

BEFORE THE NEW CASTLE COUNTY
HISTORIC REVIEW BOARD
STATE OF DELAWARE

Department of Land Use
New Castle, DE

April 4, 2017

PRESENT

DEPARTMENT OF LAND USE

APP. 2017-02433

Valerie Cesna
Matt Rogers

APP. 2017-02434

HISTORIC REVIEW BOARD

Barbara Benson, Chair
John Brook
Karen Anderson
John Davis
Barbara Silber
Rafael Zahralddin

Adam Singer

Cesna, Valerie

From: John Brook <jbrook@udel.edu>
Sent: Thursday, April 13, 2017 11:06 AM
To: Cesna, Valerie
Cc: Barbara Benson
Subject: Minutes Correction of April 4, 2017

Hi Valerie, On page 9 at the end of the first paragraph, the word "presentation" should be changed to "preservation".
Thanks, John

Sent from my iPad



Department of Land Use

**AGENDAS for
HISTORIC REVIEW BOARD**

Special Hearing
Department of Land Use, New Castle Room
87 Reads Way
April 4, 2017
5:00 p.m.

This hearing is being held to accommodate the applications below that could not be heard at a previously scheduled and advertised hearing.

ROLL CALL

NEW BUSINESS

App. 2017-02434: 2100 Ogletown Road (SR 273), Newark vicinity (TP 09-016.00-007). Demolition permit application for Phase 2, approximately 128,599 SF section, of circa 1950s warehouse/office building. An Exploratory Major Land Development Plan for **Asante Sana Village** (App. 2014-0700-S/Z, **formerly Avon Site**) is associated with this application. CD 3.

App. 2017-02433: 2100 Ogletown Road (SR 273), Newark vicinity (TP 09-016.00-007). Demolition permit application for Phase 3, approximately 152,164 SF section, of circa 1950s warehouse/office building. An Exploratory Major Land Development Plan for **Asante Sana Village** (App. 2014-0700-S/Z, **formerly Avon Site**) is associated with this application. CD 3.

PUBLIC COMMENTS

Business Meeting
to follow immediately after the hearing but no sooner than
5:15 p.m.

ROLL CALL

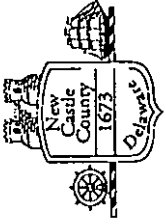
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PUBLIC COMMENTS

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Individuals needing reasonable accommodations according to the Americans with Disabilities Act call 395-5400 (TT/TTY/TTD: DRS, 1-800-232-5460).



DEPARTMENT OF LAND USE
HISTORIC REVIEW BOARD

ATTENDANCE RECORD

MEETING DATE: 4/4/2017

Please print legibly!

AGENDA ITEM(S)
OF INTEREST

MAILING ADDRESS

NAME

1. MIKE HOFFMAN

160 W. Cinnamon ALVA, Suite 405

2. J. HUGHES

3. _____

4. _____

5. _____

6. _____

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14. _____

MS. BENSON: I like to call the New Castle County Historic Review Board hearing for April 4th to order. We will begin with roll call. I'm Barbara Benson.

MR. JOHNS: Steven Johns.

MR. DAVIS: John Davis.

MR. BROOK: John Brook.

MS. SILBER: Barbara Silber.

MS. ANDERSON: Karen Anderson.

MR. ZAHRALDDIN: Rafael Zahralddin.

MS. BENSON: Thank you. We also have with us Valerie Cesna from the Department of Land Use. Matt Rogers from the Department of Land Use. And Adam Singer from the Law Department. We have new business tonight. Valerie would you please read it into the record.

MS. CESNA: Application 2017-02434: 2100 Ogletown Road also known as SR 273 outside of Newark. A demolition permit application for Phase 2, approximately 128,599 square foot section of a circa 1950's warehouse/office building. An Exploratory Major Development Plan for Asante Sana Village formerly known as the Avon Site is associated with this application. Also on the same property but on a separate application number 2017-02433: same address, 2100 Ogletown Road to demolish Phase 3 which is approximately a 152,164 square foot section of a circa 1950's warehouse/office building.

MS. BENSON: Thank you. Barbara.

