

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, June 10, 2014
7:00 p.m.**

**Transcribed by: Helene Rodgville
[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
Dennis Hughes: As all of you know, Ted is now on the Planning and Zoning, so we have a new member, Mrs. Wagner, so she will be joining us.

Mike Filicko	Present
Amy Kratz	Present
Dennis Hughes	Present
Kevin Kelly	Present
P. D. Camenisch	Present
Barbara Wagner	Present
Mike Ostinato	Absent

3. Corrections/approval of the Agenda
Dennis Hughes: Since Mr. Sangree is not going to be here, so we would like to entertain a motion to have that removed to a later date.
Kevin Kelly: I have a question. I thought there was somewhere in our documents that we could meet on this application, independent of his presence, if a phone connection was possible? Am I mistaken?
Robin Davis: Yes, when I spoke to Mr. Sangree he would be out of the area and would not be available to come to the meeting, but he would be available by phone. There is nothing in our code that requires the applicant to be here with us, but when I spoke to Mr. Sangree I said it's always a good thing, especially with the complex nature of his application. It's not like he's putting up a fence or putting a shed in. He understood. He said if we couldn't do it by phone, he would be available for next month. When I did speak to him, if you looked at the scope of work there were several questions that I had of him, because some of the work that he's doing is not going to be seen from a public way, so it's not something that the Commission even is going to be reviewing. I did have a question. He said that he was replacing a window that was originally in the building. That was one of the ones that was not going to be seen.
Kevin Kelly: But isn't there now.
Robin Davis: Then we talked about the ten... the back room he wants to add 12" to it, but he wants to raise the pitch of the roof. When we talked a little further, the description of work says 10/12 pitch; now he's talking that he might go 8/12 pitch. So there's a little disparity in some of the stuff. So, again, the Commission has the option to try, if they want; but as I said, if there's

questions there might be an issue, so with it being more complex than just the standard shed or a fence, it's up to the Commission to decide if it's something that should be removed this month and put on July.

Kevin Kelly: Mr. Chairman, I move adoption of the agenda for June 10, 2014, removing under Part 4, Business, Part a, the application from Allen and Allison Sangree for renovations to the rear of their home, to be reviewed by the Commission at a later date.

P. D. Camenisch: I have a question. I don't see any reason why we need to move this on. I've looked at the property. It's all in the back of the property. It can hardly ever be seen from the right hand side of the property, much less the left and he's basically changing a room that already exists, to fixing the roof. I've walked the back of the property to see what he wants to do and if you want to vote on it, I don't have a problem with going ahead with it, but I mean that's up to the Commission.

Amy Kratz: Well, it's already a motion. There's no second to that motion. I'm going to second your motion, Kevin, but are there any questions?

Dennis Hughes: Okay, so I have a motion made and seconded. Are there any questions on that motion?

P. D. Camenisch: Just what I brought up.

Robin Davis: Mr. Chairman, if you look at the pictures Mr. Sangree had submitted, he's going to be raising... when you look at it from the Union Street picture, you'll see four windows; two downstairs windows, two upstairs windows. Right above that upstairs windows he's going to be raising that up 12". That roof will be a different pitch. Again, I do not know what it is right now and I don't know what it's going to look like with it being a 10/12 pitch, compared to an 8/12 pitch, compared to what it is now. So that will be seen from the street. The rest of it, yes. The shingles he's putting on, he's going to match what's on the house; so that's something that's not going to be reviewed by the Commission, because he is using the same materials. He is putting the aluminum siding back on the house.

Amy Kratz: He's putting it back on the house.

Robin Davis: I think his thing says take it off and put it for installation later. So it will be aluminum siding, as what's on there now. So he's not changing the siding. There are windows that he's replacing though. The windows now will be Anderson 200 series, vinyl clad replacement window; so from that, I would say the windows would look different. I did get something additional from him in a fax, that talked about the grill pattern on the windows, because when I talked to him I said, Mr. Sangree, if you have a six over six window now, the Commission requires basically that you put a six over six back in; so that's some of the questions that might come up, or that might be something that needs to be looked at by the Commission. I understand what Mr. Camenisch said, that probably 90% of the stuff on the description was not going to be something that the Commission's going to be looking at, but they'll be looking at the windows, adding 12"; which, to me, is very minimal and the pitch of the roof.

Amy Kratz: You will end up seeing the roof, maybe, if they have a different pitch to what's there.

Dennis Hughes: Yes, this roof here he's talking about, right there.

