

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, July 8, 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

Mike Ostinato	Present
Dennis Hughes	Present
P. D. Camenisch	Present
Barbara Wagner	Present
Amy Kratz	Present
Mike Filicko	Present (arrived late)

3. Corrections/approval of the Agenda

Dennis Hughes: Everybody has a copy of the agenda in front of them, if you want to look it over for any corrections and then approval. Does anybody have any problem with the agenda? If not, I'll entertain a motion.

Mike Ostinato: I'd like to make a motion we accept the agenda, as written.

P. D. Camenisch: Second.

Dennis Hughes: I have a motion made and seconded to accept the agenda for the July 8, 2014 meeting. Are there any questions on that motion? All those in favor say aye. Opposed. Motion is carried.

4. Nomination/Election of Secretary

Dennis Hughes: Since Mr. Kanakos is no longer with us, he was our Secretary, so we'll open the election to a nomination for the Secretary. Volunteers?

Amy Kratz: I nominate Mike Ostinato.

Mike Ostinato: I decline.

P. D. Camenisch: You can do that all you want.

Dennis Hughes: Mrs. Wagner, are you interested?

Barbara Wagner: I don't have any idea what's required.

Dennis Hughes: Basically, you take notes. It's recorded and then I turn them in to the Town Hall, but you don't have to take it word for word. Like what our approvals are. Things like that.

Barbara Wagner: So what's the turnaround time? When do you turn your notes in?

Amy Kratz: She asks very good questions.

Dennis Hughes: Well, by the next meeting; so we usually meet the second Tuesday, so you've got at least a couple of weeks. But it's nothing lengthy. It's nothing detailed. We have five things on the agenda tonight; because the paperwork's going to be there. We just present that to the

Council; the motion, or what we approved or denied. So would somebody like to nominate Mrs. Wagner?

Amy Kratz: I would like to nominate Mrs. Wagner to be Secretary.

Dennis Hughes: Do I have a second?

Mike Ostinato: Second.

Dennis Hughes: Okay, we have a nomination of Mrs. Wagner for Secretary that's been made and seconded. Are there any questions on that motion?

Barbara Wagner: Lots of questions.

Dennis Hughes: All those in favor say aye. Opposed. Motion is carried. Since you were the only one nominated, you are elected to Secretary and I'm sure Robin will give you the ins and outs.

5. 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

Dennis Hughes: You all have a copy of this. This item was tabled at the June 10th meeting because there were some questions that we wanted to have answered and we didn't really think it was fair, either way, that we deny or approve something, so tonight is your night.

Allen Sangree, 315 Union Street: This is my wife Allison. Do you want me to explain?

Amy Kratz: Yes, please.

Allen Sangree: What we have is a summer kitchen attached to the back of the main house and sometime in the past, someone went in there and cut all the collar ties in the upper portion of the summer kitchen and so we have some real significant roof sag and some wall bowing that has to be repaired. Looking at it myself and having two other contractor's look at it, they both recommended that it's unrepairable, as it is, because of the significant damage and the bowing. What we'd like to do is tear the roof completely off, right down... tear the rafters, everything off; pull the walls in and straighten them and then raise the wall height 12", so we have a livable space in that upper room and then put on a new roofing system on top and what we're going to do is we're going to match the siding exactly the way that it is; same roofing materials to match the main house. We're going to replace the windows, because they have old windows in there, with some Andersen replacement windows.

P. D. Camenisch: Yes, Andersen replacement windows, double-hung, vinyl replacements, outside color the same as current color, white, grill to be six over six.

Allen Sangree: Yes, the grill pattern, that was something that we thought of. Right now there's no grill in any of the windows, so we're opened to suggestions. That's what we would like, but that's kind of what we're asking for, is a six over six. There's another house, just like ours right up on Federal Street and they have the six over six; white with black shutters; looks exactly like our house. Repoint the chimney, cover that in stucco, just the way that it is now and the other things is, the chimney on the main house is falling down. The foundation is giving way. It's actually caused the whole left side of the house, when you're looking at it from the street, to shift about 3", because of the force of the chimney. It comes up on the right side of the house and comes up through the center. It serves no real purpose. What we would like to do is take that chimney down and build a faux chimney on the roof, in it's place. So it would look exactly the same on the outside, except we won't have that chimney pushing on the main house. So I guess this project has two components

to it; the summer kitchen roof and then the replacement of the chimney on the main house. We'll frame that up in wood and steel, cover it and stucco it, so it looks exactly the way that it is now; it's a cream colored stucco chimney; it's actually falling down; a good portion of it has fallen down. That's it.

Dennis Hughes: And that's all windows, right, when you said replace?

Allen Sangree: Just the summer kitchen right now.

Dennis Hughes: Okay.

Allen Sangree: So there's two that you would see from the road; two little ones... or actually four. Four little ones that you'd see from the road.

P. D. Camenisch: So you're replacing those?

Allen Sangree: Yes. If you look on the pictures, the four that you can see in the very back.

P. D. Camenisch: You're going to replace those with six over six; or you're just going to replace those with straight windows that are there now; just like the ones that are there?

Allen Sangree: We were thinking six over six; but, in thinking about it, they might be too small for a six over six. Can we say just no grills and keep it the way that it is.

Barbara Wagner: I would say no grills; keep it the way it is.

P. D. Camenisch: I would say that.

Barbara Wagner: I think it would be nice for you to see what was written about your house when the district was resurveyed last fall and they specifically say that there haven't been changes and they compliment you on your chimneys, both being in place, so I think it's a good idea to put the faux chimney up, if this one is not repairable.

Allen Sangree: Definitely. That's definitely the balancing of the house, is definitely a characteristic of that period and we love it.

Barbara Wagner: Absolutely and they note that. So it would be nice for you to have a copy of this.

Allen Sangree: Yes, I'd like to get a copy. We would get rid of the brick, which is pooling over and then put a faux chimney up there and it will look exactly as it does now.

Amy Kratz: What do you mean by faux? What does that mean? What kind of faux? What kind of materials are you using?

Allen Sangree: Wood and steel, plywood, metal lathe and stucco. The exact same stucco that they put on the brick now.

Mike Ostinato: It would look the same as it does now.

Amy Kratz: I see.

Allen Sangree: And it's the same as on the other chimney; the three chimneys were all stuccoed, I guess at one point, so it would match as close as possible.

Amy Kratz: Great. I figured you were making like a box and then going to put shingles all around it, like the side of your house; like they do on these new houses?

Allen Sangree: No.

Amy Kratz: Okay, thank you.

Allen Sangree: It will look exactly as it does now.

Amy Kratz: Okay.

P. D. Camenisch: She said something to you. We're all waiting to hear what you said.

Allen Sangree: She wouldn't know to get permission for all the windows now and I think we didn't include that. We will replace all the windows eventually.

Amy Kratz: You can only do what's on the application. Is that right, Robin?

Allen Sangree: Right.

Barbara Wagner: Absolutely.

Allen Sangree: We'll come back for that.

Amy Kratz: Yes, you'll have to come back for that.

Allen Sangree: That's down the road.

Amy Kratz: Okay.

Dennis Hughes: Does anybody else have any questions? I think last time two things were the windows and the chimney, because we noticed it was missing in the diagram. But you are going to put that back.

Allen Sangree: Yes.

P. D. Camenisch: The siding on the new part, is it going to be matched up, as close as you can, to the aluminum?

Allen Sangree: Yes. It will be aluminum.

P. D. Camenisch: Aluminum. Okay.

Allen Sangree: Yes. Actually you can get that aluminum siding; more expensive, but you can get it.

Amy Kratz: I would like to make a motion that we vote on them, not as a whole, but as each and I would like to say that we take the windows and the raising of the roof, the sagging of the roof and the chimney and that we vote on these. I'd like to make a motion that we vote on these separately; instead of voting on the whole application, that we vote on these things separately.

P. D. Camenisch: Why?

Mike Ostinato: Why?

Amy Kratz: I didn't know if anybody had any objection to any one... If you take the application and you say yes to the application; well then so make a motion.

Mike Ostinato: I'd like to make a motion that we accept the application by Mr. Sangree, as stated in his application and the windows would be no grill and that he would replace the windows throughout the house at a later date.

