

**Town of Milton  
Historic Preservation Meeting  
Milton Library, 121 Union Street  
Tuesday, November 12, 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
Mike Ostinato	Present
Dennis Hughes	Present
Kevin Kelly	Present
Ted Kanakos	Present
P. D. Camenisch	Present
Amy Kratz	Absent

3. Corrections/approval of the Agenda

Dennis Hughes: Are there any corrections to this agenda? Did everybody have time to look it over? If you have, I'll entertain a motion.

Mike Filicko: I make a motion that we approve the agenda.

Mike Ostinato: Second.

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

4. Approval of minutes of October 8, 2013

Dennis Hughes: Has everybody got the minutes? Are there any changes, corrections, deletions that need to be made? Can we have a motion to approve the minutes?

Mike Filicko: I make a motion to approve the minutes for the October 8, 2013 as they stand.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded to approve the minutes of October 8, 2013. Are there any questions on this motion? All in favor say aye. Opposed. Minutes are approved.

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

- a. The application from Barry & Stephanie Boright for the replacement of the siding, windows and sliding doors on the garage located at 205 Mill Street further identified by Sussex County Tax Map and Parcel # 2-35-20.08-21.00

Dennis Hughes: Everybody has a copy of the application, description of work, remove several layers of inconsistent siding that was placed on the garage throughout the years, to board and batten with new windows and new wood and a sliding door. Do you have something to add? If not, we'll entertain questions.

Stephanie Boright: I don't think we have anything to say.

Dennis Hughes: Okay. Everybody has a copy of the application. Does anybody have any questions for Mr. and Mrs. Boright?

Mike Filicko: Is there enough foundation there to save that building? It looks like it's ready to fall down.

Barry Boright: There is and our plan is to redo what foundation is there now. It's concrete and brick now and there's a couple of places that are pretty decayed, I guess would be the best word for it. There's a couple of holes that I think can be patched; but the framing itself is in good shape. The framing of the building is in good shape.

Mike Filicko: Good.

Barry Boright: Except for the front area.

Stephanie Boright: It doesn't look like if you look at the pictures.

Barry Boright: The framing is actually in good shape, with the exception of the roof over the...

Stephanie Boright: Garage doors.

Barry Boright: Yes, the garage doors.

Stephanie Boright: That will have to come off and be replaced.

Barry Boright: Right.

Mike Filicko: And your plan is to make it look like the photo on your last page?

Stephanie Boright: These are examples of... It's all board and batten.

Barry Boright: But that's what you were talking about before, board and batten. Yes.

Stephanie Boright: Weathered board and batten.

Mike Ostinato: Isn't that the Rosenberg's?

Stephanie Boright: I don't know. I just drove around Shipbuilder's Village and picked it out.

Barry Boright: It could be.

Mike Filicko: Very nice.

Stephanie and Barry Boright: Thank you.

Kevin Kelly: Mr. and Mrs. Boright, when you replace the windows, part of the request or part of the proposal is that you're going to replace windows; will you be adding windows where windows are not now, or will you just be replacing the windows where they are?

Barry Boright: No, we're just going to be replace where there are currently

windows, however, you can't see where the windows were. There's a window behind the bush and there's also one, I think in the middle of the front of the building, on the second floor, that they put the whatever they had for siding. I think all the siding that was on there was metal and that's all fallen off, except for one little sheet in the very back of the building, which you can't see in any of the pictures and what you see on the building now is actually the sheathing that they used and I think after all the metal siding fell off, they never did anything with it, so the sheathing now just absorbs water and is falling off and then underneath that is wood. So we're going to take it down to the wood that's over the framing. We think that's the original wood siding from the barn.

Kevin Kelly: And the face of the structure in the first picture in your second page of your application, the first picture in the upper left, is that where the sliding doors will go? Are they going to replace the face there?

Barry Boright: Right, what's there. There's a double-door on the right and a single door on the left.

Kevin Kelly: And the doors that you're going to be using are like those that you've given examples of here?

Stephanie Boright: The board and batten.

Barry Boright: Right. They're similar to what's there now, not what's on these pictures we have. They're not going to be, I would say, it's not going to be a metal door. It's going to be wood.

Kevin Kelly: Okay, that's really where my question was going which was are you going to replace wood with wood?

Barry Boright: We're going to replace wood with wood. We're going to make the doors from the same wood we're going to be using for the siding.