Amy Kratz: We may end up seeing the roof; as it is now, it's so flat you can't even see it.

P. D. Camenisch: To be on his side, he's going to make the roof look more like what the house is now. That add-on on the back of it was an add-on kitchen that had a 4/12 pitched roof that you

couldn't even hardly stand up in the second floor, so he's making it more usable. I've been in the house, so I know what he's doing. But that's completely up to you guys.

Amy Kratz: Well, go ahead then.

Dennis Hughes: Any more questions on the motion? If not, we'll have a roll call vote, starting with Mike.

Robin Davis: Just to be clear, the motion is to remove Item 4.a. from this agenda.

Dennis Hughes: Okay.

Mike Filicko: Which is that Mr. Sangree has to be present, is that correct?

Dennis Hughes: No, we're not going to act on the application tonight.

Mike Filicko: Okay.

Kevin Kelly: Is it permissible to ask a question at this point?

Dennis Hughes: Yes.

Kevin Kelly: I do have a question related to Mr. Camenisch's comments. I see under Description of Work, demolition, remove siding is number two in his application; remove siding and keep for re-installation. I understand what's being suggested. That installation will be the installation of new shingles to match existing main house shingles, Item 4, under Description of Work and that sounds likely to me, but I don't see that it says that. I don't know where the re-installation is; that seems to be the only likely place that a re-installation could occur, but they're on two separate pages... I really don't mean to be nitpicking, but I don't see... Here's my point. I think if he was sitting here, or any applicant was sitting here, that question would be asked of the applicant. What will you be doing. You talked about re-installation. Will that re-installation be on the new addition, on the expanded size of the new addition and with the issues addressing the question of the pitch of the roof; but is that what that's going to be? I suspect the answer is going to be...

P. D. Camenisch: It says here in number five.

Kevin Kelly: Cover with asphalt shingles to match the main house, but then it says above, remove siding and keep for re-installation.

P. D. Camenisch: Oh the siding, yes, he says he's going to keep it and put the aluminum back.

Kevin Kelly: But where does it say that?

P. D. Camenisch: Right there. It says remove siding and keep for re-installation.

Kevin Kelly: Re-installation where? That is my question. Where? On the addition? As I say, I don't mean to be nitpicking... I don't think I am nitpicking.

P. D. Camenisch: I'm just going by what I read.

Kevin Kelly: Let me ask you. What's your interpretation of re-installation? Re-installation where?

P. D. Camenisch: Put it back where he took it off.

Kevin Kelly: So you're not thinking or imagining that he's going to use this on the addition, because the addition is larger; there's more surface area.

P. D. Camenisch: He has to add more of the same aluminum siding to the house, so it would be that and the addition of more.

Kevin Kelly: Okay, so that's your interpretation of what he's saying?

P. D. Camenisch: I say, go ahead and just take it off the agenda and wait until he gets here.

There are too many questions coming up that you guys really don't understand, so I'd rather he's here.

Amy Kratz: Yes, there are so many questions, maybe let's...

Robin Davis: And I'll just add one more thing. In what the new Description of Work that I have that he had faxed me, under 2 of Demolition, now says remove north chimney on main house and haul away.

Amy Kratz: Okay, well we don't have that list.

Robin Davis: Again, that's the new list.

Dennis Hughes: So we're removing the chimney.

Barbara Wagner: Wouldn't it be wise for us to see a picture of the windows that he is proposing and can he even get matching aluminum siding for the remainder? If he pulls off aluminum siding, can he get matching?

P. D. Camenisch: Yes, it's still a standard product.

Barbara Wagner: Standard. Okay.

P. D. Camenisch: If it's not the same color, you just paint it.

Barbara Wagner: Okay.

Robin Davis: Yes, the question with the colors we don't worry about colors and there is a...

P. D. Camenisch: If he's adding more, he needs to be here.

Robin Davis: There is the double-hung windows.

P. D. Camenisch: In his packet, he should have put in...

Kevin Kelly: The last page, Barbara.

P. D. Camenisch: Oh, okay, but no grill set?

Kevin Kelly: But no grill set; this is a one over one; and those are sixes.

Robin Davis: At that point, yes. It's just to show what the description of the windows were.

Kevin Kelly: Right.

Mike Filicko: Okay, a question. After everything that's been said, my concern that removal of the chimney which is not permitted. Am I correct?

Amy Kratz: It's not necessarily not permitted. It all depends on...

Dennis Hughes: We've had chimneys before and what we've done where somebody wanted to remove a chimney to make the kitchen bigger and we told him that he would have to have something there.

