

Milton Historic Preservation Commission
Milton Library, 121 Union Street
February 10, 2015, 7:00 p.m.

Transcriptionist: Helene Rodgville
[Minutes are not Verbatim]

1. Call meeting to order (Barbara Wagner)

2. Roll call of members

A. Introduction of New Members **

John Collier: Actually we have an amended agenda which is in front of you. You just may not have seen it yet. I've added an item to the agenda. We have two new members of the Commission this evening and I'd like to go ahead and introduce them to one and all. Ms. Diane Hake, who is replacing Mike Ostinato. She's a resident of the Historic District and fulfills that requirement of the composition of the Commission. Here in front of me is Richard Miller. Mr. Miller is fulfilling Mr. Kelly's seat and he lives within the Town of Milton and they're both new members of the Commission and I urge you all to make yourself familiar with one another, because we're going to be working together for awhile. Thank you Madame Chairman.

Barbara Wagner: Okay and I'm Barbara Wagner and I'm going to have a roll call of members:

Mike Filicko	Present
Diane Hake	Present
Amy Kratz	Present
P. D. Camenisch	Present
Barbara Wagner	Present
Richard Miller	Present

3. Corrections/approval of the agenda.

Barbara Wagner: I would like to have corrections to the agenda. Has everyone reviewed the agenda?

John Collier: Ladies and Gentlemen, I have one small correction to your agenda. There's a typo on the minutes that were presented for your approval and the date of those notes is actually 8/21/2014, not 8/24/2014. Somebody pointed that out to me today.

Barbara Wagner: Thank you.

Amy Kratz: So was I possibly here on 8/21 and not 8/24? I'm just joking.

P. D. Camenisch: Make a motion we approve the agenda, as corrected.

Amy Kratz: Second.

Barbara Wagner: Is there any discussion? All those in favor say aye. Opposed. Motion is carried.

4. Approval of minutes – 08/21/2014 (Amended date of minutes)

Barbara Wagner: Has everyone reviewed the August 21, 2014 minutes? Are there any

corrections or additions to the minutes?

P. D. Camenisch: Make a motion we approve the minutes of August 21, 2014.

Amy Kratz: Second.

John Collier: I have one item of discussion for you all. Now minutes still have a typo on them. We just had a motion to approve them with that correction.

P. D. Camenisch: Make a motion to approve the minutes with the correction.

Barbara Wagner: Any other corrections or discussion? Amy, do you accept that amendment to the motion?

Amy Kratz: Yes, I do. I second that.

Barbara Wagner: Hearing no discussion, can we have a voice vote to approve the minutes of August 21, 2014. All those in favor say aye.

Mike Filicko: Mrs. Wagner, I'm going to abstain from voting because I was absent at that meeting.

Barbara Wagner: Then let's go back to a roll call vote:

Mike Filicko	Abstain (absent from that meeting)
Diane Hake	Abstain (wasn't on the Commission)
Amy Kratz	Abstain (absent from that meeting)
P. D. Camenisch	Approve
Barbara Wagner	Approve
Richard Miller	Abstain (wasn't on the Commission)

Barbara Wagner: Motion to approve the minutes, carries.

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

- A. The application from Richard and Deborah Sulkovsky for the request for approval for the removal and replacement of the front entrance door, installation of a new rear entrance door, installation of sculpture (signage over front entrance,) placement of an eight (8) foot x ten (10) foot storage building at rear of property and installation of three (3) foot wide concrete walkway to the rear entrance on the property located at 106 Union Street and further identified by Sussex County Tax Map and Parcel # 235-20.07-75.00

Barbara Wagner: I would like to hear a motion to take these items one at a time and vote separately and discuss separately and have presentations separately for each item, because they each require a great deal of attention.

Mike Filicko: I make a motion that we review each of Mr. and Mrs. Sulkovsky's requests that they would like to discuss one at a time.

Amy Kratz: I will second that motion that we take Mr. and Mrs. Sulkovsky's items on the agenda and separate them and vote on them separately.

Barbara Wagner: Is there any discussion? I will do a roll call vote:

Mike Filicko	Approve
Diane Hake	Approve
Amy Kratz	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve

Barbara Wagner: Motion passes unanimously, so we will begin with the discussion of the request for approval of removal and replacement of the front entrance door. Would you please tell us about that item?

Rich Sulkovsky, 106 Union Street: In the presentation package that we have presented to you, there's a picture of the door, superimposed, where it would be on the front door; so this will be replacing a 60" Welsh opening, which has a 36" door and a 1' sidelight toward it, all glass encased in aluminum. If you go to the second page, it gives you a little bit better detail of what the door entails. This is a roughly three quarter glass door; one panel on the bottom; and the wood you see here is actually shutters that are part of the door in the back. The reason we picked this is to give us a little more privacy, a little more security and stuff like that. With these doors back in that period, this is a 1910 period door; to give us a little more insulation, because they're going to be single pane glass like the original door was back then. I ask you to go to the black and white picture that you can see Municipal Building. This is our understanding of what the original door was. Again, roughly a three quarter glass door with one panel on the bottom; double doors; so we're trying to replicate as close as we can to what the original door was. These are period doors from that decade. The picture after the one that's superimposed...

Richard Miller: Mr. Sulkovsky, does that include painting that door black?

Rich Sulkovsky: We're going to stain it darker. My understanding is the Historical Society doesn't decide on colors.

Richard Miller: No.

