

**TOWN OF MILTON
HISTORIC PRESERVATION COMMISSION
Milton Library, 121 Union Street
January 26, 2015, 7:00 p.m.**

**Transcriptionist: Helene Rodgville
[Minutes are not Verbatim]**

1. Call meeting to order.
2. Roll call of members.

P. D. Camenisch	Present
Dennis Hughes	Present
Kevin Kelly	Present
Barbara Wagner	Present
3. Corrections/approval of the agenda.

Dennis Hughes: Everybody has a copy of the agenda. Does anybody have any corrections. If not, I'll entertain a motion that we accept the agenda.

P. D. Camenisch: I make a motion that we accept the agenda.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded to approve the agenda. Are there any questions on that motion? If not, all in favor say aye. Opposed. Motion carried.
4. Approval of minutes – None

Dennis Hughes: We don't have any minutes, except that Barbara Wagner had sent some from the last meeting. I think everybody got a copy of them.
5. Business – Discussion and possible vote on the following:
 - A. The continuation of the application from Glenn Howard for the request to remove and replace the façade at the commercial property located at 109 Union Street further identified by Sussex County Tax Map and Parcel # 235-14.19-185.00. This meeting is to approve the materials and architectural features for the façade.

Glenn Howard: Based on our prior meeting, I was asked to go back and try and find a substitute for the brick. We were all pretty much in consensus that not going to be able to put real brick back on the front of this building; just because of a) cost and b) the weight are the biggest two reasons. The things that I've come up with, one was the brick veneer, which is the most expensive of the three options that I have and I almost want to take that one off the table because of the fact that I'm not comfortable putting a brick veneer 20' in the air. It's only held on by the adhesive and the mortar joints. On that road, there's commercial traffic; the shaking of the building; it could cause one of those things to break loose, fall down, hit somebody. Is it likely to happen? I don't know. But could it happen? Yes and that's what I have to look at. And I'm not willing to take the liability of that, or having the liability forced on me by making me use that product. If someone were to get hit, a car were to get damaged, or something along those lines. So, I'm basically left with a product that is newer to the market; when I say newer, it's probably

been on the market 10 years or so. The only place that I know of, locally, that's used it is Finn's Restaurant out on Route 1. It's actually Styrofoam, made to look like brick. After researching how it's installed, which is basically they tell you to use a PL adhesive and/or screws and then where it links together, it doesn't overlap in any, it just sort of comes together like finger joints and then you use a caulk for that and these are roughly 40" X 24", they vary, depending on brand. There are 3, or 4, or 5 different brands. The problem with using that product I see, is the fact that to me it's an untested product. The front of the building gets crushed with the sun in the afternoon and you're relying on caulk to keep the water out and that's just not something that I would normally like to do. Most builder's don't. Builder's like to have some type of channel or flashing or something behind it to make it happen. Yes, we could put tie bar behind it, but then you're relying on that, which I would probably do anyway, based on the materials that I'm going to be left with. The fact that I voiced my displeasure last time, that it's fake and being in the Historic District, I'm concerned about putting that type of product up there and honestly, the third product's not any better, because it's basically a vinyl brick. It's put together the same way that a cedar impression, vinyl impression is put together and once again, for the record, I voice my displeasure in putting that on a building. I understand there's brick there now, but we are demolishing the building and it doesn't say that I have to put it back the way it is. This ordinance that we have, there's contradictions everywhere, it seems and that's the biggest problem. We say we're held by the Secretary of Interior Standards but they say you are to use a certain type of product that's either the same product, in the same characteristics that you would as the craftsmanship and everything else; and we're putting vinyl on these homes, which to be quite honest with you, my wife's upset because I'm not even trying to put Hardy Plank on it; because she thinks that should not be allowed in the Historic District, but being that as it may, it is allowed; vinyl is allowed, so with my displeasure I would say that I would put the vinyl brick on there. I don't want to, but if I have to to move this project along, I guess that's what I have to do. Last meeting you guys were putting me between a rock and a hard place. I'm the one between a rock and a hard place. I'm getting ready to lose my builder, which is going to set me back. I'm not going to do the project in the summertime just because of everybody's businesses and everything else and the amount of people here. That will push me to next winter to try and do the project again and the fact that it's costing me more money, I would like to have a cushion, so if something arises or an unforeseen problem arises, I would have that money to be able to take care of my problem, but with the cost difference, with the vinyl vs. the hardy, I'm pretty much eating that budget up and I may be able to go back to get more money from the bank, but I don't want to. Let's just put it that way. I've already put in enough money into this project and this is just the front of the project and not anything else that I have to do later down the road. So, with that being said, I think we have to sort of reevaluate what we're trying to do here. Is it different? Yes. It is different, but I also think that because it's hardy pine, it's put on the same way, the clapboard would be put on and that's what is from the foundation to the valance that's there now. I think it's going to look cleaner with a hardy, consistent, one product going all the way up. I understand you to say, the way my building is described in it's 1982 application, it describes the cornice at the top and whatnot. I could give you a dozen properties that are described one way in the

