



Deposition of:
Historic Review Board Hearing
12.17.19

December 30, 2019

In the Matter of:
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MINUTES
HISTORIC REVIEW BOARD PUBLIC HEARING
NEW CASTLE COUNTY
DEPARTMENT OF LAND USE
87 READS WAY, NEW CASTLE, DELAWARE
December 17, 2019
5:00 p.m.

TRANSCRIPT OF PROCEEDINGS
BEFORE CHAIRPERSON DR. BARBARA BENSON

Transcribed by: Angela M. D'Amico

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A P P E A R A N C E S

BOARD MEMBERS : DR. BARBARA BENSON
JOHN DAVIS
JOHN BROOK
KAREN ANDERSON
BARBARA SILBER
PERRY PATEL

ALSO PRESENT : BETSY HATCH
CHRISTOPHER PINE
COLLEEN NORRIS
STACEY DAHLSTROM
COUNCILPERSON DEE DURHAM

FOR APPLICATION 2019-15645
WENDIE STABLER
BETTY LINDBERG
TOM BRYDON
MIKE SPIEGEL
BILL BOOTH
DAN MCCARTHY

1 A P P E A R A N C E S (continued)
2 FOR APPLICATION 2019-11543
3 MICHAEL ORRELL
4
5 FOR APPLICATION 2019-16209
6 BILL RHODUNDA
7 MARK RUSSO
8 DENNIS SNEEVE
9
10 FOR APPLICATION 2019-16321
11 ALBERT ROSSI
12
13 FOR APPLICATION 2019-15508
14 RANDY MYERS
15
16 FOR APPLICATION 2019-0415-S
17 TED WILLIAMS
18 MATT REANEY
19 SCOTT COCHRAN
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1 P R O C E E D I N G S

2 DR. BENSON: Good evening, ladies and
3 gentleman. I'd like to call the New Castle County
4 Historic Review Board Public Hearing to order. This
5 is December 17, 2019. We'll begin with roll call.
6 I'm Barbara Benson.

7 MR. DAVIS: John Davis.

8 MR. BROOK: John Brook.

9 MS. ANDERSON: Karen Anderson.

10 MS. SILBER: Barbara Silber.

11 DR. BENSON: Thank you. We also have
12 with us, and I wish to congratulate, Betsy Hatch, on
13 her recent marriage. We have Christopher Pine,
14 Colleen Norris, and Stacey Dahlstrom. Okay. We'll
15 begin with rules and procedures. Betsy?

16 MS. HATCH: All right. This is a
17 public hearing conducted by the New Castle County
18 Historic Review Board. The purpose of these hearings
19 is to compile a record of relevant information
20 regarding each application and how the proposed
21 projects affect the county's historic resources.

22 To make the most efficient use of time
23 at this hearing, the following rules of order are
24 established. Following the reading of each agenda

1 item, the applicant and their representatives will
2 make a presentation not to exceed a total of 15
3 minutes. Board members may ask questions of the
4 applicant at the conclusion of the presentation. The
5 public will then be invited to speak in the following
6 order. One, those who wish to speak in favor. Two,
7 those who wish to speak in opposition. And, three,
8 those who wish to offer general comments.

9 Speakers are encouraged to be brief and
10 to focus their remarks on historic issues.

11 UNKNOWN MALE: Mrs. Anderson, I cannot
12 hear her. Are you (inaudible)?

13 MS. HATCH: I can talk louder. Can you
14 hear me now?

15 UNKNOWN MALE: What?

16 MR. DAVIS: You'll do your best.

17 MS. HATCH: Okay. All right. So that
18 everyone has an opportunity to be heard, all speakers
19 are limited to five minutes. Any speaker may ask the
20 Board to hold the record open for submittal of written
21 testimony if the time limit is not sufficient for
22 their needs. Speakers are not permitted to debate the
23 applicant, but may ask questions that the applicant
24 may choose to answer during his rebuttal period at the

1 close of the comment period.

2 All testimony is recorded and
3 transcribed, therefore, all speakers must come forward
4 to the table, one at a time, and state their name,
5 address, and organization affiliation, if any, before
6 offering comments. Random comments from the audience
7 will not be recognized and the public is asked to
8 respect the applicant's right to an orderly hearing.
9 No recommendations or decisions will be made at the
10 Historic Review Board at the hearing today. The Board
11 will evaluate this information, testimony, and
12 comments received here --

13 UNKNOWN MALE: Mrs. Anderson, I cannot
14 hear anything she is saying.

15 MR. BROOK: She's speaking in a fairly
16 loud voice. Can you move down this way? We really
17 can't get much louder than we are.

18 UNKNOWN MALE: Thank you, gentlemen.

19 MS. HATCH: So, no recommendations or
20 decisions will be made by the Historic Review Board at
21 these hearings today. The Board will evaluate the
22 information, testimony, and comments received here at
23 a public business meeting to be held the first Tuesday
24 of next month.

1 DR. BENSON: Thank you. We'll start
2 with old business and we have none. So, we will move
3 on to new business. Would you read the application
4 into the record, please?

5 MS. HATCH: So, our first application
6 for the evening is Application 2019-15645: 274 East
7 Chestnut Hill Road, northeast side of East Chestnut
8 Hill Road, at the northeast corner of the intersection
9 of East Chestnut Hill Road and South Chapel Street.
10 Tax Parcel 11-006.10-076. Pencader Hundred. This is
11 a commercial tenant fit-out permit to perform repairs
12 on the Everett Johnson House including roof repairs,
13 replacement fenestration, and repairs to an existing
14 porch roof. Constructed circa 1800. CN Zoning and H
15 Zoning. Council District 5.

16 DR. BENSON: Thank you. Could we ask
17 the applicant to come forward or the applicant's
18 representatives?

19 UNKNOWN MALE: I'm going to have to get
20 another seat. I can't hear what she said.

21 DR. BENSON: Well, I don't know where -
22 -

23 MR. BROOK: I don't know what to do for
24 him.

1 DR. BENSON: -- in the room is going to
2 be better.

3 UNKNOWN MALE: Can she just talk
4 louder?

5 DR. BENSON: She is talking loud.

6 MR. BROOK: She is talking loud.

7 MS. SILBER: She is talking very
8 loudly.

9 DR. BENSON: I don't know where else we
10 can put you.

11 UNKNOWN MALE: I guess it's not mic'd
12 in the very far --

13 DR. BENSON: It is not.

14 MS. HATCH: There's no microphone,
15 yeah.

16 MS. STABLER: Good evening, Madam Chair
17 and Members of the Board. My name is Wendie Stabler.
18 I'm here for the applicant, Wawa. I'm also here with
19 a number of representatives. I'd like to introduce
20 them. They may provide testimony and respond to any
21 questions the Board might have. I have with me Betty
22 Lindberg. She's real estate portfolio manager with
23 Wawa. I also have Tom Brydon (ph) with Wawa. I'm
24 also here with Mike Spiegel from Wawa. Here with Bill

1 Booth from Commonwealth. I'm also here with Dan
2 McCarthy from Commonwealth. They are --

3 UNKNOWN MALE: I'm going to take that
4 seat. Okay?

5 MS. STABLER: Oh, sure. If that's all
6 right with the board?

7 DR. BENSON: Let's see if this will
8 help.

9 MR. BROOK: Yeah, and don't take it
10 (inaudible).

11 DR. BENSON: And while you're moving
12 seats, let me say that Perry Patel has joined the
13 Board. Good evening, Perry.