Rich Sulkovsky: We're going to stain it darker, so this is a little bit... this is what the door looks like right now before we purchase it.

Richard Miller: Thank you.

Amy Kratz: I have a question for you. These doors on the inside that you show on each side of here; do you have those doors?

Rich Sulkovsky: We don't own them. They're readily available and we needed to get permission first before we purchased them.

Amy Kratz: No, I mean the old doors. Are these old doors something that used to be... are they on the inside.

Rich Sulkovsky: No these are all pictures of the same door. These right here are pictures; these are interior views, so you can see the glass and then you can see the shutters that are inside the glass.

Amy Kratz: Oh I see. So the outside is actually a shutter.

Rich Sulkovsky: The outside is actually glass, inside the glass would be the shutters that you could open and close.

Amy Kratz: Okay I get it now. Thank you so much.

Diane Hake: I have a question about these interior shutters and you said that they're for privacy. Isn't this a business?

Rich Sulkovsky: It's going to be a business, yes.

Diane Hake: What's the purpose of the privacy?

Rich Sulkovsky: Just to have better security; if we wanted to control the mood and stuff like that, inside the building.

Diane Hake: But don't you have opened windows on either side of that door?

Rich Sulkovsky: Sure. Sure. Sure. We're going to be putting some shutters there too, so we have the ability to... they're not going to be full length shutters in the front, they're going to be probably coming up about 7' high off the ground, so visually, you'd be able to... Roughly the shutters are going to go about the height of this piece right here.

Diane Hake: So where the cross bar...

Rich Sulkovsky: It will probably always be open, yes.

Barbara Wagner: I have a question. You talk about these being circa 1910 design and I know this is a New York company...

Rich Sulkovsky: Yes, New Jersey, but it's outside of New York.

Barbara Wagner: When you walk the Town of Milton it's very simple. The doors are very simple. Almost every business has a glass door, with wood bottom or a steel bottom, but there are not divided lights in the original doors. I just question that this is appropriate to the Milton 1910. It's much more elaborate than the doors, historically then.

Amy Kratz: I just need to make a comment. It seems to me what they're trying to do is be as simplistic in design as they possibly can be and I'm not necessarily for or against. I'm just saying it seems to me that they chose a mission style period door, because it's simplistic and what you're saying is that most doors in the area are pretty simplistic looking; so in my mind, I think they're trying to get to the flavor of the Town of Milton and the flavor of the building in it's 1910 form, and still have security and still have insulation factors and things of that nature. I understand what you're saying and it doesn't necessarily look like any other door in the surrounding area, which is one of the Codes that we follow; because most of them have glass doors, but most of them are not close to being period, either.

Barbara Wagner: When you look at period photographs, they really are glass doors; when you look back in the books of the downtown.

Amy Kratz: But the ones that they have now, is what I'm saying, Barbara. Some of the entranceways now are not period glass. They're aluminum glass and they have entranceways that are kind of what it looks like now; they look like that and they're trying to make it look different, like more period looking and in my mind, they're trying to do a good job of that.

Richard Miller: Madam Chairman, the building in question has this architectural feature of what they're trying to replicate with the replacement door; so the replacement door may not look like the door in Milton, but at the time, this building was the only one that had these type of doors. This unique building sets very well having the replacement door.

Barbara Wagner: Are there any other comments?

Mike Filicko: I think, when the doors are stained dark, they will be attractive and I think they'll be an asset to the downtown. That's my opinion.

Amy Kratz: I would like to make a motion that we accept the replacement door. It's called a...

Debbie Sulkovsky: Amighini is the company designing it. It's a double wood French door.

Amy Kratz: That we accept the Amighini door with the shutters that open to the inside.

Rich Sulkovsky: It's Amighini Architectural Door. Is that what you're looking for?

Mike Filicko: Thank you.

Barbara Wagner: Do I hear a second. Is there a second to Commissioner Kratz's motion?

Diane Hake: I'd like to continue the discussion, if possible. I'm really not understanding the...

Barbara Wagner: Diane, we have to get a second first, before we can go to the discussion.

Diane Hake: Alright I second it.

Barbara Wagner: Okay, now we can have a discussion.

Diane Hake: I don't understand the need for the shutters. I think that with them closed, they do not look historic to the town and is there anyway you can get this door without the shutters and... I understand what you're saying about security, but I really don't understand what you're saying about security. The other businesses in town have glass front doors and they don't have shutters. Does anybody else on the Commission have something to say about that?

P. D. Camenisch: I have a question. There's no glass in these doors at all?

Rich Sulkovsky: The door is glass, absolutely, but they're only single pane glass, so what we're looking for is a little more security if somebody breaks in the glass, that there's at least another layer of protection there, instead of having bars or anything like that for security reasons, which would not be historic.

P. D. Camenisch: So, as I understand it, that the inside of the doors are basically just shutters?

Rich Sulkovsky: The shutters fold back so...

P. D. Camenisch: And you wouldn't be able to open the door with the shutters opened?

Rich Sulkovsky: Deb, you did the research on that.

Debbie Sulkovsky: Yes you would.

P. D. Camenisch: All the way?

Debbie Sulkovsky: Yes. Yes. The shutter's don't affect the door and the opening and the closing of the doors.

P. D. Camenisch: Only if the shutter's are shut.

Debbie Sulkovsky: I'm not sure I understand.

P. D. Camenisch: If you look at the picture on page 6, you'll see that the shutter is opened on the door and it would be impossible for you to open the door with the shutter opened.