application and the way they look right now, are totally different. I don't know the criteria by which you deem decisions, when I say you, I mean the Board in general, not you guys specifically, because you may have not been here for that, but I don't know that the whole reason why they were given permission to do certain things; but I feel I've gone above and beyond with the documentation from the soil engineer, or the structural engineer, the whole nine yards to warrant the fact that brick is just not the material that I should go back with. Yes, if I had the money would I do it? Of course, but I have to be smart about it. If I were to do that at \$24 a square foot to put brick back on the front of this building, that would cost more for the front of the building, than the whole property is worth by today's standards... So, I'm looking for an exception on where we want to proceed from here, with the material.

Barbara Wagner: I want to know, so it sounds like you're saying that you are asking to go back to the hardy board.

Glenn Howard: Yes, that would be my best scenario, that I would use the hardy board, because I think we already established the fact that we're not going to be able to recreate that cornice on the very top of the building with this brick material and the fact that Irish Eyes has a detail on top of their building that is similar to what we could reproduce on the top of my building; we could do something like that. I've had the architect draw up something, but this is with the brick on the front of it and I don't think it really does it justice, because it looks great, but it's not going to give you the texture of the product. In my opinion I believe that the clean hardy plank look on the entire face, I believe would be more appealing to the eyes than the change of material, over to a vinyl looking brick and actually in one of these... it actually states in one of these Historic Preservation if you're going for the tax credits, which I am not, it actually states if you don't have to alter the first floor of the property, they suggest not to. They say nothing about the actual second floor of the property and we are trying to take the building on the first floor, back to the original window size. I don't know what it looked like before the sign was put on. I don't know if it ever was bricked the whole way up. I don't know. I've never seen a picture of it like that and I have pictures from the 1970's from Jack Hudson. It actually states here, it says "If a reconstruction of a store front plan, the basis for the proposed new store front design, client's are strongly discouraged from introducing a store front or new design element on the ground floor that alters the character of the structure in relationship to the streets." Our guidelines also say something about the fact that it needs to be consistent with what we have downtown and I don't know if we have anything that is consistent downtown. We could go that way. There will be a renovation on the theater, hopefully, within the next 3 to 5 years; that can go a different way. We almost allow everything. I think it says brick, vinyl, stucco, wood. Pretty much there's not a material that we don't allow to get put on the homes in the Historic District. I would like to see that changed to specifically in the Historic District that you should have to replace it with a period material or something like that. I go back to Lewes, just because I'm familiar with it because I work there all the time, but they allow you to use hardy. I don't know if they allow you to use smooth or wood grain. I'm not sure. I know that they do not allow you to use one of the two, but I think we just need to get a more consistent or maybe more user-friendly guidelines by which homeowner's would be more apt to redo their property and I understand this is a very unique situation. This is a situation where

it's a prominent building, but I think it's prominent just because of it's location. I don't necessarily know if it's prominent because of the way that it looks. I would think if you surveyed 20 people, I think they would tell you that the building looks like crap. We need a change and I'm just proposing a fresh change by using this material which is already being used downtown and I believe it looks very nice and clean and it maintains that look.

