

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, December 13, 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
Mike Ostinato	Present
Dennis Hughes	Present
Gwen Foehner	Present
Sally Harkins	Present
Kevin Kelly	Present
Amy Kratz	Absent

3. Corrections/approval of the Agenda

Dennis Hughes: Does anybody have any additions or corrections to the Agenda?
If not, it will stand as is.

Gwen Foehner: Did I hear that we need to change that one number from 42 to 45?

Dennis Hughes: On the windows?

Gwen Foehner: Yes.

Dennis Hughes: Okay.

Gwen Foehner: Okay, we'll change 5.a. for the replacement of 42 windows to the replacement of 45 windows.

Dennis Hughes: Are there any other corrections? If not, I'll entertain a motion.

Sally Harkins: I make a motion to accept the agenda with the change to the number of windows.

Gwen Foehner: Second.

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

4. Approval of minutes of November 8, 2011

Dennis Hughes: Everybody has a copy of the minutes from the last meeting. Has everybody read it over? I will entertain a motion.

Kevin Kelly: I make a motion to approve the minutes for the November 8, 2011 meeting, as posted.

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded to approve the minutes of

November 8, 2011. All in favor say aye. Opposed. Motion is carried.

5. Business

- a) Discussion and possible vote on the application from Walter Gurczenski for the replacement of 45 windows on his house located 324 Union Street further identified by Sussex County Tax Map and Parcel #2-35-14.19-161.00.

Dennis Hughes: Everybody has the packet. The description is to replace 45 windows with vinyl replacement energy and double pane, all mutton windows and double pane. All windows are to be matched exactly as the original with a sample included. The floor is yours, Sir.

Walter Gurczenski: We settled on the house awhile back and the type of improvements we want to make; we want to keep as much of the aesthetics of the original construction, as possible. We're starting with this first application here and down the road I should have another one or two in upgrades. We would like to do the window replacement for the energy efficient upgrade, keeping all the muttons original to the original configuration. I've already taken take offs and measurements and have noted upon each window to keep the mutton configurations the same. Whether it's 2 over 2, 6 over 6, to keep it the same. The frames themselves we're going to keep the original frames in tact and this particular type of window will insert right within 1/8" top and bottom, side to side, with a simple caulk inside and out; screw side to side. I get to retain the original window frame and any other rest of the work that might be decorative stuff to the attached, to begin with. This is just a typical tilt in mutton window; it has a screen on the inside of it and the mutton configuration can be ordered in any way, shape or form. Friends of mine that are putting these in do typically 5,000 of them a year; and I'm grateful to have the people under my wing to be able to do that for me. It's a good product and I think it will look good from the street and it will be a definite improvement to the property; considering what's there right now, it's pretty dilapidated; some weather coming in through some of them, and all. So I would like to preserve as much of the aesthetics of the house, as possible; and do a modern upgrade at the same time.

Dennis Hughes: Does that include the bay window, too?

Walter Gurczenski: The bay window actually we're going to keep them exactly the same, but the inserts will be upgraded.

Dennis Hughes: Okay.

Walter Gurczenski: So there will be no structural change on either. Actually there are two sets of bay windows on those two sides, and actually the bay window inserts were wooden ones on the inside, but I told him to order the windows in the same configuration of the inserts on the inside as _____ will be exactly the same. The bay windows are basically; it's not a bay window within itself, it's just a bowed construction

with the inserts on all three; the kitchen and the living room.

Kevin Kelly: Mr. Gurczenski thank you very much for the photographs that made this much easier to visualize. I assume that that is also true for the 2 over 4's up at the peak on the side.

Walter Gurczenski: Absolutely. The ones on the side, what we're going to do, we're going to do the little ones up in the attic, but we're going to do them with a crank-out, so the configuration will be the same, but since they're so small, you can't use a slider on it; so the crank-out with an arm is what we'll have for the summertime ventilation in the attic upstairs.

Kevin Kelly: Thank you, Sir.

Dennis Hughes: Does anybody else have any questions? Would someone like to make a motion?

Gwen Foehner: I make a motion that we approve Mr. Gurczenski's application to replace the 45 windows with vinyl, energy efficient windows to retain the original look of the house.

Sally Harkins: Second.

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

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Your application is approved. Thank you, Sir.

Walter Gurczenski: Thank you.

- b) Discussion and possible vote on the application from R. M. Ingram for the installation of the exterior materials on the house to be constructed at 305 Mill Street further identified by Sussex County Tax Map and Parcel #2-35-20.08-40.00

Dennis Hughes: The application for Mr. Ingram is building a new home, much like the one at 107 Chestnut Street. Is there a picture of 107 in here, Mr. Ingram?

R. M. Ingram: No, not to my knowledge, there's not, no.

Dennis Hughes: Okay.