14 MS. STABLER: Good evening.

15 MR. PATEL: Good evening.

16 MR. BROOK: If you slide (inaudible).

17 MS. STABLER: Sure.

18 UNKNOWN MALE: Thank you.

19 MS. STABLER: So, thank you, Madam
20 Chair. This evening, we're here in connection with an
21 application for approval of a tenant fit-out. And
22 it's really exterior improvements. This project has
23 some history, as the Board well knows. You may recall
24 we were here almost a year ago discussing the project

1 and we've since done some due diligence and I'm here
2 to report on that and to ask the permission of the
3 Board to implement what we think are some very
4 sustainable long-term maintenance issues and solutions
5 for this property.

6 As mentioned, the property was
7 originally in the 1800's. It is well-known as the
8 Everett C. Johnson House originally. The Welsh tract
9 backed its parsonage for the Welsh tract -- backed his
10 church. And, then, in the 1880's and 1890's was the
11 home of Everett C. Johnson, who was a very prominent
12 influential resident of Newark. He was also a state
13 representative. He was Secretary of State. He was
14 also a University of Delaware Trustee and very, very
15 active in the Newark community.

16 The house is a two-story frame built
17 over multiple periods from the early 1800's. It's got
18 a three gabled roof and has, as mentioned, been
19 renovated on multiple occasions. There was a rezoning
20 of the property back in 2004 and a covenant imposed
21 that would -- and a historic zone overlay that
22 protected the historic exterior of the building and
23 indicated that the property and the house would be
24 preserved and maintained.

1 It was, in fact, utilized for some
2 period of time and then fell into disrepair, but is
3 now the subject of attention. The department did ask
4 us to take a very strong look at the exterior of the
5 property. And we took that seriously and, really,
6 we're here -- you may recall last year with apologies
7 to the Board for the condition of the home. And we
8 are doing -- we're really moving now aggressively to
9 try to address that.

10 There has been some delay. I wanted to
11 tell you what we've done in the meantime. We did do
12 lead remediation. We did a structural report to
13 assess the structural integrity. The structure is, in
14 fact, stabilized and it is sound. There are some roof
15 repairs that are much needed that we'll talk about,
16 some of which are structural and, as I understand it,
17 on the porch. But for the most part, the building is
18 in decent structural shape.

19 One of the things that we had
20 considered and discussed with the board was whether
21 maybe portions of the structure were not historic
22 could be potentially removed so as to facilitate
23 potential lease of the structure and also add
24 additional parking. We did retain, at the suggestion

1 of the Board, the University of Delaware for that
2 project and got started on it. And we've gotten --
3 got some pretty early feedback that, in their view,
4 there was no portion of the structure that was not
5 significant in some way and that had it -- that did
6 not contribute in some way.

7 So, we went back to the drawing board
8 and essentially determined that that was -- that with
9 that professional report, that this Board was not
10 likely to take kindly to any suggestion to do any
11 portion -- to demolition a portion of the structure.
12 So, we then turned our focus to addressing exterior --
13 the priority, which was the exterior renovations and
14 repairs that are needed to bring this building up to
15 where it should be.

16 As I mentioned, we're looking at the
17 roof, the windows, the fenestration, the shutters, and
18 some doors and lighting. The Board is probably
19 familiar, or at least all of you had had occasion to
20 maybe look at -- we have some pictures that have been
21 submitted and we'll discuss. There's not a lot of --
22 the house is historic, we appreciate that. But over
23 the years, there has not been repairs that have been
24 made consistent with its historic character.

1 Nevertheless, we're looking, we think,
2 to implement changes and repairs that will honor the
3 historic integrity. They may not be entirely
4 Department of Interior Standards, but we do think they
5 will be a huge improvement. They will also set the
6 stage for a future for the structure that will be
7 lower maintenance, that will be sustainable materials,
8 and that will, you know, be a vast improvement over
9 what we have now and will be a significant
10 enhancement.

11 I'd like, at this time, to ask Bill
12 Booth from Commonwealth Construction, who is been our,
13 sort of, project lead on this to come forward and walk
14 through the details of the proposed changes, the
15 repairs to the roof, the implementation of the new
16 fenestration, the shutters, and the porch repairs.

17 DR. BENSON: Thank you.

18 MR. BOOTH: Hello. My name is Bill
19 Booth. I work for Commonwealth Construction and we
20 have been engaged by Wawa to act as the general
21 contractor on the project. The scope of work, starting
22 with the roof, is to remove the existing asphalt
23 shingle roof and replace it with an equal product,
24 which I submitted with the packet that we sent to

1 Betsy recently.

2 MS. STABLER: I assume the Board did
3 have that copied.

4 MS. BOOTH: So, if there --

5 UNKNOWN FEMALE: Wait, no. The package
6 that I had did not have any product literature. That
7 was one of the questions that I had with --

8 MS. HATCH: The plans that you sent?

9 MR. BOOTH: Plans and there was product
10 literature, as well.

11 MS. HATCH: I did not receive that
12 packet.

13 DR. BENSON: The product?

14 MR. BOOTH: Yeah, it was a zip folder
15 that all the stuff included in it. Okay.

16 MS. HATCH: I didn't get it, but we can
17 -- we can --

18 DR. BENSON: Okay. So, perhaps we can
19 make sure that's submitted into the record today,
20 Bill.

21 MR. BOOTH: Okay. And I can resend it
22 to you --

23 MS. HATCH: That would be great.

24 MR. BOOTH: -- Betsy.

1 MS. HATCH: Yeah.

2 MR. BOOTH: Okay.

3 MR. BROOK: Could you tell us a little

4 --

5 MS. STABLER: Sure.

6 MR. BROOK: -- something about what it

7 --

8 MR. BOOTH: Okay. Well, the roofing
9 product is a 30-year architectural shingle matching
10 what is existing on the structure now.

11 MS. ANDERSON: What does that mean?

12 MR. BOOTH: It is an asphalt shingle
13 product.

14 MS. ANDERSON: What type?

15 MR. BOOTH: Architectural shingle,
16 TAMKO. Heritage is the product. TAMKO is the
17 manufacturer. Heritage is the series of shingle to be
18 used.

19 MS. ANDERSON: And that's an
20 architectural series?

21 MR. BOOTH: Yeah.

22 MS. ANDERSON: Does it have dimension?

23 MR. BOOTH: It does have dimension.

24 And it --

1 MS. ANDERSON: And it's one of the --
2 kind of -- it tries to mimic a cedar shake?

3 MR. BOOTH: It does, yes.

4 MS. ANDERSON: Okay.

5 MR. BOOTH: Yes.

6 MS. ANDERSON: Okay. Do we ask
7 questions now --

8 DR. BENSON: No, I think they do it --
9 wait -- we'll hear him and then -- then, we'll pepper
10 him with questions.

11 MS. STABLER: And, Bill, we did -- we
12 did ask you to consider the cedar shake option and I
13 think you explained it. There definitely are long-
14 term concerns about the (cross talk).

