

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, October 11, 2011
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
Dennis Hughes	Present
Gwen Foehner	Present
Kevin Kelly	Present
Mike Ostinato	Absent
Sally Harkins	Absent

3. Corrections/approval of the Agenda

Dennis Hughes: Does anybody have any additions or corrections to the Agenda? Everybody got the copy of the email where on 5a, the materials were the same, so it was removed from the agenda.

Amy Kratz: No I didn't get that either.

Dennis Hughes: So we only have one order of business tonight and that would be Item 5b. With that being said, I will entertain a motion to approve the agenda.

Gwen Foehner: I move to approve the agenda for October 11, 2011.

Kevin Kelly: Second

Dennis Hughes: So we have a motion and a second. Any questions on the motion? If not, all in favor say aye. Opposed. Motion carried. The agenda will be for the one item.

4. Approval of minutes of August 9, 2011

Dennis Hughes: Everybody has a copy of the minutes from the last meeting of August 9th. If there are no corrections, I'll entertain a motion to approve the minutes from the August 9, 2011 meeting.

Mike Filicko: I make a motion to approve the minutes for the August 9, 2011 meeting.

Amy Kratz: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions to the motion? If not, then all in favor say aye. Opposed. Motion is carried.

5. Business

a) No longer on the agenda for this evening.

b) Discussion and possible vote on the application from Fred Pepper for the exterior renovation to the house located 418 Federal Street further identified by Sussex County Tax Map and Parcel #2-35-20.07-18.00
Dennis Hughes: I believe Mr. Pepper is here. Everybody has a copy of his application and he has broken it out into four items, so what we'll do if you're in agreement, we'll go over each item and vote on each one individually.

Amy Kratz: I was going to ask that as well. Thank you for bringing it up.

Dennis Hughes: So the first is replace cover existing wood siding with cedar simulated 10" staggered shape vinyl siding. I believe on the first photo he has submitted, there is a picture of it; that the back part and part of the side of the house has already been done and it's the same material.

So does anybody have any questions for Mr. Pepper on this siding?

Kevin Kelly: Mr. Chairman, Standard 4.9.9, in the revised documents, Part 3, Siding Material, All materials consistent with an appropriate design texture and other visual qualities so the style and period of the structure, and in keeping with the general appearance of other structures in the neighborhood. Siding, including brick, stucco, wood, cement and vinyl can all be considered, but, if used, should have a traditional appearance and profile that fits both the style of the structure and the neighborhood.

Dennis Hughes: Does anybody else have any questions for Mr. Pepper? If not, I'll entertain a motion to accept Item 1.

Gwen Foehner: I move that we accept Item 1 to replace cover existing wood siding with cedar simulated 10" staggered shape vinyl siding.

Amy Kratz: 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
Amy Kratz	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Kevin Kelly	Approve

Dennis Hughes: Now we'll move into Item 2. Remove wood windows and replace with vinyl clad windows to match existing look grill pattern. I think Mr. Pepper has provided the type of windows and he's saying the grill pattern will match, so they will look like the windows they have. I think this is an accepted material. Does anybody have any questions of Mr. Pepper?

Kevin Kelly: Again Mr. Chairman, in the same Standards. This time it's Item No. 7, Windows, New structures or alternatives to existing

designated Historic Sites and construction or alterations to structures in the Historic District shall have windows that are compatible in appearance to those in the existing structure and surrounding structures.

Dennis Hughes: Does anybody else have any questions? If not, I'll entertain a motion to accept Item 2.

Gwen Foehner: I make a motion that we approve the removal of the wooden windows and replace them with the vinyl clad windows to match the existing look and grill pattern.

Kevin Kelly: Second.

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

Mike Filicko	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay, Item 2 has been approved. Item 3, Repair front porch; replace metal roof with same; install a new composite deck board; will use post, if possible. He's supplied us with two pictures of the porch. One from a distance and one, as you can see, is close up. He has also supplied us with a copy of the composite decking that he wants to use on the floor. You say you will use a post if they're available.

