelly: And the roof will be a metal roof, consistent with the metal roof that exists on the structure?

Norman Cohen: It will be a metal roof in a different configuration, because we want to handle the water better.

Michael Pendleton: We're turning it the other way, so the water actually runs off the roof.

Ted Kanakos: Which would be a good idea.

P. D. Camenisch: What type of metal roof is it?

Michael Pendleton: Just regular ribbed roofing.

P. D. Camenisch: Like chicken house?

Michael Pendleton: No, it would be a better grade than that. It will be painted gray.

P. D. Camenisch: It's not the standing seam?

Michael Pendleton: No, it would be 3' wide, 9 ribs. It's a standard roofing metal [completely unintelligible]. The summer kitchen, the metal roof on it is really in bad shape. I do know somebody that has some old metal roofing and we thought maybe we'd put that on there, to keep that kind of old look to it; rather than put that shiny mirrored stuff on it.

Kevin Kelly: Let's move this into roofing and we have a Code that addresses issues of roofing and that is on 220-57 (1) at the top, Roofs, Pitch, Dormers and Types. The roof and pitch of the roof shall be in keeping with the tradition of roof types and styles in Milton, within the

Historic District and on designated historic sites. Any of the traditional roof types found within the Historic District are acceptable, without the need to duplicate existing roof types of a specified home or area. Type of roof selected should be in keeping with the general type of structure it is to be used on and in keeping with the general scale and style of the neighborhood. Modern variations of roofing styles, which clearly bear no resemblance to traditional, historic styles, will not be permitted within the district, so what you're saying to us in terms of the roofing that you have, is that it will be comparable to the roof that exists on the structure, or has existed on the structure?

Michael Pendleton: Oh yeah, it will be a metal roof that was on the structure before.

P. D. Camenisch: But not the same configuration?

Michael Pendleton: Well we're changing the roof angle so that the water runs off of it...

P. D. Camenisch: I'm not asking that, the aesthetic look of it; it's going to be what we call chicken house roofing. It's not going to be standing seam, there's not going to be what's on there now is the looped metal; it's rounded, rounded, rounded, rounded, rounded...

Michael Pendleton: Right.

P. D. Camenisch: And the new structure that you're going to put on the left hand side of the house, you say you're going to put metal on that too and that can be seen from the road; so that's going to be...

Michael Pendleton: Okay. Do you want to recommend what type of roofing that we would need to put on?

P. D. Camenisch: Well I mean, that's up to you to decide that, but it doesn't match what the historic area, that we're to keep maintained; most of the houses that are in Milton have either that type of roof that's on the shed, that's on the summer kitchen, or they have a standing seam roof.

Michael Pendleton: I'm sure we could give you what you need; that's why I'm asking what it is. I'm not familiar with the standing seam, but I'm sure I can be.

P. D. Camenisch: Well, I mean, if you look around town you'll see a lot of standing seam and you can get that custom made or cut to fit at pretty much any supply house.

Michael Pendleton: Well, actually the reason we went with the metal roof in the first place, is because it was a metal roof that was there before.

P. D. Camenisch: Right.

Michael Pendleton: We can easily put asphalt shingles on there and that's what is on the house.

P. D. Camenisch: Well you tell us what you're going to use. We're not here to tell you what to use. We're just trying to make it accurate.

Norman Cohen: We'll do the standing seam...

Michael Pendleton: Because we'd like the metal roof.

P. D. Camenisch: Right. Sure, but you have to use... If you're going to put a metal roof on there, it should be...

Norman Cohen: Standing seam?

P. D. Camenisch: Well it should be what's on the house now, or is comparable.

Kevin Kelly: Comparable as the kind of metal roof that is seen on homes that are comparable in the Historic District.

Norman Cohen: Okay.

Michael Pendleton: Okay. That's no problem.

Norman Cohen: That's no problem.

P. D. Camenisch: Especially on the shed, if you're going to put the shed... make the summer kitchen the shed and you're going to put it right up there in front, it should look historic looking.

Norman Cohen: What we're going to do on the shed, is either attempt to use the existing roof or if we have to replace it, we'll match it.

P. D. Camenisch: Right. Okay.

Kevin Kelly: If the structure or the alteration can be an easy view from a public location, it makes a difference and it makes a difference in terms of the rules that we have to operate under.

Norman Cohen: Sure. Sure.

P. D. Camenisch: We really don't care what the back of the house looks like, but if you're looking at it from the street, you want it to look like it's in the Historic District.

Norman Cohen: Okay.

