

BEFORE THE NEW CASTLE COUNTY  
HISTORIC REVIEW BOARD  
STATE OF DELAWARE

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Department of Land Use  
New Castle, DE

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April 18, 2017

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PRESENT

DEPARTMENT OF LAND USE

Valerie Cesna  
Matt Rogers

HISTORIC REVIEW BOARD

Barbara Benson, Chair  
John Brook  
Karen Anderson  
John Davis  
Steve Johns  
Barbara Silber  
Rafael Zahralddin  
  
Adam Singer



Department of Land Use

**HISTORIC REVIEW BOARD**

April 18, 2017

5:00 p.m.

**Public Hearing Agenda**

Department of Land Use

87 Reads Way, Corporate Commons, New Castle DE

HRB meetings are held on the 1<sup>st</sup> (Business Meeting) and 3<sup>rd</sup> (Hearing) Tuesdays of each month.

**ROLL CALL**

**OLD BUSINESS**

**NEW BUSINESS**

**Historic Overlay Applications**

P. 2-6

**App. 2017-03401:** 4677 Summit Bridge Rd. (E side SR 301, S of Old School House Rd.), Middletown vicinity (TP 13-012.00-040). Building permit application to repair fire-damaged tenant house in Historic Overlay district, "Weston." CD 12.

**Demolition Permit Applications**

P. 6-7

**App. 2017-02840:** 207 Old Mill Lane, Liftwood (N. side Old Mill Lane between Gibson Ave. & Butler Ave.), Brandywine Hundred (TP 06-113.00-167). Demolition permit application for house built c. 1950. CD 8.

P. 7-9

**App. 2017-03029:** 3925 Kirkwood Hwy. (NE corner Kirkwood Hwy. & Evelyn Dr.), Mill Creek Hundred (TP 08-038.40-443). Demolition permit application for c. 1955 commercial building. CD 9.

P. 9-15

**App. 2017-03033:** 1458 Church Rd. (SW side Church Road approx. 1300 ft. NW of Red Lion Road), Porter vicinity, New Castle Hundred (TP 10-048.00-016). Demolition permit application for house built c. 1933/1943. CD 12.

P. 15-16

**App. 2017-03558:** 325 S. DuPont Hwy. (NW corner US 13 and State Rd. /Llangollen Blvd. intersection), New Castle vicinity (TP 10-034.00-074). Demolition permit application for c. 1933 storage building. CD 7.

P. 17-18

**App. 2017-03641:** 2212 Marsh Road (NW side Marsh Rd. bet. Harrison Ct. and Wind La.), Brandywine Hundred (TP 06-045.00-036). Demolition permit application for roof and front porch on c. 1950 house. CD 2.

- P. 18-20      **App. 2017-03766:** 5600 Concord Pike (W side US 202, N side Ziegler Lane), Brandywine Hundred (TP 06-004.00-003). Demolition permit application for partial demolition of c. 1961 commercial bldg. CD 2.
- P. 20-22      **App. 2017-03837:** 9 North St., Hamilton Park (N side North St., E of SR 9), New Castle Hundred (TP 10-005.20-064). Demolition permit application for c. 1924 house. CD10.
- P. 22-23      **App. 2017-03951:** 312 Single Ave., Collins Park Addition, New Castle vicinity (TP 10-020.20-139) Demolition permit application for c. 1947 house. CD10.
- P. 23-24      **App. 2017-03952:** 101 Wildel Ave., Minguadale, (SE corner Wildel and Dover Sts.), New Castle vicinity (TP 10-010.10-047) Demolition permit application for c. 1958 house. CD10.
- P. 24-24      **App. 2017-03953:** 302 Stanton Rd., Kiamensi Gardens (W side Stanton Rd., S of Grayling Ct.), Stanton vicinity (TP 08-045.30-235). Demolition permit application for c. 1956 house. CD 9.
- P. 26-27      **App. 2017-03955:** 1100 Newport Gap Pk., Belvedere (SW corner Newport Gap Pk. and Cunard St.), Newport vicinity (TP 07-041.20-127). Demolition permit application for c. 1930 house. CD 1.
- P. 27          **App. 2017-03957:** 409 Anderson Dr., Dunleith, Sec. 1 (TP 10-005.40-029), New Castle vicinity. Demolition permit application for c. 1950 house. CD 10.
- P. 27-29      **App. 2017-04014:** 31 S. Rodney St., Edgemoor Gardens (TP 06-150.00-205) Wilmington vicinity. Demolition permit application for front porch on c. 1940 row house. CD 8.

**PUBLIC COMMENT**

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**NOTICE OF BUSINESS MEETING**

**Immediately following this public hearing, but no sooner than 5:30 p.m., the Historic Review Board will hold a Business Meeting to consider the applications listed above.**

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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

April 18, 2017

5:30 p.m.

Business Meeting - BEGINS AT P. 29

Department of Land Use

87 Reads Way, Corporate Commons, New Castle DE

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ROLL CALL

MINUTES/TRANSCRIPTS

OLD BUSINESS

NEW BUSINESS

Historic Overlay Applications

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## PUBLIC COMMENT

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MS. BENSON: Okay. Good evening everyone. I want to call the New Castle Historic Review Board Public Hearing for April 18, 2017 to order. We begin with roll call. I'm Barbara Benson.

MR. DAVIS: John Davis.

MR. BROOK: John Brook.

MS. SILBER: Barbara Silber.

MS. ANDERSON: Karen Anderson.

MR. JOHNS: Steven Johns.

MS. BENSON: Thank you. We also have with us Valerie Cesna and Matthew Rogers from the Department of Land Use and Adam Singer from the Law Department. You'll see on the agenda the first item is old business. We have none. So we will go to new business. And Adam if we have, I'm going to ask again is anyone here for 4677 Summit Bridge Road.

