

The meeting of the Milton Historic Preservation Commission was called to order 3/14/17 at the Milton Library at 7:00 PM by Chairman Hughes.

Chairman Hughes called for a Roll call of members

Commissioner Filicko	Present
Commissioner Wagner	Present
Commissioner Camenisch	Present
Chairman Hughes	Present
Commissioner Hake	Present
Commissioner Revis-Plank	Present

Let the record show that Commissioner David Dutton has resigned from the HPC.

Chairman Hughes requested corrections/approval of the agenda. Commissioner Wagner made a motion to accept the agenda as written. Commissioner Camenisch seconded the motion. Chairman Hughes asked if there were questions on the motion, and there being none called for a voice vote. The measure passed unanimously.

Chairman Hughes requested corrections/approval of the minutes of 1/10/17. Commissioner Revis-Plank made a motion to approve the minutes as written and Commissioner Camenisch seconded the motion. Chairman Hughes asked if there were questions on the motion, and there being none called for a voice vote. The measure passed unanimously and the minutes were approved.

New Business

- A. A request from James Welu for the property located at 409 Union Street further identified by Sussex County Tax Map and Parcel ID #235-14.19-115.00 for removal of chimneys.

Mr. Welu addressed the Commission saying he did not know his house was in the Historic District. Commissioner Wagner asked Mr. Welu why he didn't ask the Town about whether his house was in the Historic District. Mr. Welu referred to the original building permit saying he didn't have to go before the HPC. Mr. Welu also cited a letter from Mike Trotta, Code Enforcement Officer dated October 17, 2016 telling him to go before the HPC. Mr. Welu noted his reply dated November 30, 2016 saying the chimneys had been removed. Commissioner Camenisch asked why he didn't go before the HPC and Mr. Welu said "I didn't think I needed approval to take down chimneys." Commissioner Hake noted Mr. Trotta's letter referred him to the HPC and Mr. Welu said the chimneys were already removed. Commissioner Filicko asked how the house was going to be demolished before Mr. Welu bought it and "saved it" if it was in the Historic District. Commissioner Revis-Plank asked how that was relevant and said "What can we do to help him?"

Commissioner Camenisch cited examples within the Historic District with the placement of faux chimneys in response to requests before the HPC to remove interior deteriorating

chimneys. Mr. Welu replied that there were four houses in the vicinity of 409 Union that had had the chimneys removed. Commissioner Filicko noted that these houses were no longer contributing resources because the chimneys had been removed.

The Project Coordinator noted that some of the faux chimneys were stucco and that could be an option for Mr. Welu. Commissioner Filicko asked Mr. Welu if he was willing to put up brick chimneys. Commissioner Camenisch suggested he could apply “stick on” bricks and parge them onto the chimney saying its very simple any mason can do a brick veneer. The Chair referred to the Town of Milton Code requiring chimney replacement. Mr. Welu said he doesn’t agree with stucco chimneys and the Project Coordinator cited examples in the neighborhood of faux stucco chimneys.

Commissioner Wagner made the motion that the applicant be required to replace the two chimneys with faux chimneys of light-weight brick veneer. Commissioner Camenisch seconded the motion. Chairman Hughes asked if there were questions and there being none asked for a roll call vote.

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

The motion was approved unanimously.

B. Discussion of potential projects for upcoming CLG grant cycle.

The Project Coordinator introduced the CLG grant application and its due date of 4/28/17. He presented two ideas:

Purchasing street signs marking the streets in the Historic District. This requires asking the Town Council for the 40% in matching funds.

Using the University of Delaware’s CHAD to research and document the addition of several houses to the National Register District. He noted the CHAD has the time and their labor would be the match.

There was discussion. Commissioner Camenisch noted that there is concern the tax credits will run out in 2020 and may not be replaced. He asked Commissioner Filicko about his use of the State of Delaware tax credits and learned if sold they become taxable income.

Commissioner Revis-Plank suggested developing materials about the historic district to

be handed out at festivals.

Commissioner Camenisch suggested we use the grant to purchase street signs to identify the streets of the Milton Historic District. It was agreed that the record should show the HPC favors street signs within the Historic District.

Old Business

- A. Status of revisions to Chapter 220, Zoning & 220-21 Historic Preservation Overlay District (HP-OD) currently under review by the Planning and Zoning Commission.

Project Coordinator Collier informed the HPC the Planning and Zoning Commission met this past month and reviewed the Ordinance. There were three small changes. One was a change requested by the Town Attorney. The other two changes corrected the referenced penalty from the fee schedule to the appropriate segment of the zoning code.

The motion to forward the revised Historic Preservation Code to Mayor and Council was approved unanimously.

Chairman Hughes asked for a motion to adjourn. Motion made by Commissioner Camenisch and seconded by Commissioner Revis-Plank. Chairman Hughes asked for questions and there being none called for a voice vote. The motion was unanimously approved and the HPC meeting was adjourned at 7:55 PM.

After the meeting:

Commissioner Camenisch suggested sending a letter of appreciation to David Dutton.

Project Coordinator asked that the Introduction for the brochure be finalized quickly. The University of Delaware is waiting.

Commissioner Hake asked if the Mayor is open to suggestions for Commissioner Dutton's replacement and will write to him.