Amy Kratz: What we do care about in back of the house, is that you want to move or alter a structure of the house; that's what we're concerned about, as well, in this discussion.

Kevin Kelly: And that is the next one on the list, you are talking about either demolition, at least in part, or in whole, or you are talking about the movement of a structure on the property within the Historic District.

Norman Cohen: Correct.

Kevin Kelly: And 220-56 (5); Item 5 really pertains to the application to move an historic structure, which in my estimation I think we have in past applied this to mean the primary structure on the property; the movement of the primary structure, but there is at least some conversation, I think discussion that we should have an explanation from you as to why that's necessary and were there any alternatives that could be used that might allow that structure to remain where it is and if you would just sort of address those.

Norman Cohen: Well, originally we hoped to use the existing structure. It would have saved us a lot of money, quite honestly. We considered trying to renovate the existing structure and we considered trying to build a new structure around the existing structure. Michael can detail better than I the fact that the foundation... there isn't really even a foundation to the

structure. The beams underneath it... What we found in this house, is the termite damage is astonishing, in this house. There's pretty much nothing left of this structure and as I said before, to try to make it into a living space just became overwhelming. Again, rather than ask you can we demolish it, we thought let's use it. It's good to have a shed on the property. It's good to keep that structure, if we can. And Michael did you want to add anything about the condition of the summer kitchen.

Michael Pendleton: As a matter of fact today we were working on that, trying to decide what we had to do to get it sound, in order to move it and we found that actually the bottom of the structure is 6x6' oak beams, is what runs the perimeter of it; well one of them is completely gone. The other one about half of it has been deteriorated, to where you could pull it out with your hands; so obviously that will have to be rebuilt or repaired, so that we can actually move it and across the front; in between where you can't see, that side is all torn out too, because all that water running down through it, so it's all eaten up. So it's going to take a considerable amount of work, just to get it sound enough to do anything with and we were hoping and praying that we could actually move it without it falling down and after we were working on it today, we were hoping that it didn't fall down when we weren't looking. So I think it would take a little bit of work for us and we're in the process of working on it, to get it so that it will hold itself up and be safe. Obviously we don't want anything that's unsafe when we get there. So, trying to make it so that we can use it as part of the house, was nearly impossible because of the way that the bottom of the structure is all deteriorated, so it will have to get all rebuilt and then it's really going to be too small, really, to use for what you wanted to use it as.

Norman Cohen: The other issue for us is trying to create a house that people want and that's a pretty small structure. Our intention is to create a ground floor bedroom in the back of the house; that's what the replacement for the summer kitchen will be and it's small. It's really pretty small. So, hopefully the chimney, we're going to brace the chimney, so that when the shed gets moved, it will stay. There isn't really a foundation for the chimney to use.

Kevin Kelly: When you say The Chimney. Which chimney are you referring to?

Norman Cohen: The summer kitchen chimney.

Kevin Kelly: Oh, the summer kitchen. Okay.

Norman Cohen: No, the other three, like I said, they're getting flashed and sealed. That's it. Closed.

P. D. Camenisch: What's the purpose of leaving that chimney? It's not going to be usable, right?

Norman Cohen: Just aesthetics. None of the chimneys are usable.

Michael Pendleton: But it's the aesthetics of the property.

P. D. Camenisch: The way it's leaning now, I would be hesitant to leave

the chimney.

Norman Cohen: Actually, it's pretty straight.

P. D. Camenisch: Is it?

Norman Cohen: It's the building that's leaning. It is. As I said, I was there today. Ted probably saw me out there...

P. D. Camenisch: It looks like it's strapped onto the...

Michael Pendleton: There is a strap and it's got a couple of 16 penny nails; now if they think that's going to hold that chimney... I do know, I've dug down and there's no concrete underneath it...

P. D. Camenisch: They didn't build then that way.

Michael Pendleton: No, they're just bricks sitting down there and I think we have to be tender around it in order to keep it there; we'll brace it so that it will stay while we're doing the reconstruction, and then we can support the house.

P. D. Camenisch: It would be my recommendation if you think it's not stable, it's just at the back of the house and it's really not of any aesthetic use, it would be my opinion that you should take it down.

Michael Pendleton: Just take it down?

P. D. Camenisch: Yes. That's just me.

Michael Pendleton: I was trying to keep it.

Norman Cohen: As much as possible, we're trying to keep the house.

P. D. Camenisch: You're going to have trouble enough moving that shed without deteriorating that chimney.

Norman Cohen: It was our intention to leave the chimney there, because we kind of like that chimney there.