15 MR. BOOTH: There are. Cedar shake
16 rooves nowadays do not carry much of a warranty
17 because of the quality of cedar that is harvested for
18 those rooves. They're cost prohibitive. They cost in
19 the neighborhood of three to four times the value of
20 an asphalt shingle roof. So, I know that Wawa is
21 looking for flexibility of not having it replaced with
22 cedar. There is no proof or evidence that we can see
23 that cedar has been the material used on the property.
24 And we're, of course, replacing what is existing on

1 the structure.

2 The next item that we submitted is a
3 replacement window that will salvage the existing trim
4 and the existing jam of the double-hung windows on
5 site and will simply be inserted into the opening. It
6 will be sympathetic to the muntin pattern that exists
7 on the property so that the appearance of the window
8 will be similar in nature to what exists now.

9 MS. ANDERSON: Do you know what window?

10 MR. BOOTH: That is the Ply Gem 2000
11 series window is what we're proposing. And we propose
12 using the simulated divided light, which provides the
13 most accurate, modern day look for a true divided
14 light window.

15 MS. ANDERSON: What type of window is
16 that? Is that a vinyl? Is that a --

17 MR. BOOTH: It is a vinyl -- it is a
18 vinyl window.

19 MS. ANDERSON: All vinyl?

20 MR. BOOTH: All vinyl. We have
21 proposed using vinyl shutters on the project, although
22 Wawa has discussed potentially conceding to using
23 wood. But we feel that vinyl will replicate the look
24 of the building as original and provide a more durable

1 product in the long run.

2 UNKNOWN FEMALE: The doors, is that the
3 next item?

4 MR. BOOTH: Yeah, the doors are a
5 modern, insulated steel door to best simulate the
6 existing six-panel doors that exist on the property.

7 MS. ANDERSON: And those are the type
8 of door --

9 MR. BOOTH: Yes, if --

10 UNKNOWN FEMALE: Therma-Tru?

11 MR. BOOTH: Therma-Tru is the proposed
12 manufacturer. We are replacing some of the existing
13 garage doors that are on, I believe, the elevation
14 facing the store. You'll see in elevation 2, I
15 believe, we're replicating an aluminum insulated door
16 that will match the pattern that you see on the
17 building.

18 Then, the exterior lighting is an
19 equivalent light that matches as closely as possible
20 to the existing fixtures. I believe there are four
21 fixtures on the exterior of the building and Hampton
22 Bay is the proposed manufacturer for that lighting.

23 MS. ANDERSON: Who is the manufacturer
24 for the garage doors?

1 MR. BOOTH: I'm sorry, Clopay. Some of
2 the other exterior work we're doing, we're painting
3 the exterior, obviously. We are replacing some of the
4 decayed fascia cornice throughout the exterior
5 elevations. The roofing, as we discussed, will be
6 replaced. And on the porch, we're replacing a section
7 of beam that's rotted and those materials will be
8 replaced in kind. And then, I think, four columns
9 have to be replaced as well.

10 The front patio will be removed and
11 relayed, reusing all the existing bricks there. And
12 that essentially captures all of the exterior work on
13 the project.

14 MS. STABLER: Would you like me to send
15 it again?

16 MS. HATCH: Yeah, I actually found it.
17 It went to my spam folder.

18 MS. STABLER: Okay.

19 MS. HATCH: So, we should be able to
20 pull it up here, actually.

21 MR. BOOTH: Do you want this for the
22 record?

23 DR. BENSON: Sure, please.

24 MS. HATCH: You can pass it around.

1 MS. SILBER: That's (inaudible).

2 DR. BENSON: All right. I think we'll
3 run through your whole presentation and then we'll
4 start asking questions.

5 MS. STABLER: Yeah, so, in essence,
6 that is our presentation.

7 DR. BENSON: Oh, well, that makes it
8 easy, doesn't it?

9 MS. STABLER: So, we're -- we figured
10 the Board might have some questions, but obviously,
11 we're looking for approval of the Board to move
12 forward with the project as soon as possible. We'd
13 like to get it started and we believe that this will,
14 as I said, lay the groundwork for a renewal of the
15 exterior in a way that is consistent with the historic
16 character and will be set -- you know, allow it to be
17 sustained in the future without tremendous
18 maintenance. That's it.

19 DR. BENSON: Thank you. All right.
20 Now, I will -- I'm going through these as quickly as I
21 can (inaudible).

22 MS. STABLER: Apologies that Betty did
23 not have (cross talk).

24 DR. BENSON: That's okay. That's all

1 right.

2 DR. BENSON: I can tell that Wawa is
3 working to create an approximation of what had been
4 there over time. Have you given any thought to using
5 wood in some places instead of -- for doors, say, like
6 carriage doors and things, instead of other materials?

7 MR. BOOTH: There has been discussion
8 within Wawa between us as the contractor and Wawa. We
9 can look into that. The existing doors that are on
10 the building are actually an overhead door that
11 approximates a carriage door. And we can approximate
12 a carriage door with an overhead door, a modern
13 overhead door assembly, if that's acceptable to the
14 Board.

15 UNKNOWN FEMALE: We have seen this.

16 MS. STABLER: As Bill had mentioned,
17 another possible implementation that I think would not
18 -- with Wawa's approval, would not terribly compromise
19 the objective to keep it low maintenance, would be the
20 shutters. That's a feature that, you know, we think
21 could be implemented that might help bring it a little
22 closer to the historic character, while still meeting
23 the objective of keeping it low maintenance.

24 DR. BENSON: Yes, maintenance. All

1 right. Questions from the Board?

2 MS. ANDERSON: I have questions.

3 DR. BENSON: Karen?

4 MS. ANDERSON: One, I did have a
5 recommendation in that I thought that there needs to
6 be an elevation for that garage door. When you look
7 at the current state of it, it looks like the frame --
8 that entire frame assembly needs to actually be taken
9 out and redone. If you look to the far right, you see
10 that there is an arch. If you look at the other
11 three, they are straight. So, there is some kind of
12 inconsistency across here that would need to be
13 addressed in some way, shape, or form, which would
14 entail that framing that is outlining the actual
15 doors. If he modified some kind of way, I would
16 think, to create a more consistent elevation.

17 The other thing was, I know that you
18 said you were only -- are you only replacing exterior
19 lighting that is already there? For instance, if you
20 see the, sort of, three inner columns there, you would
21 assume that there is another light that's on that one
22 column. Okay? So, just because it's not there
23 doesn't mean that it shouldn't be on that elevation.
24 I just think that there might be a little bit more

1 thought that goes into how that ends up. If you just
2 put these little pieces here and there, then you end
3 up with kind of a sporadic look to the elevation when
4 you are finished with it. So, I'm not saying that you
5 add a whole lot of light, but just to have a thought
6 process beyond saying, if there is a light there, then
7 we're going to replace it. Because there could have
8 been, over the history of the house, perhaps there was
9 a light there and it got -- and it fell off or
10 something. I'm not sure. But I just think there
11 needs to be some thought in how that elevation is
12 treated and just a walk around the -- when you are
13 looking at the drawings, as you move around it, to
14 make sure that there is a balance when you're looking
15 at the light.

