

BEFORE THE NEW CASTLE COUNTY

HISTORIC REVIEW BOARD

STATE OF DELAWARE

Department of Land Use
New Castle, DE

October 17, 2017

PRESENT

DEPARTMENT OF LAND USE

Valerie Cesna

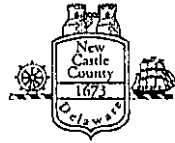
APP. 2017-12553
P. 4-16

HISTORIC REVIEW BOARD

John Davis, Acting Chair
Karen Anderson
John Brook
Steve Johns
Barbara Silber
Rafael Zahralddin

APP. 2017-11564
P. 16-21

Marlene White



Department of Land Use

HISTORIC REVIEW BOARD
October 17, 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 1st (Business Meeting) and 3rd (Hearing) Tuesdays of each month.

ROLL CALL

OLD BUSINESS

NEW BUSINESS

App. 2017-12553: 1080 Old Lancaster Pike (SW side Old Lancaster Pike between Kings Grant Rd. and Kenwick Rd.), Hockessin (TP 08-013.10-210). Demolition permit for c. 1936 **Walker Dairy Barn**. CD 3.

PUBLIC COMMENT

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

ROLL CALL

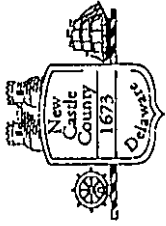
NEW BUSINESS

App. 2017-11564: 913 Ash Farm Way, Ashby's Place (N side Bayview Rd., W of Ashby Dr. and East of Great Oak Dr.), Middletown vicinity (TP 13-014.30-425). Demolition permit proposes to demolish the foundation and relocate the **S. Higgins House** on a new foundation on the existing parcel. Listed in the National Register of Historic Places. CD 12.

PUBLIC COMMENT

.....
The next meeting of the Historic Review Board will be a business meeting held on **November 7, 2017** in the Land Use Conference Room (87 Reads Way) at 5 p.m.

.....
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: Oct. 17, 2017

Please print legibly!

NAME	MAILING ADDRESS	AGENDA ITEM(S) OF INTEREST
1. <u>Gregory Cullen</u>	<u>749 Stonehouse Way, Hockessin</u>	<u>Historical Review Board</u>
2. <u>Tom Driscoll</u>	<u>100 W Commons Blvd.</u>	<u>"</u>
3. <u>MIKE Sosh</u>		<u>"</u>
4. <u>Fredric Augomet</u>		
5. <u>MORUK PRADO</u> <u>COLORA</u>	<u>P.O. 235 Hockessin DE</u>	<u>Wagon Farm</u>
7. <u>Michael L. Cassin</u>	<u>20 Germay Dr Wilm DE 19894</u>	<u>Walker Farm</u>
8. <u>Danny Bueris</u>	<u>"</u>	<u>Walker Farm</u>
9. _____		
10. _____		
11. _____		
12. _____		
13. _____		
14. _____		

MR. BROOK: Are we recording? Valerie to get it started I'd like to nominate John Davis to serve as Acting Chair.

MR. JOHNS: Second.

MR. BROOK: All in favor.

. . . (Everybody said aye except for Mr. Zahralddin who had not arrived yet) . . .

MR. BROOK: Congratulations John.

MR. DAVIS: Thank you. So with that we'll call the meeting to order. This is the New Castle County Historic Review Board public hearing of October 17, 2017. The time on the meeting room clock is 5:03. We will start with roll call. I'm John Davis.

MR. BROOK: John Brook.

MS. ANDERSON: Karen Anderson.

MS. SILBER: Barbara Silber.

MR. JOHNS: Steven Johns.

MR. DAVIS: Also with us are Valerie Cesna from the Department of Land Use and Marlene.

MS. WHITE: Yes. White.

MR. DAVIS: Marlene White from Legal. Old business we have none. As far as new business we have one application before us.

MS. CESNA: Before I read that into the record I just want to read the rules of the hearing. This is a public hearing in front of this Board. You'll notice on the agenda that once we close this hearing then we will hold a special business meeting for an application that was not acted on at the last business meeting. But this is the public hearing portion of the Historic Review Board meeting so let me just read the rules of the hearing.

