

TOWN OF MILTON HISTORIC PRESERVATION COMMISSION Agenda 1/26/15

Chairman Hughes called the Historic Preservation Commission meeting to order at 7:00 PM on 1/26 in the Milton Library.

Chairman Hughes asked for a roll call of members:

PD Camenisch - Present
Denny Hughes - Present
Kevin Kelly - Present
Barbara Wagner - Present

Chairman Hughes noted the presence of a quorum.

Chairman Hughes asked for corrections/additions to the agenda. There being none Commissioner Camenisch moved to accept the agenda as written. The motion was seconded by Commissioner Kelly 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 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 This meeting is to approve the materials and architectural features for the facade.

Mr. Howard summarized the Commission's request at the last meeting that he search for an alternative brick front. Mr. Howard presented three brick alternatives:

First a brick veneer. It is the most expensive but he is uncomfortable with brick veneer 20 feet high. He told the Commission he doesn't want the liability of a falling brick.

Second, styrofoam brick look alike. It is about ten years old, relatively new. The seams are caulked. Mr. Howard described the product as untested and expressed concern that water could disrupt the caulk and damage the facade. He described this product as fake.

Third, vinyl brick. Mr. Howard doesn't want this product but would install it with displeasure if the Commission requires it.

Mr. Howard discussed the use of vinyl siding in the Historic District and the need for user-friendly consistent guidelines.

Commissioner Kelly thanked Mr. Howard for agreeing to meet with the Commission a second time. He asked Mr. Howard is his preference was for Hardy Board on both the first and second floors and Mr. Howard said yes. Mr. Howard indicated it was best to replicate what it used to look like but he's not willing to take that risk.

Commissioner Kelly noted in his presentation Mr. Howard addressed issues of inconsistency. Commissioner Kelly read 220-21 (3) Siding Material in its entirety into the record. Next he read 220-21 (8) Architectural Details. in its entirety in the record. He acknowledged the inconsistencies and said it is the Commission's responsibility to find a reasonable position.

TOWN OF MILTON HISTORIC PRESERVATION COMMISSION Agenda 1/26/15

Mr. Howard noted this is a demo and veneer if too dangerous and too much liability.

Commissioner Kelly read 220-21 (9) Walls Fences and Gates in its entirety into the record.

Mr. Howard noted the structure is unsafe. He spoke of maintaining the momentum in Milton's downtown. He noted Irish Eyes "looks wonderful."

At this point Project Coordinator John Collier addressed the Commission stating he had reached out to the University of Delaware regarding the proposed changes at 109 Union. He received responses late yesterday. Rebecca Shepherd identified 109 Union as a contributing resource in the Milton Historic District and noted the changes may make it non-contributing. Katharine Morris said the building is still contribution and the change will make it non-contributing. Both agreed that changes won't detract from the look of the downtown.

Several members of the audience asked for an opportunity to address the Commission. One spoke in support of a brick facade, another noted the Commission's charge if to maintain the historic character. Another spoke as a small business owner and noted small business owners put their all into the business. He urged that the small world charm be maintained and noted he wants the building to look better.

Commissioner Camenisch noted this is the most difficult decision since we've been on the board. He stated the facade is in bad shape. Brick is difficult and expensive. The building will never look the same.

Commissioner Kelly stated asked Mr. Howard if this is your decision what is your preference. Mr. Howard replied Hardy plank for the entire front. He wants to reuse the crown detail but doesn't know how its attached. He spoke of recreating the architectural detail used by Irish Eyes to align the two buildings.

Commissioner Camenisch agreed to use of Hardy Plan but urged Mr Howard to keep it difference than Irish Eyes. It will enhance the look of the building. Commissioner Camenisch noted he'd research using brick and agreed with Mr. Howard that it would be impossible.

Commissioner Camenisch made a motion to approve the facade of Hardy Plank as shown in the first rendering (1/13) and with corners and the architectural detail of prefab cornice both shown in the second rendering (1/26). Commissioner Kelly seconded the motion. Chairman Hughes asked for discussion. Commissioner Wagner asked that approval be contingent upon receipt of a drawing of the architectural detail. Commissioners Camenisch and Kelly accepted the amendment to the motion. Project Coordinator John Collier will not issue a building permit until he receives the drawing.

Chairman Hughes requested a roll call vote:

Commissioner Camenisch - yes

Chairman Hughes - yes

Commissioner Kelly - yes

Commissioner Wagner - yes

The motion was approved unanimously.

TOWN OF MILTON HISTORIC PRESERVATION COMMISSION Agenda 1/26/15

The Commissioners applauded Project Coordinator John Collier for his attention to detail. The Project Coordinator noted he's simply following code.

It was noted the Project Coordinator is setting up State of Delaware trainings for the Commission and the public will be welcomed.

Chairman Hughes requested a motion to adjourn. Commissioner Kelly made a motion for adjournment, seconded by Commissioner Camenisch. Motion was approved unanimously by voice vote and the meeting was adjourned at 7:57 PM.

