

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, April 8, 2014
7:00 p.m.**

**Transcribed by: Helene Rodgvile
[Minutes are not verbatim]**

1. Call Meeting to Order
Dennis Hughes: called the meeting to order at 7:00 p.m.

2. Roll Call of Members

Mike Filicko	Present
Mike Ostinato	Present
Dennis Hughes	Present
Kevin Kelly	Present
P. D. Camenisch	Present
Ted Kanakos	Present
Amy Kratz	Absent

3. Corrections/approval of the Agenda

Dennis Hughes: Are there any corrections to this agenda? We have two applications tonight. If nobody has any corrections or changes, we'll entertain a motion.

P. D. Camenisch: I would like to make a motion to approve, and there are no corrections or approvals on the agenda.

Ted Kanakos: Second.

Dennis Hughes: I have a motion made and seconded to accept the agenda. Are there any questions on that motion? If not, all those in favor say aye. Opposed. Motion is carried.

4. Approval of minutes of February 11, 2014

Dennis Hughes: Has everybody got the minutes from February 11th? Have you looked them over? Does anyone have any questions? If not, we'll entertain a motion to accept them.

P. D. Camenisch: I make a motion to accept the minutes as written.

Mike Ostinato: Second.

Dennis Hughes: Are there any questions on this motion? All in favor say aye. Opposed. Minutes are approved.

5. Business – Discussion and possible vote on the following:

- a. The application from Lauren Mund for the installation of business signs on the building located at 113 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-184.00

Dennis Hughes: The property owner is Richard Reed. Description of work: Quillen's doing two signs, 14X110-1/2" for over door facing river and add to existing 113

Directory Sign 5.5X21”. Does everybody have a copy of this? Would you like to address this?

Lauren Mund: I'm the acupuncturist who is opening the clinic in the Milton Wellness Center area and the request is to simply replace the existing sign that says Milton Wellness and Yoga, with my sign; which is the Blue Heron Community Acupuncture and then place in with the group sign that's on Union Street; the 113 sign that lists everybody in the building. So that's what those two signs are about.

Dennis Hughes: The replacement signs are the same size as the other signs?

Lauren Mund: Yes, everything is exactly the same size. It's my business name. That's the only difference.

Dennis Hughes: Just changing the name.

Lauren Mund: Just changing the name, that's all we're doing.

Kevin Kelly: Mr. Chairman, signage and issues related to signage are addressed in a couple of places in our documents. The most recent location which addresses signage specifically under Code, is in the new section that we've just received, Chapter 220 in the packet that we got here, but it's also addressed in the same words; “Signage for businesses located in the Historic District is permissible, pursuant to the regulations of Article 8, Section 220 the Municipal Code of the Town of Milton and historic character with the property is approved by the Historic Preservation Commission under the article.” I think deliberation, consideration simply is to address whether the signs meet the existing features of signs in the same area, on the same building and then if that is the case, those signs are, as we have dealt with them in the past, those signs are consistent with Municipal Code and the new signs would therefore also be.

Dennis Hughes: Does anybody else have any comments or questions?

Kevin Kelly: I do have one question, if I may. I understood you to say and it seems in the document it is affirming, that the signage that you're putting on the back of the building, that that is simply a replacement in terms of dimensions, it is the same?

Lauren Mund: Yes, it's exactly the same and Theresa from Crone's signs is just going to do the replacement.

Kevin Kelly: Thank you.

Dennis Hughes: Anyone else? If not, I'll entertain a motion.

Ted Kanakos: I make a motion we approve the request, as presented.

Mike Ostinato: Second.

Dennis Hughes: We have a motion made and seconded to approve the application, as stated. Are there any questions on that motion? If not, we'll have a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve
P. D. Camenisch	Approve
Ted Kanakos	Approve

Dennis Hughes: Okay. See Robin to get your permits.

- b. The application from Stephanie & Barry Boright for the installation of business signs and an exhaust vent/fan on the building located at 102 Federal Street further identified

by Sussex County Tax Map and Parcel # 2-35-20.07-71.00.

Dennis Hughes: The description of work is to add two new business signs, vent/fan on roof in back of building for new restroom.

Stephanie Boright: Barry just stepped out for just a second. Should we start with the signage. Quillen Signs will be making wooden, hand-painted signs that will replace the previous signs which were there for the bookstore and the antique store. Quillen is familiar with the size requirements for these particular business faces, so they suggested a 14-1/2X30" for the Nature Conservancy; because that particular store frontage is a little bit smaller; and a little bit bigger one for Modern Mixture and I think we didn't submit this one, which is a little bit fancier design for the Modern Mixture sign, because we weren't sure if we were going to go with that, or not. So we're still not sure, but I kind of like it. I would like to get your thoughts on that. It's a little bit bigger obviously, then the Nature Conservancy, but it can be bigger because of the amount of square footage of the space.