Dennis Hughes: Mr. Howard, I think P.D. who suggested that if you used the hardy board, the corners where the brick is, would that still be in there?

Glenn Howard: Yeah, although that does pose a little bit of a problem. It's not a problem as far as could we recreate that? Yes, we could. But is it going to look right because there's not that _____ there. We're going to have to use some type of outside corner to have that hardy butt into and I don't know if that's going to look right and maybe one of those _____ changes that we may have to work with. I'm not opposed to doing that. I have talked to the builder and he said yes we could do something along those lines. I just think that if you look at Irish Eyes that it's actually more consistent with Irish Eyes to have that front face flat; they don't have those pilasters there on their building and it just makes it look more difficult with the corner molding in the middle and the top, if you put that detail there to make it look right. Anything can be changed to make it have that on there, but, it might make it look a little bit out of character, because their designed for brick and that's why that's there and you wouldn't see that on an almost _____ frame; although I have seen some replicated with wood, but they don't use the same material. They actually use almost like a solid wood corner and we could do something like that. I'm opened for suggestions when it comes to that stuff.

Kevin Kelly: Mr. Howard, thank you for agreeing to meet again and bring the materials that you've brought. On the illustration that you provided for us, that shows the building, I assume the intent was to show the building as it is, with the brick on top and the siding below.

Glenn Howard: Yes.

Kevin Kelly: So that I'm clear, it sounds to me that your preference in terms of how to do this, you're interested in having the appearance on this side, would be what would take the place of both parts of the building; both the lower section, which is siding of some sort and the brick upper story? As you said, you've looked for photographs that pre-date the 1970's. I was able to find one from the 1960's. I was at the Historical Society a good period of time today to look for them. They are hard to find, but all that area is the fire that destroyed the downtown part of the town, so brick was the choice. I understand too the impact in terms of the work that you've undertaken to shore up the face, or the front of the building. That won't support the weight of the brick. Is that correct?

Glenn Howard: Not as it's... As a true brick structure, no. It would not.

Kevin Kelly: It could support the facade, but you've already addressed the safety concerns you have, that are associated with...

Glenn Howard: If we were to go with say a brick veneer. As a contractor I've pulled up to many sites and seen even on residential homes, it's different, going up 10-12'. I don't know of too many residential homes that they put a brick veneer 20 some odd feet up in the air, but once again, there's not as many people walking by that or trucks going by

that, or whatever and it's unstable ground already, based on the soil engineer's findings. It would be the best thing to replicate what it used to look like, but I'm not willing to take that risk of somebody getting hurt and I don't know if the town could pose that, me taking that risk, if somebody were to get hurt and is it likely to happen? You know, I don't know, like I said before, but I have to look at it as it could happen. I'm in business with a couple of partner's and we have to... if something were to happen to one or all of us, we've got to figure out what happens to our properties and we have to go at extreme paces to figure out who's going to get it, so I have to do the same thing with this when it comes to the safety or liability of what I'd be liable for. This is the brick. This itself, yeah it may fool a couple of people, but it's where it comes together that's going to be the problem and because it's so high if you look up at it, you might be able to see every seam that this has by looking at it from above and the styrofoam Nichiha is a brand and there's another brick textured products is another brand for the styrofoam brick. You can almost see every seam where that comes together also, because every seam is caulked. You use their caulk that they supply and you caulk every one of their seams and that's how that goes together. They say that you glue it, but I'm a little unsure of that application. My builder has never installed it. I've never installed it. I've never seen it installed. I've just seen it after and it's only that one place on Route 1, but they say you're supposed to adhere it to something and I'm like, what are you supposed to adhere it to. Are you going to adhere it to the Tyvek or Tytar that somebody stapled through your sheathing, or do you actually not put Tytar and _____, I don't know. It's just not a product I would consider using, as far as that goes, but I looked at other options, but the two that are left are, in my opinion, were adding to the problem of putting something back to... I think we're adding another product that's out there, that really shouldn't be used in a Historic District. That being said, it is prudent.