MR. <sup>FORD</sup>FORBE: Yes.

MS. BENSON: Okay. All right then if you gentlemen will please come up to the table to make your presentation and before you begin you need to give us your name for our little microphones.

MR. FORBE: Michael Forbe with PHB Construction.

MR. BURRIS: Dan Burris with PHB.

MS. BENSON: Thank you. Go ahead.

MR. FORBE: We had a fire at 4677 Summit Bridge Road. It's part of the house. We are going to restore the house in kind. We want to restore the wood siding back, the windows back like it is today. Like it was before the fire. That's the owner's intent. The owner lives in Atlanta, Georgia and asked us to represent him here tonight.

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03401

MS. BENSON: Thank you. Is there anything particularly you want to walk us through?

MR. FORBE: We talked about, the only issue we had at some point was the egress windows on the second floor because they don't meet current egress standard. So we went, we met with the County and because of the historical value of the house we are exempted out of that issue. So other than that we just need your blessing to say go build. Go rebuild.

MS. CESNA: If it will help I have some photographs of the building before and after the fire. And I can just orient the Historic Review Board a little bit to your application and design.

MR. FORBE: Yep.

MS. CESNA: If I do that I think it will help with your application and get the Board to understand your project even better. This is a historic property known as Weston. It's listed in the National Register of Historic Places. It's also a County Historic Overlay Zone. So this is an aerial view of the farm. This is the main farmhouse which is mid-19th century. The building in question is this tenant house right here. Also on the property are some other agricultural buildings and those are all part of the historic complex but we are just focusing on this one tenant house.

MS. BENSON: Valerie before you go any further I just want to note that Rafael Zahralddin is joining the group.

MS. CESNA: So this is the main house as you come in the entrance drive. If you would remember from the time the Historic Overlay was placed on the property. And this is the tenant house.

I think the picture was taken in 2002. And I'll show you the

fire damage. They had an electrical fire. There is pretty severe damage on the building. And as you can see go back to the photo here which has six over six window sash windows. It's wooden weather board siding. The roof was obviously a replacement roof with the asphalt shingle roofs. And the proposal in front of you is simply to repair the like materials. All the windows were damaged and blown out. And what they are, they are proposing something different the same style as they mentioned but these were obviously the original single glaze windows, the storm windows. And they are proposing instead to have thermal pane windows with the mutttons on the interior and exterior rather than those single pane in the restored window. So that's the only change that they are proposing to the exterior. They want to preserve the look of the home and to bring it back to what it was before the fire. If I haven't said anything correctly let me know.

MR. FORBE: One hundred percent.

MS. CESNA: And the view you are looking at now is the view from the rear. The other side is the side you would see first. So here as you come in the entrance drive your almost really looking at the back of the tenant house.

MR. FORBE: Where the fire was.

MS. CESNA: The porch. The porch is on the other side just to orient the Board.

MS. BENSON: Thank you very much. Does any member of the Board, do members of the Board have any questions for the applicant? Yes Karen.

MS. ANDERSON: So the photo that's shown here has all of the



glazing has the mutttons. Is that true for all of the elevations for the windows?

MR. FORBE: Yes. They are all adaptable.

MS. ANDERSON: And when you replace them you'll be replacing them all with this same type?

MR. FORBE: Yes.

MS. ANDERSON: Okay.

MR. FORBE: The difference will be as there are storm windows out of these windows we will not have storm windows. They will go away because the windows will be thermal pane.

MS. ANDERSON: Thermal pane. Okay. I'm just asking because when I look at L300 the detail that's been submitted it doesn't have any mutttons.

MR. FORBE: Yes. That will definitely have the six over six. Absolutely.

MS. BENSON: Barbara.

MS. SILBER: Yes. Do you know the approximate construction date of the house that's?

MR. FORBE: The best we can tell is around 1950.

MS. SILBER: Around 1950. Now was it a house that was constructed originally on the property or is it relocated do you know?

MR. FORBE: It was original to the property as best we know.

MS. SILBER: Okay.

MS. ANDERSON: Is there a picture of the other side of you guys have? Where is the door going I guess more specifically?

MR. FORBE: There are two doors on this porch. There's two

doors east of the dwelling. There's one here and there's one here. The fire picture is the back is the back side of the house. There's no doors at any point of the three sides at all. The only two entries is in right there. One goes into the kitchen and one goes into the living area.

MR. BURRIS: You can see the one if you look through the small screen.

MR. FORBE: You can see the both of them.

MS. ANDERSON: Are there going to be mutttons on the door?

MR. FORBE: Yes. Just like that.

MS. BENSON: Further questions? If not thank you. We ask for public comment. Is there anyone who wishes to comment on this application? Hearing none thank you gentlemen.

MR. FORBE: Thank you.

MS. BENSON: We'll move onto the next section of the agenda. We begin demolition permit applications. Valerie I'm going to ask you to read in the application number and the location for the first one.

MS. CESNA: Application 2017-02840, 207 Old Mill Lane in Liftwood, north side of Old Mill Lane between Gibson Avenue and Butler Avenue in Brandywine Hundred. This is a demolition permit application for a house that was built circa 1950.

MS. BENSON: Thank you. Is there anyone here who wishes to speak on this property?

MR. HESS: Hi I'm Stephen Hess, president of Arbor Services. The property in question we purchased back in February I believe with an adjacent property which is a vacant building lot. The house

in question as you stated was built around 1950. It has one bedroom on the first floor. Someone tried to make a second bedroom on the second floor. I can't even stand up on the second floor.

MS. BENSON: So attic space.

MR. HESS: Exactly. Yes. And then the back of the house there looks to be a couple of non-permitted additions that were also built which are in disrepair. And part of the basement foundation is compromised and mud is getting into the basement. So it's really not really safe. It's a safety issue.

