

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
February 4, 2020
5:00 P.M.**

The Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, February 4, 2020 in the New Castle room of the Government Center Building, 87 Reads Way, Corporate Commons in New Castle, DE.

The meeting was called to order by Dr. Barbara Benson at [5:01 p.m.]

The following Board members were present:

Dr. Barbara Benson
John Brook
Karen Anderson
Perry Patel
Barbara Silber
Rafael Zahralddin
Steve Johns

The following Board members were absent:

John Davis

Historic Review Board, Department of Law

N/A

The following Department of Land Use employees were present at the meeting:

Elizabeth Hatch
Christopher Jackson

The following members of the Public were present:

None.

RULES OF PROCEDURE

Ms. Hatch read the rules of procedure into the record.

MINUTES AND DECISIONS

December 17, 2019 Special Business Meeting – Minutes & Notices of Decisions

On a motion made by Mr. Johns and seconded by Mr. Patel, the Historic Review Board voted to approve the December 17, 2019 Business Meeting Minutes and Notices of Decisions. (In Favor: Patel, Brook, Anderson, Silber, Johns, Zahralddin; Abstain: Benson)

January 7, 2020 Business Meeting – Minutes and Notices of Decisions

On a motion made by Mr. Patel and seconded by Ms. Silber, the Historic Review Board voted to approve the January 7, 2020 Business Meeting Minutes and Notices of Decisions. (In Favor: Patel, Brook, Anderson, Silber, Johns, Zahralddin; Abstain: Benson)

OLD BUSINESS

None.

NEW BUSINESS

App. 2019-14198 / 2019-0805-S: 2509 Philadelphia Pike. (Northwest side of Philadelphia Pike, north of the intersection with Maple Lane.) (TP 06-095.00-545.) Brandywine Hundred. Tenant Fit-Out Permit and Associated Parking Plan to provide for a change of use from a ca. 1950 gas station to a restaurant use. CN Zoning. CD 8.

On a motion made by Mr. Brook and seconded by Mr. Patel, the Historic Review Board voted to **APPROVE** the proposed tenant fit-out permit and associated parking plan. Discussion preceding the vote included the following:

Mr. Brook stated that a relic was being saved in the form of a mid-twentieth century gas station. He stated that he believed the community in which it was situated was in favor of its use and would benefit from it. Mr. Johns stated that he believed it was an excellent adaptive reuse of the structure. Mr. Patel concurred with the sentiments expressed.

App. 2019-18402: 459 Morehouse Drive. (East side of Morehouse Drive, north of the intersection with Bizarre Drive.) (TP 10-010.20-095.) New Castle Hundred. Demolition permit of a single-family dwelling within the Dunleith Neighborhood determined eligible for the National Register of Historic Places as an Historic District. NC5 Zoning. CD 10.

On a motion made by Mr. Brook and seconded by Ms. Anderson, the Historic Review Board voted unanimously to **RELEASE** the demolition permit with the condition that Cultural Resource Survey Forms would be completed prior to the demolition of the structure. Discussion preceding the vote included the following:

Ms. Hatch read in the Staff Recommendation to the record, which was to release the permit with the condition that the historic preservation planner complete State of Delaware Cultural Resource forms for the structure prior to demolition. She indicated that the Department has been in contact with the Delaware Division of Historic and Cultural Affairs in regards to documentation of the neighborhood. She stated the Department was looking for feedback on this particular demolition permit in addition to future permits in the community.

Mr. Brook stated that the property was in terrible condition and that no one should have to live in a structure in such poor condition. He stated he was glad an individual was looking to come in and provide decent housing for the community. He stated that it is an historic neighborhood and should be documented. Mr. Johns stated he was glad that the Staff had contacted the State in regards to the documentation of the entire neighborhood instead of just a few properties as it is important to understand the community's history as a whole. Mr. Patel echoed Mr. Johns' statements and noted the cultural importance of the community.

Ms. Silber inquired if there had been work in regards to the sequence of the housing. Ms. Hatch stated that there has been preliminary research completed for the neighborhood in regards to its development and housing types. She stated that a Phase I Architectural Survey may be appropriate, with a more intensive documentation of each of the prototypes that were initially constructed in the neighborhood. Ms. Silber stated that the documentation of the neighborhood could have the potential to begin a grassroots movement and garner interest for preserving the structures that remain.

REPORT OF THE PRESERVATION PLANNER

Ms. Hatch informed the Board that Councilwoman Durham was looking at beginning an historic marker program for Historic Overlay properties and prepared a proposal for the Board to review. Eerie Landmark was the company recommended for the plaques. The plaque design approval would be something that would appear before the Historic Review Board. Ms. Hatch stated that the Department is looking into if an ordinance would need to be prepared or how the program could be implemented. Ms. Hatch inquired if the Board would want to have something come before them or if the Department should administratively approve a plaque's placement within an Historic District.

Mr. Zahralddin stated that there may be a section of the code that already permits this to occur. Ms. Hatch stated that the HRB's powers and responsibilities already fall under Section 40.30.330 of the UDC. Mr. Johns stated that the HRB has the ability to review exterior modifications to the structure within Historic Overlay Zones. Dr. Benson stated that she agreed, but it doesn't have the cache of an official ordinance empowering the HRB to do such a thing. Mr. Johns stated that he liked the proposed language that allows the local representative to purchase the plaque. Dr. Benson stated that there should be an established design that everyone agrees with. Mr. Brook had stated they would like to see the design for the plaque. The Board was overall supportive of the proposal through the discussion. Ms. Silber stated that this is something that property owners should want to have this on their property, and it shouldn't be forced.

REPORT OF THE CHAIRPERSON

None.

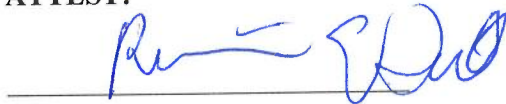
COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 5:25 p.m.

ATTEST:



Richard E. Hall, AICP
General Manager
Department of Land Use



Dr. Barbara Benson
Chairperson
Historic Review Board

