

Historic Preservation Commission Minutes 08/11/15

7:00 p.m. Milton Library 121 Union Street

Chairman Hughes called the August 11, 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, Dennis Hughes, PD Camenisch, Barbara Wagner. Chairman Hughes noted Rich Miller was not present and announced Amy Kratz was resigning as of today.

Chairman Hughes requested corrections or additions of the agenda. There being none, Chairman Hughes requested a motion to approve the agenda as presented. Commissioner Wagner made the motion to approve as submitted and Commissioner Filicko seconded the motion. Chairman Hughes asked for a voice vote and the motion passed and the agenda accepted.

Chairman Hughes requested corrections to minutes dated 02/10/2015. There being none, Chairman Hughes requested a motion to approve the 2/10/2015 minutes. Motion made by Commissioner Camenisch and seconded by Commissioner Wagner. Chairman Hughes requested a voice vote and the motion was approved.

Old Business – Discussion and possible vote on the following:

- A. The extension of a building permit issued to Daniel Copans for the carriage house located at 205 Federal Street further identified by Sussex County Tax Map and Parcel ID# 235-20.07-98.00

Commissioner Wagner asked Chairman Hughes for the floor and read the following:

220-21 A. (1) The town of Milton has by ordinance, identified an historic district (hereinafter “district” or HP-OD District”). Within the district it is acknowledged that the heritage and economic well-being of the Town is strengthened by:

- (a) Preserving its architectural and historic resources
- (c) Fostering Milton’s architectural and historic character

I’d like to make the following motion:

The 19th century carriage house at 205 Federal Street was severely damaged by snow in February 2010. On August 9, 2011, the renovation was approved by the HPC. The

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renovation is being done with care by the homeowner and is ongoing. Preservation/restoration takes time.

I make a motion to extend the building permit issued to Daniel Copans for the carriage house located at 205 Federal Street further identified by Sussex County Tax Map and Parcel ID#235-20.07-98.00.

Commissioner Filicko seconded the motion and Chairman Hughes asked for discussion of the motion.

Commissioner Camenisch said he had a comment for the Board and code enforcement. He said the project is already approved and asked why the Historic Preservation Commission was being asked to extend the building permit. Commissioner Wagner cited 220-21 G. (h) of the Milton Code: "If the project has not been completed within the two-year span of initial approval and extension, the applicant shall appear before the Historic Preservation Commission to request an additional extension as may be necessary or prudent." Commissioner Camenisch withdrew his question.

Commissioner Wagner stated preservation takes longer if the owner does the work himself. There was a long discussion of the code and the length of time to complete a project. The Commission noted there was no time limit attached to Commissioner Wagner's motion. Commissioner Camenisch made a motion to extend the building permit for ten months. Chairman Hughes noted there was already a motion on the floor. Commissioner Wagner amended her motion to include a year's extension. Chairman Hughes asked that both motions be withdrawn and a new motion made. Commissioner Wagner or Camenisch made a motion to extend the building permit for one year. Commissioner Filicko seconded the motion. There was discussion. The applicant was not present. The Project Coordinator stated the applicant can't work on the project until he has a permit. Commissioner Hake requested a progress report and the Project Coordinator will regularly check the project. The Chairman requested a roll call vote on the motion to extend the building permit for one year.

Roll call

Commissioner Filicko:	approve
Commissioner Hake	approve
Chairman Hughes	approve
Commissioner Camenisch	approve
Commissioner Wagner	approve

The motion was approved unanimously. Afterward, Commissioner Hake stated she wants Mr. Copans to know the we are sympathetic to his situation. We're giving him leeway and want it completed in one year. Good faith both ways.

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New Business

- A. The application from Riess Livandais for the request for approval of existing handrail and installation of additional railing and gate on front porch of the dwelling located at 311 Union Street further identified by Sussex County Map and Tax Parcel ID # 235-14.19- 167.00.

The applicant was not present. The Project Coordinator presented the application. Commissioner Camenisch made a motion to approved the front hand rail added prior to closing that was required by the lender and will be painted white, the wooden railing to be added to the front porch with gate at top of steps for safety and privacy with materials matching existing railing on side and hand rail. Commissioner Hake seconded the motion. Chairman Hughes called for a roll call vote.

Roll call

Commissioner Filicko:	approve
Commissioner Hake	approve
Chairman Hughes	approve
Commissioner Camenisch	approve
Commissioner Wagner	approv

- B. Discussion of Phase II of the Milton Historic Resurvey Report.

Commissioner Wagner requested additional corrections to the report. Commissioner Camenisch noted the report shows the HPC is doing a good job of retaining the character of the Milton Historic District. Project Coordinator John Collier informed the Commission he has asked for preliminary draft on Phase III to avoid all the corrections required on the Phase II resurvey and suggested Commissioners go with students on Phase III

Commissioner Camenisch wanted to know how to get the code changes the Commission needs in order to follow the Secretary of the Interior’s guidelines. The Project Coordinator stated he was willing to assist the Commission in re-writing the code. There was discussion among the Commissioners about using code developed by other Historic Preservation Commissions in Delaware. The Project Coordinator states Commissioners would receive copies of the New Castle and Lewes code before the next meeting.

Chairman Hughes entertained a motion to adjourn. Motion made by Commissioner Hake, seconded by Commissioner Filicko. Meeting adjourned at 7:54.