MS. BENSON: Okay. Questions?

MR. BROOK: Do you know of anything historic about this house?

MR. HESS: I do not.

MR. BROOK: Is it your intention to take it down and build on the two lots then?

MR. HESS: Correct. Yes.

MS. BENSON: Other questions? If not thank you.

MR. HESS: Thank you.

MS. BENSON: Is there anyone in the audience who wishes to speak against this demolition permit or have some other comment? If not thank you very much.

MR. HESS: Thank you.

MS. CESNA: The next item is Application 2017-03033 located. Oops nope I'm sorry I skipped ahead one by mistake. The next item is Application 2017-03029 located at 3925 Kirkwood Highway, northeast corner of Kirkwood Highway and Evelyn Drive. A demolition permit application for a circa 1955 commercial building.

MS. BENSON: Thank you. Will the applicant or his

representative come forward please.

MR. FOGERTY: My name is Mike Fogerty. I'm a general contractor representing Ann Sharpe, the owner and developer of this particular property.

MS. BENSON: Thank you. And is there anything you want to comment on about this photo and application?

MR. FOGERTY: She just wants to knock it down and get rolling.

MS. BENSON: Yes I understand. Do you have any questions for the applicant's representative? Hearing none thank you. Any comments from the audience? Thank you.

MR. FOGERTY: Do you guys send the decision or how does it work with the Board?

MS. BENSON: We are going to hold a business meeting after this hearing and we will probably make determinations at that time.

MR. FOGERTY: Okay. Then you send it out to the owner or the demo. Who would be the?

MS. BENSON: The permit gets released. Valerie can give you the mechanics.

MS. CESNA: I'm the staff person. I'm Valerie Cesna, I'm one of the staff people in the Department of Land Use. What will happen is as Barbara Benson said the intent is to hold a business meeting immediately after the conclusion of this hearing once we get through all this. And tomorrow morning I will communicate the Historic Review Board's decision. The Board, if the Board determines at the business meeting that the building is not historically significant their business ends and the historic review process is complete. And then the Department will do the

remainder of the review process for your demolition application.

MR. FOGERTY: Okay.

MS. CESNA: If there is anything in addition so you will hear from our permits processing section.

MR. FOGERTY: Okay. Great.

MS. CESNA: About the next step in the process.

MR. FOGERTY: Okay. Thank you.

MR. BROOK: Thank you.

MS. CESNA: The next item is Application 2017-03033 located at 1458 Church Road, southwest side of Church Road approximately 1,300 feet northwest of Red Lion Road in the Porter vicinity. This is a demolition permit application for a house built possibly 1933 or 1943.

MR. ROMERO-LOPEZ: Good evening. My name is Israel Romero-Lopez. I own the house.

MS. MOCK: And my name is Carol Mock and Israel is a contractor. He owns the house. He is the owner of Blue Sky Contractors, owner/representative. These are the conditions of the house as you can see. I'll pass these around. There's a second house that is supposed to be on this also. That's the only one house.

MS. CESNA: Is it the one to the right?

MS. MOCK: No it's the one to left and then to the back. There were four homes on this property when we purchased it back in January. The one that's off to the right he's actually living in. The one in the very very back is also salvageable. But these two are that we are requesting to demo are not safe. They don't even

sit on a foundation. They look like they are sitting on pallets and so and they've never been moved.

MR. BROOK: Is the address also Church Road?

MS. MOCK: Yes it's all one property. While the lots were divided at one time to where it was, yeah, here's the we got the plot plan for it. When we got the property the one house that we wanted to remove is this house here and this house here. The other ones are remaining. This house here and this house here.

MS. CESNA: This is the one I showed the picture of before.

MS. MOCK: Yes.

MS. CESNA: Your talking about this one.

MR. ROMERO-LOPEZ: Yeah.

MS. CESNA: So that's this one.

MS. MOCK: When we bought the property in January some of the sheds in the back were already collapsed in and, you know, we are cleaning up the property. He is going to be living on the property.

MS. BENSON: Well I'll ask the question Mr. Brook asked the first applicant. Is there anything historical about these houses or in the interiors of them?

MR. ZAHRALDDIN: The foundations.

MS. MOCK: There is no foundation.

MR. ZAHRALDDIN: The walls or, you know, anything like that?

MS. MOCK: No. The walls are either plaster or dry wall.

MR. ROMERO-LOPEZ: I think dry wall. Even if when I go to save it I could not save it. The shingles then collapsed.

MR. ZAHRALDDIN: No chimney.

MS. MOCK: Um no. They, actually there was a trailer at one

point in time and then set on something.

MS. BENSON: John you have a question?

MR. BROOK: Yes. Help me understand. Both of these houses have an address of 1458 Church Road.

MS. MOCK: The two in the front have the 1458 Church Road. The one all the way in the back is 1466 and then the one in the middle that we are requesting to knock down was 1460 but when we purchased it the original plot said that whoever had owned it before had put 1458 and 1460 together. And then when we came down to get the demo permit they said that they just whoever did did it and did the plot plan it wasn't from us that they couldn't just decide even though they owned all of it they couldn't just say this is one. So there's an easement, a 15 foot easement that goes down the driveway.

MS. ANDERSON: So does that mean that each of the properties 1466, 1460, and 1458 are individual properties? Right.

MS. MOCK: Um, yes.

MS. ANDERSON: I mean as far as the County is concerned.

MS. MOCK: Yes I would think so the way the County is concerned.

MS. ANDERSON: Yeah they were registered as separate properties.

MS. MOCK: But they were aware that when we applied for the demo permit that it was supposed to be that one house, you know, because the same thing I gave them pictures and they looked at them and they were the ones that told us that they couldn't be separated. But Eva was the one who handled it and said that she was going to put it together and said he's making this a permanent

residence and he wants to clean the property. It's kind of an eye sore. We've had a lot of code enforcement.