Rich Sulkovsky: Debbie would know better than I would, but if you look at the picture on the bottom right, I think it's an example of the shutter being opened and there's a pin supposedly, if maybe you remember, because you discussed it more; so there's a pin there that attaches it to the door, so it's not kind of flopping open. It's actually attached to the door.

Debbie Sulkovsky: It's a hinge attached to the door so it won't impede the opening or closing of the door and it won't rattle around and be dangerous that way.

P. D. Camenisch: And the door is not thermal pane?

Rich Sulkovsky: No. These are salvage doors. These are not reconstructed doors. These are 1910 doors.

P. D. Camenisch: Oh, they're actual doors?

Debbie Sulkovsky: 1910 doors.

P. D. Camenisch: They're not reconstructed doors.

Rich Sulkovsky: No. These are actually salvaged doors.

P. D. Camenisch: The door on the building right now is a generic door. It's a plain old door that you can get at any glass place that does industrial buildings and restaurants and what have you, so that being said and the door is actually 100% better looking than what's there now, so if they left the door as it was at the present, I would not be in favor of it and they're going to try to put a new door on there that's actually in the period. I don't have a real problem with it.

Barbara Wagner: Okay, any other discussion? We will have roll call vote:

Mike Filicko	Approve
Diane Hake	Approve
Amy Kratz	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve
Richard Miller	Approve

Barbara Wagner: The motion passes unanimously. So you have permission to use the new door. We will now move into the second request, which is for installation of a new rear entrance door and it's also a new rear entrance, I believe.

Rich Sulkovsky: Correct.

P. D. Camenisch: I think that since this is the back of the building and it's almost difficult to see from anywhere in Milton, except coming over the Mill Pond Dam, that it's really a non-issue and we should approve it, but that's just my opinion. I will make a motion to approve it.

Mike Filicko: Is the door on page 12?

Rich Sulkovsky: Yes, that would be the door and it's fairly generic. Again, it's to provide more safety and to preserve the front door as an historic entrance, but to be able to accommodate Americans with Disabilities Act requirements or so; this will be a 36" door and it we'll show you later, it will have a paved concrete walkway up to it, so it will add safety to the building and be able to accommodate handicapped people also.

Richard Miller: Does that door open outward?

Rich Sulkovsky: Yes. This will be an out-swing door.

Richard Miller: Thank you.

Amy Kratz: In taking all this brick out, do you have someone that's going to be able to take this brick out and not ruin the structure of the building?

Rich Sulkovsky: Sure. Yes. The person that did the brick pointing, actually took the brick down and built it back up in the rear; a masonry contractor. It's not me.

Barbara Wagner: You show that it doesn't go all the way to the ground and you want to use it for handicapped.

Rich Sulkovsky: Yes, whatever pitch is needed for the sidewalk, will take it up to the door, without steps.

Barbara Wagner: Without steps.

Rich Sulkovsky: Correct.

Barbara Wagner: Now, P.D. made a motion to approve this new opening in the building.

Amy Kratz: I didn't know that was a motion. I just thought it was a suggestion.

P. D. Camenisch: I made a motion. I make a motion to approve the replacement of the window with a door.

Barbara Wagner: I thought he made a motion. Is there a second?

Mike Filicko: I second that motion, providing that the door is handicapped accessible. May we add that to the motion, P.D.?

P. D. Camenisch: It's not on the agenda and I don't know whether we have the right to say that it has to be handicapped, or not.

John Collier: It was not applied for in the sense of being a handicapped door; just as a rear doorway, so I don't know that that actually enters into the application, nor is it this Board's province to decide on Americans with Disabilities Act compliance.

P. D. Camenisch: I'll make a motion to amend my motion to accept the addition with the sidewalk that there will be no step. How about that?

Mike Filicko: Thank you.

Barbara Wagner: So the motion has been made to accept the new door, replacing the window and to not have a step leading into the building through that door. Motion's been seconded. Can we have a roll call vote, or is there more discussion?

P. D. Camenisch: I made an amendment to that, so maybe we need to, because I added the concrete with that, so I need a second.

Mike Filicko: Second.

Barbara Wagner: Is there any other discussion?

Richard Miller: Madam Chairman, I'm looking at Exhibit No. 14 and trying to understand the concept that's being offered about those steps.

Barbara Wagner: As I understand, the concrete... we haven't gotten to the issue of approving the concrete sidewalk.

P. D. Camenisch: I added that.

Barbara Wagner: No, I know, but there's another part of this application that asks us to approve the sidewalk.

P. D. Camenisch: Well I included that in that motion.

Barbara Wagner: Oh, okay, so we have a motion.

Richard Miller: It's a moot point. I understand.

Barbara Wagner: So I think that it's all going to be fine.

Richard Miller: Thank you.

P. D. Camenisch: And regarding page 14, the way he's got it drawn is not actually the way the door's going to be, because there will be a ground level of the building and the fuel inside, so there will be no step going into the building, down or up; it will be at grade level.

Barbara Wagner: I just need to review just for my own edification. We have approved the replacement of the window with an opening with a door and we have approved the sidewalk, the 3' wide concrete walkway to the rear entrance. The motion has been seconded, there's no further discussion. I call for a roll call vote:

Mike Filicko
Diane Hake

Approve
Approve

Amy Kratz	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve
Richard Miller	Approve.

Barbara Wagner: So we have two sections now accomplished. We have the front door, we have the rear door and we have the sidewalk. Now, we have the installation of the sculpture signage over the front entrance, to consider.

