

The meeting of the Milton Historic Preservation Commission was called to order 06/14/16 at the Milton Library at 7:00PM by Acting Chair Commissioner Wagner

Acting Chair Wagner asked for a roll call of members:

Commissioner Revis-Plank	Present
Commissioner Hake	Present
Commissioner Filicko	Present
Acting Chair Wagner	Present
Commissioner Camenisch	Present
Commissioner Dutton	Present

For the record Chairman Hughes was not present

Acting Chair Wagner requested a motion to correct/approve the agenda.

Commissioner Filicko made a motion to approve the agenda. Commissioner Revis Plank seconded the motion. Acting Chair Wagner asked for discussion. Acting Chair asked that the numbering of the agenda be corrected. Commissioner Filicko agreed to amend his motion to approve the correctly numbered agenda and Commissioner Revis Plank agreed to second the amended motion.

Acting Chair Wagner requested a motion to approve the minutes. Commissioner Revis-Plank made a motion to accept the 4/20/16 and 5/10/16 minutes. Commissioner Hake seconded the motion. Acting Chair Wagner asked for discussion and there being none requested a voice vote. The motion was approved unanimously.

New Business

- A. A request from Rudy Spoor on behalf of Thomas King (King's Ice Cream) for the property located at 302 Union Street Street further identified by Sussex County Tax Map Number and Parcel ID 235-14.19-74.00 for new signage, new roof, new windows and an awning on the front of the building. Owner of King's IceCream Rudy Spoor presented his application and said his goal was to return the building to its original look. Commissioner Camenisch made a motion to vote on each item separately. Commissioner Hake seconded the motion. Acting Chair asked for discussion. Mr. Spoor stated he was most interested in having his sign approved and he was agreeable to having each request voted on separately. Mr. Spoor said the sign was to hang above the door and protrude outward. The sign meets all signage requirements per memo from Project Coordinator. Commissioner Camenisch made motion to approve the sign as requested. The motion was seconded by Commissioner Hake. Discussion requested and there being none, a roll call vote was taken.

Commissioner Revis-Plank	Approved
Commissioner Hake	Approved

Commissioner Filicko	Approved
Acting Chair Wagner	Approved
Commissioner Camenisch	Approved
Commissioner Dutton	Approved

The motion passed unanimously.

Commissioner Camenisch asked Mr. Spoor for more information on the awning. Mr. Spoor referred Commissioner Camenisch to an awning on a store in Lewes. Acting Chair Wagner asked about the windows. Mr. Spoor said they would be identical to those currently in place but double pane glass. Commissioner Camenisch told the applicant we will need more information than he has provided on the roof, the windows and the awning and suggested we table the items until he has additional information to present. Mr. Spoor was agreeable to tabling those three items. Commissioner Camenisch made a motion to table the roof, windows and awning until the applicant has more information. The motion was approved by Commissioner Revis-Plank. The Acting Chair asked for discussion and there being none called for a voice vote:

Commissioner Revis-Plank	Approved
Commissioner Hake	Approved
Commissioner Filicko	Approved
Acting Chair Wagner	Approved
Commissioner Camenisch	Approved
Commissioner Dutton	Approved

The motion to table the roof, the windows and awning was approved unanimously.

- B. A request from Walter Gagliano for the property located at 421 Federal Street further identified by Sussex County Tax Map Number and Parcel ID 235-20.07-33.00 for exterior renovations of the house and accessory building

The applicant Mr. Gagliano introduced his application by asking that the accessory building renovation be withdrawn.

Commissioner Camenisch made a motion to withdraw the accessory building from the application. Commissioner Revis-Plank 2nd the motion. Acting Chair requested discussion and there being none called for a voice vote:

Commissioner Revis-Plank	Approved
Commissioner Hake	Approved
Commissioner Filicko	Approved
Acting Chair Wagner	Approved
Commissioner Camenisch	Approved
Commissioner Dutton	Approved

The motion to withdraw the accessory building from the application was approved unanimously.