MS. BENSON: I understand that. I think our question would be do we have a demolition application that includes all these properties?

MR. BROOK: 1460. Do we have an application for 1460?

MS. BENSON: Is it 1460 the other one?

MS. CESNA: 1458.

MR. BROOK: We have one for 1458.

MS. BENSON: Yes.

MR. BROOK: The other house they are talking about taking down the address for that she says is 1460.

MS. MOCK: Yeah it says 1460 on this plan but the plan that we got when we made settlement would have been 1458.

MR. BROOK: So there are two houses that have the address of 1458?

MS. MOCK: Yes.

MR. BROOK: Three houses.

MS. MOCK: He is living in one of them.

MR. BROOK: My question is can we, are we.

MS. BENSON: Can we.

MR. BROOK: In order to look at both houses that's my question.

MS. BENSON: Yes. I understand. We know we have 1458.

MS. MOCK: This is the house.

MS. BENSON: I'm asking the County people do we need an additional application for 1460?

MR. ZAHRALDDIN: Or better yet what does the County special map



say?

MS. BENSON: Yes.

MR. ZAHRALDDIN: Separate parcels. I would think to answer the question we need them both.

MS. CESNA: I think if you make it clear that your making a decision on two distinct buildings your decisions can be translated into paperwork whether it's one application or whether it's two.

MS. BENSON: So we should make that clear.

MS. CESNA: Yes.

MR. ZAHRALDDIN: Shouldn't the application be amended?

MR. SINGER: There's been no notice of the second parcel.

MR. BROOK: That's right.

MR. ZAHRALDDIN: Yeah.

MR. SINGER: The Board cannot grant or make a decision on the permit as it relates to the Board.

MS. ANDERSON: There are one, two, three, it looks like four, possibly four I'm not sure.

MR. JOHNS: Dwelling units.

MS. ANDERSON: Well parcels. I mean there are lot lines. There are lot lines.

MR. ZAHRALDDIN: I just have a question. If the notice that's required under the County regulations to the public or to the Board? If this is for the public then the public didn't get notice of that other address.

MS. BENSON: We'll have to ask you to come back on 1460.

MS. MOCK: Okay. Because they had us write a letter to like everybody around that we were doing 1458 and then the two houses

and I think she put in there with the permit for 1458, possibly 1460 because of the two different things in the plot plans versus the old one and the new one. They were trying to find out if it was subdivided already or if it was not subdivided because eventually it's all going to be one.

MR. ZAHRALDDIN: And I'll ask the question again public notice does not include just the it's my understanding it's not just the people around it but it has to be a public notice posted. Correct?

MR. SINGER: There is certain notice that's required. Actually under the Freedom Information Act and the public notice under the Delaware Code and the County Code there's been insufficient notice.

MR. ZAHRALDDIN: Okay.

MR. SINGER: You requested to demolish a building that's on a separate parcel.

MS. MOCK: So then we need to do it again.

MS. BENSON: You need another application for 1460.

MS. MOCK: Okay.

MR. BROOK: So we are looking at the first building that we looked at?

MS. BENSON: The one in the front. Yes.

MR. BROOK: The one in the front. Okay.

MS. BENSON: All right.

MR. BROOK: Glad we cleared that up.

MS. BENSON: Now that we cleared that up.

MR. ZAHRALDDIN: But but it maybe that whatever we say here there's certain determinations after public notice goes out that can be done by staff correct?

MR. BROOK: Well.

MR. ZHRALDDIN: So it wouldn't necessarily need to come back to us.

MS. BENSON: Not yet.

MR. BROOK: Well not yet.

MR. ZHRALDDIN: Not yet.

MS. ANDERSON: Not till the Board has.

MR. BROOK: The Board has a meeting.

MR. ZHRALDDIN: Okay. I just wanted to double check. I was trying to figure out if we could establish a foundation then Valerie can pick back up on it. Okay.

MS. BENSON: All right now that we got a legal lesson for today. Does anybody else have any questions of the applicant? I want to thank the applicant and will probably welcome you back. Does anybody here have any comments for or against this? Fine. Thank you.

MS. MOCK: Thank you.

MS. CESNA: Next is Application 2017-03558 located at 325 South DuPont Parkway outside of New Castle. This is a demolition permit application for a circa 1933 storage building.

MS. BENSON: Thank you.

MR. CAMICK: My name is James Camick, president and owner of Construction Unlimited. I'm representing Mr. Jeffrey Star. The red building is their warehouse where they have, they sell tools, equipment, nails, all sorts of supplies. The yellow building is what we are discussing to be torn down. It had major termite damage. We have areas where they have removed before Mr. Star

purchased it interior walls where they had storage in there before and he just wants to tear it down completely and get back to it and clean it up. It's not a home. It hasn't been used for anything like that. Just for storage only. And it's like the size of a garage. They just want to eliminate it completely. Tear it down.

MS. BENSON: Thank you. Do we have any questions of the applicant, his representative?

MR. ZAHRALDDIN: And none of the commercial stuff like the Milwaukee all those are fairly recent they don't date back to 1950 right?

MR. CAMICK: No.

MR. ZAHRALDDIN: The commercial lettering and all that?

MR. CAMICK: Correct. They are just lettering put on the screws.

MR. JOHNS: If they fall down you'd be in trouble.

MR. CAMICK: Yes. There's no, I mean the interior walls, there's a foundation, there's an actual basement and a crawl space. You can see through the pictures there's foundation problems. And we just want to get it tore down. All the power and all those into the other building there is a cord with a drop light in there for the lighting that they have. It's just an extension cord. No store. Nothing else in there. All righty.

MS. BENSON: Any other questions? If not thank you. Any comments? Thank you.

MR. CAMICK: Thank you. You all have a great evening.