16 So, the other thing that I was thinking
17 about was I really would recommend that you do not put
18 back garage doors that look like what they have right
19 there. I don't think that that is meeting in
20 character. Those look very modern. It's obviously --
21 obvious that they are very modern. So, that doesn't
22 take it back to its, kind of -- it doesn't nod to the
23 historic character of this. It will be, I think,
24 really -- the way to do it would be to put the nice

1 carriage doors on there.

2 The note said that you were going to
3 put a carriage door on the far right one. So, I'm not
4 sure why there's going to be a functional carriage
5 door on that one or a semi-functional or a sealed one.
6 It was not clear. And then these other three are
7 going to have a different look. So, again, I think
8 that an elevation needs to be drawn here because if
9 you put three different doors here, then the fourth
10 door looking different, it just seems very odd.

11 MR. BRYDON: May I address that?

12 MS. ANDERSON: Yeah.

13 MR. BRYDON: So --

14 DR. BENSON: Come on up.

15 MR. BROOK: You can come up.

16 MR. BRYDON: I'm sorry, Tom Brydon,
17 Wawa Construction --

18 DR. BENSON: Yeah, we need your name.

19 MR. BRYDON: -- Department. Tom
20 Brydon, Wawa Construction Department. So, these three
21 are the only -- what were overhead doors. These two
22 are non-functioning. The room beyond these doors is
23 framed out. So, these are esthetic only. This door
24 actually opens out, which would be the carriage door.

1 So, what we're going to have is a carriage door here
2 swinging -- still swinging out. And then two doors
3 that mimic the look of this. This is not an overhead
4 door of any type. It's a wall. And then --

5 MR. BOOTH: And that's actually a six-
6 panel door right there.

7 MR. BRYDON: There's a passage door
8 here, a walkthrough door here, that goes into another
9 space.

10 MS. ANDERSON: What is the plan for the
11 -- that -- the one on the very right that --

12 MS. HATCH: The door?

13 MS. ANDERSON: Well --

14 MR. BRYDON: Restoration --

15 MS. ANDERSON: -- it's clear that, if
16 you look at it, this used to be four garage doors that
17 --

18 MR. BRYDON: No. So, this is -- this
19 space was always -- this space --

20 MR. BOOTH: That's an entry option.

21 MR. BRYDON: Yeah, it's an entry to --

22 MS. ANDERSON: Okay.

23 MR. BRYDON: -- part of the structure.

24 MS. STABLER: I believe in historic

1 documents, it's referred to a three -- a three bay --

2 MS. ANDERSON: A three bay --

3 MS. STABLER: A bay.

4 MR. BRYDON: Correct. And this is
5 walled here. There were never any existing -- or
6 there were never any additional like here and here --
7 this creates a symmetry --

8 MR. BOOTH: Two lines.

9 MS. ANDERSON: Those --

10 MR. BRYDON: Yeah. We certainly
11 wouldn't --

12 MS. ANDERSON: (Cross talk) --

13 MR. BRYDON: -- be opposed -- we
14 certainly wouldn't be opposed to investigating adding
15 more lights. I mean, it -- you know, it wouldn't be a
16 problem.

17 MS. ANDERSON: What I'm saying is that
18 elevation needs to be investigated. You have an
19 elevation of the porch. If you did the same thing
20 here and clarified the intent, what's going to happen
21 over in that corner, that might pretty much take care
22 of it.

23 MR. BRYDON: But I don't think we're
24 really -- so the walls they restored, but I don't

1 think there's any intent to do anything other than
2 what's existing there.

3 MS. ANDERSON: This is going to be
4 restored as a wall with a door entry?

5 MR. BRYDON: Yes.

6 MS. STABLER: Correct.

7 MS. ANDERSON: Right. So, if that was
8 shown, then that would probably help to communicate
9 what it is that's happening here.

10 MR. BRYDON: Okay.

11 MS. ANDERSON: That's what -- I guess
12 that's what I'm saying, which would then, in agreement
13 with you, then the lighting makes sense. If there are
14 three garage --

15 MR. BRYDON: Right.

16 MS. ANDERSON: -- doors and then that's
17 an entry.

18 MR. BRYDON: Okay.

19 MS. ANDERSON: I just think that this
20 probably need its own elevation, just to help
21 understand what is happening there. Also, to talk
22 about what kind of materials or what that finish is
23 going to be now that that's going to be some kind of a
24 personal door entry.

1 MS. STABLER: So, we can go back and
2 follow up with a supplemental submission on that. But
3 I think we were struggling a little bit because, as
4 you may recall, we also had anticipated that this was
5 not needed. I think this was historic -- this was the
6 original thing we were focused on saying this doesn't
7 look like historic. It looks like it's been changed
8 over time. So, I think we're struggling with exactly
9 what it should -- what it would have looked like or
10 should look like because there's really no depiction
11 of that.

12 But, again, I appreciate your
13 perspective which is it would be helpful to have some
14 more detail about what that façade, what that
15 elevation will look like when we complete. So, but --

16 MR. BOOTH: In the interest of --

17 MS. ANDERSON: I think that the --

18 MR. BOOTH: I'm sorry.

19 MS. ANDERSON: I think that the
20 suggestion with the carriage door, I've seen those,
21 the single garage -- it's -- functionally, it's like a
22 regular garage door. It's a single door, but it looks
23 like a carriage door. I mean, I think that would
24 probably be helpful.

1 MR. BRYDON: More suitable?

2 MS. ANDERSON: Yeah.

3 MR. BRYDON: Okay.

4 MS. ANDERSON: You know, I understand
5 it's not like we want to try to impose something and
6 say, hey, put these -- because I know carriage doors
7 are expensive. So, if that was not a significant item
8 and a significant elevation, I would definitely think
9 that something like that would help. But, again, if
10 it was in an elevation, then it would really be easier
11 to look --

12 MS. STABLER: To see.

13 MS. ANDERSON: Yeah.

14 MR. BRYDON: I don't think we have the
15 height necessary inside to have an overhead door here,
16 so I think it's going to have to be a swinging
17 carriage door.

18 MR. BOOTH: Well, and we can also
19 install an overhead door assembly and make it non-
20 functional. It can sit in the opening.

21 MR. BRYDON: Yeah, which is what we're
22 going to --

23 MR. BOOTH: Right.

24 MR. BRYDON: -- do here basically.

1 MR. BOOTH: And we can do it with
2 carriage -- you can get an overhead door that
3 simulates --

4 MR. BRYDON: I think, though -- I think
5 we'd like to have it open.

6 MR. BOOTH: I'm -- we can have the one
7 that opens.

8 MR. BRYDON: Right, yes. Yes.

9 MR. BOOTH: Yeah.

10 MR. BRYDON: Correct.

11 MS. ANDERSON: But they should match.
12 So, whatever --

13 MR. BOOTH: Yes.

14 MR. BRYDON: Yeah, they will match.

15 MS. STABLER: Right.

16 MS. ANDERSON: Okay. So, the -- in the
17 package that I had, I didn't have the roof -- roofing
18 material and I did recommend that architectural
19 asphalt shingles. I had GAF designer asphalt shingles
20 and CertainTeed Landmark premium asphalt shingles.
21 Those have a really nice three-dimensional look.