Kevin Kelly: In your presentation, which is very well done and very well thought through, thank you for that as well, you addressed the issue of what appear to be inconsistencies in what we deal with and maybe I shouldn't even use the word appear there, and if you'll bear with me, I'd like to just read into the record two areas that do seem to me to address and reference what you were talking about. On page 220-57, for purposes of Commission members, this is Section 220-21, Standards and it is parts iii and part viii. Part iii deals with siding material and it indicates that all materials shall be consistent with and appropriate in design, texture and other visual qualities to the style and period of the structure and in keeping with the general appearance of other structures in the neighborhood. Siding, including brick, stucco, wood, cement and vinyl can all be considered, but if used, should have a conditional appearance and profile that fits both the style of the structure and the neighborhood. Okay, so fair enough for that piece of it. In that same page and then continuing onto page 220-58, part viii, Architectural Details, says this term applies to such building features as window and door trim styles, cornices, ornamental brackets, porch and entrance balustrades, porch pillars, corner pilasters, gable peak ornamentation, lattice work, traditional paneled and louvered shutters and similar details. The applicant shall extend the design motif of the existing structure to any addition. In case of alteration to an existing structure, the architectural details on the exterior shall be preserved. Okay, so there it would seem to suggest that that references a brick facade. That's what's there in the first place. I raise

those two issues because in each of those instances, what we are tasked with doing, is trying to find what is a reasonable position to take that fits, as well as we can get it to fit, what the Standards that we are bound by and that the community needs us to be bound by, so that we are able to retain an Historic District and be consistent with the issues. I wanted to put that into the record so that at least that recognizes, I think, the same issue of concern and question and what appear to be inconsistencies in your own presentation so that for purposes of the community, these are the kinds of issues that we need to deal with, that we need to be able to reconcile.

Glenn Howard: I would say, on that regard, the difference between mine and the others are the fact that I don't believe that they demolished their properties. This is an actual demo and we've all agreed that brick can't be used based on what I presented to you and in order to make that detail, I just don't know how you're going to do it, because you're going to have to put a brick, basically facing down, and you're relying on adhesive to hold it there. The only thing that would reproduce that would be a veneer, but I don't see how I can be made to put a veneer on that building, in that location, with that liability.

Kevin Kelly: If I can add, as well, part ix, which is the third piece of it, Walls, Fences and Gates, and we're dealing here with a facing wall, material shall be of a type compatible with the architecture of the Historic District and designated historic properties to which the walls, fences or gates would be included, or fixed; natural materials are encouraged, but man made materials similar in appearance will be considered. Again, I think it's valuable for people to have a sense of what the Standards are that we're trying to apply in each instance.

Glenn Howard: I really understand that and I'm almost getting to the point where I feel the Board is afraid to displease somebody else, or displease what the public opinion's going to be vs. what reality is. Reality is we have an unsafe structure that needs to be taken care of. The reality of the fact is, I'm putting a lot of money into this building that is... I'm almost to the point where if I put any more, I'm going to get myself in trouble with the fact that I'm in a flood zone. Yes, I understand that there are ways to go about that, but I choose not to use that type of funding, because a) you bound yourself to more guidelines and more bureaucracy in the future and it will also stop me from doing things that I would like to do. These rules, yes they are legal, but they almost get to the point where are they lawful; when it gets to the point of constitutional rights as far as property owner rights.

Kevin Kelly: Mr. Howard, my purpose in reading this into the record, was not to undermine your position, it was to show that there is...