This is a public hearing conducted by the New Castle County Historic Review Board. The purpose of these hearings is to compile a record of relevant information regarding each application on how the proposed projects effect the County's historic resources. To make the most efficient use of time at this hearing the following rules of order are established. Following the reading of each agenda item the applicant and their representatives will make a presentation not to exceed a total of 15 minutes. Board members may ask questions of the applicant at the conclusion of the presentation. The public will then be invited to speak in the following order. Those who wish to speak in favor, those who wish to speak in opposition, and those who wish to offer general comments. Speakers are encouraged to be brief and to focus their remarks on historic preservation issues. So that everyone has an opportunity to be heard all speakers are limited to five minutes. Any speaker may ask the Board to hold the record open for submittal of written testimony if the time limit is not sufficient for their needs. Speakers are not permitted to debate the applicant but may ask questions that the applicant may choose to answer during his rebuttal period at the close of the public comment period.

All testimony is recorded and transcribed, therefore, all speakers must come forward to the table one at a time and state their name, address, and organization affiliation if any before offering comments. Random comments from the audience will not be recognized and the public is asked to respect the applicant's right to an orderly hearing.

No recommendations or decisions will be made the Historic

Review Board at these hearings today. The Board will evaluate the information, testimony, and comments received here at a public business meeting to be held on the first Tuesday of next month. And the date of that meeting is tentatively November 2nd.

So with that I will proceed. We have one application on the agenda for the hearing and that is Application 2017-12553 located at 1080 Old Lancaster Pike. It's a demolition permit for the circa 1936 Walker Dairy Barn.

Just before I ask the applicant up to the table I just want to provide a little bit of context for everyone present. I do want to note that this is a demolition permit and it's for a parcel that's, it's an out parcel from a larger residential subdivision known as Walker Farm Estates. The subject of this hearing is the demolition permit only. This hearing is not to discuss any new construction on that parcel. This is simply the purview of the Historic Review Board is to look at the building that is proposed for demolition and also at its business meeting to evaluate whether this building is historically significant and decide whether it wants to place a hold on the issuance of that permit.

I did provide a little bit of information to the Historic Review Board prior to the hearing. They received a location map and a brief history of the Chandler Walker property that was submitted to the Department by Ruth Thompson in 2012 at the time the Department was reviewing the land development plan for the Walker Farm Estates which is now under construction. That report happens to be the only historical information that we have on file. I'd share that with the Historic Review Board.

MR. ZAHRALDDIN: Point of order.

MR. DAVIS: Yes.

MR. ZAHRALDDIN: Just that you should recognize that I arrived.

MR. DAVIS: Yes.

MR. ZAHRALDDIN: For the record.

MR. DAVIS: Yeah that's what I was going to say before the applicant comes to the table Rafael Zahralddin has joined the Board.

MR. ZAHRALDDIN: Thank you.

MS. CESNA: And I have three aerial photos of the area for the Board's reference and if the applicant wants the use of those for when they come forward. I'll just quickly run through those photos just to orient everyone. This is a bird's eye view of the parcel outlined in blue is the parcel that is the subject. This area over here is the Walker Farm Estates subdivision that you can see is under construction. This is an aerial photograph that was taken in March of this year. This is a view from the other direction. And a little bit closer view. I just want to comment this is the Walker Farmhouse over here in the middle and it is to be retained within that subdivision. But again I'm just providing that as context. The subject of this hearing is limited to the demolition of the barn only. So with that I will invite the applicant up to the table.

MR. CASSIDY: Good afternoon. My name is Michael Cassidy. I'm the landowner of the said property that we are talking about. I have copies from the architect and the structural.

MS. CESNA: I can do that.

MR. CASSIDY: Okay thank you. I have another group of pictures

here that I can hand out after after I guess we talk. This shows just a progression of how the barn has deteriorated at its present condition. In just less than a month you can see how it's starting on some of these pictures it's starting to fall. My concern is with the well being of any neighbors or kids that may end up inside this thing and if something happened.

MR. DAVIS: So could you give us a little background on how this report came about.

MR. CASSIDY: I reached out to a very good friend of mine that does work with me. Mr. Burriss, Danny Burriss. He's a general contractor, home builder, and stuff. And I took him up to the barn and walked him through it and tried to get his opinion on what he thought about it. He in turn reached out to Mr. Winkler. Mr. Winkler came up and did a walk through and came up with with the report and deemed that it was too far gone to try and save. And so that brings us to where we are here today.

MR. BROOK: If it were saved is there a use for it?