Mike Filicko: We denied it.

Dennis Hughes: Again, too, on something like this, sometimes if you just go ahead and then it's approved and then there's changes made, so it is nice to have somebody here. If nobody has anymore questions, we'll vote on this.

Mike Filicko Mr. Camenisch, you make very valid points, but in lieu of all the questions that have come up, I'm going to agree with Amy and Mrs. Wagner and Kevin and vote that we wait until next month and have Mr. Sangree present.

Amy Kratz I say aye that we have Mr. Sangree present, next month.

Dennis Hughes: So they were both yes votes?

Dennis Hughes	Yes
Kevin Kelly	Yes
P. D. Camenisch	Yes
Barbara Wagner	Yes

Dennis Hughes: Robin, you will check with him and make sure if he's going to be on next month's agenda?

Robin Davis: Yes, I'll speak to Mr. Sangree when he returns and I'll make sure the new Description of Work and everything; if the majority of the stuff is going to stay the same, I'll not submit a new whole packet. I'll just make the changes.

Kevin Kelly: So just keep this packet?

Robin Davis: So please keep the information you have.

Dennis Hughes: So the agenda will show now that 4.a. has been removed.

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

a. The application from Allen & Allison Sangree for the renovations to the rear of their home as noted in the submitted description of work. The property is located at 315 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-165.00.

REMOVED PER COMMISSION'S VOTE, UNTIL NEXT MONTH.

b. Comprehensive Plan Review/Update, **and**

c. Review of Section 220-21 of the Zoning Ordinance which pertains to the Historic Preservation Overlay District and submission of possible changes/updates

Dennis Hughes: The Mayor called me down the other day and Robin was there and does everybody have a copy of the Comprehensive Plan? So the Town is getting ready to update the Comprehensive Plan and in the Comprehensive Plan there are parts in there that affect the Historic District, so the Mayor would like to know if we could meet in reference to go over the Historic Preservation Ordinance and see if we maybe want to make some changes or if we have any suggestions that could be included in the new Comprehensive Plan. So what she would like to know, even say if we don't have anything next month, we would still meet so we could discuss these, so everybody has a copy of the current Comprehensive Plan, so if you would look it over and if you have any suggestions or if we think we need to make any changes, then one night the Planning and Zoning would review... we could make a list of what we'd like to see and they would review those and see if they want to put them in, or not.

Kevin Kelly: Mr. Chairman, I did read the document, as I think most of us did. Some of the data, some of the information it seems to me, at least in the first part of the document, has to do with updating to current year. A lot of the data ends in 2009, 2010, 2011. Obviously we need that data from the Town. Resident's, for example; numbers of single family homes, numbers of all that kind of stuff; that has to be available and I don't think our Commission needs to research that; that should be available to the Commission, to the degree that we are involved in it. Second major area, it seemed to me, had to do with EPA related or DNREC related or Delaware Environmental Protection related issues, that have to do with run off and water quality and those kinds of things, that are also impacted by the Town and that need to be considered if the Town undertakes expansions or development or those kinds of things that will necessarily have a consequence for run-off and management of what's going into the watershed. Third large area, had to do with revising information for accuracy. Right on the first page, of course, members of this Commission are not correctly identified, because they reflect the Commission as it was when the last Comprehensive Plan was done; which is fair.

Mike Filicko: Mr. Kelly, that was in 2010, I believe.

Kevin Kelly: Right. Then, finally, we do get, I think, to a place where perhaps we do have some role here and that had to do, really for me at least it began back on page 46 of the Comprehensive Plan, where it starts talking about Vision Statement, land use, recreation visitor facilities, natural protection, Federal Government role, educational and transportation issues that should be addressed, or can be addressed. I think that is a place where this Commission probably does have some input that could be valuable and might be made; including seeking funding for a number of these kinds of things that could be a part of it. So, that's a long way of saying, Mr. Chairman, that I favor our meeting as a Commission. I would suggest that we meet separately from our normal business meeting. We now do have, likely, an agenda item for July from our previous action this evening. That's a likely opportunity for a meeting and a purpose for our meeting. I think we should, if we can, check our calendars; perhaps Mr. Davis go through you, if you don't mind, as a conduit to give you dates that would work for any of us, for a separate meeting, where we could take this on as the sole topic of the meeting. Is that permissible under the rules?

Dennis Hughes: When I met with the Mayor, that's what she said. See if the Commission would be agreeable to have other meetings, because we know...

