

HPC Minutes 5/10/2016

The 05/10/16 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 Revis Plank

Commissioner Hake

Commissioner Filicko

Commissioner Hughes

Commissioner Camenisch

Commissioner Wagner

Chairman Hughes noted the absence of Commissioner Dutton

Chairman Hughes requested corrections/approval of the agenda. Commissioner Wagner asked that the numbering of the agenda be corrected to 1,2,3,4,5 rather than 1,2,4,5,6. There was verbal agreement and Commissioner Wagner made the motion to approve the agenda as corrected. Commissioner Camenisch seconded the motion. Chairman Hughes asked for questions and there being none, requested a voice vote. The motion was approved unanimously.

5. New Business

- A. A request from G. Lawrence Adams for the property located at 123 Broad Street further identified by Sussex County Tax Map Number and Parcel ID 235-14.19-89.00 for replacement of existing chain link fencing with gothic style wooden picket fencing.

Mr. Adams deferred to the application when asked to present his request. Commissioner Wagner thanked Mr. Adams for replacing the chain link fence. Chairman Hughes asked if there were additional questions or comments. There being none he requested a motion. Commissioner Filicko made the motion to approve the removal of existing chain link fencing and replacing it with gothic style wooden picket fencing. Commissioner Revis Plank seconded the motion. Commissioner Hughes called for discussion and there being none requested a roll call vote.

Commissioner Revis Plank	Approve
Commissioner Hake	Approve
Commissioner Filicko	Approve
Chairman Hughes	Approve
Commissioner Camenisch	Approve
Commissioner Wagner	Approve

- B. A request from Richard Reed for the property located at 113 Union Street further identified by Sussex County Tax Map Number and Parcel ID 235-14.19-184.00 for extension of existing brick veneer on the front of the building to allow for installation of flood doors.

Mr. Reid presented his application to extend the existing brick veneer on the front of the building to allow for installation of flood doors. Commissioner Wagner asked Mr. Reid to explain the flood doors. Mr. Reid stated there would be mounting brackets 1” x 36” latches and the 40 x 36 foot flood doors would be attached to the brackets when flooding is imminent. Chairman Hughes added that these are the flood doors the Library has. Commissioner Hake asked if the brick would be matched to the existing. Mr. Reid stated it will be 4” solid brick but it can’t be an exact match. He will clean the existing brick on 302 Union. He said the goal is for the brick to slow the water. He’s looking for a way to keep the water out of 113 Union Street, units C, D, E, and F and stated the Library has had success.

Commissioner Camenisch made a motion to accept the proposal for temporary flood doors at 113 Union units C, D, E, F. Commissioner Hake seconded the motion. Commissioner Hughes called for discussion and there being none requested a roll call vote.

Commissioner Revis Plank	Approve
Commissioner Hake	Approve
Commissioner Filicko	Approve
Chairman Hughes	Approve
Commissioner Camenisch	Approve
Commissioner Wagner	Approve

- C. A request from Norman Cohen for the property located at 338 Union Street further identified by Sussex County Tax Map Number and Parcel ID 235-14.19-39.00 for proposed exterior renovations and addition to existing structure.

The applicant distributed additional window detail. Commissioner Camenisch made a motion to accept the additional details. It was seconded by Commissioner Revis Plank and approved by unanimous voice vote.

Mr. Cohen presented his application saying he will elevate the center roof to elevate the current 6'5" ceiling in the kitchen the 2nd floor room above the kitchen. There will also be the addition of a master bedroom. Commissioner Camenisch asked questions about the foundation on the existing north side. Mr. Cohen replied there will be a new foundation. The existing wall will remain and a window will become a door. He stated he plans to reuse some windows and if necessary, will purchase windows that match the existing windows. He also noted the existing historic house is completely clad in vinyl siding with vinyl replacement windows. He intends to clad the addition with vinyl board and batten siding

Commissioner Hake asked if he might remove the vinyl siding on the historic house. Mr. Cohen stated not at this time because he has no way of knowing the condition of the siding under the vinyl. Commissioner Filicko suggested he remove the vinyl on the front of the house only. Mr. Cohen replied it was a good idea but he wouldn't be doing that at this time. Commissioner Hake asked if he would consider Hardy Board for the new addition rather than vinyl. Mr. Cohen will talk to his contractor but says he will definitely use board and batten siding on the new addition.

There was a discussion of vinyl and the Secretary of the Interior's Standards. Commissioner Wagner clarified that the Standards do not require changing existing vinyl siding. Commissioner Camenisch gave a brief history of the application of vinyl siding in Milton. Commissioner Wagner noted the addition meets the Secretary of the Interior's Standards for Rehabilitation,

“Designing new additions in a manner that makes clear what is historic and what is new.”

Commissioner Camenisch made a motion to approve the exterior renovations and addition to existing structure as presented in the application. Commissioner Wagner seconded the motion. Chairman Hughes asked for questions/discussion on the motion. There being none, he requested a roll call vote.

Commissioner Revis Plank	Approve
Commissioner Hake	Approve
Commissioner Filicko	Approve
Chairman Hughes	Approve
Commissioner Camenisch	Approve
Commissioner Wagner	Approve

Chairman Hughes requested a motion to adjourn. Commissioner Hake made the motion to adjourn and it was seconded by Commissioner Revis Plank. Chairman Hughes asked for discussion. There was no discussion and the motion was approved by unanimous voice vote. The HPC meeting was adjourned at 7:45 PM.