Glenn Howard: I understand that. I'm just putting it into the record so that the people that may come back or say that you guys did this, or you guys did that; those are people that are not sitting up here making decisions that you guys are making. Those are the people that are not putting the money back into these properties and I believe that Milton and like I stated last time, we have momentum here and I would like to see this keep going, just as Irish Eyes did their reconstruction, it's not the same as it was before, but I think it looks wonderful and there are people that would disagree with me. I think what they've done is just phenomenal and it made me more motivated to say let's do something so that we can complement them, so they're not sitting next to a building that's deteriorating, plus the fact that it has to be done. The engineer is stopping short of

saying you've given me a timeline, because he knows that I'm pushing forward, but I do need to get this addressed and my personal opinion and I believe that the only real personal opinion that matters is my own, is that it would look cleaner if it were hardy, all the way up. I'm giving the option of using something like this, with my displeasure of putting something like this on the building, but that would satisfy what the building looks like, right now, minus the changes that we are going to put, that were already approved as far as window size and whatnot and we are putting it back, pretty much the exact same, except for that cornice that's at the very top, because you wouldn't be able to duplicate that. If there's a way you could duplicate it, I'd like to know, but far from having somebody make a mold and doing something which... could that be done, maybe, but at what cost. I don't know. I never had a mold made from brick. So, we're all between a rock and a hard place here. I don't like the way the building looks. I'm sure that people have talked to you guys and the people in the town have said when is that going to get fixed. It's just a matter of how we can agree to fix it.

John Collier: Members of the Commission, for the record, I have some communication from the folks at the University of Delaware, who are currently doing the assessment of the historic structures in the town and I didn't get these responses until late today. I reached out to them right after our last meeting. The first one comes from Ms. Rebecca Shepherd who I think is spearheading the effort and her statement in this is the building was a contributing resource in the 1980's, but has significant changes since then which might render it non-contributing and they reached out to the State's Office of Historic Preservation. Later in the day, I got another response that is from another woman, Katherine Morris, who wrote that we never heard from the State Historic Preservation Organization. My inclination when asked for a decision to say the property is still contributing, as it stands today; the only material difference to the exterior is the change in the windows, which the changes would detract from it's eligibility, but nothing else has been altered. That being said, esthetically, the plans as proposed and I shared the proposed plans with them, wouldn't detract from the look of the downtown, but it would change our determination of eligibility to non-contributing, so at this point they're not committing to what the building is, but they said that the change would definitely make it non-contributing and in summation it says, 109 Union is still contributing as it stands today; the plans moving forward change it's eligibility determination. That would be the significant change that they're stating at this time. One person says they think it's non-contributing and the other one says that it is still, as it stands, so we will have a conflict in that for the entity that's doing this evaluation. Other than that, the thing that I found interesting was that they said esthetically the plan as proposed, wouldn't detract from the look of the downtown. That's probably the biggest statement in it for me, but it's not my decision. I just wanted the Board to know that I had tried to find some additional background information to try to help you all towards a decision.

Barbara Wagner: Thank you very much.

Dennis Hughes: Can we open it up to the public?

John Collier: That's entirely up to you. This is your meeting, Mr. Chairman.

Dennis Hughes: Please go to the mic.

John Collier: State your name for the record, please.

Jim Welu, 30263 East Mill Run: I have a question for John first. Did the State people

look at this as hardy board, the whole way up, or the hardy board and the brick?

John Collier: The got the plan as it was submitted at the original meeting. No one has seen the alternative suggestion until today.

Dennis Hughes: That's what was originally submitted.

Jim Welu: I've not done a great deal of historic restoration, but I've done some and I just want to use an example of a house down on Chestnut Street I did a number of years ago, that had windows that were two over two, from 1860 and they were old wood windows and I replaced them and with the consent of the Commission at that time, we did vinyl windows, two over two. Anybody driving down the street would not really see any significant difference from 1860, 1900 to 1998. Different material, but the appearance to the average eye was the same. I liked the alternate proposal with the hardy board on the first floor here and with this manufactured brick facade. The question I would have for Mr. Howard is don't these people have some type of a corner piece that would you get around the corner.

Glenn Howard: Not with brick. No.

Jim Welu: Vinyl people have corners. I thought all these people thought of these kind of problems that we all run in to.

Glenn Howard: Not at _____.

Jim Welu: No? No corner piece.

Glenn Howard: [garbled]

Jim Welu: That is strange. But I think this brick facade would certainly lend itself to the same appearance that the property probably had well before... well whenever it was built, 1910, whatever. I'm not sure. But I would certainly as a landowner in Milton, as someone that's dealt with historic properties before, certainly like this appearance, rather than just straight hardy board from top to bottom. My feelings.