Robin Davis: Yes, that is correct and I want the Commission to use the time to fully focus on the subject. I'm just going to talk about it from my end. Not only am I part of this Commission; I'm part of the Planning and Zoning Commission. The Planning and Zoning Commission has already added a number of meetings; over and above what's... Again, we'll try to fit it in, but from your end you have this Commission. I have to deal with others and I understand trying to focus with what the Planning and Zoning Commission is doing, is the same thing. They're holding these Comprehensive Plan meetings on other nights that they do not have applications, because it's the same thing. After sitting through two applications and three hours of meetings, you don't want to sit through another two hours of looking through this book.

Kevin Kelly: Understood.

Robin Davis: So I definitely understand that and we can do that, yes.

Kevin Kelly: That's a fair point and we don't want to have many extra meetings.

Dennis Hughes: That was the Mayor's preference is at the meeting; we would have it on a day so we just not do this at a regular meeting.

Robin Davis: Again, if we have something on the agenda where it's going to take a lot of time... and with what we just said about Mr. Sangree's, he's not going to be probably one of those five or ten minute applications we normally have...

Amy Kratz: And we have to leave here by 8.

Robin Davis: No. No, we don't have to leave here by 8; it would be very nice, but I have a key.

Kevin Kelly: Let me ask this question. What is the timeline in terms of any kind of significant input that this Commission could make, having been asked to make input, before the Town has to act on implementing it's new Comprehensive Plan?

Robin Davis: The Town is looking at somewhere in the November, December... Planning and Zoning is looking to have that document ready for Council. Because in turn it goes to Council and in turn, they have to have a public hearing. They might have a couple of comments.

Kevin Kelly: So to fit in then to Planning and Zoning's report, for us to be able to do that

without having it be an add-on after they've really done a lot of work; they're having multiple meetings, they're planning on achieving some goals. When would we have to have it done by?

Dennis Hughes: They will have meetings with different Commissions. One night they will have a meeting with what we put together, we'll present it to them one night; so their meetings will deal with Board of Adjustment, Historic Preservation and all these, according to what the Mayor said. Whether the whole Commission would have to go, or whether we have a presentation, I don't know.

Robin Davis: One of the meetings that Planning and Zoning has scheduled, is to talk about nothing but the Historic District and the historic resources. There was a comment from one of the members that we should have the Historic Preservation Commission come and discuss that. Whether it needs to be the whole Commission, or it can be done at this level and then say here's our 20 comments, or here are the sections that we think are relevant. Outside the Historic District, things that are in the Comprehensive Plan, as a resident, you can come at any time during this Comprehensive Plan and discuss those items. They don't have to come from comments of the Commission. If the Commission feels that while you're reviewing it, yes, you could throw that in there and say, we have questions about the river too, as do all residents, but if you want to focus more on just the Historic District portion of it for the Comprehensive Plan, then you can... I would say limit your input, as a Commission.

Kevin Kelly: The thought just occurred to me that maybe we could do something along those lines, since there's a little bit more time for us. First, what if each of us, to the degree that we have interest, or time and/or both, look through the Comprehensive Plan as it now exists and identify areas where we do think we have first a role to play; that it's part of our responsibility. Then, secondly, simply identify that and then Mr. Hughes, through you, as Chair, send that information to you, if you would be willing and you could compile that and that would give us an agenda?

Dennis Hughes: Even if we did that, I still think that we, as a Commission, need to sit down, so everybody... they go there and something that maybe P. D. Camenisch has in there, you didn't know.

Kevin Kelly: No, no, no. Let me finish my thought. If each of us came up with that list, sent it to you, then we would have a comprehensive list that we would then, all, discuss and decide from that what recommendations we would make as a Commission.

Dennis Hughes: That's why I said if you review it all and then... I know we've had discussions... I had the one on the foundations. I think if you have this kind of foundation and the ordinance says you've got to have this foundation, if you're a historic house, if you use the same type, it's going to look more conforming to the house, then to change it and we had that one night. They're different things, but...

Robin Davis: That's more into the next one would be the Ordinance changes. Normally, when you do an update to your Comprehensive Plan, Ordinance amendments follow along. Your vision might have changed. Your thoughts of how you want and I'll use the Historic District. Something as the Chairman said, your foundation. Something that you think now is more relevant in the Comprehensive Plan so you add it in there, so it might correspond to something that you want to change in your Ordinance. There are things in that Ordinance that really need to be changed, they need to be tightened up. As we've discussed before on certain things, maybe come up with a book, like a packet of things, and say here's...