MR. BROOK: Thank you.

MS. BENSON: Thank you.

MS. CESNA: Next is Application 2017-03641 located at 2212 Marsh Road in Brandywine Hundred. This is a demolition permit application for the roof and the front porch on this circa 1950 house.

MR. MOORE: That picture must have been quite some time ago when we purchased the house. That garage was not even there and when we excavated for the foundation the footings were one inch thick, 12 inches in the ground.

MR. BROOK: To the garage.

MR. MOORE: Yes. The garage is no longer there. So what we, I'm Brian Moore. I'm from CMBM, Inc. Chance Ellen from Holland properties. He is out of town. He took a look at that.

We actually purchased both properties 2210 Marsh Road and 2212 Marsh Road. 2210 Marsh Road the demo application was approved on February 7th. The same exact scope of work, the plans. So a precedence was set. You guys can take a look at those. Basically here's some power points. The staff has it. You can just take a look at those. This is currently what the house looks like now. So this house here is significant for termite, water damage. Some of the foundations is not even in good shape. It's in major disrepair.

What we are looking to do is actually go up on the second story which the plans are already approved. I have these approved here by the County and by our architects and our structural engineers. So basically what we wanted to do is on 2210 the demo permit was strictly for that little six foot front porch there. Basically we are going to build a second floor on it. Do a shed porch with a concrete foundation or a concrete patio across the

front. As I said the house is.

MS. ANDERSON: You mean 2212.

MR. MOORE: 2212. I'm saying 2210. Our demo permit was is the same permit we had approved for 2210 on February 7th. We are looking to do the same exact work here.

MS. ANDERSON: Oh which is to demo the front porch.

MR. MOORE: Demo the front porch.

MS. ANDERSON: Gotcha. Okay. Alter the existing.

MR. MOORE: 2210 was already approved on February 7th.

MS. BENSON: Any questions? If not thank you Mr. Moore. Is there any comment from the public? Thank you.

MR. MOORE: Thank you for your time.

MR. BROOK: You bet.

MS. BENSON: Thank you.

MS. CESNA: Next is Application 2017-03766 located at 5600 Concord Pike across the street from the Brandywine Town Center. This is a demolition permit application for a partial demolition of a circa 1961 commercial building.

MR. ROSEMAN: Hi. I'm Mike Roseman with DMS.

MR. FOX: I'm Andy Fox. Also here on that application. The owner is out of town and they are not able to be here so we are representing them tonight.

MR. ROSEMAN: So this building was built in several phases. The northern portion is the oldest and that's what shown in this picture. We are proposing to tear that piece down, take down the facade across the front of the not historic and basically create a smaller, a more attractive shopping center.

MR. FOX: The northern section was constructed around 1961 and the southern section was constructed around 1971. So I guess that extension probably doesn't meet that 50 year threshold. So a block building with a stucco facade. And the building itself was a furniture company many years ago if you are familiar with the property.

MR. ZAHRALDDIN: We have been.

MR. ROSEMAN: It's always a good sound. Right. Maybe offering you a 70 percent discount.

MR. FOX: The building is currently vacant.

MS. BENSON: Okay. Any questions from any member of the Board?  
Karen.

MS. ANDERSON: So it's just for the, it's partial, it's just for that north, just that portion that's shown there because I know there's that other L shape to it.

MR. ROSEMAN: This will probably help. I brought in the plans. So right now the building is kind of like a U shape. This is the piece that's historic. So the idea would be to tear down this section because the finished floor is also, well, first of all it's right on 202. And second it's finished floors are six feet lower than the new finished floor which is the existing finished floor over here.

MR. FOX: And then the other section to be demoed is on the south side just to create I guess a facade that's consistent across the front further back from the road.

MS. BENSON: John.

MR. BROOK: When you say this is historic do you mean just 50

years old.

MR. ROSEMAN: Fifty years old.

MS. CESNA: This is 50 years.

MR. BROOK: That's what I asked.

MR. FOX: It just seems like that's the new definition.

MR. BROOK: One of the criteria.

MS. BENSON: Any more questions of the applicant? Thank you. Is there any public comment? Any concerns? If not thank you very much.

MR. ROSEMAN: Are we able to stay for the vote or?

MS. BENSON: Your welcome, anybody is welcome to stay for the business meeting but you'll be observers and not participants.

MR. ROSEMAN: Sure. Understood. Okay.

MR. ZAHRALDDIN: It's kind of like dinner theater.

MR. ROSEMAN: It is.

MS. BENSON: We will perform.

MR. ZAHRALDDIN: Without dinner or theater.

MS. BENSON: Oh sometimes we are theater alright.

MR. ROSEMAN: Thank you.

MS. BENSON: Okay next one Valerie.

MS. CESNA: Application 2017-03837 located at 9 North Street in the community of Hamilton Park. This is a demolition permit application for a house built circa 1924.

MS. BENSON: Everyone is very good at this. You just come right up on here.

MS. WOODARD: Well I'm going to be honest with you I didn't know what to expect when I came here. But I'm the owner of the house that was mine and my mother's. Of course she passed away. And



no one is in it right now and it doesn't have like the shingles on it any more so it's just like the black paper and up under there you can see where the wood is just rotting.

MR. BROOK: Did you tell us your name please.

MS. WOODARD: Belinda Woodard.

MR. BROOK: Okay. Great.

MR. SINGER: How do you spell your last name?

MS. WOODARD: W O O D as in David A R D.

MR. SINGER: Thank you.

MS. WOODARD: And the basement it floods when it rains. So it's just really not, I mean even the attic up there someone had went up there and walked and came down through the. So it's just and it's an eye sore. It looks a mess. It doesn't even look like that. I mean it's like I said it's got that black paper and the wood is just.

MR. BROOK: Okay.

