

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

Transcriptionist: Helene Rodgvile
[Minutes are not Verbatim]

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

Richard Miller	Present
Barbara Wagner	Present
P. D. Camenisch	Present
Diane Hake	Present
Dennis Hughes	Present
Mike Filicko	Present

3. Corrections/approval of the agenda

Dennis Hughes: Does anybody have any corrections to the agenda? If not, we'll entertain a motion for approval.

P. D. Camenisch: Motion for approval.

Mike Filicko: Second.

Dennis Hughes: We have a motion made and seconded to approve the agenda for tonight. Are there any questions on that motion? All those in favor say aye. Opposed. Motion carried.

4. Approval of minutes – September 9, 2014

Dennis Hughes: Everybody should have a copy of the minutes of September 9th and should already have reviewed them.

Barbara Wagner: Mr. Chairman I have just a very, very minor correction on page 15. It says Milton Code 22-21 and it should say Milton Code 220-21. (John Collier to make correction.)

Dennis Hughes: Does anybody else have any corrections or additions to these minutes? If not, I'll entertain a motion to accept the minutes of September 9, 2014, as amended.

Mike Filicko: I'll make a motion to accept the minutes for September 9, 2014.

Diane Hake: Second.

Dennis Hughes: We have a motion made and seconded to accept the minutes from September 9, 2014, with the correction. Are there any questions on that motion? All those in favor say aye. Opposed.

Richard Miller: I abstain.

Dennis Hughes: Motion carried.

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 at the property located at 106 Union Street and further identified by Sussex County Tax Map and Parcel # 235-20.07-75.00

Dennis Hughes: I believe they were here before and the Fire Marshall has told them they have to make a change. If one of you would like to come to the microphone.

Rich Sulkovsky: It's a little like deja vous all over again, or something like that. The Fire Marshall, after we had approval by you, I went by them to make sure they would approve the former application and see if they would accept the doors and they would not. Even though Mike Trotta as the building official, there is a variance in the code that if the building official says it's okay, as long as it's not a safety issue, then he could make an exception. Mike said he would do it if the Fire Marshall would approve it. The Fire Marshall would not approve the front doors, because of safety issue, so we said if we built another door in the back, which we already had approved by the Historic Preservation Commission, would that be sufficient? So now we would have two doors and he said no, so what we needed to do was come back with a door which is in the same style that we had approved before. Again, it's the three-quarter glass, with a one panel on the bottom and instead of having two doors, it would be a 36" door, which was the main issue they had and then a sidelight on the side. Again, this is a representation of the door that we would be purchasing to do it, but it's unfinished here. We would finish it in a dark mahogany color.

Barbara Wagner: So it's a wooden door?

Rich Sulkovsky: It's a wooden door. Correct.

Barbara Wagner: And the Fire Marshall doesn't have any problem with the wooden door?

Rich Sulkovsky: Correct.

Diane Hake: Is the reason the other door wasn't approved, because it opened inward?

Rich Sulkovsky: No, they will be opening out.

Diane Hake: Okay.

Rich Sulkovsky: They will be opening out. The issue was that they require that one of the openings for the double-door be at least 32". That's not a 32" door, because you still have the stops, so a 36" door; I brought this to them before coming here and they would approve this type of door here.

Richard Miller: Is that because the use of the building as a tavern?

Rich Sulkovsky: No, I don't think so.

Richard Miller: The number of people inside?

Rich Sulkovsky: No. Again, this door here, along with the other door, that would meet the egress requirements of a larger size than we are. We only needed one door. We were offering voluntarily to go with the second door. As long as we stay under 49 people, then we could just have one exterior door. Once we go over 49 people, then we need to have two doors and they both have to swing out.

Richard Miller: So it's more a matter of dimensions?

Rich Sulkovsky: Correct. The call it a leaf, one door; one opening has to be at least 32" wide.

Richard Miller: Thank you.

Mike Filicko: Mr. and Mrs. Sulkovsky, I'm so sorry that the Fire Marshall did not approve that door. I know you went through considerable expense and it was a very beautiful door.

Rich Sulkovsky: Yes, it would have been nice.

Mike Filicko: And it's the era of the building, with it's arts and crafts style. That being said, we have to unfortunately move on and look at your new doors.

Rich Sulkovsky: Right. So what we tried to do is to replicate what's there now and bring it back more in style with what it was when it was originally built. That's the impact. Our original attempt was to try to bring it back the way it was before.

