

Minutes for Historic Preservation Commission

Call to Order

A meeting of the HPC was held on 11/13/18 at the Milton Public Library. It began at 7:00 pm and was presided over by Chairman Dennis Hughes, with Barbara Wagner acting as secretary.

Attendees

Voting members in attendance included Dennis Hughes, PD Camenisch, Michael. Filicko, Walter Gagliano, Lee Revis-Plank, and Barbara Wagner

Members not in attendance included Diane Hake

Guests in attendance included Member of Milton Board of Adjustments and Cape Gazette Reporter

Corrections/Approval of Agenda

Corrections to the agenda included:

Approval of Minutes of the previous 10/9/18 HPC meeting.

Changing order of agenda to move Item 5 Old Business A to follow 6 New Business A, B, C and D

A motion to approved the agenda as corrected was made by PD Camenisch and seconded by Walter Gagliano with a unanimous aye vote.

Approval of Minutes

A motion to approve the minutes of the previous meeting of 10/9/2018 with corrected spelling of sited to cited was made by PD Camenisch and seconded by Barbara Wagner with a unanimous aye approval.

Applicants — New Business

Name and Address: Allen and Allison Sangree 315 Union Street

Proposal: Exterior renovations and repairs to the front porch.

Approval/Decision: Motion to approve as requested by Lee Revis-Plank and seconded by Michael Filicko with a unanimous roll call approval

Name and Address: Brian Nickerson 131 Union Street

Proposal:

Repairs to existing original wood siding and trim. Replace existing attic window with one similar to original window as outlined on the wood. Remove all 3 chimneys and replace each with faux chimneys with cap and brick veneer. Remove and replace existing foundation, covering new foundation with brick veneer, to raise the structure 32 inches +/- in order to flood-proof the structure

Approval/Decision: Motion made to approve as requested by PD Camenisch and seconded by Barbara Wagner with a unanimous roll call approval

Name and Address: James Welu 409 Union Street

Proposal: Placement of vinyl siding over existing wood siding rather than replacement of existing wood siding with vinyl siding as stated on the agenda.)

Approval/Decision: Commissioners discussed repairing the wood siding prior to covering with to prevent rot of the wood on the section of the circa 1800 structure as well as the need to maintain the architectural detail of the windows on the section of the circa 1800 structure. Applicant continued to request placement of vinyl siding over the existing wood siding.

Motion made by Barbara Wagner to deny applicant's request to place vinyl siding on top of the existing wood. Motion seconded by Lee Revis-Plank. Motion to deny request approved with a unanimous roll call vote.

Name and Address: James Welu on behalf of Max Dement 202 Chestnut Street

Proposal:

1. Removal and replacement of existing front porch (railing, wooden deck)
2. Remove and replace exterior windows on rear and south sides
3. Placement of shutters on second floor
4. Placement of gutter
5. Remove and replace storm doors
6. Repair foundation.

Approval/Decision: After discussion of the property's non-contributing status in the Milton Historic District, PD Camenisch made a motion to approve as requested and seconded by Barbara Wagner. Roll call vote: Vote to approve by PD Camenisch and Barbara Wagner. Vote to deny motion by Walter Gagliano, Lee Revis-Plank, Dennis Hughes, and Michael Filicko. Motion failed 4:2.

Motion by PD Camenisch and seconded by Barbara Wagner to remove the denied motion and instead conduct a line by line review with separate approval/decision. This motion was approved by a unanimous roll call vote.

1. Motion by PD Camenisch, seconded by Barbara Wagner to remove and replace the existing front porch railing and wooden deck. Roll call vote: Walter Gagliano no, Lee Revis-Plank, yes, Dennis Hughes, yes, PD Camenisch yes, Barbara Wagner, yes, Michael Filicko, yes. Motion was approved 5:1.

2. Motion by PD Camenisch, seconded by Barbara Wagner to remove and replace exterior windows on the rear and south sides. Unanimous roll call vote to approve motion.