P. D. Camenisch: Second.

Dennis Hughes: We have a motion made and seconded that includes both the demolition and the construction, Mike. Right?

Mike Ostinato: Yes, as stated in his application.

Dennis Hughes: So we have a motion made and seconded to accept this. Are there any questions on that motion? If not, we will have a roll call vote:

Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve

Dennis Hughes: Your application is approved. See Robin.

Allen Sangree: Thank you very much. I really want to thank you guys so much. We love the town and we love the character and the feel and we are anxious to get in.

Amy Kratz: We welcome you. Enjoy your home.

- b. The application from Norman Cohen for the renovations of the house, extension of shadow box fence and removal of carport, as noted in the description of work. The property is located at 206 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-

35-20.07-96.00 (Please note that two people named P. D. Camenisch were speaking during this meeting, without letting me know how to disseminate them. This might cause some confusion to the reader.)

Dennis Hughes: In the description of work, repair rotten, wooden siding and trim with wood; install new white vinyl replacement windows throughout; same grill pattern; enlarge one window in the living room; shorten one window in the kitchen; extend shadow box fence on the north side; and, remove carport at the rear of the house. Mr. Cohen?

Norm Cohen, the property address is 206 Chestnut Street. My home address is 37510 Bay Harbor Drive in Rehoboth Beach: This is mostly repair. The siding and some of the wood on the porch is just rotten and we're going to replace it with what's there, as close as we can. The whole house will get painted. We're going to replace all the windows with new vinyl replacement windows and most of the windows are six over six; there are some pictures, where you can see some of the windows are smaller, so we'll just follow the same grill pattern. In the living room there's one normal size window and one really shortened window. It looks like it actually was originally the same size and that's what we want to do. We just want to have two matching windows in the living room. You'll see them from the south side, from the driveway and we may need to shorten; or would like to possibly shorten one window in the kitchen, just so that we can extend some base cabinets in the kitchen, to have more storage. On the north side, there is a shadow box fence most of the way and then it changes to a picket fence and the reason we want to extend the taller fence, is quite honestly, because the neighbor's are always parking their cars on the lawn and from the screened-in porch, it's really not the thing you most want to see. And the carport at the back, there's a very lovely garage. We don't need a carport. It certainly isn't historical and we would like to remove either all of it; possibly all of it or possibly leave some of it, as sort of a trellis. I don't know that you really see the carport from the street, but I did put a picture of the carport.

Mike Ostinato: I could see it.

Norman Cohen: You don't live on the street, Mike.

Mike Ostinato: I know.

Norman Cohen: Are you in love with the carport?

Mike Ostinato: No, I don't like the carport.

Norman Cohen: There you go.

Barbara Wagner: I'd like to applaud you for doing all the repair work. I have a lot of questions on the windows, because as the National Register of Historic District, our Code requires us to review using the Secretary of the Interior Standards for rehabilitation and their standards say that the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spacial relationships, that characterize a property, will be avoided and then they go on in number five, to say distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved. Your property is described in the original National Register application; it's a contributing resource to the Historic District and they specifically talk about your windows and when you change a historic wooden window and replace it with a vinyl window, all of the depth changes. There are lots of visual changes that will occur when you change your windows.

Amy Kratz: Excuse me, Mrs. Wagner. I agree with you, but I believe in our Code, we allow vinyl.

Barbara Wagner: Yes, but the other part of the Code, A3, says that we will review

considering the Secretary of the Interior Standards and so we need to consider urging him to stay with the windows that he has.

Amy Kratz: I understand what you're saying, enlarge the window, because that looks to me to be like a piano window. Am I correct? Is that a piano window, that you want to enlarge?

Mike Ostinato: The small one.

Amy Kratz: It's a small window that goes kind of across like this. In the olden days they used to put pianos underneath them; they're called piano windows.

Norman Cohen: If you go inside the house, you can sort of see the remnants of somebody filling in below that window; whether it was done for piano, I have no idea. For us, it's just about... I think from the outside it makes more sense actually, if you look at the south side of the house; it's sort of an odd little window.

Amy Kratz: Mike actually said...

Norman Cohen: From the inside, it's odd in the living room.

Amy Kratz: Unless you put a piano under it. I believe if it is a piano window, it's original to the house; it's an original design to the house.

Norman Cohen: I don't...

P. D. Camenisch: He said he didn't think so.

Norman Cohen: If you look inside...

Amy Kratz: I don't know if it would be an original design to your house, or not. But Mrs. Wagner has a very good point, but our Code allows for such things, as vinyl windows. We have to let people upgrade their windows.

Barbara Wagner: I think that we need to really reconsider, I think that if you will read page 5 of the resurvey, that we need to really pay more attention to the Secretary of the Interior Standards.

P. D. Camenisch: With due respect, if we are going to not allow people to change the windows, then we need to change the Code.

Barbara Wagner: Absolutely.

P. D. Camenisch: And as of right now, the Code is not changed, so the gentleman requests that he put vinyl windows in there and we have not, in the past, rejected anyone putting vinyl windows that were in character with what they already have.

Amy Kratz: I agree with Mr. Camenisch.

Mike Ostinato: I agree with Mr. Camenisch.

P. D. Camenisch: There's really nothing we can do. If it's in the book, if you want to change it, then you file for the Comprehensive Plan and change the Code; but as of right now, we can't.

Dennis Hughes: We are going to update this and that would be the time, if the Commission as a whole, wants to change that, then we could, but right now we are limited to what we can do and we could have some problems if all of a sudden we...

P. D. Camenisch: We're basically a review committee. We review what is on the books and if someone comes to us who wants to put something in their house, we have to go by the guideline that is already established.

Barbara Wagner: I think that the Code does give the Commission the authority to review using the Secretary of the Interior Guidelines.

P. D. Camenisch: But we haven't done it before.

Robin Davis: If I may, as noted in the top portion of the paper I gave you this evening, there is a section in there that says the Standards are to be applied to specific rehabilitation projects, in a reasonable manner; taking into consideration economic and technical

feasibility. I would say, in some sort of sense, I understand what Mrs. Wagner is saying, that they want us to be... if at all possible, but the Commission does have the opportunity to use this reasonable manner to say that, is it feasible to make an applicant put back in wooden windows that are not energy efficient?

Barbara Wagner: But he's not putting them back in.

Amy Kratz: Or deteriorating.

Barbara Wagner: They're there.

Amy Kratz: Robin, I agree with you and Mrs. Wagner, I agree with you, that we are a review committee and that we are tasked to review, utilizing these Standards, and our Code was written utilizing these Standards; but as a Commission, trying to help people rehabilitate their houses, we do have a Code in place at this time and yes, we should take consideration to the house, the way it was, before we have people tear things off and rip things out... we need to follow the Code, utilizing these Standards, so there is room for some wiggle about how we apply or how we decide that; but, there's not serious room... We can't tell this gentleman, I don't believe based on our Code, that he cannot use vinyl windows, based on what I understand of the Code.

P. D. Camenisch: We can suggest to him that if he wants to make the house look really, really nice he could put some nice what they call Craftsmen wooden windows, back in; that are thermal pane and would look exactly the same and have an E-Value of ten times what's in there now.

Norman Cohen: Let me say this. I'm not a huge fan of white vinyl replacement windows in the Historic District and on other projects, I spent a lot of time trying to figure out if we could have windows repaired and upgraded to be energy efficient, and it's very expensive and it's very hard to find anybody to do it. I'm perfectly happy to try and see if there's some other alternative, but if you want to change what the policy is in Milton; then we need to know, because if it's going to be three times as expensive; we just need to know. It figures into what's doable on these houses; but the windows that are there now, which by the way have storms, which are not new; they're storm windows... I'm sorry, not old, just can't cut it. We've got to do something with the windows.

Barbara Wagner: There are tax credits available and because we're a National Register of Historic District, those tax credits are available. If we don't pay attention and protect our Historic District, we can lose those tax credits.

Norman Cohen: Sure.

Barbara Wagner: So we have to start paying attention to our Historic District and right here at the time of the Comprehensive Plan is the perfect time to really promote our Historic District.