Mike Filicko: Right. Understood.

Dennis Hughes: Any other questions?

Diane Hake: I have a question. When are you opening?

Rich Sulkovsky: Well, we're shooting for late spring, early summer right now. We're doing the liquor license now and it will be contingent upon getting a Certificate of Occupancy, but we're giving them a date probably mid to late May of 2015.

Diane Hake: I can't wait.

Rich Sulkovsky: I know. We're excited.

Dennis Hughes: If there's no other questions, we'll entertain a motion.

Barbara Wagner: Mr. Chairman, I will make a motion that we approve the door, based on 220-21, Standard 7. I don't see really a discussion of doors, but based on our instructions on windows and Architectural Details 8, this would meet our goal and I make a motion that we approve these doors.

Mike Filicko: I second that motion.

Dennis Hughes: We have a motion made and seconded to accept the application for the door. Are there any questions on that motion? We'll do a roll call vote:

Mike Filicko	Approve
Dennis Hughes	Approve
Diane Hake	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve
Richard Miller	Approve

Dennis Hughes: You're okay. Good job.

- B. The application from Ken and Lynn Brittingham for the request to cover stone veneer with stucco on foundation at the property located at 301 Union Street and further identified by Sussex County Tax Map and Parcel # 235-14.19-169.00

Dennis Hughes: Everybody should have a copy of this application. This application is to cover foundation stone with cement stucco. Mr. Brittingham?

Ken Brittingham: Once again, thank you in advance for the work you do on behalf of Milton. Milton's my hometown and I've spent my life up and down on these streets and I know probably every street and what you do as a public service, and sometimes it's very thankless, I think, so thank you. At the last meeting I attended, you asked me if I would stucco over the stone that's on the current foundation and the answer is yes. Over the years I've done a lot of reading and studying in regard to what's Leadership Excellence and what makes organizations highly effective and have you support continuous improvement and all that kind of thing and one of my favorites was Steven Covey. Some of you may know Steven Covey, The Seven Habits of Highly Effective People; so what I tried to do is I tried to put myself in your chair. If I was in your chair and I was responsible for trying to maintain the integrity of the historical significance of Milton, I would try and do it like you're doing it. I would try and do it with the utmost honor, integrity, high standards and also support of the people that are trying to restore the old buildings, because it's certainly a challenge and very, very costly. Covey said seek first to understand, so that's what I was thinking. If I was in your chair, what would I do? Based on that, back to the question, will I stucco over, the answer is yes. I'm going to try and chip it off if I

can, but the mason told me lot's of luck with that one, because he's the mason and so he put it on well. But he also is quite optimistic that we can stucco over it and make it look pretty darn close to what the original intent was and that's my intention. I think like you, even though it may seem a little different at times, my goal remains the same and the only difference is, that I'm going to live in that house. I certainly want to try and maintain the integrity of the history. Just to close, though, I would like to offer John Collier a thank you for his leadership and his support and his help and it's fun talking to John. I think John has some good ideas that we'll probably listen to later on tonight... That's all I have to say.

Barbara Wagner: Mr. Chairman I have something that I'd like to read in, just for the Commission, because after I saw Mr. Brittingham's application to stucco over the stone on the foundation, I asked if I could see the original application from 2012 and we know that Section 220-21(g)(1) says that before the construction, alteration, reconstruction moving, including the movement of structures into or out of the Historic District or demolition of any structure or property within the Historic District or an historic site that would affect the exterior appearance of a structure visible or intended to be visible from an adjacent public way, the owner, agent, or representative proposing any construction, alteration, reconstruction, moving or demolition shall file with the Project Coordinator of the Town of Milton an application for permission from the Town of Milton by and through the Historic Preservation Commission to construct, alter, reconstruct, move, demolish or make the addition. Then our Code goes onto say what doesn't require coming before the Commission. Then in Section 220-21(g)(3)(c) it says for the initial application the applicant shall fill out the application and upon the judgment of the Project Coordinator or the Historic Preservation Commission may be required to provide nine copies of plans that include a site plan, along with all existing structures, changes and elevation drawings of the proposed change, construction, alteration or modification including a description of the type and texture of the materials to be used for the exterior. Thankfully John Collier was able to get me the minutes from that meeting and it's clear that the Commission didn't ask about materials and yes, you didn't state what the materials were in your application. But this is really for the Commission that we need to inquire at every application to make certain that we have discussed materials, so this doesn't happen again.