MS. SILBER: Yes. With respect to Application 2017-02433 and 2017-02434 I'm recusing myself and will not participate at all in the hearing, the discussion, or the vote on this application.

MS. BENSON: Thank you very much. Could we have the applicant

please come forward and talk to us.

MR. HEISLER: Sure. Good evening. Madam Chair and members of the Board. I like to apologize first off to anybody of my frustration last time. It was wrong. I apologize. It's been a long process for this demolition permit.

MR. BROOK: I think this Board understands.

MR. HEISLER: Well again I apologize and hopefully there are no hard feelings.

MR. SINGER: Did I hand some out of these out last time?

MR. BROOK: Yeah. I think we all have them don't we?

MS. BENSON: No. I don't have one.

MR. BROOK: Oh sorry.

MR. JOHNS: I got one in the mail. Is this the same one I got?

MR. BROOK: What is this one?

MR. HEISLER: It maybe easier to show it there. Another comment I like to make is that Reid and Valerie have been just exceptional in trying to support all these applications and real professionals in what they do. And it's been a long process for them. If I can go up here and I'll just explain a couple of things.

We were preserving this dotted area in the red line. It's the office building which you see the front is up here. We think that is architecturally significant and really it doesn't meet the standard of 50 years. But what we are asking is to demolish everything in the back. This is not 50 years. It's actually a really impressive building. The building is supported by machinery on the inside. It's about 40 to 50 feet high. And it was a dispensary or organizer for lipsticks and nail polish. And they

jammed all that stuff in there nail polish and they would load them in different boxes going to different people around the world.

Just to give you the size of Avon in 1973 Avon's net income was the largest in the world. The most profitable company in the world. And how things have changed where it's almost non-existent today. So the rest of the building from this back warehouse to right here is all historic predominantly and it is a low height warehouse so it's not reusable in today's world. And from my perspective and I think the Department's perspective it has no historical significance compared to something like in Wilmington, a building called the NVF Building which is part of the sanctuary warehousing. There is no brick in this building. There is a concrete ceiling. We have removed the asbestos already. We will be recycling on site the concrete floor and turn it into bedding for a section out there.

This document is just pictures of what I just described a little bit and pictures of what we described that I just described and showing the phasing. The reason we are doing the phasing is to make it a little bit easier for us to digest what's going on. Are there any questions?

MS. ANDERSON: Are those in here of the other side of the buildings, the portions that you are demolishing?

MR. HEISLER: Yes I believe there are I hope there were. Yes if you go to Tab L you'll have pictures of the interior and exterior of the historical part.

MR. BROOK: When you say historical you mean 50 years.

MR. HEISLER: Fifty years or older. Sorry about that.

MR. BROOK: My question is is there anything that you know of that's not in these documents that would indicate to you that any of the structures that you plan to demolish have any historical value?

MR. HEISLER: No. And so when I look at a historical resource I look beyond the building and the ground as well as we have over it. Glasgow or Glasgow Commons where we are doing a Phase 2 investigation of the site itself. The one unfortunate thing about this site is it's been substantially filled as much as 25 feet. And at that time you could fill properties without the County being a participant in that filling operation. So if there were any historical debris or remnants of anything there would be no way to get that property now.

MR. BROOK: A lot of digging.

MR. HEISLER: Without a lot, moving millions of yards of material.

MR. BROOK: Okay.

MR. HEISLER: So from a historical resource I don't know of anything. What is unique about this building it's actually a sort of sixties architecture on the front and the interior this is really, this right here you wouldn't know it is a sky light. A really cool skylight on the interior. And since Avon was a woman or female oriented company they had an elevator that three sides of the elevator would normally be enclosed, more enclosed, and had glass around it and they had a really great cafeteria there. So it was a really the interior building is pretty cool. I want to try to preserve some of that. The floor and some other things so we are

going to try to preserve some of that aspect to it. And part of the front is falling apart underneath where it is heavily rotted out and we are going to fix all that. So we committed to the County to keep that front the way it is and keep that buffer down of the front that that from the roadway. From the front right here to the roadway we are not going to degrade that at all. We are actually going to spruce it up a little bit.

MR. BROOK: Okay.