22 MR. BRYDON: Yeah, they're a triple
23 laminated shingle, which they have -- they're like
24 that thick.

1 MS. ANDERSON: Right. They have a
2 dimension -- they are very dimensional.

3 MR. BRYDON: Okay.

4 MS. ANDERSON: I think much more
5 dimensional than the one that you submitted. I would
6 recommend that you might want to take a look at those.
7 The other one, you had an alternative, was a true
8 sheeter -- cedar shake, which I understand maintenance
9 and issues like that. I would recommend, as an
10 alternative, the composite cedar shake. Okay? Those
11 are made by DaVinci, Enviroshake, Brava, CeDUR, C-E-D-
12 U-R, EcoStar, and some other -- but you guys can take
13 a look and look those up.

14 MR. BRYDON: And these are alternatives
15 to the asphalt shingle?

16 MS. ANDERSON: Your note said, we will
17 put in asphalt shingle, but you also said that you
18 would consider alternative cedar shake. What I'm
19 saying is, instead of considering the alternative
20 cedar shake, due to its maintenance issues, the
21 alternative should be a composite cedar shake. And if
22 you look that up, they do have those. They are low
23 maintenance. They have a long life. So, it's just
24 something to look into. I'll just put it that way.

1 MR. BRYDON: The Board would be
2 accepting of a roof that is consistent with what's
3 existing, if we replaced that roof?

4 MS. ANDERSON: I'm sorry?

5 MR. BOOTH: The existing roof is an
6 asphalt shingle roof. Would the Board be accepting of
7 a replacement of the asphalt shingle roof with a roof,
8 the material that matches or simulates a cedar shake
9 in an asphalt format?

10 DR. BENSON: Well, we can't tell you
11 that tonight, because we haven't --

12 MS. ANDERSON: We have to kind of talk
13 about it.

14 DR. BENSON: Yeah.

15 MS. STABLER: You have to deliberate at
16 the business meeting. I guess before you go into the
17 business meeting, and we may not have an opportunity
18 because it would be inappropriate for us to do so, we
19 would like to know if there are opportunities to make
20 a supplemental submission, perhaps, without having to
21 come back just because of our desire to move quickly -
22 -

23 DR. BENSON: Yes.

24 MS. STABLER: -- on the project.

1 DR. BENSON: We understand that. Yeah.

2 MS. ANDERSON: Oh, I had one more. I'm
3 sorry. That middle alcove, the notes said you were
4 going to use a CertainTeed siding, but it didn't say
5 what type. So, I'm highly recommending CertainTeed
6 cedar impressions, double nine-inch staggered, rough
7 split shake. An alternative would be Northwoods
8 single nine-inch staggered, rough split shake. Those
9 are both done by CertainTeed. And they both have a
10 shake look to them. I think one is -- it's a price
11 point kind of thing, so I think either one would
12 probably be -- I mean --

13 MR. BOOTH: Ms. Anderson, what were the
14 two -- the Cedar Impressions was the first one. What
15 was the second one?

16 MS. ANDERSON: Northwoods --

17 MR. BOOTH: Northwoods.

18 MS. ANDERSON: Both of them are nine-
19 inch. The Cedar Impressions is a double nine-inch and
20 Northwoods is a single nine-inch.

21 MR. BRYDON: I think our intent was to
22 mimic the last siding, so that's certainly something
23 we would consider.

24 MS. ANDERSON: Then, I guess -- I'm not

1 sure. I haven't really had a chance to look at the
2 window selection. But I guess what type of windows
3 are they? I'm sure they're double --

4 MS. STABLER: Yeah, they're --

5 MR. BRYDON: They're double hung.

6 MS. STABLER: Yeah.

7 MR. BRYDON: Double hung --

8 MS. ANDERSON: Do they have gas in
9 between the two panes?

10 MR. BRYDON: Yes, they're an insulated
11 unit. And that's part of the reason why we're using
12 the vinyl replacement windows. The existing wood
13 units do not offer the opportunity for insulated
14 glass. The glazing pocket is not deep enough. So,
15 energy efficiency enters into that picture.
16 Durability enters into that picture.

17 MS. ANDERSON: And did you guys
18 consider a wood with a vinyl wrap window?

19 MR. BRYDON: Not at this time. The
20 cost for vinyl wrapped wood windows is three times the
21 vinyl window. And I don't know what the benefit is,
22 at least from the practically standpoint. The
23 durability is better for a vinyl window. The cost is
24 better. And the outer appearance or outward

1 appearance is no different than a vinyl plywood
2 window.

3 MS. ANDERSON: Is the window insulated?

4 MR. BRYDON: Yes.

5 MS. ANDERSON: The edges? Is there
6 insulation inside of the casing?

7 MR. BRYDON: I'll have to take a look
8 at the product data. I'm not certain of that.

9 MS. ANDERSON: The divided like --

10 MR. BRYDON: During the installation,
11 there would be insulation installed around the
12 perimeter of the window, correct, Bill?

13 MR. BOOTH: If need be, yes. I mean,
14 they're calked in and weather-sealed into the existing
15 jam itself.

16 MS. ANDERSON: Right. Now, I'm asking
17 about the construction of the actual windows
18 themselves.

19 MR. BOOTH: I'd have to look at the
20 (inaudible) details for those windows.

21 MS. ANDERSON: Right. Okay. And the
22 dividers, are those interior to the panes?

23 MR. BOOTH: There is an interior
24 applied muntin pattern, a separator in between the

1 glass, and then an exterior muntin pattern that is
2 simulated to true divided-light window.

3 MS. ANDERSON: So, you have a muntin
4 pattern on this side and a muntin pattern on --

5 MR. BOOTH: Right. And --

6 MS. ANDERSON: -- (cross talk) side?

7 MR. BOOTH: And a muntin pattern within
8 the space of the glass.

9 MS. ANDERSON: Is the muntin removable
10 for --

11 MR. BOOTH: They are not.

12 MS. ANDERSON: -- cleansing?

13 MR. BOOTH: They are not.

14 MS. ANDERSON: Cleaning?

15 MR. BOOTH: And I don't know many true
16 or simulated divided-light window manufacturers that
17 make their muntin removable anymore.

18 MS. ANDERSON: And then one other
19 comment. I didn't see any -- like what is the paint
20 color scheme that's going to happen?

21 MR. BOOTH: It's going to be (cross
22 talk) --

23 MS. STABLER: It's white.

24 MS. ANDERSON: Okay. Thank you.

1 MR. BOOTH: Thank you.

2 DR. BENSON: Any other questions? I'm
3 hearing none? Thank you.

4 MS. STABLER: Thank you.

5 MR. BROOK: Thank you.

6 DR. BENSON: Now, we'll ask, is there
7 any public comment? If so, we'd ask for people who
8 speak in favor first, oppose second, and just general
9 comments third. So, does anyone wish to speak in
10 favor?

11 MR. BRYDON: As a resident of New
12 Castle County, I just think it's a great idea.

13 DR. BENSON: Now, does anybody have any
14 concerns? Hearing none? Thank you very much.

15 MS. SILBER: Thank you.

16 MR. BRYDON: Thank you.

17 MR. JACKSON: I just have a couple of
18 quick questions (inaudible).

19 DR. BENSON: Well, you have to come
20 forward, give us your name.

21 MR. JACKSON: My name is Keith Jackson
22 (ph). I'm the President of the Pencader Heritage Area
23 Association. And I -- just to be clear, just because
24 something is old, I don't think it should be saved.