Dennis Hughes: Thank you, Mrs. Wagner.

Mike Filicko: Thank you, Barbara for bringing that to my attention. I was at that meeting.

Barbara Wagner: And it's very easy, especially on a very large application, which yours was that evening; you had a lot of things you were presenting. It's very easy to get away from this and we may even want to consider developing a checklist so that we don't miss it in the future.

There's also no approval of what's on the columns on the carport. That just slipped by.

P. D. Camenisch: That being said, we've had this problem; I wasn't on the Commission at that time; but we've had this problem come up several times about us having approved things or do not approve things and once it leaves this room, it seems to just disintegrate and that's a problem that we had with the Town. Our Commission, with the Town, not the new Coordinator, but the old Coordinator and Code Enforcer and whoever drives by your house or anybody's house and sees something that shouldn't have been done. It should have been stopped before we got to the point where you had to come here and that probably could have happened if the town officials would have been on top of it more.

Ken Brittingham: I can tell you P.D. that with the previous gentleman and with all the people that we work with, there has been a standing, open invitation to our building. You don't need an

appointment. Stop in. Ask what we're doing.

P. D. Camenisch: I understand.

Ken Brittingham: Comment either way. There's been an ongoing open invitation to visit our site.

P. D. Camenisch: I think the tide has changed and now we have, if we have certain changes with John and some of the others, the Mayor and other people that we won't allow it anymore and it's our responsibility also to see things in town, if we know something's wrong. That being said, I make a motion that we approve this stucco covering.

Barbara Wagner: I second.

Dennis Hughes: We have a motion made and seconded to approve the application. Are there any more questions on the motion? If not, we'll start with a roll call vote.

Mike Filicko	Approve
Dennis Hughes	Approve
Diane Hake	Approve
P. D. Camenisch	Approve
Barbara Wagner	Approve
Richard Miller	Approve

Dennis Hughes: Okay, Ken, you can go ahead.

- C. Presentation by the Project Coordinator of a proposal to begin a project to create Design Guidelines and Rehabilitation Standards and supporting Town Code for the implementation of said Guidelines.

Dennis Hughes: John sent packets out and included in our packets was a Project Proposal Diagram to begin the process of obtaining educational opportunities for permission. Also, within the proposal is the concept for improving the Town Code and the development of Design Guidelines and Rehabilitation Standards for the Town of Milton. It is my hope to brainstorm the ideas presented to the Commission and work towards a concept that will endorse to the Mayor and Town Council.

John Collier: Good evening, ladies and gentlemen. We have what is basically what I call a project diagram. I've sent it to everyone. What you have in front of you is what I call a project sketch and it identifies the resources that you will have available and in running through that there's a planning team that I named and that's the Commission member's, because they're a very integral portion, the town staff, which is basically myself. We have people from the State Historic Preservation Office that are willing to lend their assistance where they can. I unfortunately got snowed out of a meeting with the folks from University of Delaware Center for Historical and Architectural Design with the preliminary conversations I had. They have some interest in getting involved in this process. I have had a meeting with Ms. Schell from the Historical Society and there's an interest there and we'll talk about that a little further down that column and then of course, I feel that it would serve this Commission well if we engage a Professional Planner with some basis and background in historical architecture restoration, because I find that stretching the imagination of an expert and we're all citizen volunteers, although I get paid and that's the difference; but I would feel much more comfortable if we specifically sought out some professional guidance through this process. When it comes to

