

TOWN OF MILTON HISTORIC PRESERVATION COMMISSION Agenda 1/13/15

Chairman Hughes called the Historic Preservation Commission meeting to order at 7:07 PM on 1/13 in the Milton Library.

Chairman Hughes asked for a roll call of members:

Michael Filicko - Present
Amy Kratz - Present
Denny Hughes - Present
PD Camenisch - Present
Barbara Wagner - Present

Chairman Hughes noted that Commissioners Ostinato and Kelly were absent.

Chairman Hughes asked for corrections/additions to the agenda. There being none Commissioner Kratz moved to accept the agenda as written. The motion was seconded by Commissioner Filicko and the motion passed unanimously by voice vote.

Chairman Hughes noted there were no minutes to be approved.

The business meeting commenced with discussion and possible vote on the following:

- A. The application from Joseph M. Frontino for the request for approval for the removal and repurposing of the fence on property located at 422 Chestnut Street and further identified by Sussex County Tax Map and Parcel # 235-20.07-32.00

Mr. Frontino was present to answer questions. Commissioner Camenisch asked the applicant if he had checked set backs with the town and applicant said yes. Commissioner Kratz asked applicant to clarify 2 which fence was being removed and repurposed. There being no further questions, Commissioner Wagner made a motion to approve the request for removal and repurposing of the fence. Commissioner Filicko seconded the motion citing Milton code 220-21 I (9). Commissioner Hughes called for roll call vote and motion approved unanimously.

- B. The application from James and Diane Hake for the request for approval for the removal and repurposing of the fence on property located at 316 Mill Street and further identified by Sussex County Tax Map and Parcel # 235-20.08-49.00

Mrs. Hake was present to answer questions. Commissioner Kratz asked applicant to clarify the request. Mrs. Hake explained the side fence was being moved to the side of the garage. She explained when their lots were combined, the fence that had been along the property line was being removed and repurposed. There being no further questions, Commissioner Camenisch made a motion to approve the request for removal and repurposing of the fence. Commissioner Wagner seconded the motion citing Milton Code 220-21 I (9). Commissioner Hughes called for roll call vote and motion approved unanimously.

- C. The application from John Lehne for the request for sign approval for the commercial property located at 113 Union Street, Suite A and further identified by Sussex County Tax Map and Parcel # 235-14.19-184.00 (Richard Reed, Owner)

Mr. Lehne was present to answer questions. The Project Coordinator informed the HPC that the measurements and specification meet all code requirements and calculations are attached to the application. There being no further questions, Commissioner Kratz made a motion to approve the

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request for sign approval and cited Milton Code 220-65 (f). The motion was seconded by Commissioner Wagner. Commissioner Hughes called for roll call vote and motion approved unanimously.

D. The application from Alan and Teresa Turns for the request to replace existing transom window at the property located at 312 Chestnut Street further identified by Sussex County Tax Map and Parcel #235-20.07-51.00

Mr. Turns presented the application. He stated the glass in the transom window as cracked and they would like to replace it with a 6" by 28" window of period stained glass designed with the house number and sailing ships on either side. Commissioner Camenisch asked if the new window would fill the transom and Mr. Turns said it would replace the cracked glass. There were questions about "period" glass. Mr. Turns explained that was the phrase the artist had used. Commissioner Filicko complimented Mr. Turns on the use of period glass. Commissioner Filicko made a motion to replace the transom glass with a stained glass of the design presented. Commissioner Camenisch seconded the motion. Commissioner Hughes called for roll call vote and motion approved unanimously.

E. The application from Glenn Howard for the request to remove and replace the façade at the commercial property located at 109 Union Street further identified by Sussex County Tax Map and Parcel # 235-14.19-185.00

Mr. Howard presented his plans to remove and replace the facade at his commercial property located at 109 Union Street. He summarized the history of the building foundation and the efforts to stabilize the building. He told the HPC that before he purchased the building there was an engineering assessment stating there was no immediate need to repair the building. However, six months after he purchased the building, a storm further damaged the building. He is unable to jack the brick building up. He must remove the entire front. His engineering plans are based on wood framing with Hardy Board siding.

Commissioner Wagner read the description of the building as it was described in the National Register Application for the Milton Historic District approved in 1982. She read Section 220-21 H (1), (2), and (3). There was extensive discussion between the Commission and the applicant. Commissioner Camenisch spoke to the HPC's responsibility to maintain the historic character of Milton's downtown historic district. Commissioner Filicko proposed the application and HPC work together to be as historically accurate as possible. The Project Coordinator noted the engineering assessment state brick won't hold up the building. Commissioner Kratz re-read 220-21 H (2) and emphasized the last two words, "if possible." Mr. Howard stated he was willing to investigate whether it would be possible to cover the facade with "half-brick." The HPC asked the Project Coordinator to schedule an extra meeting to consider a possible change of materials. The HPC will meet with the applicant January 26 to discuss facade material. Commissioner Camenisch made a motion to preliminarily approve the removal and replacement of the facade as shown the the application, The motion was seconded by Commissioner Wagner. The Commissioners and applicant agreed this vote excludes the material to be applied to the facade and that material will be discussed at the interim meeting. At the interim meeting a final vote will be held. Commissioner Hughes called for a roll call vote and the motion approved unanimously.

Chairman Hughes requested a motion to adjourn. The motion for adjournment was made and seconded and approved unanimously by voice vote and the meeting was adjourned at 8:40 PM.