John Collier: Madam Chairman, for the record, the dimensions that were given of the sculptured signage [garbled].

Barbara Wagner: Thank you.

John Collier: It would be appropriate for the Commission to decide the placement and if you look at the drawings I think you will understand it.

Barbara Wagner: I do understand that. One of the things that is not in the request, but it's really clear in the photograph, that you want to not only place the God of Wine above the door, but you want to eliminate the glass that had been there previously.

Debbie Sulkovsky: Right, actually we don't want to eliminate the glass.

Barbara Wagner: Good. How will you do that?

Amy Kratz: How would you do this?

Debbie Sulkovsky: Actually, I would like to hear other comments, but Rich and I realized or I realized actually September 9, 2014, the Commission deferred signage to proper Milton zoning, so...

John Collier: And actually this Commission decides on signage in the Historic District, if I may. The only comment that I can make is that this still is well within your limitations for signage. The two things that have to be considered is one) any projecting sign and I assume that this is a relief type sculpture...

Amy Kratz: It clearly protrudes out.

John Collier: It's not flat. It would be considered a projecting sign. The projecting sign has to be a minimum of 8' above the sidewalk. Now, I think the Commission's concern is the placement of the sign, because it's covering a window, so to speak and I don't believe these doors are 8' high; I'm not sure. I looked at the...

Rich Sulkovsky: They're 8' doors.

John Collier: If it's 96". Again, placement is going to be an issue and that's for the Commission to decide.

Rich Sulkovsky: You know the description you had before? The window was updated before we took over the property; there's an Antiques sign that's covering that portion right now, so it basically would be painting [garbled] by our actions _____ requirement.

P. D. Camenisch: There is no window there now?

Rich Sulkovsky: There is a window behind the signage of Antique's.

Amy Kratz: Right.

P. D. Camenisch: Are you going to leave the window?

Rich Sulkovsky: At this point, yes.

P. D. Camenisch: You're just attaching a mask, or add to the existing cover of the window that's there now.

Rich Sulkovsky: The board there is part of the prior owner's advertising or signage.

P. D. Camenisch: But the window would not be removed?

Rich Sulkovsky: The window would not be removed.

Barbara Wagner: But the window will not be visible?

Rich Sulkovsky: Correct.

P. D. Camenisch: It's not visible now.

Richard Miller: Just two comments for your consideration. That's a beautiful window and if it was clear, it would be even more spectacular. The other issue is the image of Bacchus, if it's used that way I think it detracts from the window. The window is a very nice feature, but I was looking at Exhibit 4, the hairdresser has a bracket with her sign and I was wondering if the God of Bacchus could somehow go on a bracketed sign.

Rich Sulkovsky: We're eventually going to propose a perpendicular sign here. We're still in discussion on how to design that.

Debbie Sulkovsky: That would be an addition. We just feel this is a part of our branding and part of our marketing and in the name of the company, as well.

Richard Miller: Absolutely.

Diane Hake: I'd like to make a comment to that, please, if it's okay. Part of Milton's branding is it's Historic District, so keeping that as close to the original, is very important to all of us.

Mike Filicko: A question. Is there any way you can return that window so you could actually see in and out, so it's not covered?

Rich Sulkovsky: If you remove the preexisting signage that the last owner had on there; I'm not sure how many owner's you go back that put that up there, the window is still intact. It's broken. It's going to have to be repaired. But yes it would be available.

Mike Filicko: I think that would really enhance the overall beauty of the building to have that window.

Amy Kratz: I would like to make a motion...

Barbara Wagner: I have a question. If one were to remove the signage, repair the flash, would it be possible to instead of having a relief sculpture of the God of Wine, to have a painted Bacchus on the window?

Rich Sulkovsky: The window from the rear actually is three panes, I guess, so it's a semi circle with two mullions from the court??? period, so that's what the window actually looks like if you look at the municipal picture there. It's still intact. It's broken in a couple of places, but it could be returned to that condition.

Barbara Wagner: And could the God of Wine be painted onto that glass? Yes, be interrupted by mullions, but to be painted on?

Debbie Sulkovsky: In preference to a sculpture?

Barbara Wagner: In order to retain the glass, in preference to a relief sculpture.

Rich Sulkovsky: In my opinion, I think that would detract from the glass. [completely garbled because he was not using the microphone]

Barbara Wagner: I was just looking for an alternative to a sculpture.

Diane Hake: What if it was a decal of the Bacchus sculpture, rather than on the clear glass, rather than painting the entire top... asking them to put the Bacchus in the center panel, sort of like painted, but a decal?

Rich Sulkovsky: A decal?

Diane Hake: On the clear glass.

Amy Kratz: It wouldn't take up the whole glass is what Diane is saying, because you're saying it would only take up about this much of the middle of the window, I think that's what Diane is saying. Right?

Diane Hake: Yes. I really like the brand. I think that's a really good idea, but to try to marry the two and...

Rich Sulkovsky: We'd have to sit down and talk about it. To be honest, if we don't have the signage up there, one way or the other, I'd probably prefer just an opened glass, just the way it was originally; that would be my preference.

Debbie Sulkovsky: I think it's important for our business and I respect your historical preservation, obviously, but to recognize the building and the name. It's a tough one. That's a good enough space that I think it would be a good punch for recognition and whatnot.

Amy Kratz: I have another question. Is there anywhere else on this building that you could put the Bacchus, other than the window? It's still a brand. It would still signify your brand.