Dennis Hughes: So it will replace this one.

Stephanie Boright: I think two square or rectangle ones might be a little boring. I thought maybe one with a little bit of a design and then a square one might help them stand out a little bit more. I think the old that was there had a shape to it; the antique store.

P. D. Camenisch: Don Post owned it.

Stephanie Boright: It will be nice to see signs hanging from that building again and newly painted ones, actually.

Kevin Kelly: Ms. Boright, where on the packet that you gave us, where would these signs be located? Where will they be hanging? Mounted?

Stephanie Boright: I know that there's an 8' requirement from the sidewalk to the bottom of the sign; so our thoughts are... if you see one of those posts, so this particular post, see how it has been covered and then the rest are not; we're going to match them all. They'll all be recovered and matched and what we think we have to do is tie into this part of the building, to get it up high enough and it will be the same... I think you can see the bracket that's currently there now, will probably be raised a little bit higher.

Dennis Hughes: You can barely see it.

P. D. Camenisch: So you're going to use the same bracket.

Stephanie Boright: I think they supply a new one, actually, when they do it. So it will be shiny, new, black and it will be up to the minimal requirement, which is the 8', so _____ will let it go by, but I think it will be a nice addition when these are all covered again.

Kevin Kelly: This sign that you're talking about that will be mounted on a bracket here and will be perpendicular in direction to the face of the business.

Stephanie Boright: Correct.

Kevin Kelly: Which sign is it that will be put there?

Stephanie Boright: This will be Modern Mixture and I think it's the last pillar, or is it the second to last pillar?

Dennis Hughes: Second from last.

Stephanie Boright: Then this first pillar, because this is a round one; it's part of the porch; this is the first pillar. That's where the Nature Conservancy sign will go.

Robin Davis: I basically put the "X's" on the drawing for you; the first X is where the existing bracket is now and the second was where the door for the business is.

Kevin Kelly: And the exit bracket is again to confirm, that is for which of the two signs? That is for...

Dennis Hughes: The Nature Conservancy is going to go...

Kevin Kelly: It's the one that's first.

Stephanie Boright: Yes.

Kevin Kelly: Nearest as in the photo.

Stephanie Boright: Nearest the apartment.

Ted Kanakos: Excuse me. Is this the only signage for the restaurant, or will there be signage on the windows?

Stephanie Boright: The Nature Conservancy hasn't expressed an interest in putting anything on the windows, as of yet, but I think that the restaurant may eventually; because in the by-laws there's a certain amount of square footage that you can have signage and that could be in the windows. It could be hanging. They may decide to do something on the windows, as well.

Ted Kanakos: Would they have to come back to us for that?

Kevin Kelly: Correct.

Ted Kanakos: Okay.

Mike Filicko: Robin, thank you for making the X on the spot, by the way.

Kevin Kelly: On the 24X36" sign for Modern Mixture, that is compliant in Code?

Robin Davis: Yes. The larger size would be... Correct.

Kevin Kelly: The one you showed us... Will that be included then in the filing that is recorded by the Town?

Robin Davis: Yes. I have a copy of that. Originally, that was sent to the Town and then when Stephanie and I spoke it was going to the rectangular ones and now it's like this.

Stephanie Boright: It might be nice to have one a different shape than the other.

Dennis Hughes: We'll have that with the original application?

Robin Davis: Correct. Like I said, I have a copy of it in the file. I just didn't make a copy because it was decided to go backwards.

Ted Kanakos: Excuse me you're applying for this sign for the restaurant itself?

Stephanie Boright: I am.

Ted Kanakos: As an owner of the building? Why aren't they here?

Stephanie Boright: We are actually building the restaurant out for them. He's actually got another restaurant at the moment and he's busy with running that restaurant and we are sort of working in tandem with him...

Barry Boright: We've agreed to do the build-out.

Stephanie Boright: And he's going to rent it.

Ted Kanakos: All the way to the signage and everything, except the signage on the windows, if they need that, then they'll come back. Okay fine.

Stephanie Boright: Except any additional.

Ted Kanakos: Are you going to put any signs on the side of the building; that whole empty side? Is there anything going on there?

Stephanie Boright: The big brick?

Ted Kanakos: No. That whole side.

Stephanie Boright: Oh no. I don't think so.

Barry Boright: There are no plans for that, at all.

Stephanie Boright: We're trying to keep it a little simple.