3. Motion by PD Camenisch, seconded by Barbara Wagner to place wooden shutters on the second floor. Roll call vote: Walter Gagliano, yes, Lee Revis-Plank, no, Dennis Hughes, yes, PD Camenisch, yes, Barbara Wagner, no, Michael Filicko yes. The motion was approved 4:2.

4. Motion by PD Camenisch, seconded by Walter Gagliano to place gutters on the structure. The motion was approved by a unanimous roll call vote.

5. Motion by PD Camenisch, seconded by Lee Revis Plank to disallow the removal and replacement of storm doors. The motion to disallow was approved unanimous roll call vote.

6. Motion by PD Camenisch, seconded by Barbara Wagner to not allow foundation repair rather than the re-pointing of the existing brick foundation. Roll call vote: Walter Gagliano, no, Lee Revis-Plank, yes, Dennis Hughes, yes, PD Camenisch yes, Barbara Wagner, yes, Michael Filicko, yes. The motion to not allow foundation repair rather than the re-pointing was approved 5:1.

Applicants — Old Business

Name and Address: Frank and Edna Filemyr 208 Federal Street.

Applicants not in attendance. At applicants' request project presented by Milton Project Coordinator John Collier. Application same as the one tabled at the 8/14/18 HPC meeting. Previously the Milton Board of Adjustments granted a variance to place a structure and applicants feel the HPC will now review structure's "look."

Motion made by PD Camenisch to remove 8/14/18 tabling in order to allow further discussion of the application by the HPC. Motion seconded by Walter Gagliano. Motion to remove tabling approved by unanimous roll call vote.

Proposal: Place prefabricated portable building in driveway adjacent to contributing resource.

HPC Discussion centered on the Milton Historic District which is described in the Milton Code: Chapter 220-21: The Town of Milton's HP-OD includes a large National Register Historic District placed on the National Register of Historic Places in 1982. The Town of Milton is a Delaware Certified Local Government.

There was a discussion of the Secretary of the Interiors's Standards for Rehabilitation:

Chapter 220-21 F:

Criteria.

- (1) In reviewing the plans for any construction, change, or demolition, the HPC shall base its decision on the Secretary of the Interior's Standards for Rehabilitation: <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>.

There was discussion that 206 Federal Street is a contributing resource in the Milton Historic District and 204 Federal Street is listed on the National Register of Historic Places as well as contributing resource in the Milton Historic District. There are no portable prefabricated garage structures in the Milton Historic District.

The code states:

(2) The HPC shall also give consideration to:

- (a) Historic or architectural value and significance of the structure and/or its relationship to the historic value of the surrounding area.
- (b) Relationship of the exterior architectural features of the structure to the remainder of the structure and/or to the surrounding neighborhood. Distinctive stylistic features and/or examples of skilled craftsmanship shall be preserved, if possible.

(c) General compatibility of exterior design, arrangement, texture and materials proposed to be used with other structures contributing to the established character of the Historic District of Milton.

(f) When application is made for new construction in the Historic District, or for relocating an existing structure from outside the Historic District into that district, the general compatibility in style, scale, composition, usage and construction of other structures in the neighborhood.

The HPC concluded there are no prefabricated portable buildings serving as garages in the Milton Historic District. An approval of any prefabricated portable building to serve as a garage would set a precedent in the Milton Historic District. The approval of the application would be detrimental to the Milton Historic District, the contributing resource at 206 Federal Street and the National Register listed contributing resource at 204 Federal.

A motion to deny the application for a prefabricated portable building to be placed in the driveway of 206 Federal Street was made by Walter Gagliano and seconded by Lee Revis-Plank. The roll call vote to was unanimous to deny the application.

Adjournment

Barbara Wagner moved that the meeting be adjourned, Lee Revis-Plank seconded the motion and adjournment was agreed upon at 8:45 pm.

Secretary
[Organization Name]

Date of Approval