Rich Sulkovsky: Would the Commission consider putting that on a perpendicular sign...

Amy Kratz: That, I think, is what somebody suggested.

P. D. Camenisch: I have a question. What is it made of?

Debbie Sulkovsky: Resin.

Rich Sulkovsky: Resin.

P. D. Camenisch: So you could actually repair the window as it is exactly now and just attach it to the center mullion. Is that possible?

Debbie Sulkovsky: Yes.

Richard Miller: Again, I can refer to Exhibit 4 the use of that bracket. I think that was a possibility, especially with the resin base.

Barbara Wagner: Do I understand correctly, you're suggesting Rich that instead of having Bacchus on the window, you would have Bacchus on a sign?

Amy Kratz: A bracket. Or on the building, somehow.

Debbie Sulkovsky: Did I hear the bracket of the window? The mullion...

Barbara Wagner: He's saying a bracket on the building.

Richard Miller: I'm using an example of the beauty shop.

Diane Hake: This example right here.

Debbie Sulkovsky: Right.

Amy Kratz: _____, it's a bracket.

Richard Miller: And Bacchus would be part of that bracket.

Amy Kratz: Mounted on a piece of wood or something on a bracket. Or on both sides of the bracket, if it's resin, that's really not an expense or anything. It's an idea.

Richard Miller: There is a bracket on Exhibit No. 5, left side of the photograph that would serve as an example of where it can go.

Debbie Sulkovsky: Where is that? What page is that?

Richard Miller: Exhibit 5, left side of the building. It's on one of the columns. Just to the viewing right.

Amy Kratz: Oh yeah there's a bracket already on the building.

Rich Sulkovsky: There was a sign mentioning antique's and stuff like that, that used to be there and it was about 2' X 3-1/2', I think; something like that.

Amy Kratz: So there's a bracket already there.

Richard Miller: And Bacchus would have a view up and down the street.

Debbie Sulkovsky: Uh-huh.

Mike Filicko: Although Bacchus would have to be three dimensional to be seen from both sides of Federal Street.

Amy Kratz: Or two.

Mike Filicko: Is that possible?

Debbie Sulkovsky: I guess in that order, we could withdraw above the door and put it on the perpendicular sign close to the lamppost.

Amy Kratz: Would they have to reapply for that?

Barbara Wagner: Would you come here and just look at what P.D. has sketched? It might serve your function, also.

P. D. Camenisch: Get two, put one there and one there.

Debbie Sulkovsky: Put one there and one there?

P. D. Camenisch: Yes. And you still have to have it up where people can see it; it won't be exactly over the window, but it would be... I'd like for you to get that window repaired.

Rich Sulkovsky: Would you give us the option of doing that, giving the size; can you send a proposal to us too, if that's possible.

P. D. Camenisch: If you like it?

Debbie Sulkovsky: Yes, I think it's a good idea.

Barbara Wagner: And they would be the Bacchus in relief.

P. D. Camenisch: They're flat on one side, correct? They're flat?

Rich Sulkovsky: Yes. Correct.

Amy Kratz: So what are you saying P.D.?

P. D. Camenisch: To get two of them and put one over top of each window.

Amy Kratz: I thought that as well, but I was just thinking...

P. D. Camenisch: And fix the window. I think the asset of that window is good.

Rich Sulkovsky: If we could have the option of picking between those two; these are both new proposals to us.

P. D. Camenisch: John's going crazy.

Barbara Wagner: We're driving the transcriptionist crazy. **(Yes you are.)**

Amy Kratz: Yes, we definitely are.

Debbie Sulkovsky: So yes, I think that's a great idea, Bacchus above either of the windows, on either side of the door, and then remove the wood from the opening over the door and leave it glass.

Amy Kratz: Repair the glass. You would like to do that.

Debbie Sulkovsky: Right.

Amy Kratz: I didn't know it was stained. It's clear, right?

Barbara Wagner: It is.

Amy Kratz: There's probably those bubbles in it and the old stuff.

Rich Sulkovsky: There could be some that have been there for 100 years.

P. D. Camenisch: You might want to verbally through the microphone say what your intentions are and that way, we can vote on it.

Debbie Sulkovsky: Okay, we would like to make a motion to have the option to install

two Bacchus sculptures (heads) above either window, both windows and remove the wood and return the window above the door to it's original window; fix the window.

P. D. Camenisch: Is that good, John?

John Collier: That would be their proposal. You all need to make the motion.

Barbara Wagner: We can do that.

P. D. Camenisch: It was correct for Lynn to say that? Okay.

Debbie Sulkovsky: And if we could, just a little add on to the first, have the option to add the Bacchus to the perpendicular sign.

Amy Kratz: It all depends on how many square feet the signage takes up.

P. D. Camenisch: It's already been approved.

John Collier: We will address the rest of the signage when we propose it, please. I'd like to get the rest of it done, instead of one sign at a time. Alright, thank you.

Mike Filicko: Instead of above the window, could it be on the column where the bracket is now?

Amy Kratz: What column? Oh, the column over the door?

Mike Filicko: Right where the bracket is located.

Amy Kratz: Oh, I see what you're saying.

Mike Filicko: Instead of above the window.

Barbara Wagner: That would preclude their then putting a sign on the bracket that exists and it would balance the semi-circular window that's central above the door and there would be balance on either side above each window with the relief sculpture.

Mike Filicko: Understood. So you're saying the base relief sculpture would be above both windows?