MR. CASSIDY: Not that I have a use for no sir. I want to, the house, that piece of property one, one residence or dwelling can be built on it. A home. And that's my plans with it.

MR. BROOK: Okay. How long have you owned the property?

MR. CASSIDY: Maybe three months. Three or four months.

MR. JOHNS: Do you know how large the barn is? The square footage?

MR. CASSIDY: No I don't. No I don't.

MR. JOHNS: Just looking at the aerial photograph there's, it looks like there's a large area behind the barn you could say

behind the barn that it looks like it's part of the barnyard but it's not part of your property is that correct?

MR. CASSIDY: To be honest with you I don't know where the property line ends back there but it's with the construction of the new homes and stuff. And I know that the County has been out there and it's sort of planted as a green area I'll say with grass and everything. I know they've been pretty strict with the developer to make sure that it was planted properly and maintained so.

MR. JOHNS: My question would be it looks like there are or used to be some other outbuildings back there.

MR. CASSIDY: I don't know that.

MR. JOHNS: What the condition or the status of that is or what is going to happen to that piece of property or that section of the ground?

MR. CASSIDY: I think it will just be, you know, mowed and kept as, you know, as probably part of a yard, you know.

MR. JOHNS: It doesn't look grass. It looks like paving.

MR. CASSIDY: Yeah there was a landscaping contractor that rented it and the barn had gotten so bad that they had to move out. And it turned that the property came up for sale and that's what, that's what made me buy it to put a home up there.

MR. JOHNS: But you believe you own all that area that looks like it's paved or does that belong to somebody else?

MR. CASSIDY: I believe I may own that yes I do. I do believe that. But it's all been just redone with the new development or all the new, a little bit of the storm, in fact the guy from the County was there today. Storm water management, you know, it's all.

MR. JOHNS: It doesn't look like that today.

MR. CASSIDY: No. Not at all. No. No. No. Oh no. No. It looks like a nice pretty green grass back there.

MR. BROOK: But those buildings are gone.

MR. CASSIDY: Yeah and honestly I think that's trash more then it's buildings.

MR. BURRIS: Can I?

MR. CASSIDY: Yes.

MR. BURRIS: I'm Danny Burris. I'm from PHB. When we were there this was soils from the landscaping there. It's an old dirt.

MR. BROOK: Oh okay.

MR. BURRIS: And soils or whatever it is. There were no kind of structures back there at all and this is the area your talking about right here?

MR. CASSIDY: Yes.

MR. BURRIS: It's all.

MR. CASSIDY: Yeah that's what we were talking about and that in turn now is all gone. It's all gone and it's flat and has grass seeds and it's green so.

MR. BROOK: Are there materials in the barn that can be saved and can be reused?

MR. CASSIDY: You know I don't believe so because I would be afraid that with the condition of it and the way it's moving that it would fall on somebody if they tried to remove any of the timber or anything in there. There's only as far as heavy timbers there's only maybe there's two supports and two crossovers that are not even the entire width of the barn so.

MR. DAVIS: Any more questions for the applicant?

MR. BURRIS: Sir if you look at the second page on this picture, second page in on this report.

MR. BROOK: Okay.

MR. BURRIS: It's a view of the barn facing it's more we are left to right and it's hard to see but there's a dip in the roof from left to right at the top of the page.

MR. CASSIDY: Dan you state your name one more time.

MR. BURRIS: Dan Burriss from PHB.

MR. BROOK: Your talking about the top picture?

MR. BURRIS: Yes sir. Top picture. Top left. It's hard to see from this picture but there's a belly in the roof.

MR. BROOK: You don't think it was designed that way huh?

MR. BURRIS: Well if you go backwards, if you go backwards sir and that old saying they don't build them like they used to and they don't build like this any more.

MR. BROOK: Yeah.

MR. BURRIS: If you go backwards to this picture and see where.

MR. BROOK: And where is that picture?

MR. BURRIS: This is if you turn back two pages back sir. Here's well a picture of white siding. And if you see the line.

MR. BROOK: Yep.

MR. BURRIS: See the line of the barn see where that bow is in the roof line and all that.

MR. BROOK: Yeah.

MR. BURRIS: That bow is failed. And because that side has failed that roof is not level any more so the structure is failing.

And Mr. Cassidy's comments to put somebody inside to do some work to save something when you take apart the timbers it's kind of precarious at best.