The applicant told the Commission he plans to removed the temporary plywood wall at the back of 421 Federal Street and install glass French doors. He will copy the window trip and he proposes to tie the two sets of doors together by adding a panel of fish scale shingles in between. He will use Hardy plan 4 1/2 inch siding to match the wood siding on the Poplar Street side of the house. Acting Chair Wagner asked if the Hardy Plank wood grain siding would match the wood siding on the house and the applicant said it was his understanding it would. Commissioner Camenisch said Hardy Plank comes in that size with a wood grain. Commissioner Hake asked if Hardy Plank would be applied to all of the house and the applicant said no. Commissioner Revis-Plank made a motion to approved the application for exterior renovations to 421 Federal Street. Commissioner Dutton seconded the motion. Acting Chair asked for more discussion and there being none called for a voice vote.

Commissioner Revis-Plank	Approved
Commissioner Hake	Approved
Commissioner Filicko	Approved
Acting Chair Wagner	Approved
Commissioner Camenisch	Approved
Commissioner Dutton	Approved

The application was approved unanimously.

- C. A request from St. John’s Episcopal Church for the property located at 307 Federal Street further identified by Sussex County Tax Map Number and Parcel ID 235-20.07-104.00 for proposed exterior renovations of the Parish Hall.

The application was presented by Mr. Jerry Hudson, a member of the St. John’s vestry and Chairman of the property committee. Mr. Hudson states the parish hall was built in 1941 and currently has its original cedar shingles and these are not salvageable. The church is requesting the cedar siding be replaced with vinyl cedar impressions. The church priced cedar versus the vinyl cedar impressions. The church has a small congregation and if they choose cedar ongoing maintenance will be required. Commissioner Camenisch asked if all the cedar siding is being removed and Mr. Hudson said yes. They are saving the windows which have insulated glass. The stained glass windows will be conserved. The church is more than 100 years old and in better condition than the parish hall. Page 14 of the original National Register survey states the church was build as wood frame and covered with Clinker brick in the 1930’s. The construction is proposed for this summer. They will select vinyl shakes as close to the 1941 cedar shakes as possible. Commissioner Hake asked if the church had considered Hardy Plank and Mr. Hudson said it would require too much maintenance and cited a building at the corner of Willow and Mulberry. Mr. Gagliano asked Mr Hudson if the peak of the Parish Hall can be seen from Wharton Street and if so could the peak be sided with cedar shakes. Mr. Hudson said they don’t want to mix materials and it would be difficult to maintain the cedar shakes on the peak. Commissioner Dutton told Mr. Hudson, “I know the HPC can’t legislate color but color will

make a huge difference. I'm not a fan of vinyl but shingles are preferable to lap. It would be good to steer away from pat colors and choose a statement color to go with the clinker brick.

Commissioner Camenisch made a motion to approved the application as presented. Commissioner Dutton seconded the motion. Acting Chair asked for discussion and there being non requested a roll call vote:

Commissioner Revis-Plank	Approved
Commissioner Hake	No
Commissioner Filicko	Abstained because it's a church; a residence would vote no
Acting Chair Wagner	Approved
Commissioner Camenisch	Approved
Commissioner Dutton	Approved

The motion was approved.

Mr. Hudson told the Commission he wanted to compliment the Project Coordinator for the assistance he has provided St. John's.

Commissioner Camenisch told the Commission he believes there needs to be a discussion at a workshop about where the Commissioners stand on the use of vinyl. Commissioner Camenisch reminded the Commissioners that currently the Milton code allows the use of vinyl. Mr. Gagliano asked if there are plans to revise the code and he was told that code revision had been underway for one year. Acting Chair explained that once code revisions are complete, there will be an extensive review process including public hearings and a vote by the Town Council.

The Project Coordinator announced that the next available date for working on the code revisions is Thursday July 14th. He will send an email to the Commission. If there are no agenda items for July 12, the workshop will be held on that date.

The Acting Chair requested a motion for adjournment and Commissioner Camenisch made motion to adjourn. Commissioner Hake seconded the motion. There being no discussion, there was a voice vote and the meeting was adjourned at 7:50 PM.