P. D. Camenisch: Is it the responsibility of the Historic Preservation Commission to ask to expand the district?

Robin Davis: You could do that, yes.

Dennis Hughes: It's already been looked into. What was it 150 houses?

Robin Davis: I think it was closer to 200 homes.

Dennis Hughes: 200 homes have been explored by a study by the University of Delaware.

P. D. Camenisch: A lot of the houses that are the oldest ones in town, aren't even in the Historic District.

Amy Kratz: Well that's true.

Robin Davis: And that turns into something that's in the Comprehensive Plan, that you put in the Comprehensive Plan, the expansion of the district, as well as your vision for the district.

Amy Kratz: It's in the Comprehensive Plan. Let me say something. I think before we even discuss this at our next meeting, there was already... I was on the Ad Hoc Committee that redid the last ordinances and part of that... and Melinda Huff had University of Delaware, with grants, do extensive research on many streets in this town and created overlays, the historic overlays that would eventually be accomplished. In so many years, this one would come into effect and these streets would come into effect and so on, but the problem is, in here it says that Milton Historic District contains under 198 list of properties, of which 150 are historic houses, plus there are other streets that were looked at. Then it states that there was a Committee that was working on drafting information and recommendations of that town's Historic District and draft document has been forwarded to the State Historic Preservation Office. Where is that document and what did they say about it? Because that was supposed to be done in 2010 and I have a list, I have a whole document of all the historic houses that they looked at and were going to add in the overlay.

Barbara Wagner: It's not that they were going to add, it's our responsibility.

Amy Kratz: Yeah, I apologize. I just worded it wrong.

Barbara Wagner: It's the Town.

Amy Kratz: It is the Town's responsibility. We never accomplished that, so I think, P.D. to answer your question, a lot of that work was already completed and it was never quite followed up on, so that we might want to add that in, but I guess my question is can we get the documents that were supposed to be sent to State Historic Preservation Office? Can we get those documents? I know I have a full document of every house that they looked at, to add, and it's all colored pictures and it's nice. So I'll bring that.

Barbara Wagner: But the other part is I was there today and the other part is, we don't have design guidelines so that somebody who wants to do something to their house, doesn't have a document to go to and say well, this is when they'll let me change my windows; this is when they won't let me change my windows. We also don't have any public education materials about the National Register of Historic District and so there are lots of things in the certified local government plan that we need to bring into the Comprehensive Plan, to make sure that we stay a certified local government and we can keep getting our grant money.

Amy Kratz: That is probably true.

Robin Davis: Those are the types of things that need to be added to the Comprehensive Plan.

Barbara Wagner: That's what I think goes in the Comprehensive Plan.

Robin Davis: Yes.

Kevin Kelly: Mr. Chairman, it seems to me that there really are quite a number of items that this Commission feels like it would like to discuss, so I think we should try and come up with a meeting date. My preference would be to have a meeting date. I don't mind staying later on a regular meeting date if we have a single item agenda and if it would appear that that single item agenda is one we can handle quickly. That often is the case, where it's just not a big problem.

Robin Davis: I don't know if Mr. Sangree's will really be a major problem, if we get things squared away.

P. D. Camenisch: I don't think it will be.

Robin Davis: Again, we do have the capabilities. I have a key to the library, so we can...

Kevin Kelly: What do you think? Do you need a motion on this, to attach this to the agenda, or do you want to just attach it to the agenda?

Robin Davis: Yes, we can just add it as an item. We can keep it as item b, the way it is, just to put it on the next agenda.

Kevin Kelly: Fine. Is that okay?

Dennis Hughes: Okay. That's okay with me.

Kevin Kelly: It's okay with me.

Robin Davis: That way the Commission members get a chance to look at the Comprehensive Plan and put some thoughts into it.

Kevin Kelly: If he's not coming, we'll meet anyway? Good point.

Robin Davis: I'll put it in. Bring your comments to the meeting.

Amy Kratz: And I'll bring those extra documents on the houses and the overlay; the information that the University of Delaware did to the overlay.

Dennis Hughes: With the current descriptions now, I don't know if the University of Delaware or we could get a grant to go ahead and let them do it.

Robin Davis: I'll follow up on that and I'll stop you. The Center for Historic and Architectural Design, "CHAD", from the University of Delaware, they've already completed the first phase of the update to our survey, which was done in 1982, somewhere in that area. They've completed the survey, or update on the first 50 homes; 50 homes started somewhere in this area, I think Broad Street and headed north. They are coming back in September for Phase 2. We did receive a grant again for I think they're doing 66 homes this time. Hopefully, next year, money is still available, the third phase completion, we'll have brand new documents. As some of the things that are now required, that weren't required in the old one, we have pictures; I just received a disk today of the draft for the first 50 homes, so CHAD is doing that for us. If that money is still available next year, we will complete the project.