1 And if it is saved, it should be usable to give back
2 to the community. So, I'm for what you guys are
3 doing. I just question when you spec'd out steel
4 doors, why not fiberglass? Just out of curiosity
5 because fiberglass is going to have a look that --

6 DR. BENSON: No. You ask us and then
7 we -- if we choose --

8 MR. JACKSON: Understood.

9 DR. BENSON: -- will ask them.

10 MR. JACKSON: Okay, sorry. Yeah, when
11 using fiberglass doors, you're going to have a look
12 that has the appearance of wood, greater -- more so
13 than steel. It's also arguably more energy efficient
14 and less maintenance. I guess that was the one main
15 concern. The windows -- I'm a contractor myself. I'm
16 familiar with the Ply Gem windows. If you're talking
17 about making this as maintenance free as you want, I
18 would hope they'd consider (inaudible) window.

19 DR. BENSON: Okay. Thank you.

20 MR. JACKSON: That's all.

21 DR. BENSON: Thank you. Yes?

22 MS. DURHAM: Could I make a public
23 comment?

24 DR. BENSON: Yes. Please, come

1 forward.

2 MS. DURHAM: Thank you. Dee Durham,
3 County Council. And, I'm sorry, I missed the
4 beginning of the conversation. I just wanted to make
5 sure that the applicant or all applicants today are
6 aware of the tax credit, county tax credit, that was
7 just passed that could help with costs associated with
8 such a project. And, also, there is a grant
9 opportunity that's available right now, I think,
10 through the Delaware Preservation Fund for smallish
11 grants, a thousand, couple thousand dollars for
12 projects like this, if it would be of assistance. The
13 information for that is on preservationdelaware.org
14 website.

15 MS. SILBER: Thank you.

16 MS. DURHAM: And they're only once a
17 year, so this is the month right now that the deadline
18 is.

19 DR. BENSON: Thank you.

20 MS. SILBER: And I guess I will ask,
21 just as a point of information, have you considered
22 fiberglass doors?

23 MS. STABLER: So -- hi, Wendie Stabler
24 back for the applicant. Just a side conversation I've

1 had with the representative from Commonwealth and I
2 don't think we have. I think we would be willing to
3 do so and cost permitted. You know, if the Board
4 feels strongly that that might be a better option,
5 that would be something we'd be willing to consider.

6 MS. SILBER: Thank you very much.

7 MR. BOOTH: Just -- Bill Booth with
8 Commonwealth. Just so we understand, fiberglass doors
9 might offer a wood tone -- a better wood tone
10 appearance, but the existing doors are painted. So,
11 the use of fiberglass is really pointless when you
12 think about it because if they're painted, a steel
13 door would replicate that condition more readily,
14 actually, than a fiberglass door, and at a more
15 economical cost.

16 DR. BENSON: Okay.

17 MR. BOOTH: Thank you.

18 DR. BENSON: Thank you. If there is no
19 further comments, then we will move forward with the
20 agenda. The second application is Application 2019-
21 11543, 1139 La Grange Parkway. Betsy?

22 MS. HATCH: All right. Located on the
23 east side of La Grange Parkway, east of the
24 intersection with South Aikens Tavern Court. Tax

1 Parcel 11-026.20-001. Pencader Hundred. Residential
2 building permit to construct a screened-in porch off
3 the rear of a dwelling located within the La Grange
4 subdivision. S & H Zoning. Council District 11.

5 DR. BENSON: Thank you. Would the
6 applicant come forward and give us your name?

7 MR. ORRELL: My name is Michael Orrell
8 (ph). I am from SRA Home Products, doing business
9 under Sunrooms America. And I have to ask for the
10 Board's forgiveness because I didn't come as prepared
11 as Wawa and the other guys did. Ragesh's (ph) home is
12 very modern. I believe it was built in 2014, Ragesh?
13 And when I talked with Betsy, I was told -- I think
14 Betsy had told me it was just the area -- that I know
15 the whole development is brand new, well 2014.

16 So, as far as keeping its historical
17 characteristics, I wasn't sure that that was like
18 really what we were here to discuss. It was more of
19 just getting the approval because of the area that it
20 was in. But I'm here to answer any questions and let
21 you guys know everything that we're doing there.

22 It is an aluminum extruded prefab
23 sunroom. It is from a manufacturer called TEMO, out
24 of Michigan. And Ragesh's home has a bump-out on the

1 rear side. We're not coming past any facets of the
2 house. We're not, you know, impeding any setbacks,
3 going, you know, beyond the home itself. I'm trying
4 to think what else.

5 The structure will be built on a 10 x
6 14 wood foundation. His sliding glass door that
7 exists on the home now is about two feet off the grade
8 in elevation. So, we'll be matching that elevation to
9 the rear sliding door. And I actually have a picture
10 of the rear of Ragesh's home. I have a picture. Here
11 it is here.

12 MS. HATCH: So, I've just been asked to
13 verify for the Board and for everyone, the application
14 is in front of the Board because La Grange
15 subdivision, as many of you know, is within a historic
16 overlay district. And attached are the very --
17 they're prescriptive guidelines that were adopted at
18 the inception of the subdivision. So, and screened
19 porches weren't -- aren't actually considered in those
20 design guidelines, just open decks and brick patios.
21 So, that's the reason -- that's why --

22 MR. ORRELL: I gotcha.

23 MS. HATCH: -- it's submitted before
24 you.

1 MR. ORRELL: So, it was when that
2 neighborhood was originally being constructed, there
3 were rules set forth?

4 MS. HATCH: Uh-huh.

5 MR. ORRELL: Okay. I understand.

6 DR. BENSON: Using modern materials to
7 give the sense of the historic --

8 MR. ORRELL: Okay.

9 DR. BENSON: -- past. And, so, this is
10 the first porch that we have had come before us.

11 MR. ORRELL: All right. Thanks.

12 MS. ANDERSON: Enclosed? Because they
13 have --

14 MR. ORRELL: Yes.

15 DR. BENSON: Yes.

16 MS. ANDERSON: -- porch -- it says
17 balcony, but not enclosed.

18 DR. BENSON: Yes. All right. Do you
19 have anything more to tell us before we ask questions?

20 MR. ORRELL: I have (inaudible). This
21 is what the color of sandstone is -- the color of the
22 extrusion that will be on Ragesh's home. But we are -
23 - it is a majority of window. It's a majority of
24 glass. It is a sunroom. So, there will be

1 approximately 14 inches at the bottom of this glass
2 and at the top, it is a studio style roof. Meaning,
3 it will come off the back of Ragesh's home. It's not
4 cathedral style, so there will not be a gable. But on
5 the side, there will be a porkchop, let's put it that
6 way. And these areas will be sided in the same brand
7 and color as the existing home with the bead style
8 siding. It won't just be our temcore (ph) finish,
9 which is kind of like a stucco finish. So, it will
10 look just like the home here. The only sandstone
11 color will be the aluminum extrusions in between the
12 sliding windows.