MS. WOODARD: And I rather have just land there. I live in Bear. And I'm wondering if the kids are breaking in cause there are a bunch of kids around there. Because they go into that house that's next door too and I don't want them, I rather be safe then sorry.

MR. BROOK: Do you live near this house?

MS. WOODARD: I live in Bear.

MR. BROOK: Oh. Okay.

MS. WOODARD: But I did live in there when I was younger.

MS. BENSON: Any other questions for the applicant? If not I thank the applicant. And is there any public concerns? If not thank

you.

MR. BROOK: Thank you.

MS. WOODARD: Thank you.

MS. BENSON: See that wasn't so bad.

MS. CESNA: I just want to before I read the next application into the record I just want to note that the remaining six demolition applications on the agenda are here as a result of our Code Enforcement Office.

MS. BENSON: Yes.

MS. CESNA: And so the County is acting as the applicant and Joe Day from Code Enforcement will be here to say a little bit more about these properties. But let me just read the next one into the record. It's Application 2017-03951 located at 312 Single Avenue in Collins Park Addition. It's a demolition permit application for a house built circa 1947.

MS. BENSON: Thank you. Mr. Day.

MR. DAY: So all the houses that Code Enforcement is bringing forth are either posted unfit or uninhabitable or has been heavily damaged by fire. So this one at Single Avenue it was damaged by fire a little over a year ago. It looks like we have pictures that actually don't demonstrate the amount of fire.

MS. CESNA: Wait let me see if I can them.

MR. DAY: There we go. So the top one on the left there is obviously Single Avenue. Kind of what you can't see is in the back of the house was there are two holes cut in the roof for the fire operation. We've had a structural engineer review the property and at this point the County is ready to move forward with demolition.

MS. BENSON: Thank you. Questions? Thank you. Any public concerns? Thank you. Mr. Day the next one.

MR. DAY: And the next one is 101 Wildel Avenue.

MR. BROOK: Do you want Barbara to?

MS. BENSON: Oh yes that's right read into the record.

MS. CESNA: Go from there. It's Application 2017-03952 located at 101 Wildel Avenue in Minquadale. It's a demolition permit application for a circa 1958 house.

MR. DAY: Some of these you'll see that we have pictures prior to the fire and that was because we had open complaints on these properties for a long time. But this property again sustained damage, severe damage from a fire. I've only brought a couple of the pictures. But again Code Enforcement had went through our process and notified the applicant and we want to move forward with demolition of the property.

MR. JOHNS: Mr. Day did you have a structural engineer look at this?

MR. DAY: Not this one.

MR. JOHNS: You mentioned that you did on the first one.

MR. DAY: Yes.

MR. JOHNS: Who was the structural engineer?

MR. DAY: Nick Kolowski.

MR. JOHNS: He would be one of my employees so I may need to recuse myself.

MS. BENSON: On that one.

MR. JOHNS: So any of these that you've had a structural engineer look at I need to know.

MR. DAY: Okay.

MS. BENSON: Thank you Steve. All right Valerie let me double check no more questions from the Board or anything from the audience? Fine. Next one.

MS. CESNA: Application 2017-03953 located at 302 Stanton Road in Kiamenski Gardens. A demolition application for a house built circa 1956.

MR. DAY: Again this one was actually damaged by a fire quite some years ago. The fire was only one issue. The people that had resided in this residence I would consider hoarders in the house that is still full. The basement is still full up up to the basement steps. So there's a multitude of problems with this house including the fire damage, infestation, and some other issues. And again Code Enforcement wants to bring it forward and demolish the house.

MR. BROOK: Do people still live in it?

MR. DAY: Nobody lives there.

MR. BROOK: Oh.

MR. DAY: None of the houses that we are going for demolition are occupied.

MR. BROOK: Okay.

MS. BENSON: Any questions for Mr. Day? We actually have someone. Will you come forward and give us your name for the record please.

MR. SEWELL: My name is Steve Sewell. I live in the property next door to this house. And maybe my question is not suited for this meeting but my question is for after demolition. If the house

is just knocked down is it going to be a vacate lot?

MS. BENSON: That, that's not on our agenda tonight. So we are only looking at this as a demolition permit.

MR. SEWELL: How do I find that information?

MR. DAY: I don't mind replying if you are okay with that.

MS. BENSON: All right.

MR. DAY: So the County demolishes quite a few homes actually in the past few years. So we demolish the home. And whatever cost we occur we lien the property and then we push we recommend the property be taken to Sheriff's sale by the County Law Department. But at no point do we own the property. And at no point can we, do you know what I mean, sell the property. We actually go to the, we recommend the property to the Law Department for them to take it to Sheriff's sale.

MR. SEWELL: Well until that Sheriff's sale who maintains the property?

MR. DAY: Code Enforcement maintains the property until then.

MR. SEWELL: Okay.

MR. BROOK: When you demolish the house do you fill in the basement and all that?

MR. DAY: When we demolish it yes we follow the rules of the code.

MR. BROOK: Okay.

MR. DAY: Which means we have to take the foundation 18 inches to grade.

MR. SEWELL: Yeah. Yeah. He's right. The house is loaded. But there are also like large trees and stuff do they stay or?

MR. DAY: The trees would stay unless they are dead.

MR. SEWELL: Oh okay.

MR. DAY: If they are dead we can write a code violation and we can cut them down.

MR. SEWELL: Okay. Because one is actually it could go right through the house.

MR. BROOK: Okay.

MS. BENSON: Okay.

MR. SEWELL: Thank you.

MR. DAY: And we did have, I'm sorry we did have a structural engineer for the next, this one, and the next two, the last one we didn't.

MS. ANDERSON: This one 302 Stanton?

MR. DAY: 302 we did.

MR. JOHNS: So Mike Kolowski again.

MR. DAY: Yes. All of them were him. Yes.