P. D. Camenisch: Is it possible in the Comprehensive Plan to put an addendum, or some kind of a appendix on, that if from years on now before we do another Comprehensive Plan, if they have the grant money, to go ahead and include that in each year's... Or do you have to go back to the Comprehensive Plan and do the whole thing over again?

Robin Davis: You want the information in your Comprehensive Plan, and I don't want to say broad, I don't want to say that, but you don't want to be stringent on every year, or we're going to do this in two years; because if you don't meet that, then now you're going against your Comprehensive Plan, so as your vision would be every so often, that we will do an update, as money comes in. That's the biggest thing. We got lucky. There's always been

grant money available; we just never took advantage of it.

Barbara Wagner: Under the Certified Local Government, we are eligible for a really no questions asked grant every year, 10% of what the State Historic Preservation Offices allocated by the National Park Service. So if they get \$600,000, we get \$60,000; we just have to write our grant to meet their requirements and it's ours. It is not a competitive thing.

P. D. Camenisch: What do we do with the money?

Barbara Wagner: Well that's it. Put it into public education.

Amy Kratz: Public education would be really wonderful.

Barbara Wagner: Design guidelines, continuing update. We have lots of things to do.

Robin Davis: You have to update the Ordinance, different planning.

Amy Kratz: Educating us on how to be the...

Barbara Wagner: We're supposed to go to training once a year.

Amy Kratz: We are?

P. D. Camenisch: Yes.

Barbara Wagner: To be a Certified Local Government.

Robin Davis: Yes.

Kevin Kelly: Is that at the University of Delaware?

Barbara Wagner: No, that's the National Parks Service in Washington, DC.

P. D. Camenisch: Alright. Road trip.

Robin Davis: I think most of them understand that most municipalities want to be part of it, but just don't have the funds. Our grant for the first phase, we ended up with almost \$6,000, is what we ended up with. We were very lucky because we have Center for Historic and Architectural Design, University of Delaware, Rebecca Shepherd who actually was part of this extra survey that additional homes; the Town didn't put up any money at all. Normally it's a requirement that you have to have maximum funds. Rebecca took some of her money, that she gets on other projects, and added it, so last year's contribution to the Town was zero. This year it's zero. So we're getting this all done for free.

Amy Kratz: So we have these 200 and some odd homes that we have an overlay for; we have to decide, I think, when we're going to... we have to talk to the Town Council and present when they're going to be... does there need to be a public hearings, and when they're going to be rolled out and when houses are going to be going into effect.

Robin Davis: The Council is ultimately the one that's going to expand the district, so they're the ones that are going to come and say we vote to take these 200 homes and do it, but it's up to the Commission, here, to say we are looking to do that.

Barbara Wagner: We probably want it though, to be an expansion of the National Register Districts so that the people in the new part, will have the same benefits as the people in the old part, so that then means that we have to get our application approved at the State Historic Preservation Office.

Robin Davis: Yes.

Amy Kratz: Well, let me say this. I'm under the impression that a lot does not have to have a home on it; from other states. Other states do different things. A lot does not have to have a home on it, as long as it's in a neighborhood that has historic houses, that lot should be included in the Historic District.

Barbara Wagner: Absolutely.

Amy Kratz: But the way that it was discussed in the past, is that no, that lot, it needed a house on it. I don't think that...

Barbara Wagner: No, it doesn't need a house on it.

Amy Kratz: I think a District means an area and those houses that are in that district, so I don't think that we should... I know that there's already been a review from Center for Historic and Architectural Design and the University of Delaware of which houses and areas, but they just picked out houses. They just...

P. D. Camenisch: When this whole thing first started, you could opt out. You didn't have to put your house in the District, even though it was in the District.

Amy Kratz: Well actually...

Dennis Hughes: No.

Barbara Wagner: No, I don't think so.

Dennis Hughes: I didn't know mine was in the District until I saw a copy of this. I was not told that the houses were listed and I think it was Noble Prettyman and Linda Rogers; was that that group?

P. D. Camenisch: I think when it first started, though, you could opt out.

Robin Davis: I thought I did hear that, but I think what the Town ended up doing is there was no opt out. I think when it actually came about is, as Denny said, I don't think... I think the intentions when it was going to go through this time, that that was the same thing. We had these 200 homes; we're going to throw them all in there; whether you want to or not and I think there was a big push back from some of the people and I think the Council said let's step back, take a breath, think about it, before we just throw a lot of homes in there.