P. D. Camenisch: That's up to you, but I'm just saying...

Norman Cohen: But if it falls down, it falls down. We're going to do everything we can to keep it.

P. D. Camenisch: So you're going to actually just go in there and take those sills out and put new sills underneath of the floor and then just drop the new structure right on top of the new flooring?

Michael Pendleton: What we're going to do is pick it up and once I've got it up, then I can work on it and then I can go around and replace all that and take it and set it back down where we want it; then it's there.

P. D. Camenisch: Okay. So you'll actually have... The front of the shed, that's facing the street, will be the front end of the building now that's the pass through?

Norman Cohen: Yes.

P. D. Camenisch: Then you'll put a new face on that with a door?

Norman Cohen: A new face on the shed?

P. D. Camenisch: Right.

Norman Cohen: That side of the shed has a door. It has a door.

P. D. Camenisch: The front?

Norman Cohen: Yes. It has a door.

P. D. Camenisch: It's still in good shape?

Norman Cohen: Yes. Yes.

P. D. Camenisch: Okay.

Michael Pendleton: Actually what you see in this picture, the rear picture, we're probably going to face that porch to the street.

P. D. Camenisch: Right. That's what I'm asking, because you said there was so much water going in there, that it had deteriorated all the...

Michael Pendleton: Yes, on the other side; but because if we...

P. D. Camenisch: So you're going to flip it?

Michael Pendleton: If we just pick it up and move it straight over, that will put the door over on the fence side.

P. D. Camenisch: So you're going to flip it; you're actually going to flip it.

Michael Pendleton: Flip it around and that puts it over at the house...

P. D. Camenisch: Okay.

Robin Davis: What you see in the back now, is going to be the front.

P. D. Camenisch: I gotcha.

Kevin Kelly: So if I may, that addresses the issue of siding then and if I may go to that, that's on 220-56 and 220-57. On 220-56, it's item 2 and that is the relationship of the exterior architectural features of the structure to the remainder of the structure and/or the surrounding neighborhood; distinctive stylistic features of examples, skilled craftsmanship shall be preserved and obviously that includes then... or my question for you is, your drawing indicates... I'm sorry, number 3 on siding material, indicates that all materials shall be consistent with an appropriated design texture and other visual qualities to the style and period of the structure and in keeping with the general appearance of the other structures in the neighborhood. It lists other materials that can be used, but all of those should have a traditional appearance and profile that fits both the style of the structure and the neighborhood. So my question is, your drawing seems to indicate, that the siding that is on the shed, the small structure on the front elevation on the right hand side as you look at it...

Norman Cohen: What was the summer kitchen, is that what you're referring to?

Kevin Kelly: Yes. That siding appears to be the same as the siding that is on the house, as does the facing on the roof line, seems also to be the same. My question to you is, is that an architectural drawing or is that, in fact, the intent?

Michael Pendleton: That's the intent. That's what is happening.

Kevin Kelly: Okay, so then the siding on the shed will match the siding on the house and the facing on the roof line; will match the facing on the roof line of the house.

Michael Pendleton: Yes.

Kevin Kelly: Thank you. Will the door be the existing door?

Michael Pendleton: We're going to try to preserve that door. We opened it

today. It's the first time we had it opened and it came right off in our hands, so we're going to try and put it back. The door itself is okay, it was the wood it was mounted to, so I believe we'll be able to use that same door.

Norman Cohen: I don't know if you've noticed, but on the house itself, we've had the house sanded, and where the wood was really rotten within just patching in to match, so we're trying to do the right thing in terms of the appearance of the house, rather than just scrape it or vinyl side it or whatever. It's been a project.

Mike Filicko: The work that you've done is very aesthetically appealing.

Norman Cohen: Thank you. It's actually a nice house.

Michael Pendleton: Thank you very much. I appreciate it.

Norman Cohen: When we get it put back together, it's got some real charm, especially in the curb appeal of the house.

Amy Kratz: It's actually a good size house too, when you look at the front you can't tell until you see the back of it.

Norman Cohen: Yes.

Kevin Kelly: Gentlemen, if I may, one last question. On the roof, I still am a little uncertain as to when you talk about the metal roof, what the plan is for that?

Norman Cohen: For the new space?

Kevin Kelly: Right.

Norman Cohen: We're going to use standing seam roofing on the new rear structure and what we call the bump out.

Kevin Kelly: Okay and on the shed, or the structure that's becoming a shed?