P. D. Camenisch: Well, Mr. Cohen is here with this in mind and that's all we can vote on and if he uses replacement vinyl windows, which is allowed by our Code, then we should allow him to do that. We can say, Mr. Cohen, would you put in Andersen wood windows, or put \$500, \$600, \$700 windows in; you can suggest, but... He's been here presenting something with our Code the way it is right now, today.

Barbara Wagner: Then can we separate the changing of the sizes of the windows and vote separately on replacement vinyl windows, rather than changing the size of the piano window, which is original to the contributing resource?

P. D. Camenisch: Well, we don't know that it is original. He's saying it's not, but the inside of the house.

Barbara Wagner: It was certainly in the original description of the house, when it was

surveyed.

P. D. Camenisch, 302 Chestnut Street: I'm very familiar with this house. It's been in the family for a number of years and just recently sold to this gentleman and if you look at the siding on the house, at that particular spot, there most likely has not been a change, so I would say that the window is original; even though maybe the inside shows differently. I would say that from looking at the siding and living there for 40 years, and nobody's changed that siding, so it's all curled and buckled...

Norman Cohen: Like the rest.

Amy Kratz: It looks like original clapboard to me. It's original clapboard.

Norman Cohen: I assume it is.

Amy Kratz: It looks to me that way.

P. D. Camenisch: I would prefer that you keep the window the same.

Mike Ostinato: I would even say that it is.

Amy Kratz: I would agree with Mr. Camenisch.

Mike Ostinato: I would agree with P.D.

Norman Cohen: Okay.

Dennis Hughes: We have five different things here and you're talking about voting, so if you want, if somebody wants to make a motion and they are really separate as they all are, if we want we could maybe do that; vote on all five of them separately and then if there's a question. So is that an agreement?

Robin Davis: Mr. Chairman, if I may, before you start. Number 1 it says repair rotted wooden siding and trim with wood. If Mr. Cohen is going to be replacing that wood, with wood, it's actually on his application; because it's not a reviewable thing, because it's like materials. Same materials. If that's what Mr. Cohen is doing.

Norman Cohen: That's what we're doing.

Dennis Hughes: Really that's true and the other two are the windows, which we've had some discussion about and then the window in the living room, which we've had discussion about and then the fence is separate, and then the carport, which is not original, anyway. It was added.

Norman Cohen: No way.

Mike Ostinato: No.

Dennis Hughes: So if you want, we'll vote on 2, 3, 4 and 5. Is it okay Robin?

Robin Davis: That is correct.

Dennis Hughes: Is everybody in agreement with that? So the first one is install new replacement vinyl windows throughout, same grid pattern. Do I have a motion on that?

Amy Kratz: I would like to make a motion on that to say that we approve that.

Dennis Hughes: Do I hear a second?

Mike Ostinato: Second.

Dennis Hughes: I have a motion made and seconded. Are there any questions on that motion? We'll do a role call vote:

Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve

Dennis Hughes: Number three is enlarge one window in the living room, shorten the window in the kitchen. So basically you're flip flopping them.

Norman Cohen: Pretty much.

Dennis Hughes: So what's the pleasure of the Commission on that? Do we want to leave them the same or do we want to let him replace them?

P. D. Camenisch: Discussion. Why did you want to change the window in the kitchen?

Norman Cohen: Just to allow us to do some lower cabinets and a counter top and have more function in the kitchen.

Amy Kratz: That really doesn't matter. The function of the kitchen wouldn't matter to us. The outside of the house would matter to us, what it appears like. If you wanted to have a soup kitchen there and feed the whole community, that wouldn't matter to us.

Norman Cohen: No, you want to know what the outside looks like.

Amy Kratz: That's not what we care about. We don't care about that, we care about the historic look of the house.

Dennis Hughes: We had a prior applicant, Truitt Jefferson, where he wanted to move a window and door to make the kitchen longer and I think we told him that we wanted to keep it the same.

Amy Kratz: Yes. I'll make a motion that we not approve number three.

P. D. Camenisch: Second.

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

Robin Davis: Just for clarification, that is to enlarge one window in the living room and to shorten one window in the kitchen; that motion is to not approve that.

Amy Kratz: Not.

Dennis Hughes: Not to approve that. Yes. Leave the windows the same. Roll call vote:

Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve

Dennis Hughes: So number three, we're going to leave the windows the same.

Norman Cohen: Okay.

Dennis Hughes: Number four, extend the shadow box fence on the north side. That's this picture, right?

Norman Cohen: It's the picket fence. Yes.

Dennis Hughes: Apparently that probably wasn't an original fence either, but it was approved to put that up.

Norman Cohen: The picket fence you're talking about?

Dennis Hughes: Yes.

Norman Cohen: There's picket fence on part of the property and there's shadow box fence on part of the property.

Dennis Hughes: Does anybody have any questions on the fence? If not, we'll entertain a motion.

P. D. Camenisch: I make a motion to approve the request for the extension of the fence.

Mike Ostinato: Second.

Dennis Hughes: I have a motion made and seconded to extend the shadow box fence on the north side. Are there any questions on that motion? If not, roll call vote:

Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve

Dennis Hughes: Okay, that's approved. And the last is to remove the carport at the rear of the house. Like I said, that wasn't original, so are there any questions on that? If not, we'll entertain a motion.

Mike Ostinato: I'd like to make a motion that Mr. Cohen can remove the carport at the rear of the house.

P. D. Camenisch: Second.

Dennis Hughes: Okay, we have a motion made and seconded. Are there any questions on that motion? If not, roll call vote:

Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve

Dennis Hughes: Okay, that is also approved, so everything is approved except for your windows in the kitchen, leave them the same. Thank you Mr. Cohen.

- c. The application from Stephanie Boright for the installation of wooden flower boxes with two connecting wooden rails to encompass the patio area. The property is located at 102 Federal Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-71.00

Dennis Hughes: Everybody has a copy. The description is wooden flower boxes with two wooden rails between, to encompass the patio area for Modern Mixture, for safety.

Stephanie Boright, 102 Federal Street: So I have to apologize in advance, for putting the cart before the horse here. Our intention was always safety for that building, which is why we've replaced those giant, glass panels in the restaurant with safety glass and we fixed the wood all around them and our thought for the patio was the same thinking; that we would just need people not to fall off the patio, when they're sitting there having their lunch or their dinner and it was required by the ABC to have that corralled, as well. Our reasoning for building it the way we did, we tried to make it as subtle as possible. We matched the greens to the rest of the building. We made it all out of wood. We were hoping that it would almost disappear, because the residence at the end that has the spindles, and we didn't want to match that, because we thought that first of all people might confuse... they're both residential spaces, or that they're both commercial spaces and we didn't want the tenant at the end to get people knocking on their door. Hi, is this a restaurant in here? What business is this? So our reasoning for the boxes and again, we went forward on it, because we thought it wasn't going to be a permanent structure. We thought it was just going to sit there and that the rail people wouldn't be able to fall off; because, I don't know

if you've noticed that the patio itself is completely uneven in certain areas and we just didn't want somebody to sue the building if they fell off it and bumped their head. But again, the design of it was strictly to fade away. We looked at what Goodfella's had and we looked at what Irish Eyes had and it just seemed busy and distracting, so again, we tried to keep it as streamlined as possible and our hope was that the boxes fill up with flowers and get bigger and kind of drape and soften them even more.

Amy Kratz: We appreciate you apologizing, for doing this before you go, but can I also say something else? I don't recall the sign coming through us.

Stephanie Boright: It did.

Dennis Hughes: Yes, it did.

Mike Ostinato: It did.

Amy Kratz: Was I not here?

Dennis Hughes: They came for two signs last meeting and that was for Nature Conservancy and...

Mike Ostinato: You approved.

Amy Kratz: I apologize. It's my memory.

Stephanie Boright: Do you like them?

Amy Kratz: Yes, it's kind of cool. I just couldn't recall if you had come.

Stephanie Boright: It's nice to see signs there, again.

P. D. Camenisch: You were required to enclose this by ABC?

Stephanie Boright: He's going to have to have a little sign that says no alcoholic beverages beyond this point. You cannot take it onto public property; you can only keep it corralled in that section, so yes we were.