Dennis Hughes: Does anyone have any more questions? If not, we'll do these in two

parts. We will entertain a motion for the signs.

Ted Kanakos: I make a motion we approve the signage as presented.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded to approve the signs, with the corrections with the one _____ on ours. Are there any questions on the motion?

P. D. Camenisch: Can we approve both signs and she approves one or the other?

Dennis Hughes: No, we'll do the signs together.

P. D. Camenisch: There are two possible signs. Either one?

Dennis Hughes: We can say yes to whichever sign she wants to use, because they're both within the...

Robin Davis: In the Modern Mixture two signs, either option if the motion is approved. She would be able to apply that.

Ted Kanakos: I amend that motion.

Kevin Kelly: I amend my second.

Dennis Hughes: So everybody's got the amendment? Does anybody else have any questions?

Kevin Kelly: Vote on the amendment, then on the main.

Dennis Hughes: He changed the original motion? No, who made the original motion?

Kevin Kelly: Mr. Kanakos was the original motion.

Dennis Hughes: Okay, maybe could we go back and let him put that in his motion?

Ted Kanakos: I make a motion that we approve signage of either sign for Modern Mixture, whichever they choose to finally install, as well as the one for the Nature Conservancy.

Kevin Kelly: Second.

Dennis Hughes: Are there any questions on that motion? If not, we'll vote on it:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve
P. D. Camenisch	Approve
Ted Kanakos	Approve

Dennis Hughes: Motion carried. Robin, the second is the vent fan on the roof in back of the building. For the restaurant, we have a copy of the type of plan they're going to use and we have a couple of examples of the size on the back and this is at the rear of the building, right?

Stephanie Boright: Correct.

Dennis Hughes: Where the X is is that basically where...

Stephanie Boright: When the Fire Marshall came over to talk to us about placement of the hood in the building; this used to be a little efficiency apartment; this is actually the only spot underneath that X in that beige building, where the hood could go, which actually works out really well because if you notice from Irish Eyes, they have to go outside the building and lap it around. We actually can come right through the ceiling and then right up the side of the building and the fan system would be right next to it, as well.

Dennis Hughes: Basically the location is _____. It's not going to be seen from the

street, from either Federal or Union.

Robin Davis: It will be seen from Union.

Dennis Hughes: It will be seen from Union.

P. D. Camenisch: Yes, because Union looks right back into it.

Robin Davis: That's why they had to come before the Board, because it's seen from a public way, which is Union Street.

Stephanie Boright: Unless Mr. Starr puts a building on that spot.

Ted Kanakos: Question. How tall is this exhaust going to be? Above the roof line?

Stephanie Boright: It goes above the roof line, yes. It has to otherwise it will vent into the apartment. There's an apartment up there.

Barry Boright: I think it has to go 4" above the roof line, just so that...

Ted Kanakos: For the exhaust itself.

Barry Boright: For the exhaust.

Robin Davis: I think that's Code, so they have no choice in it.

Ted Kanakos: And it will be attached to the building?

Stephanie Boright: It will be attached to the building, correct.

P. D. Camenisch: So the picture where it says hood unit and fan example only; proposed equipment will be smaller; this picture here is going to be similar to that and it's going to be smaller than this, right?

Barry Boright: In that picture it looks like it's standing about 10' above.

P. D. Camenisch: It looks like it's 10' above the...

Mike Ostinato: Because of the _____.

Barry Boright: And you still even though it's going to be 12" extended above the back of the roof, you still won't see it from the of Federal Street; because the roof slopes back.

Ted Kanakos: Have you made any provisions to try and sort of camouflage it?

Stephanie Boright: We talked to the manufacturer who builds these and he said you know you could paint it to match the color of the building; which is an option.

Barry Boright: We have no opposition to that.

Stephanie Boright: No.

Ted Kanakos: I think that would be all...

P. D. Camenisch: Is it galvanized or stainless?

Stephanie Boright: It's galvanized.

P. D. Camenisch: You should paint it.

Stephanie Boright: Yes and he told me there were examples of it. I think there's a building that's at Bayside Golf Course and he said they painted it black, just to match the building, so that's a painted brick wall right there.

Ted Kanakos: I think it would look a lot nicer painted in some way, because you can see it from Union Street; you know when the folks walk out of Irish Eyes, you don't want to scare them.

P. D. Camenisch: Will you move it out from the wall a little bit to miss your gutters?

Stephanie Boright: No, actually there's enough space in between where that little fence is there.

Barry Boright: No, he means where it goes across the ceiling. There's an overhang here and I think it comes up around the overhang, right?

Stephanie Boright: Yes. I'm saying it doesn't come over it, it actually goes through it.