MS. BENSON: Okay so Steve will not be voting on these.

MS. ANDERSON: For this one and the rest of them. The remaining ones?

MR. JOHNS: 312 Single Avenue, 302 Stanton Road, and Newport Gap Pike, and 409 Anderson Drive you had a structural engineer?

MR. DAY: That's correct.

MS. BENSON: Okay. All right Valerie we'll move to the next one into the record.

MS. CESNA: Application 2017-03955, 1100 Newport Gap Pike in the Belvedere community. A demolition permit application for a house built circa 1930.

MR. DAY: There's actually two houses on the property. And just so we are clear this is the carriage house what we will call the carriage house. But there's a smaller house. It's an old house. It's never been properly maintained. At one time it was rented. We got complaints from the tenant. We went in and we documented the property and the house. We had posted it unsafe and again this is another one that we feel that it's imperative that we demolish.

MR. BROOK: Okay.

MS. BENSON: Are there any questions? Any concerns from the audience? Thank you. Valerie.

MS. CESNA: Next is Application 2017-03957 located at 409 Anderson Drive, Dunleith community, Section I, outside of New Castle. It's a demolition application for a house built circa 1950.

MR. DAY: So again this one has been uninhabitable for quite some time. You can see the roof is in severe disrepair. We did have our structural engineer go through it. And again this is one it's just a blight on the community. Frankly we want to demolish the property. Demolish the house.

MS. BENSON: Board questions? Public concerns? Thank you.

MS. CESNA: And the last Application is 2017-04014 at 31 South Rodney Street in Edgemoor Gardens. A demolition permit application for the front porch on this circa 1940 row house.

MR. DAY: Well actually with this one we want to demolish the front and the rear porches. Both of them are damaged. Obviously the front was damaged by the fire that happened. With townhouses it's a little harder for us to demolish the townhouse because we have to figure out what we are doing to protect the neighbors' houses. So

at this point we want to demolish the front and the rear porch. The rear porch is a very small rear porch that already has an existing hole in it in the roof. I can see if I have a picture of that. But again this is more of a clean up then anything for this property.

MS. BENSON: Does the Board have any questions?

MR. BROOK: Is this house uninhabitable now?

MR. DAY: It is uninhabitable now. Yes.

MS. BENSON: And it will remain uninhabitable?

MR. DAY: And it will remain uninhabitable.

MR. BROOK: Is it boarded up?

MR. DAY: Yes.

MR. BROOK: What about the neighbors? What are they to do?

MR. DAY: What do you mean what about the neighbors?

MR. BROOK: Well I mean you got a boarded up house right next door to you. I mean that's not a good thing is it?

MR. DAY: No it's not. But I would say that there are probably at least 400 in this County like that right now.

MR. JOHNS: It might be better then not having a house then having to deal with an exposed party wall because the party wall may not be.

MR. BROOK: Your probably right.

MR. DAY: Yeah. We are actually working with the property owner to try and get this turned over to Community Services but I'm not, I don't want to, you know what I mean, I don't know if that's going to happen.

MR. BROOK: Okay.

MR. DAY: But we are working on a solution.



MR. BROOK: So there is something that you might be trying to do.

MR. DAY: Absolutely.

MR. BROOK: Okay.

MS. BENSON: No further questions from the Board? Public? Thank you.

MR. DAY: Thank you.

MS. BENSON: We have completed the agenda but we have space if anyone wants to have public comment. Hearing silence we will entertain a motion for adjournment.

MR. BROOK: So moved.

MR. DAVIS: Second.

MS. BENSON: All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Motion carries. Thank you. Valerie we will maybe we should take five minutes and we'll go into the business meeting.

MR. BROOK: Okay.

MR. ZAHRALDDIN: Does anybody need five minutes?

MR. BROOK: I don't need five minutes.

MS. BENSON: If anybody needs five minutes I'm being delicate here.

MR. BROOK: I say move forward.

MS. BENSON: If nobody needs five minutes then we will.

MR. JOHNS: Your five minutes are up.

MS. BENSON: Yes. Your done. Okay. This is the New Castle County Historic Review Board Business Meeting for April 18, 2017. We'll begin with roll call. I'm Barbara Benson.

MR. DAVIS: John Davis.

MR. BROOK: John Brook.

MS. SILBER: Barbara Silber.

MS. ANDERSON: Karen Anderson.

MR. JOHNS: Steven Johns.

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. Minutes. We have minutes for approval.

MR. BROOK: Madam Chair I have some corrections, a correction to the minutes.

MS. BENSON: Yes.

MR. BROOK: If I can find it. On page nine I think it is the last page at the end of the first paragraph the word presentation should be preservation.

MS. BENSON: So preservation instead of presentation.

MR. BROOK: Yeah. Yeah preservation instead of presentation.

MS. BENSON: That will go into the Errata Sheet to the minutes. Any other items to go on the Errata Sheet? If not.

MR. BROOK: Madam Chair I move that we accept the minutes as amended.

MS. SILBER: I second.

MS. BENSON: All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries. Thank you. We have no old business. New business. We begin with the Historic Overlay application. Valerie will you read this into the record please.

MS. CESNA: Application 2017-03401, 4677 Summit Bridge Road. A building permit application to repair a fire damaged tenant house in a Historic Overlay District.

MS. BENSON: John.

MR. BROOK: Madam Chair I find it encouraging that the owners of this property wish to restore it. It was very badly damaged. And if the only issue is the more modern windows that are being put in I actually think they would probably look more like the windows that were originally there before they put the storm windows on. And I think that we should approve this application. I think it's in keeping with the property.

MS. BENSON: Thank you John. Yes and I'm very pleased that this Zoning Overlay came before this Board while I was in this seat and they have made every effort to maintain this property over time so I too am very pleased to see this. Anything else? Then I think we could have a motion.

