

The 03/08/16 meeting of the Historic Preservation Commission was called to order by Chairman Hughes at 7:00 p.m. in the Milton Public Library 121 Union Street.

Chairman Hughes requested a Roll call of members.

Those present were:

Commissioner Filicko

Commissioner Dutton

Commissioner Camenisch

Commissioner Wagner

Chairman Hughes

Commissioner Hake

Chairman Hughes requested corrections/approval of the agenda. A motion to approve the agenda as written was made by Commissioner Camenisch and seconded by Commissioner Dutton. Chairman Hughes asked for voice vote and the motion was approved unanimously.

New Business

- A. A request from James C. L. Brown, 415 Federal Street further identified by Sussex County Tax Map Number and Parcel ID 235-20.07-38.01 for construction of a 6'6" x 5'4" 2 story addition.

The applicant presented his request for an addition to house an elevator stating it would be on the side of the house and share the roofline of a previous addition. The same materials will be used and the addition will be painted the same gray color. Mr. Brown asked for questions. Commissioner Dutton asked Mr. Brown to indicate the location of the addition on the plans which he did. Chairman Hughes asked if there were additional questions. There being none Chairman Hughes asked for a motion. Commissioner Filicko made the motion to approve the 6'6" x 5'4" addition as described in the application. Commissioner Camenisch seconded the motion. Chairman Hughes requested a roll call vote.

Commissioner Filicko - approve

Commissioner Dutton - approve

Commissioner Camenisch - approve

Commissioner Wagner - approve

Chairman Hughes - approve

Commissioner Hake – approve.

The motion was approved unanimously.

B. A request from Rhett Ruggerio on behalf of Kim Hamer, 207 Union Street further identified by Sussex County Tax Map Number and Parcel ID 235-14.19-173.00 for an addition to the rear of the structure.

Mr. Ruggerio presented the application to the Historic Preservation Commission. He stated a recent survey showed the entire property is in the floodplain requiring the addition to be modified. Mr. Ruggerio described the changes to the historic house. The asbestos siding will be removed and cedar siding will replace the asbestos. The roof will match the existing using architectural shingles. The existing windows will be repaired. White metal gutters and downspouts will be added. The majority of shutters have been ruined by the elements. New shutters that mimic those currently on the house will be from Philadelphia Shutter Co. Utilities will be elevated and placed behind the house in the area of the approved tear down.

Mr. Ruggerio spoke to the expense of the project now that its been identified as being in the floodplain. In order to make it an economically viable project, they anticipate the house being used as offices and with two apartments in the rear addition. This mixed use of commercial and residential is permitted in the Town Center zone.

The addition will be on piers of Delaware brick the is used in New Castle and Downtown Dover. The windows in the addition will be Pella wood windows that mimic the historic windows. Parking for six cars will be under the addition.

Commissioner Dutton asked whether an architect had done the site work. Commissioner Camenisch questioned drainage from the driveway. Commissioner Wagner asked if it would be possible to divide the application into three pieces with the first being the stabilization of the historic house and the second being the phase one addition. Commissioner Hake spoke to the mass of the addition and suggested it should go before Planning and Zoning.

The Project Coordinator (PC) noted there is no parking requirement and neighbors receive notification when the HPC meeting is publicly posted.

Commissioner Camenisch asked whether DelDot had approved the driveway cut. The PC replied there is no requirement for DelDot to review in the Town Center.

Commissioner Camenisch asked for more information and requested assistance from Planning and Zoning regarding the parking and stormwater.

Commissioner Dutton stated he had no problem with under the building parking but the stairways shown on the plans interfere with the parking.

Commissioner Wagner noted the addition needs a door and a porch to be compatible with the homes in the Historic District.

Commissioner Filicko noted that this is an important project. The historic house has been vacant for many years and we appreciate Mr. Ruggerio's efforts. Mr. Ruggerio replied that his contract runs out at the end of the month and he is hesitant to request revisions to the architectural plans.