Amy Kratz: I think part of the thing, being on the Ad Hoc Committee, doing the new Ordinances, we discussed all these houses being surveyed by University of Delaware and Center for Historic and Architectural Design. We discussed having public hearings and informational hearings before we said, by the way, you're in the Historic District. We wanted them to know that there were benefits and options and it helps your values and things like that.

Robin Davis: I think what Center for Historic and Architectural Design did, is Center for Historic and Architectural Design just came down and said okay, we'll do these homes; Town here's the report; if you want to throw half of them out; throw half of them out; but here are the ones that we feel fit. And that's where it stopped. I think when that came about, everybody thought, because I think it was the intentions of we're taking this whole book and we're throwing them all in there and I think some of the people said whoa. I didn't buy into that.

P. D. Camenisch: That's what happened.

Kevin Kelly: You have to remember that that happened; that's the recession; that's when all that started...

P. D. Camenisch: This happened way before that.

Kevin Kelly: When that happened... it was the implementation and there were a lot of factors there, but we're not there now.

Robin Davis: Yes.

Kevin Kelly: So let's stay focused on where we are now.

Robin Davis: If the members can take some time. I know sometimes that reading materials are a little boring; and bring some back at the next meeting; we can get it altogether. If we need to go ahead and have a special meeting after that, or some other time, we can do that. I'll move on into C. This report is huge. I don't know if it's feasible at this point to worry about the other 200 homes that are in there yet. I think we need to focus on the

Comprehensive Plan...

Dennis Hughes: Actually there are 203 or 204 homes; 198 were submitted at one time and there were three other ones that were already on there; but Short's, Post, three or four of them were already on the Register and these were all done as not single homes, but this was done as a package.

Robin Davis: As a group. Mrs. Wagner was kind enough to give the Mayor a copy of that, of the old application with all the descriptions of the homes. I'll make copies to give to every member.

Dennis Hughes: The library has a copy too.

Robin Davis: Okay, I will bring the report, just the one copy for now at the next meeting to see...

Amy Kratz: Maybe we could break the thing up and look at it.

Barbara Wagner: The report from Center for Historic and Architectural Design is almost finished being reviewed at the State Historic Preservation Office and they'll be sending everybody a copy.

Amy Kratz: That's what I wanted to know.

Barbara Wagner: This is the latest one, not the 2009 one, this is the one with the first 50 homes; that's going to go to every single Commission member.

Robin Davis: Yes, because I just got the disk, actually I think today.

Barbara Wagner: The people that I was talking to, didn't know that you had gotten that. They thought it was coming in a few days.

Robin Davis: I think I got it today. There's a packet and I think it has four disks in it. But to go along with that, with c. is the ordinance. Again, as I said, normally with the Comprehensive Plan and we don't have to wait until the Comprehensive Plan is reviewed every ten years, to do an ordinance change. Same thing. It's additional reading materials, but the majority of the members have been on this Commission for awhile. I think you know some areas that need to be tightened up and as Mrs. Wagner said, the Design Standards I think is a big thing; that would actually help the Commission and help applicants.

Amy Kratz: It would help all of us.

Barbara Wagner: The other part, though, is that right in the very beginning of the Ordinance, we talk about it's going to be under the Secretary of Interior Standards. So we have to make sure that the Ordinance and the Standards are consistent and that's a big job.

Robin Davis: Correct. That could take a little bit more time; but the Mayor had requested it as the Chairman said, that we look at that, because normally all the Ordinances need to go ahead and go hand in hand, so when we update our big book, we want the other book to match. So that's some more reading material for the members, but I think overall the Comprehensive Plan portion of it, is probably the more pressing because of the timing of things to come.

Amy Kratz: I guess that's why I think that it's important to know what the houses were in; where they were actually. I think that's important to know. I'll tell you why I think it's important to know, because in here, it mentions the streets that are in the Historic District and I think it's important to know which ones were maybe added, because when I look at all this stuff in the back of the Comprehensive Plan, where growth should be, where possible agricultural is and I know there are developer's wanting to develop in Town, so I think it's really important to figure out where the Historic District was headed, or is going, or

potentially going, as opposed to where some developer wants to plop down houses. That's how I look at it. That's what I'm looking at when I look at the Comprehensive Plan. I'm thinking of the future for the Town and I look at these little maps and I think, oh, look at this land that can be developed and I know that there are things in the works for potential developments, so that's why I think it's important for people to know where the other houses were going to be and the overlays; there are still great overlays on it.

