

Historic Preservation Commission Minutes 11/10/2015

Chairman Hughes called the November 10, 2015 meeting of the Town of Milton Historic Preservation Commission to order at 7:00 PM in the Milton Library.

Chairman Hughes requested a roll call of the members present: Michael Filicko, Diane Hake, David Dutton, Dennis Hughes, PD Camenisch, and Barbara Wagner. Chairman Hughes noted they're working on identifying a seventh Commission member.

Project Coordinator told the Commissioners about the Media policy that had been distributed and asked them to review it and return a signed copy at the next meeting.

Chairman Hughes asked for corrections or additions to the agenda. Commissioner Wagner asked the Chairman to change the order of the agenda items by moving New Business Item B first since the applicant was present and the applicant of Item A was not present. Chairman Hughes requested a motion to approve the agenda with the order change. Commissioner Wagner so moved and Commissioner Camenisch seconded the motion. Chairman Hughes asked for discussion and there being none requested a voice vote. The motion was approved unanimously.

New Business

B. A request from Janet H. Daily, 405 Chestnut Street further identified by Sussex County Tax Map Number and Parcel ID 235-20.07-131.00 for removal of a non-working chimney and removal of screen porch to be replaced with open porch.

The applicant Janet Daily identified herself and described her project. There are two chimneys on her house. She has repaired one and the other goes through the bedroom and kitchen. It is leaking and she would like to remove it because it is not being used. She also told the Commission she'd like to change the porch by removing the screened portion and changing it to an open porch like that of her neighbors. She called the Commission's attention to the photo of her neighbors' porch. Commissioner Filicko made a motion to separate the request into two motions -- one for the chimney and one for the porch. Commissioner Wagner seconded the motion. Chairman Hughes asked for discussion and there being none called for a voice vote. The motion passed unanimously.

Commissioner Camenisch told the applicant, the last owner used the chimney in question. There had been a wood stove. The applicant said she was not going to have a wood stove and she needs the extra space. Commissioner Wagner told the applicant about the Center for Historic Architecture and Design's (CHAD) survey of the Milton Historic District and read from their first report: "perhaps most remarkably, over 41 percent of the buildings . . . had one or all of the chimneys removed. The effect of these alterations, however, did not disqualify the overall architectural integrity for most of the properties

evaluated.” There was discussion of retaining the chimney to maintain the symmetry. The applicant concurred that the symmetry was important. Commissioners asked the applicant if the interior portion of the chimney could be removed and retain the stucco portion on the roof.

The applicant reported she had asked to have this done but the contractor told her the roof would not support the weight of the chimney. Commissioner Camenisch suggested that the chimney be removed and a facsimile of the chimney cap be fabricated with plywood and covered in stucco. Commissioner Dutton commented this was a feasible solution. The applicant agreed. Commissioner Camenisch made a motion that the chimney be removed and a stuccoed facsimile cap be placed on the roof. Commissioner Dutton seconded the motion. Chairman Hughes called for a roll call vote:

Roll call

| | |
|------------------------|---------|
| Commissioner Filicko: | approve |
| Commissioner Hake | approve |
| Commissioner Dutton | approve |
| Chairman Hughes | approve |
| Commissioner Camenisch | approve |
| Commissioner Wagner | approve |

The second request to modify the porch was discussed. Commissioner Filicko asked if the plan was to remove the bottom section of the porch, retain the roof and take the porch back to its original open configuration. The applicant answered yes that was the plan. Commissioner Camenisch made a motion to approve removing the bottom section of the porch to return to the original open porch with turned posts and gingerbread trim. Commissioner Filicko seconded. Chairman Hughes asked for discussion. There being none, he requested a roll call vote:

Roll call

| | |
|------------------------|---------|
| Commissioner Filicko: | approve |
| Commissioner Hake | approve |
| Commissioner Dutton | approve |
| Chairman Hughes | approve |
| Commissioner Camenisch | approve |
| Commissioner Wagner | approve |

A. A request from Edward and Cheryl Coyle, 407 Federal Street further identified by Sussex County Tax Map Number and Parcel ID 235-20.07-46.00 for placement of an 8’ x 16’ storage building.

The Project Coordinator told the Commission, the applicant lives in York PA and could not be present and asked him to present the application. The Project Coordinator stated the applicant is requesting an 8x14 shed as pictured in the attached photo. It will be placed at the right rear of the house and be visible from the street. Commissioners had questions about the shed placement, the roof pitch and style of shed, whether there would be a foundation or if it would be set on blocks and would the shed’s windows give the appearance of a small house. Commissioner Camenisch made a motion that the application be tabled until the applicant can be present. Commissioner Wagner seconded the motion. Chairman Hughes asked for discussion and there being none requested a voice vote. The motion was approved

unanimously. The Project Coordinator will communicate the decision to table the application and to please come and discuss with the Commission. Commissioner Wagner asked the Project Coordinator to request CHAD the preliminary write-up on this property.

C. Review and Discussion of Chapter 220 § 220-21 Historic Preservation Overlay District. The Commission may discuss potential changes to the above referenced section of the Town of Milton Code and the possible development of design guidelines and restoration standards

Project Coordinator Collier presented the Historic Overlay map showing the underlying zoning of TC-1, C-1 and R-1. The map was reviewed by Commissioners. There was a brief discussion of the lack of coordination with the town's committees, the Chamber of Commerce and the Mayor and Council. The Project Coordinator pointed out the Chamber of Commerce was a separate entity. The Commissioners discussed the municipal sign approved by Mayor and Council to be adhered to one wall of the Irish Eyes building. Because of the wall's deterioration, the sign may not last. It was suggested that changes to the Town of Milton Code for the Historic Preservation Overlay District require all signage be reviewed by the Historic Preservation Commission.

There were questions about the actual process of changing the Town of Milton Code and the need to coordinate with the Town's Comprehensive Plan. The Project Coordinator informed the Commissioners Planning and Zoning will review the Historic Preservation section of the Comp plan in December. The Core Values section has been written and Commissioners asked to review it.

The Project Coordinator will coordinate the re-writing of the Code at next month's meeting of the Historic Preservation Commission.

Chairman Hughes asked for further discussion, and there being none requested a motion to adjourn. Commissioner Wagner made a motion to adjourn. Commissioner Filicko seconded the motion. Chairman Hughes asked for discussion. There being none he called for a voice vote and the meeting was adjourned at 8:07 PM.

Respectfully submitted,
Barbara Wagner
11/17/15

