

**Milton Historic Preservation Commission Meeting**  
**Milton Library**  
**121 Union Street**  
**Tuesday, May 11, 2010**  
**7:00 p.m.**

1. Jack Vessels called the meeting called to order at 7:03 p.m.
2. Jack Vessels: The first order of business is to swear in the new members. Robin, will take care of that. Robin Davis administered the Oath of Office to Dennis J. Hughes and George Kevin Kelly.
3. Changes, additions, corrections or deletions and Approval of the Agenda

Jack Vessels: Are there any changes or corrections to the Agenda? Okay, we'll have a roll call vote for approval of the Agenda.

Michael Ostinato	Approved
Dennis Hughes	Approved
Kevin Kelly	Approved
Jack Vessels	Approved
Gwen Foehner	Approved
Sally Harkins	Approved
Michael Filicko	Approved

4. Approval of Minutes from April 13, 2010

Jack Vessels: Any changes, additions, corrections or deletions to the Minutes of April 13, 2010?

Gwen Foehner: I make a motion to approve the Minutes of April 13, 2010, as presented.

Sally Harkins: Second.

Jack Vessels: All in favor, we'll do a roll call, again.

Michael Ostinato	Approved
Dennis Hughes	Approved
Kevin Kelly	Approved
Jack Vessels	Approved
Gwen Foehner	Approved
Sally Harkins	Approved
Michael Filicko	Approved

5. Business
  - a. The applicant, St. Johns Episcopal Church, is requesting approval for the demolition of a structure located at 315 Federal Street, further identified by Sussex County Tax Map Parcel 2-35-20.07-49.00.

Jack Vessels: You've got all the information there. Do any of you want to present anything?

Gary Lawrik: I'm the Senior Warden of the Vestry of St. Johns Baptist Episcopal Church in Milton, DE. Basically, the reason that we're asking for the demolition, as you can see, if you've had an opportunity to read the Engineering Reports, the structure is standing up by almost a little \_\_\_\_ and we have intentions of purchasing; and made it a condition of our purchase, that we need the crew to tear it down, in order to use the property down the road. We're looking for an educational or educational combination community and outreach building on that property. So we don't want to keep the property and maintain it and have to pay insurance on it in its present condition. In its present condition, I wouldn't let anybody go in the building at all. So basically we're asking for permission ahead of time so that we can go forward with the purchase of property.

Jack Vessels: I think that says it well.

Gary Lawrik: It's a shaky building.

Jack Vessels: I don't feel comfortable driving too close to it when you come up to the intersection; swing wide.

Michael Filicko: What was the building before it was the TV shop; what was it originally?

Gary Lawrik: It's been a number of things in its history. It started out originally as a wheel right shop. You do not have the full report. I gave you four pages of this. The Banner did a history of the building to research for tanks underground, etc. and something that would be environmentally wrong with the building. Basically, it started as a wheel right shop and evolved into a store and at one time it was also a car dealership for Chevrolet and then there was a certain where the building to the left, which is empty, was a laundromat; and my guess was that probably was in the 30's or 40's. After that, when Tony bought it, he took everything out of it and it's just been a TV shop; so it's been a number of things.

Jack Vessels: I went on line and found any information that I could and see what its age; the shape that it is in, I agree with you. I'm surprised that they let people in to work in there and had it opened. I thought maybe it was just an historical building, but nothing came up that it was historical; that was worth anything.

Michael Filicko: Again, I'm looking at the façade; I tried to envision what it originally was. You said it was a wheel...

Gary Lawrik: A wheel right shop.

Michael Filicko: A wheel right shop.

Jack Vessels: What three sections if you looked at it carefully; two are on what's the side street? Two are on Warden, \_\_\_\_ at the other end down; and then the \_\_\_\_ is a tiny little place that's \_\_\_\_ over to the Main Building, linked by a common wall.

Michael Filicko: I just couldn't see anything historically significant.

Gary Lawrik: It's been lost in all of the modifications; any historical value has been really lost in it; and if you've been inside, structurally, it would be a waste of time to pour any money into it, because there is nothing there to take.

Jack Vessels: And the part that's probably oldest, the wood frame part, is also the worst.

Gary Lawrik: Oh year, the Engineer believes there is no foundation that was laid on cedar logs and there is no foundation under it; that's the point. He's worried that there may be stuff that we're not even seeing behind the aluminum siding, etc.

Michael Filicko: Is there anything salvageable in there of historical significance or is it just...

Gary Lawrik: Not that we saw when we were in there. Nothing salvageable. I guess the best decision internally, is that it just looks like a warehouse; once you get past the 12, 15, 16' of showroom, and I use that term loosely, it looks like a very rough, very crude warehouse kind of thing. There are two large doors; sliding doors hidden in each wall; in the back wall and the side wall; that have been covered over, but you can see them from the inside; plus there's a big sliding door up on the second floor loft that apparently was used to store parts and things from the back. My guess is the original part of the building is the very back; it's the part away from Federal Street; because it's holding dirt.

Michael Filicko: When you say sliding doors, do you mean pocket doors?

Gary Lawrik: No, great big old barn doors that slide on big rollers and tracks.

Gwen Foehner: Roll back?

Gary Lawrik: Roll back doors.

Gwen Foehner: Oh, okay.

Gary Lawrik: And you can see some of them from the inside; and then the building has been built in front of that; and there's been \_\_\_\_\_ building in front. You can only see them if you go in the building.

Michael Filicko: Jack is that salvageable for any purpose?

Jack Vessels: No purpose I would want it for. You would know with your history. I think it would be best to entertain a motion to give it approval.

Gwen Foehner: I make a motion that we approve the application.

Michael Ostinato: I second that.

Jack Vessels: We'll have a roll call vote, again.

Michael Ostinato	Approved
Dennis Hughes	Approved
Kevin Kelly	Approved
Jack Vessels	Approved
Gwen Foehner	Approved

Sally Harkins  
Michael Filicko

Approved  
Approved

Gary Lawrik: I have one question, now that this has been approved, are there any other sources we have to go through that might prevent this from happening?

Jack Vessels: Just get the permit, right; see Robin for the permit.

Gary Lawrik: So now we can move forward with the purchase of the property?

Gwen Foehner: Good luck.

Gary Lawrik: Thanks.

Jack Vessels: It will be a great improvement.

Gary Lawrik: Actually, I came out one day and almost got smacked, because I had to go so far in and I didn't see a car coming from the left; because I was trying to see what was coming from the other side; so the setback for the curb will probably help.

Jack Vessels: Yes, the new building will probably help. Do you have any timetable for when you are looking at?

Gary Lawrik: We are starting to form a committee for working on the Kennedy Diocese in Delaware is given us a timeframe to take over and move forward for whatever we're doing at four years; to underlay in four years.

Gwen Foehner: We should adjourn before any more discussion.

## 6. Adjournment

Jack Vessels: We need a motion to adjourn.

Sally Harkins: I make a motion to adjourn.

Kevin Kelly: Second.

Jack Vessels: We'll have a roll call vote:

Michael Ostinato	Aye
Dennis Hughes	Aye
Kevin Kelly	Aye
Jack Vessels	Aye
Gwen Foehner	Aye
Sally Harkins	Aye
Michael Filicko	Aye

Meeting adjourned.