assembling the idea that we assemble the design guidelines, rehabilitation standards; these are the people who can really put the gloss in the shaping of the document. They're professionals. It's what they do for a living, so in the Resources column I tried to identify sources of funding and of course, we have town funding, which my hope is that if the Commission endorses this concept that they will also write an endorsement to the Council. We have a budget review coming up for the six-month budget review and it's my hope to get some initial funding to begin this process at that budget review, rather than wait for the next fiscal year. If we don't get any funding offered at that time, at least we've planted the seed for the ensuing year. I don't want to wait until it comes to budget hearings to try to work through it. We do have a CLG Grant, unfortunately we're committed to this next fiscal year because they're doing a third phase of the assessment of the structures in the Historic District, so that money is already committed for the year. In conversations with Ms. Schell, she seems to think that we could probably package some sort of a collaborative effort where she may be able to get grant funding through a private foundation, if the Town would agree to provide a match, we can use that towards facilitating this idea and tying it into the Historical Society and particularly the walking tour about town; because the more enhanced your buildings become and the better restored they are, the more interest they attract and it could become a very viable thing and the town could benefit across board from the idea that all of a sudden Milton's kind of a destination.. That was the idea behind that concept. Our other resources are who I term as the stakeholder's and the stakeholder's are divided into two groups. You have primary stakeholder's. Those are the people who reside within the Historic District and own properties in the Historic District and they have the largest hand in being a stakeholder and we need to engage these people through this process; otherwise we've wasted a lot of effort. Then you have the secondary stakeholder's who are the interested citizen's who reside within the town, have a great love for the Historic District, but they don't really have an investment or don't have skin in the game, is the popular statement that's used for something like that; but nonetheless, they need to be engaged because there are some people who are outside the District that have some very good and viable ideas and it may serve us well to be hearing them. Then, last, we need to look for legislative support and that would be in the form of our Mayor and Town Council getting behind this concept and also it helps to have your State Senator and Representatives interested in this, because there may be some funding laying out there; there may be money that they can slip through a bond bill, that could provide funding for this concept. I'd probably explore every avenue to funds us, because the more money we have to spend, generally, the way I look at it, is the better product we are able to turn out. It's not that I want to rush through this thing, because I don't think it's something that you rush. We have to be very thorough and very careful to proceed carefully how we go through this thing. The next column is just activities and of course you have to identify your stakeholders and once you do that, there are ways to do that. Identifying the stakeholders, I figured we'd get to the primary's through property records and direct contact; letters of invitation; come to meetings; send them a letter; invite them. We're having a meeting. We're talking about the Historic District. Please come. You have a home. You have a stake in this whole process and we want to hear what you think, because I think it's critical that we get that input. It's like anything else when you bring in everybody, you're going to get great input and you're going to get not so great input and you, as a group, have to sift through all of that and I think you deserve to hear all of it in order to turn out a good product. The way to get some more information and the secondary stakeholders you reach through public hearings, because at some point this is going to go

through a lengthy public hearing process, because you are part of the Zoning Code, so you'll hear it. It will be heard probably at this level and it will be a public hearing to... I'm not sure it goes to the Council, then the Zoning or the Zoning and then to the Council; but it's going to bounce through three levels of public hearings and it will be a lot of opportunity for public input and anybody who comes after this is all said and done, that says nobody told me or I didn't get an opportunity to put my two cents in, must have been under a rock, is the way I feel about it, if this is the way we proceed. Now, of course, the other activities are workshops, education. Education is key. The gentleman sitting here actually showed up a week early, he's due to show up next on the 18th, which I think is next Wednesday, we have a meeting scheduled and this gentleman, Mr. Zanavich, from the State Historic Preservation is going to do a presentation. He's going to talk to you about... He's going to kind of review our ordinances and make his comments and also talk to you about design guidelines; possibly give us some information on what it takes to develop these guidelines. I haven't really pressed him hard about what he's going to present, but I'm confident that he will. He's my contact in the State Historic Preservation Office, so that's one of the places I started. Of course you have the public hearings. So then they're on the sheet. I have the outputs and I think I kind of talked to those as I went through it, not quite to the detail that are on the sheet, but then I figure you need to identify what the short term outcomes are, the midterm outcomes are and what the long term outcomes are and I think rather than me reading these to you, you all have read them and I'd rather hear what you have to say about this, more than me telling you what I'm thinking.

Barbara Wagner: I guess my first request, would be that we tell people what a National Register Historic District is.

John Collier: An education.

Barbara Wagner: It is a part of education, but before we start Design Guidelines, we need to just do some very basic education as to what we have here.

John Collier: And I agree and that's part of the activities part of the project and the output... the activities and output, before you get to the outcomes. So education is a key thing. Now included in that component, I didn't identify specifically that item, but of course, what I would expect from you folks, because it is your place to think about that. You made the point. You can use that sheet. You can send me an email, whatever it takes. These are things that need to be specifically identified component and... This is why I brought it to you first, because at the end of the day, it doesn't matter what I want, you all are working...

Richard Miller: Mr. Collier, I did not receive that document, so I'm just...

John Collier: I can't imagine I missed your package. I'll prepare another one.

Richard Miller: That's not a problem. The question I had, will we build into the process a way to keep track of how these applications are going, so we don't get into the same situation that the last petitioner...

John Collier: I already have instituted that process. In the package, there should have been a thing...