13 So, I'll just pass this to you guys.
14 This is what an assembled version of the room looks
15 like that will go on the back of his home. And just
16 the bottom portions and top portions would be the
17 beaded siding. The roof structure is a four-and-a-
18 half-inch foam that is aluminum clad on both sides.
19 And the fascia trim and gutter system that will be on
20 it will be in that same sandstone color.

21 DR. BENSON: Okay.

22 MS. ANDERSON: The sandstone, this is
23 like a brown.

24 MR. ORRELL: Clay. It's actually a

1 natural clay. It might look a little darker in that.
2 Here is our actual company brochure and this shows a
3 little more of the light color. Like there is white
4 rooms in here, but that, in fact, there is the
5 sandstone. So, you can see it is way lighter than
6 what that original picture shows.

7 MS. ANDERSON: That looks (inaudible).

8 MR. ORRELL: Yeah.

9 DR. BENSON: All right. Do we have any
10 questions of the applicant? John?

11 MR. BROOK: Yeah --

12 DR. BENSON: Mr. Brook?

13 MR. BROOK: Yes. Thank you, Madam
14 Chair. It did not seem to me from the -- from what I
15 see in your window design that there was much effort
16 made to compliment or stay in touch with the historic
17 overlay nature of this area.

18 MR. ORRELL: Right.

19 MR. BROOK: And I wonder if you could
20 not accomplish the same volume of window with windows
21 that are more appropriate to reflect the --

22 MR. ORRELL: So, the window that does
23 come with that is premanufactured. And the only other
24 style that TEMO does offer is a style that is made

1 from -- well, it's either just a screen room, rather
2 than a glass room. And it's -- they actually have a
3 vinyl -- its big points are it's non-pierceable. It's
4 self-healing. It doesn't scratch, things like that.
5 But nothing that I'm aware of that has a historical
6 gridded pattern or, you know, separate muntin or
7 anything like that. It is more of a slider style,
8 rather than double hung. And it is -- it is
9 definitely more modern than a historic, you know,
10 look.

11 MR. BROOK: Well, I think what we're
12 trying to do is protect the historic look of the area.
13 And I don't see that the windows that you proposed do
14 that.

15 MR. ORRELL: Yeah.

16 MR. BROOK: And --

17 MR. ORRELL: And it's not something --

18 MR. BROOK: Are there some other
19 manufacturers that you haven't considered?

20 MR. ORRELL: That's who -- we're the
21 exclusive east coast distributor for TEMO. It's the
22 only company we work for and it is pre-fab. It is --
23 that's the window that they actually manufacturer.
24 It's not like when we get the product from them that

1 we can put another window into this unit. It is --
2 you know, that catalogue is --

3 MR. BROOK: Is that the only kind of
4 window they'll make for you?

5 MR. ORRELL: It is, unfortunately.

6 MR. BROOK: And they're the only
7 company you can deal with?

8 MR. ORRELL: Uh-huh. As my company,
9 that's the only one we deal with.

10 MR. BROOK: Okay.

11 MR. ORRELL: We have an exclusive
12 contract with them.

13 MS. ANDERSON: So, those were my --
14 that was my first comment, also. Can I get a little
15 bit of clarity? Is my understanding that we are
16 establishing some guidelines for an enclosed porch?

17 MS. HATCH: It's going to be up to the
18 Historic Review Board to -- yes, I -- the staff
19 recommendation is to establish some sort of guidelines
20 for future. And, just to clarify, it's -- Michael is
21 the contractor. So, he's not the homeowner. So, the
22 homeowner, I'm not sure, you know, how involved or
23 familiar he is with the regulations, as well.

24 MR. ORRELL: Right.

1 MS. HATCH: But the -- that's, you
2 know, you're dealing with your company, rather than
3 the homeowner, who is --

4 MR. ORRELL: Correct. Yeah, and I
5 wasn't brought into the project, per se. Hey, we're
6 looking for a historical structure to match, you know,
7 local neighborhood or anything like that. So, there
8 wasn't -- yeah, I guess, we were under the assumption,
9 newer home, newer product kind of thing. And, you
10 know, at first, didn't take that into consideration
11 because the first place I actually went was the HOA.

12 And we did get the approval from the
13 HOA and I sent them my product and everything like
14 that. And, then, when I went for the permit is when
15 Betsy told me, well, we're going to have to take this
16 other step first. And, yeah, I just wasn't aware of
17 that step, nor was my company, when the original
18 product was sold.

19 MS. ANDERSON: So --

20 MR. BROOK: No, I'm done.

21 MS. ANDERSON: So, I mean, I looked at
22 the historic overlay district general architectural
23 standards for La Grange. And, for the windows, they
24 have single windows with muntin. That's just windows

1 under its own category, separate, without a reference
2 to whether it's on the front, the back, or on the
3 porch or not on the porch.

4 So, that -- so, I go to that and I say,
5 well, that should probably be continued around the
6 house. So, that would be my first recommendation,
7 that the windows, whether they're single or whether
8 they're (inaudible) windows, I would put it that way,
9 because you want to have some kind of leeway when
10 you're talking about putting those porches on. But it
11 should have some kind of muntin on them. So, that's
12 one of the things that I picked up from just looking
13 at the general architectural standards. They didn't
14 talk about rooves.

15 Now, what they have or a -- they're
16 saying it's a gabled roof. I don't know if that's
17 something we want to impose on putting in a gabled
18 roof on the porch on the back or whether we're okay
19 with the one with the pork chop. I don't think it's
20 intrinsic. It's on the back of the house.

21 DR. BENSON: That's something we need
22 to talk about.

23 MS. ANDERSON: However, I think that
24 there should be a -- some kind of distinction. If

1 it's on the back of the house and you can't see it
2 from the drive area, which I believe is what La Grange
3 is concerned about -- so, if you can't see it as
4 you're driving along, then I would think that that
5 type of roof was fine. However, there may be a chance
6 that someone -- I don't know -- in some way, when you
7 have the corner lots and things like that or you have
8 the cul-de-sacs, you have more space, if somebody
9 decides to put one on the side, then we may want to
10 think --

11 DR. BENSON: We can speak about this at
12 the business meeting.

13 MS. ANDERSON: Okay.

14 MR. BROOK: Yeah.

15 MR. CORRELL: Yeah. And the only thing
16 I would suggest with that, too, is the fact that we
17 did a studio -- and just for something for you guys to
18 think about -- so if this was on the side of the home
19 and we did a studio that was perpendicular to the
20 existing gable, that would be something to think about
21 that might not be as aesthetic, but being this is on
22 the rear and our studio is within the same slope as
23 the upper roof, both having pork chops on the side of
24 the home, it gives it a little better look.

1 So, maybe -- not that I'm, you know,
2 here to tell you guys what to do, but I'm just saying
3 it from this standpoint because I have put them on the
4 side in Delaware, actually, on an HOA style home and
5 they made us do the cathedral to match the gable on
6 the side of the home, rather than a studio off of it
7 just so it kept with the aesthetics that way. But if
8 it was on the rear, just the fact that -- because if
9 we were to put a gable style on the rear where the,
10 you know, slope was coming this way at it, it would
11 kind of counteract each other. You know what I mean?
12 So, I guess it depends on where it's at on the home.