Dennis Hughes: Ted, do you have any questions?

Ted Kanakos: No.

Dennis Hughes: Any more questions? If not, I'll...

Kevin Kelly: Mr. Chairman on Page 220-57 of Regulations Ordinance, it seems to me that Part 3, Section 3 and Section 7 address both siding, Section 3 does; and then 7 addresses windows. For siding and in keeping with the general appearance of similar structures in the community and of the existing structure and 7 for windows, existing structures and surrounding structures in the neighborhood.

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

Mike Ostinato: I'd like to make a motion to approve Barry & Stephanie Boright's application as stated in the Description of Work.

Mike Filicko: Second that motion.

Dennis Hughes: I have a motion made and seconded to accept the application as presented. Are there any questions on that motion? If not, we'll do a roll call vote:

Mike Filicko  
Mike Ostinato

Approve  
Approve

Dennis Hughes	Approve
Kevin Kelly	Approve
Ted Kanakos	Approve
P. D. Camenisch	Approve

Dennis Hughes: You've been approved. See Robin.

P. D. Camenisch: Do you know what that building was?

Stephanie Boright: No, do you?

P. D. Camenisch: Yes, it was a button cutting shop.

Stephanie Boright: It was a button cutting shop? Oh good.

Mike Ostinato: I'll bet you could find some buttons out there.

Stephanie Boright: I didn't know there were buttons.

P. D. Camenisch: If you look down and see something shiny?

Barry Boright: Yes.

Ted Kanakos: It was shells, they cut them out of the shells.

P. D. Camenisch: It was the shells.

Stephanie Boright: We found lots of old appliances.

P. D. Camenisch: The fellow that lived there, the Johnson's, he had a little side business in the back cutting buttons out of shells and several people on that block also were button cutters too.

Kevin Kelly: Have you been to the museum?

Stephanie Boright: We have not actually.

Kevin Kelly: Go to the museum, there's an operating button cutting machine in there and you can see what they would have used.

Stephanie Boright: If we find any, we'll bring them on over to the museum.

P. D. Camenisch: We thought maybe you might want to revive the business.

Stephanie Boright: Well that's really good to know. I'll try to figure out before we do much more to it. Thank you.

- b. The application from Joseph Scudlark for the replacement of the front porch and side windows on the home located at 407 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-132.01

Dennis Hughes: The description of work, tear off and replace front porch and replace side windows. Everybody has a copy in front of them? Mr. Scudlark did you want to speak?

Joseph Scudlark: I guess I can give you a quick overview and I apologize, the architect, Matt Dotterer, who many of you know was supposed to be here tonight and he had babysitting problems at the last minute. He emailed me that he couldn't make it, so I'll do my best to speak for his plans. I think the windows are pretty self-explanatory, the ones on there, I believe are \_\_\_\_\_ and not very historical. They're sort of 50's jalousie style windows and they're not energy efficient, very difficult to clean

because you have to take every glass pane out to clean them. We wanted to replace it originally. We were thinking of putting three double-hung windows in a row and then we thought it be more attractive to put two double-hungs with a picture window in the middle and that's what I had presented there with the Andersen 400 Series windows in the photographs, so there would be a double-hung on either side and just a plain picture window in the middle. The front porch, originally we were thinking of trying to repair it, but we had a couple of builder's come out and look at it and they both pointed out a lot of problems; the framework underneath is spongy and rotting, again; like their porch. This porch had been laid over what was there; the roof is leaking; one corner of it is collapsing; there's question about what, if, any foundation is underneath and as the house has settled, the porch now touches back towards the house, so the water drains towards the house, instead of away from it. Of course, you never know until you open it up, what other surprises you might find and so I think the sentiment was it would probably be better and maybe cheaper in the long run, just to take off what's there. So we modeled the roof of the Wagner house on Federal Street and there's a picture of that, I think. We thought that was attractive. The rest of the porch is pretty much what's there. You'll see the ginger breading is very plain and that's exactly what we have on there now. We didn't want to go with anything too ostentatious, so Matt actually copied the design of that. I think everything else is pretty much the same, the pitch of the roof is slightly larger than what's on there now; it's just rolled roofing with the silver aluminum coating stuff on it. The ceiling on the porch is wainscoting and I'd like to try and keep something like that. I think that's kind of a traditional look. I don't know, if the back part of the house, the addition, has red metal roofing and I'm not sure we would go with red or just a neutral color on the front; to give us more flexibility if we ever want to change the house color.