Richard Miller: I have that.

John Collier: And this was begun when I began my tenure with the town and it's updated monthly. It's checked regularly. I make Mr. Trotta go by and check these things, so that updates to make, periodically and we discuss this approximately every two weeks and then he fills out the report. This is being followed up. It's in our Code. It's mandated by Code that the Code Enforcement Office do this; what happened prior to me coming on the scene, I can't account for,

nor will I speak to. I can only tell you that one of the first things I heard from this Commission was the lack thereof. You all asked for it and I made it happen in the best format that I knew how to make it happen and if it's not comprehensive enough for you, let me know and we'll see what we can do. What you said tonight about the checklist. We have a small checklist put out... but the checklist doesn't include one of the problems that you brought up and it's something that I agree with. When you do an approval there should be a materials list, a specific materials list, so then there's no questions about what you said this or they said that, or whatever. It's probably critical, depending upon what the issue is. Sometimes an artist's rendering is very important too, because then can come in here and present you with one look and turn out another and in my own experience, on this very same board many years ago, we had that occur at a location. The members of the Commission picked up on it and the gentleman that it happened to be in this position didn't care for the fact that we made him call this guy out and we brought him before the board and said you've got to fix it or else. It's not what you presented to us. It's not what we approved and we're not going to accept any less. All I can tell you is it was within sight of two of the members of this Commission's house, actually three, if you look down the street.

Diane Hake: Really.

John Collier: This was quite a few years ago. Depending upon the composition of the board and everything else. I can't account for what happened to the Brittingham's property, nor do I care to. It's like Mr. Camenisch said, he wasn't on the Commission at the time and possibly, if he had been, he might have picked it up. I depend on you people to be my eyes, because I can't see everything. Things are brought to me every day by people outside of my office that say did you see this? No, I didn't, now I'll take a look. So, please take some time to look at this, think about it. This is by no means what will be the final form. There's probably room for improvement. There may be things that you all think need to be in a different order, a different place. This is just my version, but at the end of the day, what we produce from this is going to be your version; because I think I have all of you on this Commission at least for the next two years, at this point, if not longer. Some of you may even be longer. If it takes us that long, you're going to start it and we're going to see it finished is the way I feel about it. That's just my personal view. It's not a threat or anything else, but I find that when you undertake a project like this, it works much better if you finish with the same people you started with, is how I feel about it. We may be getting cozy, there may be some pizza and beer nights over this before it's all said and done. I don't know, but I would like to think that this is a project that all of you are genuinely interested in undertaking, because it's going to go beyond the idea of one meeting a month and being 15 minutes and done, or 30 minutes and done. It's going to take a little bit more than that, once we start this process. If you all are willing to endorse this thing with Mayor and Town Council; I don't care how you do the endorsement but somebody on behalf of the Commission endorses it and states it, or if a letter is written and you all sign it, that doesn't matter to me. I need that endorsement from you all, that you're genuinely interested in furthering this concept.

Barbara Wagner: I think the long term outcomes are excellent and I think the fact that you want to put the Commission, stakeholders and town government engaged in achieving a common goal, Historic Preservation, I think that we haven't been a cohesive group and that's a great number one goal. I don't know what other people think.

Mike Filicko: I agree Mrs. Wagner that we all need to be on the same page, when we begin. If I may add, Mr. Collier, when I started on this Commission I didn't have the Department of the Interior's rules for Historic Preservation and that's when I made mistakes, because I did not have

those available, but now's the time to fix those mistakes, so they do not occur again.

John Collier: What I have to tell you, even with the Department of the Interior Standards, we have things within our Ordinance in other places, that are contradictory to what the Standards say. So these are some of the things we've got to sort out and whether we strictly adapt their standards or whether we adapt them with modifications to give Milton whatever it takes to get to the end of the Rainbow and have something that everyone of you would be proud of, at some point in time, or a legacy that you leave your grandchildren, because most of us are beyond child bearing age and that's the way I look at it. This is what I'm looking at. This may be my legacy to Milton, pushing this project along, for all I know. I guess if you've got to take the banner and wave it, I guess I picked this one.

Barbara Wagner: I'm glad you picked this one. I've been wanting somebody to take this banner since P D and I worked on 409 Federal Street. It's a good project.