R. M. Ingram: 107 is right behind the firehouse.

Dennis Hughes: For the Hamen/Davidson house. Currently the lot is vacant, right?

R. M. Ingram: Yes it is. I think it had a house on it before and somebody tore it down and I bought the lot, DeSabatino or somebody owned the lot. I forget.

Robin Davis: Mr. Sposito came before the board, I think several years ago,

maybe 3 or 4 years ago and had the house demolished. [unintelligible].
The house was blue.

Mike Filicko: Yes, I remember.

Kevin Kelly: Mr. Chairman, Chapter 220, Zoning, Part H, Criteria, Parts 2, 3, 6 and 7 all address the issue of the new construction and the plans seem to be compatible with that. I did have a question on Standard 9; a proposed new structure or alteration to an existing structure in the Historic District or to a designated historic site shall be permitted to expand to the height and yard setbacks permitted in the zoning district for that particular property. Does it?

Robin Davis: Yes it does. The plan, I think, shows it to be 20' off the front; actually in R-1 is 30'; or established building line and the building line on that street is approximately 20'.

Kevin Kelly: Okay, as drawn.

Robin Davis: Yes, the note says 20'; there's a measurement that has to be taken, homes 300' on each side and they take the average of that.

Kevin Kelly: For what the setback is?

Robin Davis: Yes, correct. You just don't want a home where all the rest of them are 5' off the property line; you don't want that house to be 30' back.

Mike Ostinato: What was the code for the setback?

Robin Davis: In R-1, the front is 30' or established building line. 10 on each side and 15' in the rear. The only variation is you can't have is the front, the side and the rear has to be at least 15' in the rear and 10' on each side. The front is you measure the established building line.

Kevin Kelly: That was my question. Thank you.

Dennis Hughes: Does anybody have any questions or Mr. Ingram?

Mike Filicko: Mr. Ingram, it looks like you're doing a very nice job to keep the integrity of your home the same as the neighborhood.

R. M. Ingram: I thought so, yes. I had another one that I was going to put down that I thought would fit there also real good, but the lot wasn't quite enough for the setback, so I had to change it to something else; but a two story house gives you a lot of room for your money, really and it has a full attic and a stairway to the attic, so it could be used later on down the road for something else. The house will be for sale when we get it completed.

Gwen Foehner: I'm just reading your specifications here. Asphalt roofing; siding, some wood shingles on front, sides and rear. What does that say?

R. M. Ingram: Wood beveled siding.

Gwen Foehner: Oh, cedar. Okay.

R. M. Ingram: I would like to do the whole house in cedar shingles, but they're so expensive, and I might just do the front in cedar shingles and the side in beveled siding, wood beveled siding. The guy across the street; I think somebody just put new shingles on the house across the street and it looks real nice and I noticed they used the red cedar shingles.

Dennis Hughes: Yes, that's a garage there. We had that a couple of months ago.

Sally Harkins: Do we have to take each one of these lines or notes?

Robin Davis: If everybody is okay with the shingles, the siding...

Gwen Foehner: Well actually several of these 10, 11, 12, 13, 14, 15 and 17 are not things that we...

Kevin Kelly: They're interior.

Dennis Hughes: The description is building a new home, so we can just vote on building it as per the plan.

Robin Davis: [Unintelligible].

Gwen Foehner: I make a motion that we approve Mr. Ingram's plans for 305 Mill Street for building a new house, similar to 107 Chestnut Street and including the specifications as to the outside elements of the house.

Kevin Kelly: Second.

Dennis Hughes: Okay we 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
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay Mr. Ingram, your application is approved.

R. M. Ingram: Thank you.

- c) Discussion and possible vote on the application from David Lowther for the replacement of the roof on the home located at 307 Mill Street further identified by Sussex County Tax Map and Parcel # 2-35-20.08-39.00

Dennis Hughes: Nobody is here for Mr. Lowther.

Robin Davis: There's a note on the bottom of the letter that they are both working. They were going to try to get somebody to come in their place, but evidently that didn't work out.

Dennis Hughes: So actually the description of the work is just to replace the metal roof.

Robin Davis: Correct.

Kevin Kelly: Again, Chapter 220, Zoning, Part H Criteria, Items 2 and 3 address the issue of roofing material and stylistic features in compatibility with the neighborhood.

Dennis Hughes: Does anybody else have any questions on this? If not, we'll entertain a motion.

Mike Ostinato: I would like to make a motion to approve the roof for 307 Mill Street, as stated in the packet.

Mike Filicko: 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
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Robin, please let Mr. Lowther know.

6. Adjournment

Dennis Hughes: If nobody has anything else, we're open for adjournment.

Sally Harkins: I make a motion to adjourn at 7:19 p.m.

Mike Filicko: Second.

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