Barry Boright: For safety and I think, as a barrier, as a designated barrier...

Stephanie Boright: So people don't walk off with a drink, into the sidewalk or...

Dennis Hughes: This is under the Code 220-21, Architectural Details, this term applies to such building features as windows, door trim styles, cornices, oriental brackets, porches and entrance balusters, porch, pillars, corner balusters, gables, _____, lattice work, traditional paneling, louvers and such. A lot of times we try to match it to something that is near it. If you look at this, this is one way and it's...

Stephanie Boright: No, I understand.

Dennis Hughes: Something like that, that's in the Code and the Commission can do what they want, but I just wanted to point...

Stephanie Boright: I understand exactly what you're saying, because that was part of our thinking when we were looking at it and then when we realized well this is residential on this side, where the spindles are and then on the right side, it's commercial space; so we were hoping to keep it separate. We looked at the Police Station across the street and it's got the straight line spindles. I thought that would almost be more distracting to have something that would be approved, like that; that didn't match necessarily what was on the other side, so I tried to make it look, like I said, completely different, but also kind of fade away.

Amy Kratz: But it doesn't look like the historic nature of the building, at all, so that's the difference. We try to keep with the design of the building and obviously that porch has the original design.

Stephanie Boright: It also has round pillars on that end, so it's not even almost the same building. I would wonder if that was actually added on at the turn of the century, because it's so different than the rest of the building. The rest of the building has metal posts...

Amy Kratz: Yes, I see that.

Stephanie Boright: So it really is two separate spaces.

Barry Boright: The only way we would be able to match it, is to put round columns around every metal post that's there.

Amy Kratz: I don't believe we're expecting you to do that.

Barry Boright: Well, if you say that you want it to match, though.

Amy Kratz: We were thinking about the fence posts.

Dennis Hughes: If you look at that, you can't really tell that. That is kind of a difference there.

Barry Boright: And the other things is, is that if you look at those spindles that are there, they're very old, very large and very expensive and I don't know where we would those.

Amy Kratz: Oh I know where you can find them. There are a lot of places...

Stephanie Boright: Do you want to pay for it too, that would be great.

Amy Kratz: No, I don't want to pay for it. It's not my job to pay for it.

Barry Boright: That's the problem.

Stephanie Boright: That's the problem and I think if...

Amy Kratz: Well you can find... You don't have to... They don't have to be the exact ones.

Stephanie Boright: Then I think that's not the right way to go, I would think.

Amy Kratz: They have to look very similar and you can find very similar ones. There are a lot of places... P.D. I'm sure you've seen those railings. A lot of places... I've actually seen those similar railings at like Lowe's.

Barry Boright: We can find the railings. The railings aren't the issue. It's the spindles.

Amy Kratz: I'm not talking about the posts. I'm talking about the enclosure.

Barry Boright: No, I'm talking about the individual spindles. The individual spindles.

Barbara Wagner: That's what she's talking about too.

Amy Kratz: I'm talking about... they come in... they don't come in individual spindles anymore; they come in big...

Stephanie Boright: But that would be plastic then, wouldn't it?

Barbara Wagner: Right.

Amy Kratz: No, not necessarily. You can find wood, but I think vinyl would be okay, if it looks similar.

Stephanie Boright: Ooooh.

Amy Kratz: I'm not saying you should go vinyl.

Stephanie Boright: I know. I don't like vinyl.

Amy Kratz: But I think that you could easily find similar railing that's wood.

Stephanie Boright: Okay, I understand that. I think I'm looking at it from the restaurant's perspective and also from the streetscape, when people are looking at it, again I was over at Goodfella's and it's really... the spindles seem very distracting and busy and I think it takes away from the overall beauty of that building. It's brick. It's got these big beautiful windows. Again, I was trying to keep it as... like you just don't see it, almost and I think when people are sitting there, I think it will feel warm and inviting; when people are coming around the corner; I just worry that the spindles will make it feel too enclosed, almost. Does that make sense?

Barbara Wagner: I think that the design that you've chosen really reflects the design of the front of the building, because you have angles and you have straight and it's flat and I like the fact that you're designating your commercial space, as opposed to a residential. I don't agree with Amy. I think that this is a lovely presentation that works well with the front of

the building.

P. D. Camenisch: I agree.

Stephanie Boright: Thank you. I appreciate that.

P. D. Camenisch: I was trying to find words to say the same thing Barbara did. It's an eclectic, it always has been a kind of an eclectic spot. It's never had spindles there before. There are boxes in town, similar posts to what is there; whether you wanted to fill it in where the spindles were, I mean that's... Like you said, I think it gives it an air of not being there. You can actually see the building through there and you can actually see the historic part of it, with the wood, square part of it. The whole thing is square, so I have no objection to it.

Stephanie Boright: Thank you. It was really what we... we spent a lot of time. We aren't throwing anything out. We really... we love that building. We've spent copious amounts of money making it a beautiful building.

Barry Boright: We did over think it. We thought we need this... well then you're not going to be able to see the building. You're not going to be able to see the entryway. You're not going to be able to see the tables, the people sitting there and that's what we really wanted to have, is have an area... You can't see it now, but there's going to be tables there, as well; and chairs and hopefully the plants will...

Mike Ostinato: The flower boxes, I like, because that's going to grow over.

Stephanie Boright: That growing will soften it a little bit.

P. D. Camenisch: The other thing I like about it, is that it's not permanent. If someone wanted to come along and change the restaurant, or you wanted to do something differently...

Stephanie Boright: You unscrew them and they come right out.

P. D. Camenisch: to it, they could just pop them right out, so it's not big columns that are going to be there forever.

Barbara Wagner: Right.

Dennis Hughes: I wasn't talking... the columns, the columns are already there, right?

P. D. Camenisch: I know. Right.

Dennis Hughes: This is an added to it and according to the Code, it says that they should be kind of in the... metal poles was what I was talking about. I wasn't talking about putting new columns there.

Stephanie Boright: Okay, gotcha.

Amy Kratz: Yes, I was the same...

Stephanie Boright: Okay, thank you.

Dennis Hughes: Does anybody else have any other questions? If not, we'll entertain a motion.

Mike Ostinato: I'd like to make a motion to accept the Boright's wooden fence boxes, with two rails between each, to encompass the patio area at Modern Mixture 2, for safety.

Barbara Wagner: Second.

Dennis Hughes: I have a motion made and seconded. Are there any questions on it? If not, we'll have a roll call vote:

Mike Ostinato

Amy Kratz

Dennis Hughes

P. D. Camenisch

Approve

Disapprove

Approve, if that's what the committee wants

Approve

Stephanie Boright: Barry and I would like to say to you all and just get it on the record, that we appreciate everything everybody's done for us and have been so welcoming. We just hear great things on line about people being excited about the new restaurant and he'll be open, I think, next week, so keep your eyes opened for it.

Amy Kratz: Well, welcome.

- d. The application from Michael & Sharon Filicko for the renovations to their carriage house as noted in the submitted description of work. The property is located at 111 Bay Avenue further identified by Sussex County Tax Map and Parcel # 2-35-14.15-130.00

Dennis Hughes: Okay, Mike.

Mike Filicko: Moving to the microphone. Does everyone have a copy of the photographs provided?

Amy Kratz: Yes, I do.

Mike Filicko: Since my wife and I moved into our home, 21 years ago, our goal has always been to uphold and preserve the architectural integrity of the house. At this point in time, the carriage house in back of the house, the old wood is rotting and what we plan to do is remove the old shingles, install cedar breathers, install 7/8 of an inch thick Alaskan Yellow Cedar Shake shingles. Here is a copy for everyone of... those are the shingles that we plan to use and those are the exact same shingles that are on our existing home. Secondly, as you can see by the photographs, there is rotted wood and we want to replace that wood with a product called Boral True Exterior, 30' of fascia; 10' of soffit to the exterior carriage house, including four corners, four overhead doors, door legs, two window legs and one swing door leg. Here are some samples of the Boral product. I researched non-wood material and that was the closest thing I could find to resemble wood. It is handled just like wood, nailed like wood everything it is, however, it is a synthetic material, but it looks, in my opinion, as nice as any non-wood product I have ever seen and there's a side screen door that needs to be re-screened. Lastly, the Victorian gable end, that we're planning on putting on as you're facing the building, facing the carriage house, you will see that from the road and I think it will give our home more curb appeal. Does anyone have any questions? Barbara?