Walter Gagliano, 114 West Shore Drive: To me the most relevant thing we heard from the State or the people, was losing it's designation. If you look at the report for what's happened to our Historic District over the last decade, we've lost I think six buildings, while under protection we've lost six buildings historic designation. This building is about 25% of our little tiny downtown. To give up it's historic character because it's pleasant and clean, I don't know. Is that what our charge is? It's to maintain the historic character. This is not Paynter's Mill. It's not Five Corners. This is the look that's taking over downtown, including Irish Eyes is of a modern retro looking town center. It is not a turn of the century look that exists and even the intro of hardy plank on the first floor, would never have happened when that building was new. That would have been full sheets of glass, similar to what was allowed to be taken off of Irish Eyes last year. That right side of Irish Eyes, that's what these facades look like. And, yes hardy plank's allowed in the district, if you have wood siding; but you don't replace brick with wood. Brick is brick. You want to see this other places, go to McDonald's. Go to McDonald's, the closest is their facades. That's what [garbled]. It's a rock and a hard place and it's a lot of money, but this financial situation now to ruin 25% of our downtown, lose it as a heritage; what's this town going to have left? I don't know.

Glenn Howard: Thank you.

Dennis Hughes: Is there anybody else?

Fred Monzert, 205 Union Street and the Milton Theater: I can't speak at all and I will tell

you up front, I've not been involved in historic renovation and know very little about it. I can only speak as a small business owner in the town, and a new business owner in the town. So many times when you're doing these things, perspective, you're pulling all of your resources, everything you have personally, you can find publicly, to make these things happen. As a small business owner, you open your business putting everything out on the table and for potential loss. And I think, since coming to this town in the past year, to see the amazing energy and the way people have worked together, it's been tremendous. I would not want to be sitting where you are, having to make these decisions, because these are details to debate that I can't imagine, because there are so many ways to go. Being downtown I think it's a beautiful downtown. I think there's an amazing thing going on downtown. There are great businesses coming here and every business owner that has come here and any small business owner that's opened anywhere in any town across this country, has put everything they have down to make that exist, be open and be viable. I don't know his financial state or any of that. I just know what I know being a small business owner. I love this town. I want to see it be a place that people want to come to. I would love to see us keep that small world charm that we have; people say that all the time. It's like stepping back in time and I think that's a great thing. I don't know, personally, if what's on the second story of the building changes that for me. I don't think it does, for me. I don't want us to lose that. I want us to keep that. To me it's about the people and who is here, more than the buildings; not that I want to just say anything goes, but there are so many things in the town, there are so many different things already there and happening. You guys are tasked with that place of where do we draw the lines and when do we start deciding where things are going to go for the future, and again, that's a very difficult place to be and I appreciate that you do that for our town. I just want to see this building look better. When I walk out of the theater I look out and I go that could look better; I'm one of those people. When I came here, I looked out and I went gosh, it looks a mess. Can't speak to the historical nature of it, or any of that. So I apologize for my ignorance in that area, but I implore you to help the property owner and the town come to as quick a decision that works out financially and for the best of everyone and for the best that we can keep the consistency within in the town, so that we can keep going forward. I agree. I think that it's a huge building downtown, so when you come in and you're downtown, you see it and you see what it looks like and for that to change, I think it will change the downtown. Your decision obviously is what that material will be and again, I appreciate what you're doing for that. I just hope that we come to a decision that he can afford and that will preserve what we want to preserve in the town and keep us moving forward. Thank you.

Dennis Hughes: Thank you. Is there anybody else that would like to speak? If not, do we need to...

P. D. Camenisch: I've got something. This is probably the most difficult decision we've had to make since any of us have been on this Board and it's true, we're kind of in a qualm here about what to do. We do know that the building facade is in really bad shape and to put brick back would be very difficult, expensive; that being said, if you put back a facade of brick, or a panel of brick, or whatever it is, it's not going to look the same as it does now. It's never going to look the same. So, I guess I'm asking the Board that we either have a choice to use hardy plank or we have a choice to use the fake brick and I

don't know.