They'll notch it out.

Ted Kanakos: It's attached to the building, so it's got to be notched out.

Stephanie Boright: Yes.

Kevin Kelly: It's even better. Mr. Chairman, question. For clarification, the reason we are considering this is because the chimney will be visible from Union Street; though not from Federal Street, is that correct?

Robin Davis: Correct, because all it says is I think a public right-of-way. So it doesn't say visible from a street. It says public right-of-way, so it would be basically the same reason why we just did the last application for the sign.

Kevin Kelly: For the record, in public view is a portion of the structure is visible, or could be visible, but for a fence or landscaping from a public right-of-way or a public or private street.

Robin Davis: Correct.

Kevin Kelly: Under the Standards for a chimney that is in public view, chimney styles and materials; this is found in Section 220, page 57 under Standards and it is Standard 5. It says Chimney Styles and Materials. Chimneys in public use should be of brick or stucco; metal chimneys are acceptable for use in non-public view.

Robin Davis: I don't know if they classified this as a chimney, because what we were going by...

Kevin Kelly: That's my question.

Robin Davis: Yes what we were going by was Irish Eyes that was approved by Historic Preservation in 2005.

Ted Kanakos: It's just a vent actually.

Kevin Kelly: And that's fine. That's the clarification I want.

Robin Davis: Yes.

Kevin Kelly: Thank you.

Mike Filicko: Given the architectural configuration of the building, it will be less obtrusive than what there is at Irish Eyes right now in appearance.

Stephanie Boright: Yes. Yes. And I think Irish Eyes has two hood units; this will just be for the one.

Barry Boright: This will be a single unit.

Ted Kanakos: You have a smaller kitchen there, I would assume.

Stephanie Boright: Yes and much smaller seating area, as well.

Dennis Hughes: Are there any further questions? If not, we'll entertain a motion.

Ted Kanakos: I make a motion that we approve the venting system, the hood and unit, a presented, but I would like to see it painted in some way to minimize the mechanical view from the street; in some way camouflage it.

P. D. Camenisch: Can you second that, if he's putting... you said you would like to see it painted, but we have to put that in the motion.

Stephanie Boright: Should we get it up first and maybe we meet again to discuss that?

Ted Kanakos: I think we can trust you to paint it, if you wanted to?

Stephanie Boright: Well we don't want it to look bad either; we don't want it to stand out either; so I think if we get it up here, I wouldn't mind hearing from everybody.

P. D. Camenisch: I would say I second the motion, but I don't know if that's...

Ted Kanakos: Well we can approve it pending your painting it?

Barry Boright: If you want us to paint it, we'll paint it.

Ted Kanakos: We'll get to discussion on that, but that's what I would like to see.

P. D. Camenisch: Then I second the motion.

Stephanie Boright: You want to just paint it?

Barry Boright: Sure, I have no problem with painting it.

Stephanie Boright: What if it looks cool silver; and maybe it doesn't look cool painted?

Barry Boright: I don't have a problem painting it.

Stephanie Boright: If you all want it painted, we'll paint it.

Kevin Kelly: Mr. Chairman and Mr. Kanakos also, I would be more comfortable if we simply made our motion clean, according to Code.

P. D. Camenisch: Same here.

Kevin Kelly: I share your desire that it be painted, but I don't know that in the Code we have the capacity to require that or to have that be part of the finding of this particular Commission. I don't see anywhere where it states that we can do that. I think the willingness that you have to do that, I am comfortable with that.

Stephanie Boright: We don't want it to be offensive to our tenants or the town.

Kevin Kelly: Understood.

Barry Boright: We're going to be in front of you again, so we don't want this not being painted to be an issue.

P. D. Camenisch: I agree with Mr. Kelly too. So, he has to change the motion.

Ted Kanakos: Yes, I withdraw the painting aspect of it.

P. D. Camenisch: Second.

Dennis Hughes: So we have a motion made and seconded. Are there any questions on that motion?

Ted Kanakos: Can we get it painted?

Stephanie Boright: Painting party over at Modern Mixture.

Ted Kanakos: I just want it to look somewhat esthetic. I just want the building look good and the Historic District.

Dennis Hughes: We'll do a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve
P. D. Camenisch	Approve
Ted Kanakos	Approve

Dennis Hughes: So your motion is approved. See Robin and go ahead.

6. Adjournment

Dennis Hughes: We'll entertain a motion to adjourn, if nobody has anything else to do.

Kevin Kelly: So moved.

P. D. Camenisch: Second.

Dennis Hughes: All in favor say aye. Opposed. Meeting adjourned at 7:29 p.m.