Barbara Wagner: I guess I just wanted to say that you want to retain the historic character of the house and the carriage house, as they are now, and not give it curb appeal. There are two houses that went from contributing to non-contributing because they have changes that aren't appropriate to their place and time.

Mike Filicko: I'm sorry, I didn't quite understand your first part of your question or statement.

Barbara Wagner: The first statement is that the historic... and I know that your house was put into the town separately...

Mike Filicko: Yes. Yes it was.

Barbara Wagner: But I think that it also is important to look at the Secretary of the Interior Standards as you make your changes and you want it to retain it's original character and not have elements that weren't original to it.

Mike Filicko: Everything on the home is and will remain original. This being 70' from the road, I think we could use a non-wooden product.

Barbara Wagner: I'm referring to your Victorian, gussied up. Your curb appeal element.

Amy Kratz: Are you talking about the gable?

Mike Ostinato: Are you talking about the gable?

Barbara Wagner: Uh-huh.

Mike Ostinato: Yes, that.

Amy Kratz: I don't understand what you're saying either then.

Mike Filicko: Amy, if I may, Barbara?

Barbara Wagner: To put... Uh-huh.

Mike Filicko: Amy, what Barbara is saying, this photograph of the gable, is not original to the house.

Amy Kratz: Oh, I see what you're saying. I didn't realize that. I thought you had taken it off, or something, or it fell off or something.

Mike Filicko: Well, I guess I could have said it did fall off.

Amy Kratz: Did it fall off? Did it really fall?

Mike Filicko: My honesty and my integrity says no, it did not fall off.

Amy Kratz: But your house is a Victorian.

Mike Filicko: No, but it's not exactly an arts and crafts home, because most of those homes from the arts and crafts era have a hip roof and they do not have fish scales on the third floor, like my home does.

Amy Kratz: And they've been there forever.

Mike Filicko: Those are Victorian embellishments that were added, when the home was originally built.

Amy Kratz: I guess, probably. They've been there for a long time.

Barbara Wagner: He wants this, but it's new.

Mike Filicko: It's not new, Barbara.

Barbara Wagner: It's new to the house.

Mike Filicko: It would be new to the house.

Barbara Wagner: New to the house.

Mike Filicko: But it is an old piece and it fits perfectly and it would be painted to enhance the... just as the window trim is on the house.

P. D. Camenisch: So this gable end piece was not on the carriage house?

Mike Filicko: That is correct.

P. D. Camenisch: Okay, but you want to put it back on the... you want to incorporate in the new reconstruction with the new house.

Mike Filicko: Yes, I would like to. Yes, Sir.

P. D. Camenisch: So it's different.

Mike Filicko: It is different. I do think it will match the house very well. As I said, even though the home was built in the Victorian era, the Victorian era ended in 1903 and our home was built in 1913, it still has Victorian embellishments on the outside of the home. It's not your typical "four square house".

Amy Kratz: Like arts and crafts... it's bigger than the... well not necessarily.

Mike Filicko: Not bigger.

Amy Kratz: It's not Gothic Revival. It's kind of like... it's different. I don't even know how to describe your house. I don't know what architectural style it is.

Mike Filicko: Well there's a cross gable roof, steep pitch, as they did in the Victorian era...

Amy Kratz: Right. Exactly. Your porch is like a Victorian porch.

Mike Filicko: Yes.

Amy Kratz: Bit columns. Well I would like to make a motion that we approve all of

Michael's changes that he's asking for. I believe that Mr. Filicko has always done a wonderful job in every restoration that he's done on his house and I don't believe that the reattachment of the new gable will embellish his house to the point of not making it something overdone, or making it a non-contributing factor.

Mike Filicko: It's a very plain piece, as you can see.

Amy Kratz: Could you gussy it up a little bit, Mike? No, I'm just joking. I'm tired. I'm just saying that I believe we should approve it. I'm making a motion to approve all of your changes.

Mike Filicko: Thank you.

Dennis Hughes: I have a motion, do I hear a second on that motion?

Mike Ostinato: Second.

Dennis Hughes: I have a motion made and seconded. Are there any questions on that motion? If not, we'll do a roll call vote:

Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve

Mike Filicko: Thank you very much.

Dennis Hughes: Thank you, Mike.

Amy Kratz: Thank you Michael. I liked your presentation as well, thank you very much for showing us all your materials. That's wonderful.

Mike Filicko: If I feel up to it, Denny, I would like to remain for the rest of the meeting and if I start to get weak...

Amy Kratz: Are you okay?

Dennis Hughes: You certainly can.

e. Comprehensive Plan Review/Update

and

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

Mike Filicko: Denny, would you like me to speak into the microphone and say that I'm here for that updated plan?

Dennis Hughes: Let the record show that Mike Filicko is now at the meeting.

Mike Filicko: And due to health reasons it was why I wasn't here from the beginning of the meeting.

Dennis Hughes: Robin told us that. Thank you, Mike.

Amy Kratz: Thank you, Michael. So one of these is the Architectural Review, isn't it, of the December 2008 at the University of Delaware did? Am I correct, that's this one?

Robin Davis: The list that was in your packet was the...

Amy Kratz: The Cultural Resource Survey and Evaluation Report of 2008...

Robin Davis: Of the potential additional homes that you had requested at the last meeting.

Amy Kratz: Yes. Thank you so much for this. I was trying to send it to you and it was too big to send.

Robin Davis: I had it. I just took it and made copies of it. That was the report of the near

200 homes, or whatever it is in there.

Amy Kratz: There are also pictures in this Resource Guide. This thing is 266 pages long and has pictures of every contributing and non-contributing home in the Survey, this survey.

Robin Davis: I didn't print those out.

Amy Kratz: Thanks a lot. But can we find this in the library though if we wanted to look at it?

Robin Davis: I think it's in the Historical Society. I think the Historical Society would have it. The library wouldn't have it.

Amy Kratz: I actually have a copy of it. It was given to me. A copy of it was given to me, because I don't even remember.

Robin Davis: I have a copy at Town Hall, that somebody could look at, but again, since it's the only one, we usually put our clamps around it so nobody...

Amy Kratz: If you wanted me to, I could download it on some drives for you guys; thumb drives. I could download this and download that 266 page document that reviews all these contributing and non-contributing homes and make sure that you guys each had one.

Robin Davis: We might be able to do that at Town Hall. It would save your from doing it.

Amy Kratz: Okay.

Robin Davis: What you have on your table was the 66 homes that were updated in the survey from Phase 1 of the project that was just done last year. So they are all new forms, all new information, pictures and everything and noting some changes to some of the homes and homes that were... I think we have one or two that were demolished, in that area, I think.

Barbara Wagner: Right.

Robin Davis: So as Mrs. Wagner noted I think there was a note that said five of the homes are now non-contributing to what was originally done in 2008. I'm not trying to push on somebody else, or say somebody else did it, a lot of those, when I looked at them, were done in... I don't want to say previously and this Commission has been very well in trying to keep the characteristics of any remodels up to the Code. I'm not saying the others haven't in the past, but I think there's more of a thought process involved when something comes before this Commission.

Amy Kratz: We really try.

Robin Davis: Two of them were Truitt Jefferson's homes I think in the 410-420 range, two of those lost the contributing factor because of brand new windows, brand new roof. There was one on Broad Street that added a dormer in the front; that just wasn't part that was allowed; but that was again, I think that was probably gotten somewhere when I first started with the town.

Mike Filicko: Robin, may I ask a question, please? On page 11 there were two chimneys there, which were removed and that house, all the historical integrity was lost on that house.

Robin Davis: Yes, that one and the other one...

Mike Filicko: Is this one of the ones that you were speaking about?

Robin Davis: I think it's 416-418?

Amy Kratz: Yes. It's gone, it's off the list.

Robin Davis: I think 414 is the same way.

Amy Kratz: 416 and 420.

Barbara Wagner: Yes.