Barbara Wagner: I think that what we've seen in this application has highlighted our need for a user-friendly guide for our Historic District. I don't think that we can make Mr. Howard be the poster child for our first venture into trying to maintain the look of the facade. I am grateful that he looked into varying products that might be able to capture the same feel of the original building, but it sounds, from his presentation, that there isn't a product that will capture the old brick look. I want to be sensitive to the amount of money that we commit Mr. Howard to. I don't think that we should throw the building out, because we're going to a Standard. I think we have to make a compromise, but we also have to make a commitment to do guidelines and commit to a fresh start. We can't make Mr. Howard our fresh start.

Kevin Kelly: Mr. Chairman, Mr. Howard you've spoken well and in detail on this, but I still... it would be helpful to me if you could instead of giving us all of the options that you have provided us with, I'm interested in knowing exactly, if this was your decision to make, what is it that you want to do on your building, so that as a Commission, we could at least consider what the applicant's preference is. What it is that you're requesting that we approve.

Glenn Howard: If I had a choice, I would, as I submitted the first time, the hardy plank be the entire front...

Dennis Hughes: Like this one?

Glenn Howard: Yes, and I would take the facade that's there, the middle detail, the brown detail, that's aluminum right now, or metal; I would like to reuse that, but the problem with trying to reuse that is the process of getting it on. I don't know how it's attached and I know that Mike Newcomb, when they that portion off of Irish Eyes when they redid that, it was my understanding that they were, from what he told me; this is before he started working; they were going to try and reuse that, but after they got it down, I mean, they destroyed it, so my preference would be to use that, if I can't, make something that looks just like that, put back in it's place. The very top, I'm sort of open; I really like the way that Irish Eyes looks at the top, with their detail and that way the two buildings could almost complement each other with the detail at the top, but I sort of like the way the second proposal that I gave you with the corbels there; multiple corbels looks; but that's where I'm looking to you guys for what you would prefer.

P. D. Camenisch: My opinion would be that if you are going to use the hardy plank, the second rendering of the drawing that has the brick, which I'm not really in favor of, I would like for you to use that type of corbels and keep it a little bit different than Irish Eyes. Don't make everything look the same downtown. And if you can possibly build up with PVC board or whatever you can in the corners, to somehow at least enhance the look of the building from the front to give it a similar but maybe the same way it looks now. I know you can't deal with the brick and I've researched it myself and it would be almost impossible to even make the corners and match everything up. It's possible, anything is possible if you have money, but...

Glenn Howard: And time.

P. D. Camenisch: Yes. As it stands now with the use only of the first rendering, hardy plank, I make a motion that we accept his proposal.

Kevin Kelly: Second.

Dennis Hughes: I have a motion made and seconded to accept his proposal of the hardy plank.

Kevin Kelly: Mr. Chairman for the record can we have that proposal stated, specifically?

Dennis Hughes: Yes.

Kevin Kelly: Either read back from the record from the previous meeting if we have it, or...

John Collier: It was never stated. We're here tonight to decide the facade and the architectural features. I would say that your first motion to address is the facade. There still is some question about the architectural features, because what I'm hearing is...

P. D. Camenisch: Two drawings.

John Collier: You have two drawings that you're actually merging.

Kevin Kelly: That's good.

P. D. Camenisch: Is that acceptable to you, if we combine the two drawings?

Glenn Howard: Yes.

P. D. Camenisch: So the first drawing from the previous meeting with the hardy plank and the addition of the corbels in the second rendering of the drawing for this meeting, would combine and with the addition of a prefabricated cornice, if the possibility of the first cornice that's originally there cannot be used, that it be made to be exactly replicated to your best ability; and the addition of corners that are extended from the hardy plank and a little wider.

Dennis Hughes: Does everybody understand what he's talking about?

Barbara Wagner: I understand. I would feel more comfortable and I don't want to hold it up, but I would feel more comfortable if we could have a drawing of where we're headed. I just don't want to end up in six months and it doesn't look anything like we've discussed and we have nothing; so if we could add to the record, after the fact, the drawing of where you are going to meet these criteria.