MR. BROOK: Okay.

MR. CESNA: I do just want to say that I think that when Pete Berk who was asked to.

MR. BURRIS: Yeah.

MS. CESNA: He did submit some photographs. Unfortunately I don't have them electronically so I can't project them on the screen but I can pass them down for the Board to look at.

MR. BURRIS: And I have other copies of the same thing which will show you.

MR. BROOK: Thank you.

MR. BURRIS: So if you go to the first picture the cover picture the.

MR. BROOK: Is this the first picture?

MR. BURRIS: That's actually the second one I believe. You can see where it's starting to belly in from 8/23 to 10/17. Then if you go to the picture of the floor from 8/23 which is I believe should be your second picture in. The first one shows the gap of the floor type.

MR. BROOK: This one?

MR. BURRIS: That's the second one. There should be, no okay, I'm sorry your package is out so the one right underneath your hands, underneath.

MR. BROOK: Yeah.

MR. BURRIS: That's the first picture. The other one you just

showed me is the second picture.

MR. BROOK: All right.

MR. BURRIS: And that's from 8/23 to 10/17 how much that floor has moved already.

MR. BROOK: This is the second picture?

MR. BURRIS: Yes.

MR. BROOK: Okay.

MR. BURRIS: And there's just, you know, as you go through there's just more pictures of the, everything.

MR. JOHNS: And how long have you owned the barn?

MR. CASSIDY: Four months. I know that the fellow that I purchased it from had spent well over, well over a \$100,000.00 trying to preserve it with a roof and other things. And the people from Hockessin. Pardon me. Yes civic umbrella, they in turn can probably add some insight to the barn as well.

MR. BROOK: Your talking about the historic?

MR. CASSIDY: Yes.

MR. BROOK: From Hockessin?

MR. CASSIDY: Yes.

MR. DAVIS: Did the architect do any drawings or other documentation of this barn?

MR. CASSIDY: No.

MR. DAVIS: So other than the photos you've provided.

MR. CASSIDY: And the photos that he took.

MR. DAVIS: And the photos that are in the report.

MR. CASSIDY: Yes.

MR. DAVIS: That's the only documentation that you are aware

of?

MR. CASSIDY: Yes.

MR. DAVIS: And who took these photos?

MR. CASSIDY: These were, they were taken by Steve Burr, a fellow that works for me and then these were taken by the architect.

MR. DAVIS: Any more questions? Okay thank you.

MR. CASSIDY: Thanks.

MR. DAVIS: Now the public comment. We start with those in favor of the project. Please introduce yourself.

MR. BLAKE: My name is Mark Blake. B L A K E. I'm the president of the Greater Hockessin Area Development Association, a specific umbrella group in Hockessin. And I'm also passing along information from Joe Lake, the president of the Hockessin Historical Society. He is overseas for his annual two month trip to Germany and was not able to attend. But we did speak with the vice president last night at the Hockessin meeting which was held and they have no opposition to this demolition permit.

Just to give you some background in Hockessin we have preserved more historic homes than anywhere else in New Castle County at no cost to taxpayers. Every single historic preservation is paid for by the developers such as the Walker Farm home here which is going to be rebuilt into two dwellings which is what it originally was when it was first built for the Walker family.

The barn while it is historic a 1936 circa dairy barn it has been deteriorating for many years. Borsello Landscaping was in there as the only use that could stay there as a nonconforming use

because it had been a continuous use prior to the UDC going in back in the 90's as a landscape company which was actually on the Walker Farm side and the nursery. So there's always been a nonconforming use of that barn. Unfortunately after three months that use goes away. It has expired. So there cannot be any repurposing of that other than as a barn and some sort of a structure.

The former owner Mr. Campbell is one of the principals that sold this property and had intentions of trying to preserve the barn. As a matter of fact the first thing he did he spent over \$36,000.00 to put a new roof on it and then he started doing reinforcements of all the structures that was starting to sag and they found that there were some significant issues. His original intent was to restore the barn and turn it into a home. Well with GHADA we try to make sure that whatever is going to happen isn't a surprise. So we actually codified with the Department of Land Use two possible options for this particular structure and property. One was if the barn could not be saved then repurpose to a single family or multi-family home that we would allow the building of a single family home of a certain size and scope once all avenues had been exhausted.

