



Town of Milton

115 Federal Street, Milton, Delaware 19968

www.milton.delaware.gov

Phone: 302-684-4110 Fax: 302-684-8999

Historic Preservation Review

Property Owner: _____

Owner Mailing Address: _____

Telephone: _____ E-Mail: _____

Address of Property: _____

Sussex County Tax Map and Parcel ID#: _____

* **Proposed Work:** __ Preservation __ Rehabilitation __ Restoration __ Reconstruction
(*Refer to *Section 220-21 of the Town Code and the Secretary of the Interior Standards for Treatment of Historic Properties. Available online at milton.delaware.gov.*)

Description of Proposed Work: (*Note: Historic architectural elements shall not be removed, replaced, or altered during the act of performing the approved replacement, rehabilitation, or repair.*)

SUBMIT 10 COPIES OF THE FOLLOWING ITEMS:

__ Site Plan __ Existing Site Photos __ Streetscape Photos __ Architectural Drawing

Description of Materials:

__ Window Material __ Siding Material (reveal size) __ Roofing Material __ Fascia Material

__ Fencing (style) (Only one sample of each material required.)

☐ By signing below, I attest that I have read and understand the ***Secretary of the Interior Standards for Treatment of Historic Properties*** as established by the National Parks Service.

Signature of Property Owner: _____ Date: _____

FOR OFFICIAL USE ONLY

Date Received: _____ Fee \$50.00 Check # _____ Meeting Date: _____



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Welcome to the Milton Historic District

The Milton Historic District comprises much of the town of Milton, Delaware, which dates to the 18th century when it was a small settlement at the headwaters of the Broadkill River. This estuarial river runs from Milton to the Delaware Bay. It was along this river that the Milton shipbuilding industry thrived in the 19th century.

With the end of the shipbuilding industry in the early 20th century, Milton turned to other industries such as the manufacture of holly wreaths and buttons. The town's economy slowed, and building slowed also. Luckily for the town, the original fabric of the early buildings was not modified or destroyed leaving the town with a rich array of original detail on its buildings.

Today Milton reflects its rich history in its excellent examples of architecture from the late 18th century to the early 20th century. The district encompasses a wide variety of architectural styles, including Federal, Gothic Revival, Second Empire, Queen Anne, Four Square, Bungalow, and vernacular houses. Many of the 19th century homes have excellent architectural details on their porches, most likely made by ship builders when they were not building ships.

After a strong local effort, the Milton Historic District was listed on the National Register of Historic Places on June 25, 1982.¹ Historic Preservation review was formally adopted by the town government in 2005.² In November of 2006 the town became a Certified Local Government (CLG) allowing the town to take advantage of the many resources of the National Park Service to help protect and preserve the historic buildings.³ In 2007 the Historic Preservation Commission (HPC) was formed to protect the historic district.

¹ Listing on the National Register of Historic Places is an honorary designation and does not require review of changes to the historic properties.

² In 2005, the Milton Town Council approved an ordinance to create the Historic Preservation Overlay District (HP-OD) which includes all properties in the Milton Historic District. The HP-OD Ordinance is Section, 220-21 of the Town of Milton Code: <https://ecode360.com/15562154>.

³ To further ensure the integrity of the HP-OD, the town was designated a Certified Local Government (CLG) in the Department of the Interior's Certified Local Government Program, administered by the National Park Service through the Delaware State Historic Preservation Office. Section 220-21 HP-OD was revised to adhere to the

In 2022, the Milton Historic District Amended (MHDA) with 233 properties and expanded boundaries was approved by the National Park Service.

Milton is proud of the historically contributing homes and commercial buildings under its stewardship.

What to Expect at the Historic Preservation Commission (HPC)

The HPC meets the second Tuesday of the month at 5:30 p.m. at the Milton Public Library. Commissioners are recommended by the Mayor and confirmed by the Town Council for three-year terms.

Before the construction, alteration, moving, or demolition of a building into or out of the Historic District is permitted, the owner or agent must file an application of permission with the Town of Milton Project Coordinator who forwards the application to the HPC.⁴ The HPC conducts evaluations of applications for alterations and improvements to properties using the Secretary of the Interior's Standards for Rehabilitation.⁵ Possible outcomes include:

1. Approve as submitted.
2. Approve with conditions agreed upon between HPC and applicant.
3. Deny as submitted.
4. Continue the matter with the concurrence of HPC and applicant.

The Milton Historic Preservation Guidelines and Code are resources for property owners within the Milton Historic District to provide guidance in rehabilitation or making changes to their property. They outline the character-defining qualities and features within the historic district. The HPC provides recommendations for accommodating change while preserving and building upon those qualities and features.

requirements outlined in *Delaware's Certified Local Government Program Guidelines*
<https://history.delaware.gov/clg/>.

⁴The code and guidelines included on the Milton Town website <https://milton.delaware.gov/> will help property owners, contractors, and designers appreciate and respond appropriately to varying situations and issues. For the Milton Preservation guidelines go to, [User Guide and Introduction to Home Rehabilitation and Construction in H... .pdf \(delaware.gov\)](#) and for the Milton town code requirements go to, <https://ecode360.com/15621254-10830697>.

⁵The HPC evaluates the request for alteration/improvement described on the completed application: Historic Preservation Application 202000812. <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>.