Fred Pepper: Definitely. If there are any to be used when we get to that point; you can't go through all the other renovations and use a post that's rotten on the bottom; so if it's replaced, it will be replaced with the closest possible match.

Dennis Hughes: Okay.

Amy Kratz: Mr. Chairman, I have a question. If it's replaced, would they have to come back to have it okayed for us to see the post? Because that was going to be my question.

Fred Pepper: Might as well do it now.

Amy Kratz: Well I'm just asking a question, because we have to see the materials before they go up.

Dennis Hughes: It will be a replacement if you can't use these; they will be similar to it; they will be wood, right?

Fred Pepper: Yes.

Dennis Hughes: Would you like to have that included?

Fred Pepper: I mean it's possible that it would be wood, if I can replace them.

Dennis Hughes: Okay.

Fred Pepper, Jr.: Two of the posts have shown slight rot at the bottom. Until they are actually taken down, there's no way to know if the center core has been too far gone. They do have a nice architectural value. We

are not using vinyl posts. Not going to happen. But the next one, [garbled] but it wouldn't be our first option to do with the same type of design. We're keeping the scroll work in the corners of the posts. One of those is slightly damaged, but hopefully we can replicate it enough to match the others. Most of them are in good shape. Two of the posts are probably fine; but the bottom of two of them, you can almost put your fingers through the bottom of it.

Amy Kratz: So they're questionable at that?

Fred Pepper, Jr.: Yes. It's only going to be taken down if it requires supporting the roof or taking it off completely; there's no way to know for sure how bad the center is.

Amy Kratz: Right. I guess my other question kind of goes along with number 4; are these posts going to be able to withstand what you want to do with number 4?

Fred Pepper: Number 4 is going to [garbled]. It will come down through the roof, through the porch floor and be on a separate footing [garbled].

Dennis Hughes: Independent of this. It would be independent of this.

Fred Pepper: Yes.

Amy Kratz: Okay, that's all that I wanted to know. I wasn't sure. So, okay, so we'll all be on the lookout for these posts, so like if I see some...

Fred Pepper, Jr.: [garbled]. It's not going to happen, because it doesn't fit the look of the house. I would love to reuse them, but two of them... If it's a couple of inches, maybe I'll cut it off and make it work. But if it's more than that, it's just not going to happen.

Amy Kratz: I understand.

Kevin Kelly: Mr. Pepper to confirm that and to site it again specifically in the standards that we use here. In 4.9 Number 6, Porches, When existing structures with traditional porches are renovated, owners shall preserve both the porch and its architectural detailing. I understand what you said, both Mr. Peppers, that the intent is first to use the existing posts, if they are found to be... If that's not possible, then to replace them with posts that are comparable.

Fred Pepper, Jr.: With some detail work to them, so they're not just square white posts. And we're definitely going to keep the decorative touches to the corners of them.

Kevin Kelly: Yes, those are separate. Yes, and that's important too, because in architectural details in that same area, In the case of alteration to an existing structure, that details on the exterior should be preserved.

Fred Pepper, Jr.: One will probably be replicated, because it's too far gone; the rest seem to be structurally okay.

Kevin Kelly: Do you have any idea, if let's say worst case scenario and two of the posts are not reusable; have you done any exploring yet to determine what's available in the marketplace to replace them.

Fred Pepper, Jr.: No, we haven't gone that far, because the best case

scenario we go forward and just reuse them. Even if they have to be cut off slightly, we'll still reuse them.

Fred Pepper: The bottom line is, if you can't find the exact thing, and [garbled] you do it; I guess we'll have to file for that one too. We'll do the best we can to match what's there; but if you can't find what's there and what's there isn't any good; then give me an answer.

Amy Kratz: I have an idea. There's a place on Route 50 going towards like the bridge. I think it's before the bridge. It's a big like junk warehouse; it used to be there. I haven't been by it in a long time. They have all kinds of cool stuff.