Dennis Hughes: I don't know. Can you control... Let's face it, if you have a lot and there's no really historic or significance to it, like the cannon ball fell on this lot and there's a hole. But, there's not going to be a historic house built there; it might be moved.

Amy Kratz: No, it doesn't have to do with building an historic house. It has to do with keeping up with the Jones' let's say...

Mike Filicko: Keeping the integrity.

Amy Kratz: Keeping the integrity of the neighborhood, by building a house that's not...

Dennis Hughes: But when they built the first one, they didn't do that.

Amy Kratz: Well actually that's what the whole Historic District... when they did the first one, they were basically pioneering the Historic District when they did the first one; so now we know more and my opinion is is that if you have empty lots in your neighborhood and they happen to be in the Historic District, you certainly don't want your historic home to have a big warehouse structure next to it.

Barbara Wagner: Right.

Amy Kratz: Like I could have almost gotten a few years back.

Robin Davis: But that's the decision the Commission can make. That's the thing, so we can put those ideas altogether and run them before Planning and Zoning and say, here's the Commission's request. It's the same thing as going to Planning and Zoning and Planning and Zoning could say, we'll just do this or that and the Council could say no, we don't want to do any of it.

P. D. Camenisch: Can you say that every house in the Historic District, or lot, is going to possibly have a house constructed on it, has to be approved by the Historic Preservation Commission?

Barbara Wagner: That's already in the guidelines. Yes. If it's a Historic District, then every house that's built in the Historic District has to come before the Commission.

P. D. Camenisch: It's already on the books.

Dennis Hughes: Now, is our Historic District is just a group of houses. The vacant lots now aren't in there.

Barbara Wagner: Yes they are.

Dennis Hughes: They can't be.

Barbara Wagner: They are.

Dennis Hughes: No.

Barbara Wagner: Absolutely.

Dennis Hughes: Because this district, the lands that tells all the land that's in there, are just houses.

Barbara Wagner: Nope, it's got...

Amy Kratz: Barbara, Denny is right; they are just houses.

Dennis Hughes: There's no vacant lots.

Amy Kratz: Like for instance, on Mill Street, it's...

Barbara Wagner: There are geographic boundaries for the district and everything in the

district is in the district.

Dennis Hughes: But you have a district now, that houses aren't historic.

Amy Kratz: We have Mill Street, that some of the houses are and some of them aren't.

Barbara Wagner: They still have to come before the Commission to be reviewed.

Amy Kratz: No, they don't.

Barbara Wagner: They should be.

Amy Kratz: They're only the ones... Denny, our Chairman is correct. There are houses on Mill Street that are and houses on Mill Street that aren't and there's probably houses on any street that are and some are not.

Dennis Hughes: One of the oldest houses in the Milton, behind me, is not on it.

P. D. Camenisch: Not on it?

Dennis Hughes: The Lank property and it was submitted as houses; there were no lots.

Barbara Wagner: It's got boundaries. Physical boundaries.

Dennis Hughes: Well that may be, I don't know. That's for somebody to tell me.

Barbara Wagner: Physical boundaries. That's the reason it's on the map, as a piece of colored thing and all of that is in the District.

Mike Filicko: I have a comment, please. When I applied to be on the historic, when my wife and I applied for our home to be put on the Historic site, our Registry for the State of Delaware, our lot was included, as well; whether...

Amy Kratz: Oh yeah, it would be. That would make sense.

Mike Filicko: I have a lot adjacent to my home.

Dennis Hughes: But it's all owned by you.

Amy Kratz: It's all owned by you. That's the difference.

Robin Davis: What I can do is, I can check. I'll look. We can go back and forth on it all night. I'll check.

Kevin Kelly: We need to move on this.

Robin Davis: Yes.

P. D. Camenisch: I make a motion that Section c. be included on our agenda for the extra meeting.

Mike Filicko and Barbara Wagner: Second.

Robin Davis: I'll keep putting it on there, but again, our main focus will probably be...

Dennis Hughes: We have a motion made and seconded to put Item c on the agenda for next month. Any questions on that motion? All those in favor say aye. Opposed. Motion is carried.

5. Adjournment

P. D. Camenisch: I make a motion to adjourn.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded. Any questions on that motion? If not, all in favor say aye. Opposed. Motion carried. Meeting adjourned at 7:53 p.m.