John Collier: Again, I would just as soon everybody took the time and think about it. We've got a meeting coming up on the 18th and if you think we want to discuss any ideas or additions or questions or concerns that you have about this, let me know. I'll put it on the agenda and if we need to talk about it we can and if we don't need to talk about it, we can modify the agenda and move on, but the first thing on the agenda would be this gentleman's presentation; this will be after the presentation. You may have ideas, as a result of what you've heard him say that may inspire you to think of other changes and this is what I'm hoping to flesh out. I forgot one thing. The other thing that I am going to talk to a local historian Russ McCabe I'm sure most of you know Mr. McCabe and I think it's important that as a body we get the local historian's point-of-view on the history of Milton, because sometimes helps you develop a better sensitivity of what we actually have here and I don't know of anybody that's more expert at that than Russ McCabe and I spoke with him and he's willing, all I've got to do is tell him when and he'll come and make a presentation to us. That's another thing that I've worked on, having available to you as a Commission and I don't know if it is serving any educational purpose. I don't know if it's just having a better knowledge of the district as an overall.

Barbara Wagner: Could we specifically invite Planning and Zoning and the Mayor and Town Council to the Wednesday night?

John Collier: It's been noticed as a public meeting. I can extend that invitation. I can't guarantee their attendance.

Barbara Wagner: No. If we could just issue them a special invitation.

John Collier: I will certainly do that. I have contact information on all of them. I can send a mass email tomorrow.

Barbara Wagner: Okay.

John Collier: And we'll see who comes. I don't know who to expect. The only thing I can tell you is we may fill the room and we may not. At least we're going to start. This is just the beginning of the project. There's a lot of front end work to do. The biggest thing for me, is I need to be able to convince the Mayor and Town Council of why this should be done and it's going to take the voices of people on the Commission, citizen's... It's going to take more than just me saying well we need to fund this. That I know.

P. D. Camenisch: What kind of funding amounts are you looking for? What do you think? Are you going to hire a consultant?

John Collier: I'm not going to put a ceiling on it at this point.

P. D. Camenisch: Well, we need a figure. We just can't say we need money.

John Collier: I can get some numbers preliminarily, but I don't want to put a ceiling on it. I don't want to tell them it's \$5,000. Done. I would rather have them commit to the dollar amount of a period of several years, because after this next year, I've got the CLG grant, which I don't know that we have it earmarked for anything and the way I understand it and I'm sure if I'm wrong, this gentleman would correct me, that it's out there and we've got a need and here it is and get it approved.

P. D. Camenisch: It would have to be approved by Council?

John Collier: Yes. It's through the State.

P. D. Camenisch: A request to accept it.

John Collier: There is a match and usually the match can be in-kind and it depends on who you engage to work with you. In the instance of what they're doing in the Historic District Assessment, the match is made in-kind by the work from the people at University of Delaware and this is one of the reason's why I want to engage them and talk to them, because first of all these people are well versed in this idea and it certainly can't hurt. I haven't had time to dial up the number and that's why I wanted to start this with you all tonight. It's not an end all, be all, at this point, but we're not going to do this by the sweat of our brow. It's not going to happen and it happens well when all we have is the sweat of our brow to pay for it.

Barbara Wagner: Do we have any idea when the report on the second phase of the survey will be ready?

John Collier: It should be ready this month, is my understanding.

Jesse Zanavich: Yes, the deadline is summer, but I don't know exactly when we'll get it.

John Collier: I was told that I would probably see it by the end of the month, or the first part of April. That's two-thirds of the puzzle. See the third part is the critical part because I think that's information that's pertinent to how we move forward, but it doesn't mean we can't do something that's preliminary, like education and starting to compile information towards the end goal. I would rather not wait a year to start this process.

Mike Filicko: Mr. Collier, grant money, is that a possibility?

John Collier: Well, I've talked about it. It's in the Resources column and I've looked at it for a couple of creative things and the idea of working on a collaborative effort with the Historical Society, because they qualify for a lot of private funding and foundation money that municipalities do not. But if we do it as a collaborative project, with them involved, Ms. Schell seemed to think, with her Board's approval and the right funder, that we could probably find dollars that would help us facilitate this process.

Diane Hake: I have a question. Is there a fund, grants, etc., made available through the Federal Government that we're not...

Jesse Zanavich: This CLG grant is actually through the Federal Government. They get a Historic Preservation Fund. Then, in turn, we have to pass through 10% of that onto all the Certified Local Governments, so the CLG Grant is technically federally funded. There's not much in the way of other federal funding. I don't know every grant out there. The National Trust for Historic Preservation has a fine funding page on their website. I have to look through to see if there's anything specifically for Design Guidelines.