Fred Pepper, Jr.: We would search out those materials.

Kevin Kelly: Right outside of Denton.

Amy Kratz: Yeah.

Fred Pepper: We're not just going to Lowes and Home Depot.

Amy Kratz: I understand. I understand that. I appreciate that you want to keep the... I appreciate that. I just give you a suggestion, because I wasn't sure you know where they were.

Fred Pepper, Jr.: As I was saying, if it's only an inch or two that we cut off, we can always use a wraparound to hide that little extra; if it doesn't match; we'll make it look decorative around the bottom, like a little skirt. If it's more than that, then it has to be replaced; it's beyond our control. It's definitely the bottom of them; it's not the top; so the bottom part is just square anyway from here down, so we can zip off a little bit and account for that and then just dress it up a little bit on the bottom. Hopefully, that's as far as we'll have to go with it.

Dennis Hughes: Does anybody else have any questions?

Amy Kratz: I make a motion that regarding Item No. 3 on the application, repair front porch, replace metal roof with the same, install new composite deck boards, reuse posts if possible.

Dennis Hughes: We have a motion on this. Do we have a second?

Mike Filicko: Could we just add if the posts are not usable, that something comparable is in its place.

Fred Pepper, Jr.: That's our whole plan.

Dennis Hughes: You can add that to your motion.

Mike Filicko: Can we add that?

Dennis Hughes: Yes, if it's okay with Ms. Kratz.

Amy Kratz: Fine with me if we could add that. Yes we can add that.

Kevin Kelly: Second.

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

Mike Filicko	Approve
Amy Kratz	Approve
Dennis Hughes	Approve

Gwen Foehner Approve
Kevin Kelly Approve

Dennis Hughes: Number 3 is approved. Moving on to Number 4. Construct bump out dormer at middle upstairs window and continue through the first floor porch to create a vestibule around the front door; install new wood full view storm door at vestibule entrance. Okay, I think he's supplied a picture of a neighbor's that has something like that and also this is a kind of a design of what it will look like.

Fred Pepper: That's a picture I pulled off the Internet. It resembles the idea. [garbled because papers were being shuffled at the microphone]. I was looking at the center of the picture.

Amy Kratz: So Mr. Pepper you would like it to look more like this, with the _____.

Fred Pepper: Just showing the bump out.

Amy Kratz: All the way down to the first floor.

Fred Pepper: It goes in above the porch roof and below the porch roof, would be like a vestibule...

Amy Kratz: Around the door.

Fred Pepper: Yes.

Dennis Hughes: And it looks approximately 2' coming out, right?

Fred Pepper: Yes.

Dennis Hughes: And you'll be using the existing front door.

Fred Pepper: That's how the idea came about. That front door is one of a kind; it's sort of unique in this area we know where the northeast stars are; the house faces northeast and when we get a northeast rain, that door gets the full brunt of it and the _____ and the column in front of that door is starting to show that. I don't want to put an aluminum storm door on there.

Amy Kratz: I don't blame you.

Fred Pepper: That's the reason we have enough protection to that door, that would have a screened wooden door on the front of that as you see that right now; or something like that.

Kevin Kelly: Mr. Pepper, if I refer you to the photograph of the home in this part of the application. Where do you envision the bump out in the top part of the house? In terms of the depth of the roof; the roof of the porch and then the same below, to the vestibule.

Fred Pepper: Right over [garbled because papers are being shuffled in front of the microphone]. Right down, two foot after the house.

Kevin Kelly: And would it have 12' at the top?

Fred Pepper: Not clear up to here. Just...

Kevin Kelly: Okay so to the _____ roof; but...

Fred Pepper: This is just the closest resemblance I could find without having to have it sketched.

Kevin Kelly: It would be parallel to that in width and depth beneath the

bump out and the vestibule, which would be straight.