Mr. Cassidy did talk about almost six figures had been spent in trying to save this barn so it could be repurposed. It is now at the point we even had Amish barn builders come over to look at this. And I jokingly say their first thing was they pulled out a pocket knife and started poking all the timbers to see what their condition was. Most of them are rot, insect infested, and over 90 percent of the barn is soft lumbar. Poplar. It was not built the

way barns are typically built with hardwoods so there's nothing significant there worth saving even for the Amish. Because that was the end game was maybe the Amish would like to dismantle it and reassemble it elsewhere. They walked away and said we are not interested. It's unusable for us even in that regard giving it for free.

So we would ask that you support this demolition permit. And if you do have questions obviously the Land Use Department can show you there are several deed restrictions, multiple pages about what would happen and could happen with this property should we get to this point in time.

And again I want to remind you that in Hockessin we have saved a lot of historic structures because we have a lot and we are sort of on the edge of the County and not many people starting getting there until the last 20 or 30 years and now we are seeing sprawl as well. So we strive to save every structure we can. Other than Tweeds Tavern which was done with state funds 95 percent of every structure saved in the Hockessin area has been done by the developers spending hundreds of thousands of dollars of their own money when they didn't have to. They could come before you or do what we used to call demolition by neglect. We don't like demolition by neglect. And this is certainly not the case seeing almost \$100,000.00 spent to preserve it and to keep the envelope intact for repurposing to be rebuilt into a single family home.

And again the Historic Society of Hockessin as much as they love to save everything they can said this one is not worth saving either. The cost is too far gone. The main beams are shot. I was in

it a month ago and I said that's the last time I'm going in there. Mr. Cassidy is correct it is getting worse by the moment. And, you know, with winter approaching it probably isn't going to last the first snow storm over a few inches. The roof is gone. And I don't know if you had pictures showing the inside but if you look at it it's a traditional Pennsylvania style barn there's not a lot of truss supports in there which would have been great for redoing it if it were structurally sound because there's a lot of open space. But unfortunately it's not going to hold up to the weather much longer.

And as far as the other parcels they are talking about the area behind it most of that is part of the common area of Walker Farm Estates of which this home if it were to be built there, a home would be built there would be part of Walker Farm Estates as well and subject to the convenience and deed restrictions thereof. So they would just become another home in the community that's already been established. And there's well over 65 percent open space in that community which is another nice factor. The County only requires about 45. So we try to get code plus plus. So again I would reiterate that on behalf of the Greater Hockessin Area Civic Group and the Hockessin Historical Society that you would grant this permit so we can remove this unsafe structure and move forward with a resolution. There's no other possible use that's left. It would just become another neglected structure that would crumble on its own and God forbid anyone would be hurt in there. So thank you.

MR. DAVIS: Thank you.

MR. BROOK: I think you answered my question regarding repurposing of the materials. Thank you for that. And I also want to let you know that demolition by neglect is still alive and well.

MR. BLAKE: Yes. Yes it is unfortunately. Thank you.

MR. DAVIS: Any other comment? Those opposed. Seeing none any general comments? Hearing none I think that would wrap up our public hearing. Do we have a motion to adjourn?

MR. ZAHRALDDIN: So moved.

MR. BROOK: Second.

MR. DAVIS: All in favor.

. . . (Everybody said aye) . . .

MR. BROOK: Thank you very much.

MR. CASSIDY: Thank you. (Whereupon the public hearing was concluded at 5:31 p.m.).

BUSINESS MEETING

MR. DAVIS: Are we ready to start the special business meeting?

MR. BROOK: I nominate John to continue serving as Chair as we go into our business meeting. John Davis.

MR. JOHNS: Second.

MR. BROOK: All in favor say aye.

. . . (Everybody said aye) . . .

MR. BROOK: Opposed. Congratulations again John.

MR. DAVIS: Okay lets call the special business meeting to order. It is 5:31 on the meeting room clock. We will start with roll call again. John Davis.

MR. BROOK: John Brook.

MS. ANDERSON: Karen Anderson.

MS. SILBER: Barbara Silber.

MR. JOHNS: Steven Johns.

MR. ZAHRALDDIN: Rafael Zahralddin.

MR. BROOK: And who is still with us John.

MR. DAVIS: Yes still with us is Valerie Cesna and Marlene White. Valerie is with the Department of Land Use. Marlene is with Legal. Onto new business.