Robin Davis: So it is 416 and 420. I knew it was somewhere in that range that those two.

Mike Filicko: Thank you, Robin.

Robin Davis: Again, Mr. Jefferson did a great job in remodeling those homes, but unfortunately they lost a lot of historic value when that was done.

Mike Filicko: He remodeled, he did not restore.

Amy Kratz: Yes.

Robin Davis: Correct. That is correct.

Amy Kratz: That's right. There is a difference.

Robin Davis: We can't keep going in the past, that was something done and we just need to, as we move forward, try to...

Barbara Wagner: We just need to be aware.

Robin Davis: Correct. That is correct.

Mike Filicko: As I wrote in my email, it's time to move forward.

Robin Davis: Yes. Again, the old saying you learn by your mistakes and I think that as we moved forward from that 1980 survey, original survey, I think we've come a long way, but there's still a lot more to do as you know and as was noted what's going to be happening with the Comprehensive Plan and with hopefully some new ordinance changes that need to be incorporated into what we have. The first thing, which is the Comprehensive Plan, again the Planning and Zoning Commission is reviewing and updating the Comprehensive Plan, which is due in 2015. In sections of that Comprehensive Plan there's talk about the Historic District in certain sections and how we envision our Historic District in the future. Notably ten years, because that's when the next update is due. So in speaking with the Commission during some of these meetings, the Planning and Zoning Commission, they are going to be talking; it's tentatively scheduled August 13th there's going to be a discussion on the Historic District.

Barbara Wagner: I thought it was the 23rd.

Robin Davis: I think it's the 13th, which is a Saturday; I think it's the Saturday.

Amy Kratz: August 13th?

Robin Davis: I think it's August 13th.

Dennis Hughes: No, it's on Wednesday, I think, at 10:30.

Barbara Wagner: Yes, I think it is.

Amy Kratz: It's in the morning?

Barbara Wagner: Yes.

Robin Davis: Then the 13th is a Wednesday then?

Dennis Hughes: Yes, at 10:30?

Robin Davis: It's a Wednesday, not a Saturday, yes 10:30, it's during the day. That's correct.

Amy Kratz: The meeting is in the morning?

Robin Davis: What the Commission tried to do, the Planning and Zoning Commission tried to do is they tried to hold meetings at different times of the day. They've got several meetings on Saturdays, they've got several meetings at night; their normal meeting is Tuesday night, the third Tuesday of every month. They tried to move Monday night, Wednesday night, to give all the resident's an opportunity; some people said they just can't come on Tuesday nights, so we tried to have meetings during the day; meetings at night; meetings on Saturday; different times, different places just to kind of give everybody a chance to come look and discuss. So the Planning and Zoning Commission did ask and from what I'm gathering from the meetings; I'm not sure this is going to happen, but, I

think they would prefer that Historic Preservation Commission be at that meeting. I understand it's at 10:30 on Wednesday, so it makes it more difficult, but they would like some input. I'm not saying it has to be input at that meeting or before that meeting; but it just has to be sometime so that your thoughts and your vision can be incorporated in that section of the Plan. As resident's of the town, you have the opportunity to come at any time to discuss any of this, other than the Historic District.

Barbara Wagner: And at the Core Values, the historic heritage of the town was voted to be very important, or extremely important, to I think 83% of those in attendance.

Robin Davis: Yes, it was one of the higher ones.

Barbara Wagner: Then the small town sense of place, was 95%, as to a Core Value. I think that the Historic District is what we can use to promote this town, because we are local certified government. There are only five Certified Local Governments in Delaware. There are two in Sussex County, with Lewes being the other Certified Local Government. The other three are up north and we need to make certain that we are meeting all of the program requirements to stay a Certified Local Government and I don't know if you all have discussed that in the past and I don't know how we'll discuss it without Robin, but...

Robin Davis: I understand, but we did at one time for Mrs. Wagner, who was on here and probably P.D. at the time; I don't even know if Denny was here; that Jesse from the State of Delaware, he came down and spoke to us at a Commission meeting one night. For those that don't know, we do have to send up a yearly report to the State Office with all the activities we have. I put it on a CD, all the minutes, all the agendas, everything... change in Commission members, everything has to go before the State Office. They review all that stuff. I take that as they review it to make sure we are keeping somewhat in compliance of what we're required to do. Yes, there's probably a lot more we need to do. Again, it's been discussed sometime in the past, the historic commission and the ideals of the Historic District have gotten low priority, like a lot of things, so unfortunately that put us behind the eight ball on a lot of things; now you play catch up with some of the homes that are deteriorating and stuff like that, but again, moving forward, now we just need to try to envision what you want for the future and incorporate that into some sort of Ordinance and make the recommendations to the Planning and Zoning Commission and to Town Council, for your ordinance changes.

Mike Filicko: Commission members, for the record, my family and I will be in the State of Maine from I believe the 11th or 12th for about 13 days, or so, so if I can make any contributions in writing to anyone prior to our departure, I would be happy to do so, but I cannot be there in person.

Robin Davis: I don't know if the Commission wants to maybe gather their own ideas together, or if they haven't, gather and maybe at... there will be one more meeting of the Commission, prior to the 13th of August meeting for the Planning and Zoning Commission and at that meeting, the one prior, it's a possibility, it's up to the Commission if they want to have someone, possibly the Secretary; incorporate all those thoughts of the Commission into one report for the Committee. It's just a thought. I think it's best to gather all the thoughts of the members and somehow incorporate them into some sort of one document for the Planning and Zoning Commission.

Barbara Wagner: And there will also be comments then; it's a public hearing, so there are opportunities for anyone in the town to talk about the Historic District.

Amy Kratz: Right. Well the interesting thing about the Historic District is I know personally, I would like for it to expand, as a member of this Commission and as someone

who lives in this town and loves this town; I would like our expansion, all this work that the University of Delaware did, I would like the expansion to start moving on; so in my mind, it would be wise for us to talk about having educational seminars and/or public hearings and educational things for the expansion of all the work and doing it in phases, like they had thought about doing it, in all this work that they had done.

Barbara Wagner: But part of the education has to come before that. We have to develop design guidelines, so that we can educate the new people as to what would be expected of them.

Amy Kratz: That's actually what I'm trying to say. I think part of what our Code should say is that our Commission should be counted on to be part of that education, I think.

Robin Davis: All those ideas could be put in the vision portion for the Comprehensive Plan and say this is what we would like to see.

Amy Kratz: That's what I'm suggesting, anyway.

Robin Davis: We would like to expand, we would like to do more public outreach, some things like that for the resident's to give them...

Amy Kratz: Ideas about materials and things...

Robin Davis: Correct.

Amy Kratz: Well that's kind of what I've always believed that this Commission was lacking. I've been on this Commission for how many years, Robin? Five? Six years?

Robin Davis: It's been awhile.

Amy Kratz: I'm the oldest committee member and I really am sorry if we didn't do something right in the past.

Robin Davis: I'm not saying... I don't want to say it's not right, that's the thing. It's not right. It's just that it was more acceptable to say okay, they need to rehab the home, let's do it.

Amy Kratz: I don't know. But anyhow, I've always kind of envisioned that we're... I know that we always say we're a review committee, but Mrs. Wagner I agree and I believe what you believe about the fact that we have... and I have done this... we have an ability to educate people while we're talking to them, here; but then they've already put in their plans, got their loans...

Barbara Wagner: It's too late.

Amy Kratz: And all that good stuff and it's too late then and certainly I think we should educate people about... We should do pre-education and I've always thought that...

P. D. Camenisch: They don't know what the rules are until the get here.

Amy Kratz: Exactly.

Barbara Wagner: And that's really bad.

Robin Davis: That's right.

Amy Kratz: I agree, P.D. you're a construction guy and Mike, you've redone your home and Mike, you've redone your home and Denny, you've redone your home and I know that we all are interested in keeping the historic nature of the town, I think we all know that there are items that you would like to see in the Code and items that you would not like to see in the Code, so I think the Code should be changed. I think we should work on the Code a little bit.

P. D. Camenisch: You can change some of the Codes; some of the Codes are antiquated; it depends on how far you want to go. We're not going to be Williamsburg, we're not going to be a Lewes.