Barbara Wagner: Yes.

John Collier: Correct.

Mike Filicko: Thank you .

Diane Hake: That's a lot of branding.

Barbara Wagner: Are we ready to make our formal motion?

P. D. Camenisch: If the applicant approves it the way they've explained it, I make a motion that we approve the signage of two Bacchus heads above the windows and eliminate the one that is proposed above the door.

Barbara Wagner: And remove the wood.

P. D. Camenisch: And remove the wood and repair the windows.

Barbara Wagner: Is there a second?

Mike Filicko: Second.

Barbara Wagner: Is there more discussion?

Richard Miller: Just curious. Does that still give them the option of using the bracket?

Barbara Wagner: That would be another application coming back to Historic Preservation.

John Collier: Mr. Miller, they have not exhausted the amount of signage that they're allowed for the building and they will be coming back for additional signage, as they have it designed.

Richard Miller: Thank you, I didn't want to limit their options.

Barbara Wagner: Any more discussion? Roll call vote:

Mike Filicko	Approve
Diane Hake	Approve
Amy Kratz	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve
Richard Miller	Approve

Rich Sulkovsky: We thank the Commission for the option.

P. D. Camenisch: You always have the option. You can either not do it or come back and amend it. It's up to you.

Barbara Wagner: Now our fourth item for approval is the placement of an 8' X 10' storage building at the rear of the property.

Rich Sulkovsky: We've enclosed two photographs of the proposed shed that we would have here. We're not quite what is an historic shed that would be approved, so we try to make it easy. It's in the back. It will be 6' from any property line.

Diane Hake: Is this visible from the street?

John Collier: Mrs. Hake, the only place that that's visible from the way I've looked at it, is if you stand on the spillway at Wagon's Pond you might be able to see the top of the roof on it, so it's not really what you would call super visible.

Amy Kratz: So why do we have to vote on it then?

Diane Hake: I don't even know why it needs a vote.

Amy Kratz: Yeah.

P. D. Camenisch: It's in the Historic District and it's in our Code that we have to approve it, whether it's kosher or not.

Diane Hake: Thank you, I learned something.

P. D. Camenisch: Just one question. Are you going to attach it to the existing building, or are you going to leave a...

Rich Sulkovsky: It's going to be free standing.

P. D. Camenisch: Free standing, like 3' away?

Rich Sulkovsky: It's going to be real close. We're going to place it... I think we have the gutter in the way, so it can't be flush.

P. D. Camenisch: In the picture here, there's also windows that would be in the way of...

Rich Sulkovsky: It may cover the window, correct.

Diane Hake: What are you going to keep in there?

Rich Sulkovsky: Well, the place is so small, we're going to keep mostly dry goods, extra chairs, any maintenance items and things like that. But the storage is so small inside, we're also looking at putting our mop sink and our hot water heater in there, so we'll probably have to heat it and stuff, too, but again, we're so small that to make that hallway available for that other door, we had to take the hot water heater and put it somewhere and there was a suggestion by one of the plumber's that we go ahead and actually put it in a shed in the back.

Diane Hake: So it would be a heated shed?

Rich Sulkovsky: Yes, there would have to be some heat in there and probably in the opening, there would probably have to be some type of electrical wrap to prevent freezing of the pipes.

Diane Hake: And when you say dry goods, you don't mean any kind of food, do you?

Rich Sulkovsky: No. No. Not food, correct.

Diane Hake: So like extra glasses, napkins, things like that?

Rich Sulkovsky: Exactly.

P. D. Camenisch: In your initial visit to us, you explained that you might want to, at some time, expand the back. Is that still in your...?

Rich Sulkovsky: Still down the road. Phase two. We've got to get over this stuff first.

P. D. Camenisch: After your first million, you'll feel...

Rich Sulkovsky: Pardon me? Hopefully, maybe before then.

P. D. Camenisch: So the shed would not be a permanent item?

Rich Sulkovsky: Probably not if we go into that. It all depends, again, if we were going to build the deck, then it would probably have to come out, but we may decide to stay on the first floor, possibly; again, those details are down the road. It's not in our plan at this particular time, but we would like to do some expansion in the back, after we open.

P. D. Camenisch: I also have a question of John, our clerk of the evening. Is that shed in the flood zone?

John Collier: That entire area is in the flood zone.

P. D. Camenisch: So would it have to be elevated per Code?

John Collier: Actually that doesn't apply to sheds, necessarily; that only applies to permanent buildings.

P. D. Camenisch: Okay, so it could be set on the ground on _____?

John Collier: It could be set on the ground and it's not even necessary that it be anchored, but we recommend it.

Amy Kratz: Considering you're on the river, I think it would be recommended that it be anchored.

P. D. Camenisch: I make a motion that we approve it.

Amy Kratz: I second that motion.

Richard Miller: Are we still in discussion?

Barbara Wagner: We now have a second, so we can discuss.

Richard Miller: Thank you. What's the approximate space between the back of that shed and the brick of that building? I'm reminded of the fire that Irish Eyes had and it was because debris got caught in a tight space and a smoker was back there and lit off the whole restaurant.

Rich Sulkovsky: I think it's going to be the most minimal space that we can make it, but still provide clearance for the downspout.

Richard Miller: Thank you.

Mike Filicko: Since this is still under discussion, I think we need to add the shed be somehow secure, when we have our next flood, so it doesn't float away.

P. D. Camenisch: I don't know if that's an Historic Preservation Commission's purview.

Barbara Wagner: I don't think it is.