MS. CESNA: Okay first of all I just want to remind you all that this special business meeting was scheduled because at the regular business meeting we lost quorum for this application.

So it is Application 2017-11564 located at 913 Ash Farm Way,

Ashby's Place. This is a demolition permit application proposing to demolish only the foundation and to relocate the S. Higgins House on a new foundation on the existing parcel.

MR. JOHNS: Mr. Chair due to my company's involvement in this project I will need to recuse myself from this application.

MR. DAVIS: Okay. Thank you.

MS. WHITE: You just want to state that Mr. Johns has recused himself.

MR. DAVIS: Mr. Johns has recused himself.

MS. CESNA: Again I think I'll just provide some background information as a refresher. It appears the applicant is not present. But just to go through this some of the information that was presented at the hearing, the September 19th hearing. This is the S. Higgins House. It's listed in the National Register of Historic Places. When the farm was subdivided this parcel, the historic house was set aside on its own parcel. This is the record plan for Ashby's Place and this large parcel here is where the historic house is located and it is surrounded by the community open space.

So the applicant proposes to keep the house in the same location, to lift it up off the old foundation, rotate it 180 degrees so it's facing inward towards the subdivision street, place it on a new foundation, and then renovate the house and construct a rear addition and garages off the back. The record plan does call for the specimen trees to be preserved and they are showing those will remain in place. There are two small sheds on the property that the plan says are to remain but the applicant has submitted

these photographs of the sheds. There are two sheds. This is two views of the one shed. And then the other lighter colored one. They indicated that they would like to remove those two sheds.

So at the public hearing they submitted to you a letter from a structural engineer addressing the question of whether the house is structurally sound and whether the engineer felt that it could sustain being moved and the letter concludes that it does. I provided you another copy of that letter for you.

So those are the items that were presented to you just as a reminder. And the application is now in your hands.

MR. DAVIS: John.

MR. BROOK: Mr. Chairman I find it encouraging that the owners of this property are proposing to retain the property and put a new foundation under it and incorporate it for uses in the future. And I move that for that we approve the plan as presented to us.

MR. ZAHRALDDIN: Second.

MR. DAVIS: Further discussion?

MS. ANDERSON: Yes. Should we add, I wanted to amend that motion.

MS. CESNA: I would just clarify that you are not approving a plan but you are approving a demolition.

MR. BROOK: Approving a demolition. Yes. That's what I meant. Isn't that the plan? The demolition. That's the plan right?

MS. WHITE: It's a demolition.

MR. BROOK: Demolition of the foundation.

MS. ANDERSON: Demolition of the foundation.

MS. CESNA: There's a specific meaning associated with the word

plan as in the land development plan. This application is for a demolition permit.

MR. BROOK: Well if it they are going to demolition the foundation and not do the rest of it I would have to withdraw my motion.

MS. CESNA: Well as additional background I will just tell that they simultaneously submitted an application for a building permit to set it on a new foundation.

MR. BROOK: Okay.

MS. CESNA: And for renovation.

MR. BROOK: Then my motion stands. And I assume the second stands.

MS. CESNA: Well I want to.

MR. BROOK: And you have an amendment.

MS. ANDERSON: Yes. I want to amend it to say that we would move to approve demolition of the foundation and demolition of the two sheds.

MR. ZAHRALDDIN: I like that clarity as well as opposed to the rest of the property that we do not approve.

MS. ANDERSON: Yes.

MR. ZAHRALDDIN: So the structure cannot be demolished.

MS. WHITE: Yes. Someone will need to second the amendment.

MR. ZAHRALDDIN: I second the amended motion.

MR. DAVIS: Thank you. Yeah. Do we need further discussion? No. All in favor of the amended motion.

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

MR. DAVIS: Opposed. One abstention. Any abstentions?

MR. ZAHRALDDIN: Recusal.

MR. DAVIS: Recusal.

MS. CESNA: For the record that's five in favor, one recusal, and one absent.

MR. DAVIS: Should we move on to public comment. Do we have any public comment? Hearing none.

MR. BROOK: Mr. Chair I move we adjourn.

MR. ZAHRALDDIN: Second.

MR. DAVIS: All in favor.

. . . (Everybody said aye) . . .

MR. DAVIS: Meeting adjourned. (Whereupon this hearing was concluded at 5:39 p.m.).