Norman Cohen: What's going to become the shed, we're either going to keep the existing roofing, if we can; or replace it with roofing that matches what's there now.

Kevin Kelly: Thank you gentlemen.

Dennis Hughes: Does anybody else have anything else for Mr. Cohen?

Norman Cohen: By the way, this is the second house we've done in the Historic District. We did 333 Union last fall. The only thing we did on the outside was paint the Pepto Bismol Pink aluminum siding yellow and we had a good experience with that house.

Dennis Hughes: Does anybody else have any questions? Is everybody in agreement that we can do this as a package? So, if nobody else has any questions and Mr. Cohen has nothing else for us, we'll entertain a motion for approval.

P. D. Camenisch: I make a motion to accept all the work that he has put in his description and with the addition of the roofing material that he said he would put on.

Mike Filicko: Second.

Dennis Hughes: We have a motion made to accept the description of work

with the roofing materials that Mr. Camenisch mentioned and it's been seconded. Are there any questions on that motion. If not, we'll do a roll call vote:

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

Dennis Hughes: Your application has been approved and you can see Robin for the other thing and we thank you for taking an interest in trying to fix some of the houses up, because that house was getting in bad shape.

Kevin Kelly: Thank you for doing it twice.

Michael Pendleton: I've got a question for you guys. We are in the market for a door for the front of that house; if you know where we can get a hold of a nice front door for that house.

Amy Kratz: Like an oak door, or something? What kind of door is on there now? I don't even know what it's got on it.

Kevin Kelly: They'll have to come back for that.

Michael Pendleton: Just a newer door.

Norman Cohen: It's kind of an old door, you know.

Michael Pendleton: I think that house really needs a nice door.

Amy Kratz: As long as you're replacing it with a similar kind of door, you don't have to come before us.

Mike Ostinato: He's just asking if we know anybody that has a door.

Amy Kratz: I don't know. I'm not sure if I know...

Dennis Hughes: Thank you, gentlemen.

- b. Review of the possible changes/additions to Section 220-21 (Historic Preservation Overlay District) pertaining to the installation of television antennas or similar devices in the Town of Milton Historic District. Requested by Committee member Ted Kanakos.

Dennis Hughes: Does everybody have a copy of what he presented? Then we will discuss.

Kevin Kelly: Mr. Chairman, I would like to just read into the record that there are at least two and I think, three, communities, within the Town of Milton who have, by virtue of time of construction, covenants that address the concerns of short wave antennas, satellite dishes and so on, in terms of size, location; in most cases prohibitions about being visible from the street, or being visible from the front, or being placed in the front and to my knowledge, at least in one of the communities, as I live in one of them,

the media companies, whichever is being used, are always able to find alternate sites. They would prefer, I think, to put them right in the front, because there is shorter cable and easier work for them; but it is always possible to find some of the locations. My suggestion is that we might want to secure copies of those covenants for our purposes, in order to see how those issues have been addressed within the town, within relatively recent period. It might give us an opportunity, instead of inventing from whole cloth, we could start with something that already exists.

Ted Kanakos: That's what I did in one little area. I went to Georgetown and found out in talking with Gene Dvornick and a few others, that it is now the trend in municipalities to ban these antennas. Georgetown banned it in the entire town; not just in the Historic District.

Amy Kratz: Are we talking about an antenna like on a big...

Ted Kanakos: Dish. All antennas.

Mike Ostinato: Now in Georgetown did they eliminate all of them, even in the back?

Ted Kanakos: No. The key is not to have them in the front of the house. It's unsightly.

Amy Kratz: In the front of the house.

Kevin Kelly: Those exist in the communities here now. But they can't be in the front.

Ted Kanakos: As you had said, Kevin, and I spoke to three installers and I said you know, why do you... He said, we're gypsies. We work, we get paid for each one we do. We get in and out as quick as we can, but if the person insists, like next to me, that it go on the roof in the back, they'll climb up on the roof and do it in the back. It's simply expediency. What I've done and I'll pass these down and you can look at them; these are a number of examples of some pretty... Now the fellow that was just here, this was his, it was 55' tall. The first thing he did was take it down when he bought the house; but there are a slew. Now here's one here, and this is that old-fashioned 10' wide...

Mike Ostinato: They don't put those up anymore.

Ted Kanakos: That's in the back and abandoned.

Amy Kratz: That's in the back of a house.

Ted Kanakos: This didn't work; this doesn't work; now this is one on the front roof on Broad Street, right there. This is the new house they put the siding on? Not only is it right there, but I went by today and they also have a 40' pole in the back, that's not working; so there's two items; two things on that property.