Amy Kratz: I totally agree with that.

P. D. Camenisch: We need to take the economic impact on people trying to do the right thing; how far can you go? You can't spend a million dollars and then have a house that's only worth \$250,000 and we can't ask them to do that. We could...

Barbara Wagner: But sometimes they used to.

P. D. Camenisch: Yes, they did.

Amy Kratz: And P.D. I totally agree.

Unidentified Speaker: They will not do that. They don't have the money to do that. What are you going to do? Are you going to have a scraggy old house or change the rules?

Amy Kratz: I agree.

P. D. Camenisch: On the other hand, if somebody comes before the town to go out and fill out a permit to do fix-up work, the Code Enforcer, once he finds out it's in the Historic District, he should give them a criteria and say this is what you can do, this is what you can't do. If you want to do anything different, then you go before the Board.

Robin Davis: That's where the design aspect comes in.

Barbara Wagner: And that's where we need to develop design guidelines and maybe that means...

Amy Kratz: When you say that, I feel like... The Code gives design guidelines, so I don't know Barbara. Finish what you're saying and then let me think about what you're saying.

Barbara Wagner: Just general things that we want the house to stay historic. We don't want it to go to a whole other period.

Amy Kratz: Right, that's true. That makes sense.

Barbara Wagner: We don't want a house that was a plain house, to become suddenly beautiful, because that isn't what it was historically.

Amy Kratz: And people have tried to do that and we've stopped them from doing that in the past.

Barbara Wagner: That's what I mean by design guidelines.

P. D. Camenisch: It's like you said you can't tear down chimneys and you can't put formers on the front of the houses and you can't do that anymore. If you're going to do it, then you've got to do it like put back exactly what it looked like.

Robin Davis: Correct.

Amy Kratz: I was going to oppose that chimney, but when I found out that he was going to make it look exactly the same surface; because he doesn't use it anyway, I was in agreement with it. Normally, I don't think you should be moving doors and windows and normally I don't agree with those things because it takes out the architectural design.

Barbara Wagner: No, you shouldn't.

P. D. Camenisch: There have been so many houses in town that have been moved in here and moved around and added to and 15 different houses in one houses; you don't know if it's original or not. What year was it original?

Amy Kratz: Well that makes sense too, but you could usually look at a house and say that's a Gothic revival, oh that's arts and crafts...

P. D. Camenisch: You know a ship's captain lived there, or a crew _____...

Amy Kratz: Right. Those are the things that we should adhere to, the architectural guidelines of what an arts and crafts looks like, as opposed to...

P. D. Camenisch: But if a person's going to live in this house and he's going to make it his castle, then he needs to have a little bit of discretion about how energy efficient it's going to be.

Robin Davis: Yes.

Amy Kratz: Well, I agree there. I'll be honest with you, I was on the Ad Hoc Committee to make these new guidelines and some of the people on the Ad Hoc Committee were like, we should make them do this. I said hold on folks, we're in a recession. People can't afford to keep up their houses and I agree that we shouldn't let people let their houses...

P. D. Camenisch: They can afford to keep their house, if they bought it, but you can't just throw money out the window in the middle of winter, when it's zero degrees with that wind blowing...

Unidentified Speaker: It cost me \$50,000 to tighten my house up. \$50,000 after I bought it.

Amy Kratz: I know. I totally agree. I understand. I have a house that's not even in the Historic District, that I did that.

Robin Davis: I think the main focus is the Comprehensive Plan is our first, because that's coming quicker than historic changes...

Amy Kratz: And that's a broad statement of our mission.

Robin Davis: Correct, it's your vision.

Amy Kratz: It's a Mission Statement.

Robin Davis: You don't put really specifics in there. I'm not saying you put your details in the Comprehensive Plan. You put your vision. In your Ordinance, you put your details.

Amy Kratz: So part of the mission, it would be, like I said, we feel, or I think, maybe should be that we educate people more, or we do things to educate us more.

Robin Davis: Again, that's what I would say with...

Barbara Wagner: And that's part of the Certified Local Government we're supposed to have one training a year.

Amy Kratz: Yes.

Robin Davis: Again, I don't know if it's all going to be accomplished tonight. What would be best is that the Commission members, on their own, think of their own and then come before the next meeting...

P. D. Camenisch: Well we know we want to expand the district, a little.

Robin Davis: Yes, that's something you all want. And the other things in this, if you want to have 10, 5, 15, whatever and that can be pushed onto the Planning and Zoning Commission and at that time, as individuals, or as the Commission, you can come to the meeting and ensure that the Planning and Zoning Commission is aware that you want these things; not just, okay, there's something that we just threw together and then, at that point, then we can move on or the Commission can move on to looking at the Ordinance and making the changes to the Ordinance, because then that will be incorporated after the fact of the Comprehensive Plan.

Mike Filicko: Robin, this is kind of a statement/question both. For a long term resident that has been here and their family has been here and say that house has been in the same family for generations and they are incorporated into the Historic District, and they're home is in need of repairs; there will be people who will say how dare you tell me what I can and cannot do to my home. This house has been in my family for 150 years and in a way, if they're poor, I kind of agree with them; but I certainly would like to see the houses remain in a beautiful historic state.

Robin Davis: That goes back to what P.D. said, you've got to balance that... you could be so strict as the Williamsburg's and others, but somebody is not going to put a million dollars into refurbish their home. I understand for some of these people that say, oh you cannot tell me what to do with my home, but they either were incorporated in the District,

or bought into the District, knowing that they are in the District and there are extra rules that need to apply to this District.

Dennis Hughes: That was not true.

Robin Davis: I was getting ready to say that, because some said how the District was put together the resident's did not have a choice in that.

Dennis Hughes: They were not notified.

Amy Kratz: They were not notified. I heard that.

Dennis Hughes: I knew mine was in the District, after the fact.

Robin Davis: And that's weird, because the Town has a right to do that.

Dennis Hughes: In the description in here, there's no way to match the house, so if you go by this description...

Robin Davis: That's not really your house there, then.

Dennis Hughes: No. I mean it says no outbuildings. I have a separate garage. It says I have concrete columns, I do not. It says I have this, I have that, and that's not there.

Robin Davis: I think that's what we saw when we had the opportunity to get the grant, was how we wanted to use the money and it came about that the first step was we need to tighten up what's in our surveys.

Dennis Hughes: That's right.

Robin Davis: To make sure it fits; then we can move, hopefully, with us being in this Certified Local Government, these grants will continue to be, so we're looking at three phases for this update and then, at that point, we can continue right on into something else. Now we can again look at the report that was done in 2008 and see how we can incorporate something new in there, or the education portion, or...

Barbara Wagner: The education of these people. We can't have people in the new expansion say I didn't know anything about it.

Amy Kratz: Oh I agree with that.

Barbara Wagner: That can't be. Somehow we have to tell people why they want to be in the District.

Amy Kratz: That's all about advocating the Historic Districts and understanding your... I also think that we should advocate... good example. I work in the human services field, so I'm always thinking about how do you advocate for people? How do you advocate for someone who wants their house fixed up and it is going to pieces and they're going to be fined? It's in the Historic District. They're going to be fined so much money if it goes to demolition. We don't necessarily want that to happen. How do you advocate for them, or educate them, and do a search for them for grant money? Those kinds of things I think we could do, if they came to us. If they knew that we did that kind of thing, we could help them with that grant.

Robin Davis: That's an item for the Comprehensive Plan.

Amy Kratz: That's exactly why I'm saying it. Write it down.

Barbara Wagner: I just said, search for grant money. The other thing is to get it out of the Code that people's houses that they're going to receive a \$25,000 fine and their house will be demolished, if they don't keep it up. I mean, that's crazy.

Amy Kratz: It was written that way because people were letting their houses fall to pieces and we don't want to demolish their houses. It's not called the _____. They're going to get a fine, because they're letting their house become... it's unkempt. I don't remember how it is written.

Mike Filicko: Amy, an example is there's a house on Federal Street, looks like the Addams

Family kind of house, on the left as you're going up Federal Street. I don't know the address. I'm sure everyone knows the house I'm speaking of... Well, anyway, Robin, they're letting that house deteriorate.