Robin Davis: Any color you pick is fine.

Joseph Scudlark: Okay, well those are my thoughts on it.

Kevin Kelly: Mr. Scudlark, I'm looking at the architectural rendering for the front elevation. The windows that your are proposing to replace the existing windows...

Joseph Scudlark: On the side of the house or on the side of the house they are, not the front.

Kevin Kelly: Not the front?

Joseph Scudlark: No, they're on the...

Kevin Kelly: These will stay as is.

Joseph Scudlark: Everything there is going to stay.

Kevin Kelly: Okay, so the ones that are being replaced are these ones?

Joseph Scudlark: They're on the right side of the house; they face the Crutch's property; sort of sheltered. There's a bush there if you look in the picture, it's kind of hard to see. Actually, at one time I think it used to be

an open porch and previous owner's had closed it in and so it's sort of a family room now; we've insulated it and fixed it up, but they're sort of in the back, right side, if you're facing the front of the house, they're on the right.

P. D. Camenisch: It matches the windows that are up above on the second floor.

Kevin Kelly: And then it indicates again in the drawing that where possible, you're reusing the existing posts on the front. Is that correct?

Joseph Scudlark: Yes, the bottoms of them are a little funky and again, once we open them up we'll see if we can. We'd like to.

Kevin Kelly: If you can? Otherwise, what will replace them will be similar?

Joseph Scudlark: Yes, I would like to go with something... I was told they're pretty pricey though; that if we could use the ones that are on there and just box in the bottom; that that would be the way to go, so I'm hoping that's what we could do.

Kevin Kelly: And architectural features that exist on the porch, you have at the tops of each of the posts specific architectural features in the drawing, that I don't see in this. Am I just unable to see it in the photograph?

P. D. Camenisch: Yes, they're there. They're just dark.

Kevin Kelly: The one over near the gutter, the downspout. I see it now.

P. D. Camenisch: They're dark.

Joseph Scudlark: Yes, they're a dark red.

Kevin Kelly: Okay, so those are salvageable?

Joseph Scudlark: Yes, I made those up myself out of cedar, I cut them out with band saws, so I think they're still in pretty good shape and if not, I'll just make new ones. They're not original.

Kevin Kelly: Thank you.

Joseph Scudlark: You're welcome.

Dennis Hughes: Does anybody else have any questions for Mr. Scudlark? If not, I'll entertain a motion.

P. D. Camenisch: I propose that we accept the proposals of Mr. Scudlark on his renovation and window replacement.

Ted Kanakos: I'll second that.

Dennis Hughes: Questions on the motion and there's one. The windows that are on the house now are the two over and these windows are six panes; is that where we can see it from the side? Usually the windows they try and keep them the same pattern.

Joseph Scudlark: Our addition is the six over six, so we were trying to match because it...

Robin Davis: So what's already on the side is six over six?

Kevin Kelly: No, what's on the side is jalousie windows.

Joseph Scudlark: Yeah, what's there now.

Robin Davis: Okay, so the front is two over two, but around on your addition it's six over six.

Joseph Scudlark: Yes.

Kevin Kelly: And where else on the house is it six over six?

Joseph Scudlark: Just on the sides and the back, where the addition was put on; back in 1990 or so.

Dennis Hughes: Okay, so they will be consistent with the ones you have around there?

Joseph Scudlark: Yes.

Kevin Kelly: And the ones that face Chestnut Street those are two over two, is that correct?

Joseph Scudlark: Yes.

Robin Davis: Since the back windows, towards the back were six over six, they were just trying to match the sides. We just couldn't see the six over six, back in the back.

Joseph Scudlark: Yes.

Dennis Hughes: Does anybody else have any questions on the motion? If not, we'll do a roll call vote:

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

Dennis Hughes: Application is approved. See Robin.

Ted Kanakos: I think you could have at least brought us some jelly.

Kevin Kelly: Thank you for doing the work.

6. Adjournment

Dennis Hughes: Can we have a motion made and seconded to adjourn?

Mike Filicko: I make a motion to adjourn.

P. D. Camenisch: Second.

Dennis Hughes: All in favor say aye. Opposed. We are so adjourned at 7:20 p.m.