John Collier: It's not required by Code that it be anchored. It's only recommended that in flood plains that they consider it. That's all. There's no Code requirement that says you must anchor this in a flood plain. It's a movable building. It's not a permanent building.

P. D. Camenisch: It would make common sense to do that.

John Collier: It's a recommendation.

Barbara Wagner: Any more discussion? Roll call vote:

Mike Filicko	Approve
Diane Hake	Approve
Amy Kratz	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve
Richard Miller	Approve

Barbara Wagner: I believe that we have covered all of the items.

Rich Sulkovsky: Yes, we added the sidewalk in.

Richard Miller: Madam Chairman, there's an architectural feature that isn't shown on the photographs, but using Exhibit 5, at the top of that wooden door, the structure right now has this filigree from one side of the door right to the other.

Rich Sulkovsky: The dental feature?

Richard Miller: Yes. Will they be kept?

Rich Sulkovsky: Absolutely.

Richard Miller: It will add a lot of charm to that entrance.

Rich Sulkovsky: Yes, I agree.

Richard Miller: Thank you.

Barbara Wagner: I hope that you're okay with all this.

Rich Sulkovsky: Absolutely. We appreciate your time and your considerations.

Amy Kratz: We missed something. We didn't cover something on there.

Barbara Wagner: What didn't we cover?

Amy Kratz: The facade, the original facade above the municipal building to the original design.

John Collier: That was not applied for at this time.

Diane Hake: It's on here.

John Collier: It's on there, but they asked not to have that included in their...

P. D. Camenisch: It's not on the agenda.

Barbara Wagner: It's not on the agenda.

Amy Kratz: I apologize.

Diane Hake: I didn't realize that it wasn't on the agenda. I apologize.

- B. The application from Anne Pratt for the request for approval for the demolition of the existing twelve (12) foot x twenty (20) foot storage building and construction of a sixteen (16) foot x twenty-four (24) foot storage building on the property located at 308 Chestnut Street and further identified by Sussex County Tax Map and Parcel # 235-20.07-105.00

John Collier: If I may for the next applicant, I included in your packages for your review and consideration of the demolition that's being proposed tonight on that property, was previously proposed by a previous owner and approved by this Commission and I would guess that the Commission, rather than go through the process all over again, just reaffirm that to this resident. It's the same building, the same property and it's the same problem. They want to tear it down.

P. D. Camenisch: Have you finished?

Barbara Wagner: I did finish.

P. D. Camenisch: I make a motion that since it's already been approved from a previous owner, that we allow the applicant to continue with the first demolition process.

Barbara Wagner: Is there a second?

Mike Filicko: Second.

Barbara Wagner: Any discussion on the demolition that was previously approved at another meeting with another owner? Hearing no discussion, I'll call for a roll call vote:

Mike Filicko	Approve
Diane Hake	Approve
Amy Kratz	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve
Richard Miller	Approve

Barbara Wagner: Now, are we then looking, separately, at the approval of the 16' X 24' storage building? Is that currently...

John Collier: That is what the applicant here is to propose and receive approval for that.

Barbara Wagner: And I should have amended this agenda, because I believe that we also want to look at the stone, dust, access.

John Collier: The driveway is not a consideration for this application.

Barbara Wagner: It's not a consideration. Okay. Good. Great.

John Collier: No, it's not a consideration for the Commission, therefore it's not on your agenda.

Barbara Wagner: Thank you, Sir. We appreciate your guidance. Now is there someone who would like to speak to the new storage building?

Anne Pratt, new owner of 308 Chestnut Street: the other anchor of that block from Mr. Camenisch, who walking his dogs, walks past that awful shed, twice a day, I think and I thank you for considering our request for a slightly larger shed, moved back a bit more from the alley, but I'm going to have to defer any questions to the experts here, Chet Kayser, my General Contractor and Adam Kayser. Chet requests that you speak loudly. All those machines that he worked with have diminished his hearing somewhat. Thank you.

Amy Kratz: If you could just explain to us what you wanted to do with the shed.

Adam Kayser: We're proposing to build a 16X24' setback from where the existing shed is right now, away from the alleyway, to give her a little more, so they can get a vehicle in there. She has no off street parking, as it is right now and technically, where they park right now isn't very safe to be parked in that area, so she definitely does need some off street parking in that area and where the shed placement is right now, it just doesn't allow for a regular vehicle to pull in there and have enough room around it.

P. D. Camenisch: How far will it be from the existing steps?

Adam Kayser: From the existing steps of the house? Approximately 15' to 17' away from the rear of the house.

P. D. Camenisch: Okay. That's not really what your drawing on the Survey Sheet which

shows them fairly close, but I was just curious. It's well within the setbacks.

Amy Kratz: It's 8'.

P. D. Camenisch: If you're drawing it to scale, it's probably only 5' to 6'.

Adam Kayser: You're saying the rear steps that are coming down? Approximately 7'.

P. D. Camenisch: It's a stick built shed? Not just a pull in job?

Adam Kayser: Yes. I believe we've got the...

P. D. Camenisch: On a foundation?

Adam Kayser: Yes, installed monolithic slab, 4" thick foundation, turned down at 12" wide, 24" deep, 3,500 pound strength concrete, with fiber mesh reinforcement, heat expansion joints, anchor bolts 1/2" X 8" and 48" on center.

P. D. Camenisch: So it's more of a shed, then it would be a garage? You couldn't pull your car in there?

Adam Kayser: She could definitely pull her car in there, yes.