Commissioner Dutton said he could envision approval of Phase I but not Phase II because it is too aggressive. Mr. Ruggerio stated the plans were changed when the survey showed the house in the floodplain. He stated he thought he could live with just Phase I.

Commissioner Hake stated if it was to be only Phase I, there needed to be a better drawing. Phase I now appears very institutional. Commissioner Wagner again stated the addition needs an entry door. Commissioner Camenisch stated if Phase II isn't built, the addition won't be seen from Union or Chandler Streets.

Commissioner Dutton suggested eliminating Phase II and moving the Phase I entrance to the back. There was a discussion of roof pitch, the floodplain and the floodplain elevation requirement. It was noted the historic house's original footprint is grandfathered. Commissioners agreed they support this project but need more information before final approval.

Commissioner Camenisch made a two-part motion: First to provide preliminary approval for the renovation of the historic house, the porch, the doors, windows, shingles, and roofing. Second Phase II and prepare drawings to show the following changes: Add a door to the back of the historic house; eliminate Phase II; eliminate steps as drawn on the Phase I drawing; modify the roof to reflect the existing roof; eliminate the false wall on the north side of Phase I floodplain elevation; add an entry door, porch and stairs onto the rear of the Phase I addition. Commissioner Wagner seconded the motion.

Chairman Hughes asked for questions/discussion on the motion. There being none, he called for a roll call vote:

Commissioner Filicko - approve
Commissioner Dutton - approve
Commissioner Camenisch - approve
Commissioner Wagner - approve
Chairman Hughes - approve
Commissioner Hake – approve.

The motion was approved unanimously

The Project Coordinator will provide the applicant with an annotated drawing showing the changes. A second March meeting will be scheduled to review the applicant's revised drawing incorporating the changes detailed in the motion.

A presentation by Representatives of the University of Delaware Center for Historic Architecture and Design regarding methods and process utilized in Phase III of the reassessment of Structures within the Historic District.

Cate Morrissey and Rebecca J. Sheppard of the Center for Historic Architecture and Design were introduced. Cate Morrissey summarized CHAD's resurvey of Milton's 1982 National Register Nomination, now known as a legacy nomination because of its age. The original survey was done between 1979 and 1980. CHAD used the 1980 survey forms and pictures as they conducted the re-survey. In 2013 they surveyed 66 buildings north of the river. The process included letters to residents telling them students would be recording details of the houses. Outbuildings were identified. In the original survey outbuildings were not recorded. This survey included an architectural description of each building. Survey data was put into the Cultural Resource digital data forms, Delaware's new CHRIS system. URL: <https://chris-users.delaware.gov/> Cate suggested the Commission complete an application to use CHRIS. The State Historic Preservation Office (SHPO) uses digital data exclusively.

In 2014-2015 65 properties south of the Broadkill were surveyed.

In 2015-2016, the last 65 properties were surveyed to determine eligibility.

The following questions were asked by the surveyors as they reviewed each property:

Are there significant changes to the property since the initial National Register nomination?

Is the property within the period of significance?

Are design and materials compatible?

Is the scale compatible

Has there been a loss of historic fabric through modifications?

Have modifications altered the principal facades or original streetscape

Do modifications overwhelm the historic character of the property

Surveyors identified demolitions and contribution to noncontributing determinations

Phase III of the survey is 85 percent complete.

What's next:

Combine with 2008-2009 Survey Report

CHAD will present recommendations to Milton

1. Contributing to noncontributing
2. Expand or contract the existing district
3. Create a separate district composed from the 2008-2009 survey

Creating a separate district is a process that requires working with the SHPO

Legacy Districts do not have clearly defined periods of significance. The National Register requires a property to be at least 50 years old to be considered.

CHAD will continue to work with the Historic Preservation Commission and the Town.

Chairman Hughes requested a motion to adjourn. Motion made by Commissioner Wagner and seconded by Commissioner Camenisch. Chairman Hughes requested a voice vote and motion was approved unanimously. The meeting adjourned at 8:30 PM.