Fred Pepper: With the porch on there, it would be straight up. Reason No. 2 for that going on above the porch, homes of that age, everybody threw their clothes on the porch. Bedrooms don't have closets. I'm able to be able to have a closet in two bedrooms. That other little 2' _____, it's just things are _____ up to be able to do that. And, you know, we're living in the 21st century; nobody likes to throw their clothes across the chair.

Amy Kratz: Well then my other question is, would you be keeping that window above the door?

Fred Pepper: Yes.

Kevin Kelly: Because the window would simply advance towards the street to the face of the bump out?

Dennis Hughes: Will it be replaced with a vinyl window?

Amy Kratz: The replacement, yes. The replacement would be vinyl.

Dennis Hughes: They're both the same.

Fred Pepper: And of course the same siding that was showing.

Kevin Kelly: That was the next question.

Fred Pepper: Yes.

Kevin Kelly: But that's only on the upper floor, on the bump out. Below would be glass. Am I correct in that?

Fred Pepper: Glass front.

Kevin Kelly: And then siding on the sides.

Fred Pepper: So really with the dark siding, it will not be as prominent as you think it would be, because it [garbled]. In other words, there will not be a difference in siding to make it stand out.

Kevin Kelly: And the remainder of the porch will be as it is today?

Fred Pepper: Yes. Same size, same foundation.

Kevin Kelly: And the posts will still be located in the same exact place.

Fred Pepper: Same exact place. Yes.

Dennis Hughes: And the decking would be new?

Fred Pepper: Yes.

Mike Filicko: It looks good. It's pretty.

Kevin Kelly: Are there footings underneath the porch there on which the weight of that structure could be mounted?

Fred Pepper: Not at present. That has to be done. But that will be done when the vestibule is approved and the porch door comes off of it to put the new decking all around.

Kevin Kelly: Okay.

Fred Pepper: That porch door has been replaced four times since 1968. These northeast storms just literally destroy it.

Amy Kratz: It's also very low to the ground and probably doesn't get a lot of circulation; you probably use it coming through.

Fred Pepper: It's two steps up, so it does have ventilation underneath. It has lattice work over the panels.

Amy Kratz: Yes I see that. Yeah that tongue and groove just rots eventually.

Fred Pepper, Jr.: Plus one side is in a lot of shade from the tree and one side is full sun; so it does not _____ than the other and they're always beating against each other.

Amy Kratz: I understand. Okay.

Dennis Hughes: Does anybody else have any comments or questions?

Kevin Kelly: I would simply remind you again this document is from the Standards. This is also in 4.9.9 and it is Item No. 8, Architectural Details. In the case of an alteration to an existing structure, architectural details on the exterior shall be preserved. So you do need to be mindful of that as you do your additions that those other features need to be maintained.

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

Fred Pepper: The siding that I chose is the closest resemblance that I could find on the market to match what is there.

Kevin Kelly: Mr. Pepper, that will extend the brown house to where the mismatched siding exists as well, so it will be entire exterior of the home; that that siding will be installed?

Fred Pepper: Yes.

Dennis Hughes: I'll accept a motion.

Gwen Foehner: I make a motion to approve Number 4, to construct bump out dormer at middle upstairs window and continue through the first floor porch to create a vestibule around the front door; install new wood full view storm door at the vestibule entrance.

Mike Filicko: Second.

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

Mike Filicko	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay, Mr. Pepper all your items have been approved, you can get your building permit and continue. Robin, 45 days to start and a year, is that right?

Fred Pepper: You better give us some more time than a year, because there isn't a thing on that house that is plumb, level or straight.

Dennis Hughes: You can get the permit extended.

Gwen Foehner: Yes, 90 days extended.

Dennis Hughes: It's 90 days? Okay, 90 days to start. Thank you very much.

Amy Kratz: Thank you very much. Good luck with your house.

6. Adjournment

Dennis Hughes: I'll entertain a motion to adjourn.

Mike Filicko: I make a motion to adjourn at 7:24 p.m.

Amy Kratz: Second.

Dennis Hughes: We have a motion made and seconded to adjourn. All in favor say aye. Opposed. We are so adjourned.