Glenn Howard: On the corners, P.D., are we doing those corners in a solid or will they be hardy plank? We're going to have basically an inside corner, two outside corners, or three outside corners. We would have three outside corners and the two inside corners, or are we just going to do a standing...

P. D. Camenisch: The way you've got the brick designed on the top drawing of the second page, second rendering, the way it's recessed. Not recessed, but...

Glenn Howard: But is that going to be, could that be solid material?

P. D. Camenisch: Yes.

Glenn Howard: Alright. I can get a different rendering. I would love to be able to say something to my builder and say yes, this is a go. I realize we would probably have to come back for another meeting, just for you guys to approve the actual final drawing, to do this by the numbers, right? Is that right, John?

John Collier: That would be at the pleasure of the Board. They could actually put in their motion. I've written some details down regarding what they expect within their drawing.

Glenn Howard: They do have concessions if what I say I'm going to do and I do it differently; they could actually propose.

John Collier: The reason I'm going with this is they can actually make the issue and so the final approval and building permit contingent upon receipt of the drawings.

Dennis Hughes: Yes.

Kevin Kelly: Yes.

Dennis Hughes: As per the motion.

John Collier: As per the motion. I have the notes and the detail and I'll be happy to clarify and discussion that with the gentleman that made the motion to make sure what I eventually receive from you, prior to issuing the building permit, is exactly what you've stated.

Dennis Hughes: So it will be this one, with this type top, the corners and try to save the cornice there, okay? Do you know what we're talking about?

Glenn Howard: Yes. I do.

Dennis Hughes: So see the top of that? We'll change this, we'll keep this and add the corners. Is everybody in agreement with that? John, you've got that motion down.

P. D. Camenisch: Please accept the amendment to the motion.

Dennis Hughes: We have a motion made and seconded to allow the combining of the two drawings which he will submit to John Collier and if John thinks there's a problem, then he'll get up with us. If not, it will go through.

John Collier: That's generally how I perceive it.

Dennis Hughes: Does anybody have any questions on that motion? If not, we start with a roll call vote:

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

Dennis Hughes: Thank you. Thank you Mr. Howard.

Glenn Howard: Thank you.

P. D. Camenisch: That being said, there's one other thing I would like to bring up is that in the past we have and I hope it's changed; so maybe it has, that we have submitted plans and approved a lot of projects and we never know if the exact thing gets done and done the way we say it's supposed to be done by town officials. I know John and I applaud him for the information and feedback that we've had in the last couple of meetings about how the projects have proceeded and done correctly and just want to reiterate that it needs to be the way we say it has.

John Collier: Mr. Camenisch, things actually required by Code and it's not that I did that as a choice, it's what I'm dictated to do by our own Town Code.

P. D. Camenisch: Thank you.

Dennis Hughes: What John is talking about now is when we have an application that's accepted and what it's accepted for and then he makes sure it's done just like it is and I think it was two years ago, when I got on here, that's one of the first things I asked for, a report and John has done that, so we appreciate it. Thank you, John.

Barbara Wagner: And, just for everyone here, he's also in the process of setting this Commission up for training with the State Office of Historic Preservation and there will be multiple trainings and I would imagine that anyone is welcome to attend. We don't have enough information out for our resident's and we need to do that.

Kevin Kelly: On behalf of the Commission, personally, I want to thank all of you who

took the time tonight to come out and address the issues here. This is a wonderful turnout. We are usually facing only those people who have a hammer in their hand, or a chisel, or something like that, so to have people here who are simply interested and active in the town is reassuring. Thank you.

6. Adjournment

Dennis Hughes: If there's no other business, we'll make a motion to adjourn.

Kevin Kelly: So moved.

P. D. Camenisch: Second.

Dennis Hughes: We have a motion made and seconded to adjourn. Are there any questions on this motion? All those in favor say aye. Opposed. Motion is carried. Meeting ended at 8:03 p.m.