P. D. Camenisch: So it's a garage?

Adam Kayser: Not at this point. Right now she has no storage in the house, so it will be a storage area.

Amy Kratz: So are those doors, potentially garage doors?

Adam Kayser: That is a...

Amy Kratz: Or is it a window? It looks almost like a window.

Adam Kayser: That is a single door, single unit door, that will be on a garage door track.

Amy Kratz: So you pull them. Oh, it comes up.

Adam Kayser: Yes.

Amy Kratz: Thank you.

Diane Hake: So it's like a 1-1/2 car garage size?

Adam Kayser: Technically, yes.

Diane Hake: Okay.

P. D. Camenisch: Can I ask you why you didn't just call it a garage?

Adam Kayser: No, I do not know why they didn't call it a garage, because it is under 400 square foot, and as far as I know, that's your shed specifications.

John Collier: It's under 400 square foot.

P. D. Camenisch: Okay.

John Collier: It was presented as a storage building on the application.

Mike Filicko: If I may make the suggestion to Ms. Pratt, you may want to refer to this and change this for this Commission as a carriage house and have the outdoor material something that you would be able to receive Delaware Historic Preservation tax credits? I don't know if you're aware of those. Yes?

Anne Pratt: [unintelligible – she was not near a microphone]

Mike Filicko: A specific... Well, I'm not sure what the criteria is, but it needs to be historic in nature.

Adam Kayser: This is what is currently on the house, the Oxford Gray.

Diane Hake: And it's a roof.

Adam Kayser: And that would be the roof; that would be used... we're redoing the double 4-1/2, which matches technically as close as you could get to what she has on the house, right now.

P. D. Camenisch: No, that's just an example. He's going to put double floors, so there's

no example of that there.

Adam Kayser: It's like this, but it has...

Amy Kratz: What does double floors mean? I don't understand that.

P. D. Camenisch: It's lap siding. They just come in a sheet like this and instead of having three, it only has two.

Amy Kratz: But it doesn't look like this? It will look like clapboard.

Adam Kayser: Yes. Yes.

Amy Kratz: Okay.

Diane Hake: Like board and batten.

Amy Kratz: Yeah, it would have to be something like hardy board or batten, or something like that. I don't even know what all the specifications are... What does your house look like in comparison?

P. D. Camenisch: It has lap siding.

Amy Kratz: Is it going to look similar to this?

P. D. Camenisch: Yes, there's windows like that in the front of the house.

Amy Kratz: Okay, so she's just trying to match.

Mike Filicko: Cedar siding?

P. D. Camenisch: No, it's vinyl, like clapboard.

Amy Kratz: So she's trying to match it, which is good.

P. D. Camenisch: The side porch facing Prettyman Street, the porch looks just like that, on that porch.

Anne Pratt: Are you waiting for something from me?

Barbara Wagner: Are we ready to make a motion?

Amy Kratz: I would like to make a motion that we accept Mrs. Pratt's construction of a 16X24' shed and to the specifications that you have given to us.

P. D. Camenisch: And to improve my neighborhood, I second that.

Barbara Wagner: Any further discussion?

Mike Filicko: Yes, please. Would Ms. Pratt have the option of doing that in cedar, if she so chose?

Anne Pratt: [unintelligible – she was not near a microphone]

Chet Kayser: Heck, we'd do it; it's probably three times the cost and five times the maintenance. We don't have a problem doing that. We thought that...

P. D. Camenisch: The house that she bought is not cedar, it's just lap siding and it's appropriate.

Mike Filicko: So it would match the house?

P. D. Camenisch: It would match the house and also with the neighborhood, the neighborhood is mixed Episcopal Church is vinyl siding and the house next door, I think, is aluminum siding.

Amy Kratz: It almost looks like a Gothic Revival, so if it matches your house, in my mind it's okay. We haven't approved it yet.

Adam Kayser: That's what we were trying to do. We're give and take a little bit and the vinyl siding still looks good; but to keep the structure looking more like the house and get it away from what's out there right now, which just does look like a shed; putting something back there that...

Anne Pratt: I know what you're saying, but the thing is kind of like a money pit to me

right now. We just gutted a bathroom and the building needs paint. It's kind of in flux right now.

Mike Filicko: Understood. I understand. I have a historic home Ms. Pratt and I know about the...

Diane Hake: I have a question. Did you consider board and batten, instead of the vinyl siding carriage house?

Anne Pratt: I've done that before and I think I would not.

Diane Hake: You wouldn't want to do that?

Anne Pratt: No.

Diane Hake: Why?

Anne Pratt: It wasn't successful where I did it. I didn't think it would go with a Victorian house necessarily.

Diane Hake: I have a board and batten Carriage House next to my Victorian house.

Anne Pratt: Do you? I'll have to come see that.

Barbara Wagner: Are we ready? It's been moved and seconded to improve this. Are we ready for our roll call vote?

Mike Filicko	Approve
Diane Hake	Approve
Amy Kratz	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve
Richard Miller	Approve

Barbara Wagner: The motion is unanimously approved and I thank you for your patience to wait for the other applicant's.

6. Adjournment

Barbara Wagner: We are ready to entertain a motion for adjournment.

P. D. Camenisch: Madam Chairman, I make a motion that we adjourn.

Amy Kratz: Second.

Barbara Wagner: All those in favor say aye. Opposed. Motion is carried. Meeting adjourned at 8:20 p.m.