Amy Kratz: What house is the one with the siding? Where's that?

Mike Ostinato: That's the one we just did. We did that a couple of meetings ago.

Mike Filicko: Yes, the one with the burgundy siding.

Ted Kanakos: Here's another one, right up there near the church, this is

Jim Welu's place; literally, that's almost on the sidewalk.

Amy Kratz: Yes, that's awful looking.

Amy Kratz was talking to one of the other members of the Commission and it made it very difficult to type that portion of the meeting accurately. Please be advised that all background conversations are heard. Thank you.

Ted Kanakos: There's another one, which in fact, doesn't make the case; this is on my block, but the woman works for Sposato and she does phenomenal landscaping and you can hardly see it; but in the wintertime it's there. You know what I mean? If they could camouflage it, it would be wonderful, but that's not the average person. So just pass these down and take a look at them.

P. D. Camenisch: I have a question for Robin. There's no permit required to put up the antennas; so the Town does not know when you're going to put up one?

Robin Davis: Not a satellite, no; the antenna is different, because you've got a height restriction; but the satellite dishes, no.

P. D. Camenisch: How do we...

Robin Davis: That's going to be the biggest issue, because somebody's going to come in, your satellite company's, Dish Network is going to come in...

P. D. Camenisch: So it's all going to be after the fact; that they put up one...

Ted Kanakos: That's what Gene said; they come back and when they come back, they get a building permit. That's how they make their money. In other words, the thing is if you're out of compliance, they'll go and _____ move it; they'll give you 30 days or 60 days to move it to the rear of the house or to the side.

P. D. Camenisch: Yes, but I would like to see it done before the fact, instead of going ahead and putting up a Dish...

Ted Kanakos: I think we can notify...

P. D. Camenisch: A Dish and say you know, well, I wanted the Dish in my house. I don't have to get a permit.

Ted Kanakos: I think the common denominator would be for the Town to notify Comcast, Dish and Direct TV, the three of them; send an official letter and say if you send guys to this Town, just like you can't start work before 7 in the morning; we have rules and one of them is that one.

Robin Davis: I understand and that's true. We can send all the letters you want, but somebody's going to come in and still do it; because Dish Network, or whoever you call it, Dish Network, is not going to call his installer and say...

P. D. Camenisch: He's got a sub-contract.

Robin Davis: Correct.

Ted Kanakos: This is a corrective ordinance and it can only be corrective...

Dennis Hughes: You could go to Radio Shack or some of those places and put it up yourself.

Ted Kanakos: Today on the radio they spoke of a new Internet system, where every house would have it's Wi-Fi and communicate off the Internet; so now we have more antennas that they're thinking about. Basically it's for aesthetics. I thought for the Historic District, as far as aesthetics, but I went through Shipbuilder's before and there were three Dish's on one porch; which also indicates there are a number of families living in there, that probably shouldn't be; because many of them will have their own Dish, for their own room. I don't think they get a special Dish for their kids, but when you see three Dishes on a roof; on the front of the house, literally; it's pretty ugly.

Dennis Hughes: The apartments down there, they had nine Dishes and there were four right right in a row.

Ted Kanakos: We have to come up with some sort of rules.

P. D. Camenisch: So instead of... is this an Historic District problem, or is this a Town Ordinance problem?

Robin Davis: The Town.

Ted Kanakos: I think it's a Town Ordinance problem.

Amy Kratz: It's probably a Town Ordinance problem.

Robin Davis: It's leaning towards probably all around Town, yes, but no other committee, Planning and Zoning... like I said since it's not a building permit, nobody has said... except for the Historic District, because it's more an eyesore in the Historic District, than it is...

P. D. Camenisch: When are the next rule written for the Town; do they have to go before the Council, right?

Robin Davis: I think the Charter and Ordinance Review still has an active Committee.

Ted Kanakos: What's the procedure exactly?

P. D. Camenisch: We should make a recommendation to them, put it on their agenda that they make an Ordinance that I would say anywhere in Town, basically; if you're going to put it in front of your house; that would be in the Historic District.

Ted Kanakos: Good.

Kevin Kelly: My sense is that we have the tools to address the issue within the Historic District. We can use the appearance from the street; we can use consistent with the other homes in the area; we have a lot of those kinds of tools.