MS. ANDERSON: I move that we approve the permit application to repair the fire damage to the tenant house for 4677 Summit Bridge Road.

MR. ZAHRALDDIN: I second.

MS. BENSON: All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries. Now we begin the demolition permits. Valerie. I'm sorry I'm getting you to read a whole lot.

MS. CESNA: Application 2017-02840, 207 Old Mill Lane, Liftwood. A demolition permit for a house built circa 1950.

MS. BENSON: John.

MR. BROOK: Madam Chair I move we release the demolition permit.

MR. ZAHRALDDIN: Second.

MS. BENSON: Discussion. All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Next application is 2017-03029 located at 3925 Kirkwood Highway. A demolition application for a circa 1955 commercial building.

MS. BENSON: John.

MR. DAVIS: Madam Chair I move we release the hold on the demolition permit.

MR. BROOK: Second.

MS. BENSON: Discussion. All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Who seconded?

MR. BROOK: I did.

MS. BENSON: John.

MS. CESNA: Application 2017-03033 located at 1458 Church Road. A demolition permit application for a house built 1933 or 1943.

MR. ZAHRALDDIN: Madam Chairman.

MS. BENSON: Yes.

MR. ZAHRALDDIN: I move that we release this application, this demolition application.

MS. BENSON: Thank you.

MR. JOHNS: Second.

MS. BENSON: Discussion. All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-03558 located at 325 South DuPont Highway. A demolition permit for a circa 1933 storage building.

MR. JOHNS: I move we release the hold on the demolition permit for this application.

MS. BENSON: Thank you Steve.

MS. ANDERSON: I second.

MS. BENSON: Karen thank you. All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-03641 located at 2212 Marsh Road in Brandywine Hundred. A demolition permit application for the roof and the front porch on a circa 1950 house.

MS. ANDERSON: Madam Chair I move that we release the demolition permit for 2212 Marsh Road.

MS. BENSON: Thank you. A second.

MS. SILBER: I second.

MS. BENSON: Thank you Barbara. Discussion. All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-03766 located at 5600 Concord Pike in Brandywine Hundred. A demolition permit application for a partial demolition of a circa 1961 commercial building.

MS. SILBER: Madam Chair I make a motion that we release the

hold on this demolition permit.

MR. BROOK: Second.

MS. BENSON: Discussion. All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-03837 located at 9 North Street in the Hamilton Park community. A demolition permit application for a circa 1924 house.

MS. BENSON: John.

MR. BROOK: Madam Chair I move that we release the permit on this property.

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

MR. DAVIS: Second.

MS. BENSON: Mr. Davis thank you. Any discussion? If not all in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-03951 located at 312 Single Avenue in Collins Park Addition. A demolition application for a circa 1947 house.

MR. JOHNS: Madam Chair.

MS. BENSON: Yes.

MR. JOHNS: I recuse myself from this application.

MS. BENSON: Thank you.

MR. ZAHRALDDIN: Madam Chair I move that we release the demolition permit for this property.

MS. BENSON: Thank you. A Second.

MS. ANDERSON: I second.

MS. BENSON: Thank you Karen. Discussion. All in favor.

. . . (Everybody said aye except for Mr. Johns who recused himself) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-03952 located at 101 Wildel Avenue in the Minquadale community. A demolition application for a circa 1958 house.

MS. BENSON: John.

MR. DAVIS: Madam Chair I move we release the hold on the demolition permit application.

MS. BENSON: Thank you. A second.

MR. JOHNS: Second.

MS. BENSON: Thank you. Discussion. All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-03953 located at 302 Stanton Road in Kiamenski Gardens. A demolition permit application for a circa 1956 house.

MR. JOHNS: Madam Chair I recuse myself from this application.

MS. BENSON: Thank you.

MS. ANDERSON: Madam Chair I recommend we release the demolition permit for 302 Stanton Road, Kiamenski Gardens.

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

MR. BROOK: Second.

MS. BENSON: Discussion. All in favor.

. . . (Everybody said aye except for Mr. Johns who recused

himself) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-03955 located at 1100 Newport Gap Pike in Belvedere. A demolition application for a circa 1930 house.

MR. JOHNS: Madam Chair I recuse myself from this application.

MS. BENSON: Thank you Mr. Johns.

MS. SILBER: Madam Chair I move that we release the hold on the demolition permit for this application.

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

MR. ZAHRALDDIN: Yes. Second.

MS. BENSON: Mr. Zahralddin. Discussion. Hearing none all in favor.

. . . (Everybody said aye except for Mr. Johns who recused himself) . . .

MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-03957 located at 409 Anderson Drive, Dunleith, Section 1. A demolition application for a circa 1950 house.

MR. JOHNS: Madam Chair I recuse myself from this application.

MS. BENSON: Thank you Steve. John.

MR. BROOK: Madam Chair I move that we release the demolition permit on this property.

MS. BENSON: Is there a second?

MR. DAVIS: Second.

MS. BENSON: Discussion. All in favor.

. . . (Everybody said aye except for Mr. Johns who recused himself) . . .



MS. BENSON: Opposed. Motion carries.

MS. CESNA: Application 2017-04014 located at 31 South Rodney Street in Edgemoor Gardens. A demolition application for a front and rear porch on a circa 1940 row house.

MR. JOHNS: Madam Chair I move that we remove the hold on the demolition for this application.

MS. BENSON: Thank you.

MR. ZAHRALDDIN: I second.

MS. BENSON: Thank you Rafael. All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Motion carries. Thank you. There's one more item on the agenda which is public comment and we have outlasted the public. All right then a motion for adjournment.

MR. BROOK: So moved.

MR. ZAHRALDDIN: Second.

MS. BENSON: All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: We are adjourned. (Whereupon this hearing was concluded at 6:08 p.m.)