John Collier: I've actually already looked based on the information you passed me.

Richard Miller: Mr. Collier, just as a matter of education, can we have a definition of what CLG stands for?

John Collier: Certified Local Governments.

Richard Miller: Thank you very much.

Barbara Wagner: And, for Richard Miller's edification, there are only two Certified Local Governments in Sussex County and they are Milton and Lewes.

Richard Miller: thank you.

Barbara Wagner: You're welcome. It's a very good designation.

John Collier: I really don't have anything else for you all, unless you want to ask questions or something like that regarding it. This was just an idea for you all to mull over the next week, maybe longer if need be, but I need to start somewhere to begin this process.

Diane Hake: I have another question and it seems like I've only been on this board for a very short time, but it seems like the owner's are coming back with tales of funding issues, based on what our requirements would be. Is there an opportunity to look at Federal or State money to help? The homeowner's of these...

Mike Filicko: Excuse me, if I may? There is grant money available. Delaware State credits for the homeowner's.

Diane Hake: Well that's the tax credits?

Mike Filicko: Yes.

John Collier: Ms. Hake, if you look under short term outcomes, the second statement, I kind of included that as part of my concepts

P. D. Camenisch: I think I know only one person in the whole town that's in existence that's used it.

Diane Hake: I do too.

John Collier: Well, it's part of the education process, because you know we have to educate ourselves in order for us to educate others. In order for us to be able to teach the rest of the world what there is available to them, we have to be taught about it ourselves. I certainly don't come in here with knowledge of everything there is available to us and I don't always know what all the resources are, so that's why I'm reaching out beyond myself to try to pull this information in and part of this process, I hope, is that we assemble all this wonderful information so when somebody walks in my office and says I'm going to buy a home in the Historic District, or I'm interested in a home in the Historic District, what does that entail? I'm going to be able to hand them a regular booklet that has all that information available to them. If somebody comes in and they already own something in the Historic District and they say I want to work on my house. I want to be able to hand them something that gives them every possible scenario and what's available to them in the way of assistance, tax credits, whatever and I think that that would serve us well, as a community, if we developed something along that line. At the end of the day, if we're going to have the things like a model Historic District, or a vibrant Historic District, bringing both social and economic benefits, we've got to be able to show the people the path to these things, because it's not out there and it's not lined with yellow bricks leading them to it. We're going to have to be the people, and the term I use sometimes about the Commission is, we're going to be the shepherds of this process and we have to herd them in that direction. Yes, it might be like herding cats sometimes, but we'll get it done.

Mike Filicko: It may be a good idea to bring the gentleman here that is responsible for submitting the tax credits to Dover..

John Collier: It's certainly something that we can consider as part of the education process. I would like to think...

Barbara Wagner: The private person, the person that helped you?

Mike Filicko: Yes.

Barbara Wagner: And he does it as a consulting job and he gets paid, but...

Mike Filicko: He does. I don't know if I could have done what needed to be done on my home, without him.

John Collier: Mr. Filicko, anything is possible at this point. Part of this process, in order to further education, because I think education is very important, because we have a lot of folks that own properties in the Historic District that don't have a real inkling of what that really means. I'm fighting with a property right now on Federal Street, just trying to get the guy to keep it from falling down around his ears and it's a significant historic building and there's only one like it on all of Federal Street and it's been an uphill battle with this gentleman for the last 2-1/2 months, but I'm not letting up on it. That's really where it goes. This is not going to be an easy process and I don't think we can buy something in a box and roll it around a little bit and roll it out and it's done. I don't believe that's going to happen, because Milton is Milton and each town with a Historic District has a little different character and fabric to it and everything else and your town government and the way your government is structured, its not going to allow us to ramrod a set of rules through our people, without the people having an opportunity to respond, so sometimes the best way you respond to people is you try to educate them as we go through the process, so that instead of them being uninformed, they're informed and they understand the basis for the decisions we're working on.

Mike Filicko: That sounds very good. But Mr. Collier, I have found most of the public will nto attend the meeting until they realize that, oh, this affects me.

John Collier: Well this is part of the process of activities, where you're identifying your stakeholders. This is when you actively engage, because the people you really want at these meetings, initially; the people you want to engage the most are the people that have the largest investment and that's the owner's of the homes in the Historic District.

Barbara Wagner: Maybe an article in the Cape Gazette would help.