Robin Davis: Again, that's where all this comes in where...

P. D. Camenisch: There will be a public hearing, right?

Robin Davis: Yes.

P. D. Camenisch: So we'll get input from that also.

Robin Davis: Correct. That's right.

P. D. Camenisch: So the public will be involved, as well as us.

Robin Davis: Correct, at the Comprehensive Plan meeting anyway, whether it's a noticed public hearing or not, the Commission is allowed...

P. D. Camenisch: So we could throw out some ideas, ourselves and we can expound upon them?

Robin Davis: That is correct. Yes.

Amy Kratz: That's a good idea.

Robin Davis: I'm not saying that there won't be some straggling comments, but it might be best to get your main core of ideas together, as one group and then say here...

Amy Kratz: So we can present to the public. I get it.

Robin Davis: It comes together better as a...

P. D. Camenisch: Maybe they'll come and say we don't want to expand the District.

Robin Davis: Correct. As an organized group, all you can do is make that recommendation.

Dennis Hughes: The next meeting is the 13th, right?

Robin Davis: Planning and Zoning meeting that's this is going to be discussed is August 13th. Your meeting is whatever the second Tuesday is, it's right before that.

Dennis Hughes: Yes. So even if we don't have anything, then we can meet and go over these things and prepare our list.

Robin Davis: The Commission is not required to be there.

Dennis Hughes: If they want a list from us, then we can...

Robin Davis: I think it would be more helpful.

Barbara Wagner: I'll try to put a list together on the second and third pages. You're welcome to rip it to shreds, but...

Amy Kratz: I didn't get a chance to read all these things.

Barbara Wagner: That's okay, I just...

Amy Kratz: Go ahead, Robin. Sorry. What were you saying?

Barbara Wagner: If we just meet all of the Certified Local Government criteria, that's a big thing in in of itself and it then gets us lots of benefits in the form of money.

Amy Kratz: And then we can help the public with their houses and we can help them get funding for their houses, when they need it. Is that what you're saying?

Robin Davis: Then you can get together and take that Section 220-21 and tear it apart.

Barbara Wagner: The second Tuesday is the day before the public hearing.

Robin Davis: So it will be the 12th?

Barbara Wagner: The 12th.

Amy Kratz: Great. Wonderful.

Dennis Hughes: Can we have a special meeting the week before?

Amy Kratz: I think that's a good idea.

Mike Filicko: That would be a great idea for me, because I will be here.

Robin Davis: You can have them if you want them, but I'm not going to be here. I'm not being...

Barbara Wagner: When is your last day?

Robin Davis: Actually Saturday, the 19th.

Mike Filicko: Robin, you're resigning?

Robin Davis: Yes, I am. I took a position with the City of Lewes. Yes. My last day is the 19th. I'm starting down there on the 28th.

Mike Filicko: I'm sorry to hear that. I've really enjoyed working with you.

Robin Davis: Thank you. I sent an email out to all the members.

Amy Kratz: Yes, I got your email. You're right. You don't read your email.

Mike Filicko: How did I miss that? When did you send it?

Amy Kratz: Today.

Robin Davis: I sent it to your home email today.

Mike Filicko: It was sent today.

Robin Davis: Now, I don't know what dates are available, but we normally have a Board of Adjustment meeting the 4th Tuesday of the month and it doesn't look like there's going to be a meeting, so that's the 24th, I think.

Dennis Hughes: Of this month?

Barbara Wagner: Of July?

Robin Davis: Yes.

Amy Kratz: Where's that Board thing that you put together?

Dennis Hughes: So we could meet then.

Robin Davis: You could meet then, but you're going to have to get together...

Dennis Hughes: Would everybody like to meet the 24th or the 12th?

Robin Davis: Again, I don't know how much time you'll need. The 12th might be enough.

Amy Kratz: I actually think we should meet a week before the 12th. I don't know how many _____ those people have.

Dennis Hughes: Are we allowed to have Special Meetings?

Robin Davis: There's nothing in there that says you can't.

Dennis Hughes: Do we have to advertise that?

Robin Davis: I think we've had meetings off dates before on demolition issues, a couple of years ago, the Haymer's property, I think, when we had a Special Meeting for that. I don't think you call them Special Meetings; just an additional meeting. It's probably a little different, because you're only discussing the Comprehensive Plan, you're not discussing applications.

Amy Kratz: Right.

Robin Davis: I don't see any problem with it.

Amy Kratz: Could you look into it for us and then... why don't we make a date. Could we make a date? I'd like to have a date we could work on.

Dennis Hughes: Would you want to go to the 24th, or the week before the 13th, or the 12th?

Mike Filicko: The week before the 13th would work for me and the rest of the month I'm pretty much out of here.

Dennis Hughes: The trouble is the 12th, if we had 8 or 9 applications, then we might...

Barbara Wagner: That's impossible.

Robin Davis: Yes, that's correct.

Dennis Hughes: So even if we met the week before the 8th, say the 1st, okay?

Robin Davis: That's up to you all. What I can do is I would have to, if you decided on a

possible night to meet, this evening, I would take that to Kristy Rogers, the Town Clerk and she would move forward with setting up.

Dennis Hughes: Meeting on just the Comprehensive Plan.

Robin Davis: Correct, that could be done. That would be the only item to put on there. Also, if you want to put on there the other item with the Ordinance, just to kick that around a little bit.

Dennis Hughes: Yes, Comprehensive Plan and Ordinance.

Robin Davis: I think your main discussion should be focused on the Comprehensive Plan, to get that out of the way.

P. D. Camenisch: Yes, do one thing at a time.

Robin Davis: Yes, I think that's the best thing. If you start moving back and forth... let's focus on the Comprehensive Plan.

Mike Filicko: When is your last day, Robin?

Robin Davis: The 19th.

Dennis Hughes: So when does everybody want to do it?

P. D. Camenisch: It doesn't matter. I'm pretty much available anytime.

Amy Kratz: I'm getting ready to look at my calendar, so tell me when.

Barbara Wagner: Next Tuesday?

Amy Kratz: Next Tuesday?

Barbara Wagner: I can't do it next Tuesday. I can do the 22nd.

Dennis Hughes: How about if we do the 22nd.

Mike Filicko: I have to leave around the 10th or the 11th of August, so if you wanted me there, it would have to be before that date.

Dennis Hughes: Mike, the 22nd?

Mike Ostinato: When my grandkids come down, I will not be available and I'm not sure when they're coming down. I think the 16th to the 23rd.

Robin Davis: So it's probably in that timeframe that they're talking about.

Mike Ostinato: It might not happen, but I'm not going to say yes.

Dennis Hughes: Well if you have something...

P. D. Camenisch: He'll be here. He'll want to get away from them for an hour.

Dennis Hughes: Mike, is that okay with you, the 22nd?

Amy Kratz: What time?

Dennis Hughes: What time do you want to do it, 7:00?

P. D. Camenisch: 7 is fine. Yes.

Amy Kratz: 7 is fine with me. Because I can get from Dover to here and maybe even get some food in me...

Dennis Hughes: So we're talking about the 22nd at 7:00. Here?

Barbara Wagner: Alright.

Robin Davis: The 22nd is a...

Barbara Wagner: July 22nd is a Tuesday.

Dennis Hughes: Yes.

Mike Filicko: You're talking July? Not August.

Barbara Wagner: July.

Dennis Hughes: 1, 8, 15, 22.

Mike Filicko: Okay, good.

Robin Davis: Well actually, that does turn out right. That's normally when the Board of Adjustment meeting is, but I don't think they're meeting, so we already have the room

reserved for that night anyway, so that makes it better.

Amy Kratz: This room for the 22nd?

Robin Davis: Yes, this room has already been reserved for the Board of Adjustment, but we always have Board of Adjustment issues. It's two weeks from tonight. I'll have Mrs. Rogers get everything together and get the agenda together. Just the Comprehensive Plan only.

5. Adjournment

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

Mike Ostinato: Second.

Dennis Hughes: We have a motion to adjourn. Any questions on that motion? If not, all in favor say aye. Opposed. Motion carried. Meeting adjourned at 8:41 p.m.