P. D. Camenisch: We don't specify them.

Kevin Kelly: We don't and so we need the support of the Town, if we're going to be taking a step that a) will restrict future installation and b) will impact present installation; I don't think that's within the purview of this Commission. I think that has to be an Ordinance that the Town agrees to.

Robin Davis: That is correct.

Kevin Kelly: And then we can use that within our Code, to enforce it in the Historic District.

P. D. Camenisch: But that's the future. Correct.

Ted Kanakos: I'd like to see a bigger umbrella, rather than a smaller one.

Kevin Kelly: Yes.

P. D. Camenisch: I agree with that.

Ted Kanakos: So where do we go from here?

Kevin Kelly: Well can we get a sense of this Commission to be passed onto the Town Council? In other words, could we take, not so much a binding vote, but a sense of this Commission?

Ted Kanakos: Concern to go forward?

Kevin Kelly: That we simply word something that we agree to pass onto the Town Council of concern to the Historic Preservation Commission has.

P. D. Camenisch: And our new Secretary can write it up.

Kevin Kelly: And I would recommend that our Secretary compose that.

Robin Davis: And bring it to the next meeting.

P. D. Camenisch: And bring it to the next meeting, right.

Kevin Kelly: And bring it to the next meeting. In all seriousness, if you would draft a paragraph of that sort, to the Town...

Ted Kanakos: Because we've already written the Ordinances, actually, as applying to us.

Kevin Kelly: I don't think we should be writing the Ordinance. I don't think that's our responsibility. I think we should be saying this...

Ted Kanakos: So now what do we want to do? We want to...

P. D. Camenisch: make a recommendation...

Ted Kanakos: to the Council that they go forward and...

Kevin Kelly: That it is the sense of this Commission and if you would bring that to the next meeting we have, we'll approve it and then it can be taken to the...

Ted Kanakos: Now, the next meeting is after the Council Meeting; I'm just going to report on what we did, then; after that we're going to chat?

Unidentified Speaker: Ted, can we take a vote for this to get an idea what is this Commission's view?

Dennis Hughes: Well we could take a straw poll.

Ted Kanakos: Let's take a straw vote. Does anybody have anything negative to say; we shouldn't do it; or it's not appropriate?

Amy Kratz: My only concern was that on Historic District's where I was telling this to Kevin earlier, we allow and I know that you're probably going to not see this as the same thing; we allow Utilities; I'll call this a Utility; a Dish; a Utility; we allow solar panels and solar panels are brand new installations that don't look historic whatsoever, but we allow them on historic houses in our Historic District. So Robin had kind of said what I was thinking is that yes, Direct TV can come into Town and sue us for

basically saying we're not letting them put antennas up.

P. D. Camenisch: Not in front of the house.

Ted Kanakos: No, not in the front of the house; we're not denying that.

Amy Kratz: I understand. I'm not saying that we should not consider what Ted is proposing; I'm just saying this might be one of the flies in the ointment. That's all I'm saying. I'm playing Devil's Advocate.

Ted Kanakos: It could be, but I...

Mike Ostinato: If they come in and say you're not letting us... Put it in the back of the house.

P. D. Camenisch: Let's discuss this a little bit more, because I see a problem there too; because if you have trees in the back of your house, the satellite dish is not going to work and there's no other place to put it except the front of the house, then what do they do?

Amy Kratz: That's exactly what I was saying.

Ted Kanakos: There are very few houses with roofs... there are very few houses with larger roofs.

P. D. Camenisch: Right, so then we might have a lawsuit.

Ted Kanakos: There are very few houses in walking around, looking, with larger roofs, that they can't find a spot in the back.

Amy Kratz: That's what I was saying to Kevin earlier.

Kevin Kelly: May I suggest this, that we can vote on and have a sense of our Commission; that the Historic Preservation Commission requests Town Council to consider establishing guidelines for the presence of existing antenna, Dish, etc., and for the installation of future antenna, Dish, etc.

Ted Kanakos: Kevin, why don't you become Secretary?

Kevin Kelly: No.

Ted Kanakos: Give me what you just wrote and I hope you'll be able to put it in.

Dennis Hughes: So basically we're in agreement to send that to the Town, because the Library's there...

P. D. Camenisch: I'm in agreement.

Ted Kanakos: Good.

6. Adjournment

Dennis Hughes: So we'll go ahead and do that and the next thing, to make it official, is I need a motion to adjourn.

Kevin Kelly: So moved.

P. D. Camenisch: Second.

Dennis Hughes: We have a motion made and seconded. Any questions? If not, all in favor say aye. Opposed. We are so adjourned at 7:51 p.m.