John Collier: I can't tell you if that would help or hurt us, but nonetheless...

Richard Miller: The other objective should be to help the owner's and resident's who do not live in the district, to understand how important the district is to the town.

John Collier: And that's why they're identified as being a secondary stakeholder, because they live here and even if they don't have a property in the Historic District, if this thing comes to fruition and it develops like I hope it will, they might reap some benefit as a result of it.

Richard Miller: And it would be helpful if they're on board with the concept.

John Collier: Well it certainly would and I can tell you that probably the biggest critics of the decisions made in the Historic District are people without an investment in the district.

Diane Hake: I've heard some of comments and they are very unkind and they don't understand.

John Collier: This is it.

Diane Hake: They have their own rules.

John Collier: I tried not to exclude anybody in this process. I just don't want to bring everybody together at one time in the very beginning, because it muddy's the water so badly, we may never be able to see our way clear to get it done, so you have to kind of engage them in levels and I'm a big proponent of a workshop concept, because at the workshop, the Chair has the ability to either entertain public comment or tell them to sit back and listen and you'll get your turn when we have a public hearing and sometimes that's best, because you have some people that will argue the entire evening over one tiny little point that really doesn't merit that amount of

argument or they come up with an idea that's so far out in left field, that you're going wow...

Mike Filicko: Just for the sake of argument. Mr. Collier, we are meeting next Wednesday, correct?

John Collier: That is correct, if that's the 18th, that's correct.

Diane Hake: And Jesse will be back.

Mike Filicko: Do you think it would be a good idea, maybe by next Wednesday to come up with Wednesday will be the date of our meetings and we're going to meet on every other, or how do you feel about that?

John Collier: I think we ought to decide that what the path forward is and you're going to have to allow me a little bit of time. I can't name every Wednesday, because everybody that we may need to involve may not be available on Wednesday, so you're got to pick and choose meeting times, to some degree.

Mike Filicko: Okay.

John Collier: There can't be conflicts and Mr. Camenisch, some folks sit on more than one board, or more than one committee, so we have to pick and choose our way. I don't think we're at the point yet where we want to call it, okay this is Historic Preservation every week or every month, or twice a month yet; we're not at that stage yet. I think we've got a little bit of traveling to do and a lot more of brainstorming, so to speak, before we get to that point, but it's a very valid point and it may come to that. The one thing is, I've got the Comprehensive Plan process going on right now and my time is limited to some degree. The Comprehensive Plan takes up a little bit of my time. The Charter and Ordinance Review Committee takes up some of my time. I'm spread a little bit thin.

Barbara Wagner: This definitely dovetails into the Comprehensive Plan because that's one of their exceptions and they have some very basic survey data that would help us.

John Collier: Exactly and I realize that that's available to us. There's a plethora of information that we could pull together in the very beginning and a larger mass of information that we need to assemble here at this point. I'm aware of that. The big thing for me, tonight, was hopefully I've sold you all on this idea and you're ready to jump on board and go to work with this thing.

Mike Filicko: Mr. Collier, I've been waiting for this for 22 years.

John Collier: Oh gee.

Dennis Hughes: I could say 40 or 50 years.

John Collier: I thank you all for indulging me this evening and listening to what I had to say about this and I look forward to hearing from you all about what you think about this after you've had some time to digest what I've said and what you've read and everything else, because this by no stretch of the imagination is get all, be all. This was just, as I saw it... You all are the people that have to live with it, work with it and make it happen, because as Commission members the decisions rest on you, they don't rest on me.

Mike Filicko: When I moved here 22 years ago, I went to Town Hall and met with Florence. I don't know that most of you who have been here a long time remember Florence and I spoke with her about Historic Preservation in the town and she told me about a gentleman. She gave me a name of someone who was interested and he and I met and there were not any formal meetings, but we are on the right path now and that's a good thing.

John Collier: The Historic District was established in approximately 1982, 1983 something like that. The first ordinance was written in 2004. That's the first time it was ever codified, sometimes things are a little slow in getting on with things.

Mike Filicko: Moving forward.

Dennis Hughes: Should we adjourn?

6. Adjournment

Dennis Hughes: We'll entertain a motion to adjourn.

Barbara Wagner: Move to adjourn.

P. D. Camenisch: Second.

Dennis Hughes: We have a motion made and seconded to adjourn. All in favor say aye. Opposed. Motion carried. Meeting adjourned at 7:56 p.m.