MS. BENSON: Any more questions? Hearing no more questions thank you very much.

MR. HEISLER: Thank you very much.

MS. BENSON: The next item on the agenda is public comments. Having no public and hearing no comments do I have a motion to adjourn.

MR. BROOK: So moved.

MS. BENSON: A second.

MR. DAVIS: Second.

MS. BENSON: All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Motion carries. Thank you. We will have a business meeting which my sheet of paper tells me can begin no sooner then 5:15.

MR. BROOK: So about four and a half minutes.

MS. BENSON: Yes.

. . . (Short break was taken) . . .

MS. BENSON: The machine is on so we may begin. I want to call the New Castle County Historic Review Board business meeting for

April 4, 2017 to order. We begin with roll call. My name is Barbara Benson.

MR. JOHNS: Steven Johns.

MR. DAVIS: John Davis.

MR. BROOK: John Brook.

MS. SILBER: Barbara Silber.

MS. ANDERSON: Karen Anderson.

MR. ZAHRALDDIN: Rafael Zahralddin.

MS. BENSON: We also have with us Valerie Cesna and Matt Rogers from the Department of Land Use and Adam Singer from the Law Department.

Now we have minutes that we need to approve and that would be the minutes of March 7th and March 21st.

MR. BROOK: Madam Chair.

MS. BENSON: John.

MR. BROOK: I move that we approve minutes from the business meeting of March 7th and the hearing and business meeting on March 21.

MS. BENSON: Does anyone have any trouble with approving these together? Hearing no objections then is there a second?

MS. ANDERSON: I second.

MS. BENSON: All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Motion carries. I was just talking to our lawyer Adam Singer because I know sometimes we all find things in the minutes perhaps we think should be fixed like simple spelling errors or things like that. So I'm going to ask any of you find

those to please get to those to Valerie in advance so that we can have an Errata sheet that will go when we approve so we can approve with an Errata sheet. Okay. Thank you.

MR. BROOK: All right.

MS. BENSON: All right new business. Valerie will you read it into the record please.

MS. CESNA: Application 2017-02434 and Application 2017-02433 both at 2100 Ogletown Road, SR 273 outside of Newark. Demolition permit applications for Phase 2 and Phase 3. Phase 2 approximately 128,599 square foot section of a circa 1950's warehouse/office building. Phase 3 approximately 152,164 square foot section of a circa 1950's warehouse/office building in association with an exploratory for Asante Santa Village formerly known as the Avon Site.

MS. BENSON: Thank you. Barbara.

MS. SILBER: With respect to Application 2017-02433 and Application 2017-02434 I'm recusing myself and will not participate at all in the discussion or the vote of this application.

MS. BENSON: Thank you very much. All right we have received the materials. We have had a presentation. Do we have discussion? John.

MR. BROOK: May we deal with these as one item?

MS. BENSON: Does anyone have trouble with us dealing with these as a package? I don't hear anyone.

MR. BROOK: Madam Chair then I have a motion.

MS. BENSON: Yes.

MR. BROOK: For the purposes of our discussion I move that the

Historic Review Board release the demolition permit for these applications there being no indication that there is anything of historical merit to their ^{PRESERVATION} ~~presentation~~.

MS. BENSON: Thank you. Is there a second?

MR. JOHNS: Second.

MS. BENSON: Is there discussion? Then we are ready for the vote. All in favor.

. . . (Everybody said aye except for Ms. Silber who recused herself) . . .

MS. BENSON: Opposed. And one abstention. Thank you very much. Once again we are down to public comment.

MR. HEISLER: I just like to thank the Board for coming out tonight. I know you did it just for this one issue and I really appreciate it. It lets us getting moving forward. And I know this has been a tough series of issues relating to the Historic Review Board. Thank you. Thank you very much.

MS. BENSON: Well thank you. And we are happy to be able to move, we try to move expeditiously.

MR. HEISLER: Again thank you.

MR. BROOK: Best of luck with your project.

MR. HEISLER: Thank you very much. We are excited.

MS. BENSON: Motion for adjournment.

MR. DAVIS: So moved.

MR. BROOK: Second.

MS. BENSON: All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Motion carries. Thank you. And thank you all.