13 MS. ANDERSON: The other comment I had
14 was for -- it seems like the door should have like a
15 medium style, at least that -- I don't know that it
16 was -- would really fit. And, again --

17 MR. CORRELL: Well --

18 MS. ANDERSON: -- I'm just thinking
19 about --

20 MR. CORRELL: -- it depends on the
21 door. Are you looking at the slider door or the
22 swinging, man door? There are two options. Let me
23 see what option Ragesh --

24 MS. ANDERSON: I -- what I saw was a

1 door. So, if I made -- if I didn't read it --

2 MR. CORRELL: Yeah, we are doing a
3 swinging door and not the sliding door.

4 MS. ANDERSON: I'm looking at that
5 bottom elevation, to the bottom right. That one.

6 MR. CORRELL: Yes.

7 MS. ANDERSON: It -- if these windows
8 were -- I don't know, the styles should be thicker.
9 There should be muntin in them and the door should
10 have a thicker style.

11 MR. CORRELL: Yeah, I mean, so just in,
12 from a sunrooms defense, the more glass, the better.
13 So, that's where it's coming from, as far as, as much
14 light as we can get in there and as little of a muntin
15 or a sill. You know what I mean? Anything like that.
16 That's the style that the sunroom goes for because,
17 you know, you start cutting that down and putting
18 smaller windows, you're not getting as much sunlight
19 in there. And, you know, the reason behind that is to
20 have as much glass as possible.

21 MS. ANDERSON: On the rear of the
22 house, though, they still have divided -- they have
23 muntin on there.

24 MR. CORRELL: I did see that on the

1 picture of his home.

2 MS. ANDERSON: Yeah.

3 MR. CORRELL: Yeah.

4 MS. ANDERSON: So, I guess that's what
5 -- I -- what I'm looking at is what's there. And I
6 feel like what goes back there should be in -- should
7 be taken into consideration. What is there --

8 MR. CORRELL: Of what is going on.

9 MS. ANDERSON: -- it should be
10 reflective of what is there. Okay? So, that's where
11 the comments are coming from. So, the comment would
12 be on the type of window and the type of door and that
13 those should be reflective of what is on the
14 buildings, the way that they build them, because La
15 Grange has an architectural style. And these units,
16 my understanding is, the back of them are facing a
17 large open public field.

18 MR. CORRELL: Yeah.

19 MS. ANDERSON: So, that makes this
20 elevation even more -- so it doesn't make it hidden.
21 It actually makes it a visible elevation. So, I think
22 it stands to reason that, then, these are going to
23 have to be done in a style that's much more
24 sympathetic to --

1 MR. CORRELL: To what's existing.

2 MS. ANDERSON: -- the -- to what they
3 have there.

4 DR. BENSON: Any other questions or
5 comments to the applicant's representative? If not,
6 anybody wish to speak for or against this project?
7 Hearing no one, seeing no hands. Thank you very much.

8 MR. BROOK: Thank you.

9 MR. CORRELL: You're welcome. Thank
10 you, guys.

11 DR. BENSON: All right. Application
12 2019-16209, 501 Mt Lebanon Road.

13 MS. HATCH: And this is located on the
14 north side of Mt Lebanon Road, west of the
15 intersection with Concord Pike. Tax Parcel 06-064.00-
16 030. Located in Brandywine Hundred. Demolition
17 permit to demolish a wood-frame addition on a historic
18 dwelling to enable an adaptive reuse and Historic
19 Overlay rezoning. NC15 Zoning. Council District 2.

20 DR. BENSON: Thank you. Will the
21 applicant or applicant's representatives please --

22 MR. RHODUNDA: Yes. Thank you very
23 much. Yes, for the record, my name is Bill Rhodunda,
24 here on behalf of the owner. Mark Russo, the engineer

1 for VanDemark and Lynch is here. And Dennis Sneeve
2 (ph) with the owner's rep will be here in a moment.
3 Thank you for allowing us to appear before you this
4 evening. We have three matters before you regarding
5 the property of 501 Mt Lebanon Road.

6 I think that you're familiar with this
7 property, some of you being on the Board back in 2014
8 when a different owner came in for a demolition permit
9 who, at that time, was seeking to demolish the entire
10 structure. Just to put you at ease, this owner is not
11 seeing to demolish the entire structure. This owner
12 is seeking to preserve the stone portion of the house,
13 which is the front of the property, and demolition the
14 addition that was built sometime 1985.

15 DR. BENSON: And, Mr. Rhondunda, that's
16 the only thing before us tonight is the demolition
17 application.

18 MR. RHODUNDA: Okay. Because,
19 ultimately, we'll be coming back --

20 DR. BENSON: Yes, we'll see you again.

21 MR. RHODUNDA: Okay. Yes. And again.
22 Probably.

23 DR. BENSON: Probably, yes.

24 MR. RHODUNDA: The good news is I have

1 a client that is willing to go through the process and
2 that's the hard thing about these kinds of properties.
3 I've actually represented other parties who were
4 looking at, how do you rehab the front, stone
5 structure economically and make it make sense? And
6 that's why it's sitting there so long and that's why,
7 fortunately, we have a buyer now who owns the property
8 and is willing to do what it takes. He hired
9 (inaudible) nostalgic look of the property and, so,
10 I'm sure you've all read that report. I don't think
11 anyone is questioning this (inaudible) the property,
12 dating back to the 1800 construction for the front
13 portion of it.

14 But what we're seeking, then, tonight
15 in regard to the demolition permit is the entire back
16 of the structure, once you get past the stone part, is
17 a structure that was built in roughly 1985, I believe.
18 And that structure is in very poor condition. In
19 fact, over a number of years, engineers have gone in
20 there and, quite frankly, the county was there over
21 the last five years in different situations and noted
22 that it was so dangerous to go in there, you needed
23 like hazmat equipment because of water leakage into
24 that particular portion of the property.

1 That picture you see on the screen
2 right now, which is part of the report prepared by
3 (Inaudible) Delaware, that's the stone part at the
4 front that will be preserved. So, we have the front
5 wall and two side walls. The rear wall for that front
6 section may or may not have to come down, but it won't
7 impact any visibility. It's just a matter of, how do
8 you do this safely to make sense with the type of
9 structure of addition on the back? And our plans are
10 to maintain that. The owner has retained Bernard, an
11 architect. I know you've seen him before in historic
12 structures and they refined a really nice building.

13 We'd like to hand these out. I know
14 we're limited review, but at least give you a taste
15 what we're talking about because sort of historical
16 process here. But these images were prepared by
17 Bernard and will show you ultimately the concept of
18 what we're seeking to do with the property.

19 That's actually a good picture of the
20 portion of the rear. As you can see, all that will go
21 under the demolition project. And that's another good
22 picture of the rear of the property. From that stone
23 wall, all back, will come down.

24 DR. BENSON: Yes.

1 MR. RHODUNDA: All that will come down.
2 And the idea would be just to eliminate what's there
3 now because it's just a safety issue, quite frankly,
4 and then preserve the stone portions so that they can
5 be incorporated as part of an adaptive reused office,
6 used for the property.

7 MS. ANDERSON: So, is this --

8 DR. BENSON: Mr. Brook?

9 MR. BROOK: Yeah. Bill, the
10 (inaudible) -- most of the material we have here is
11 about the house that you're going to restore.

12 MR. RHODUNDA: Right.

13 MR. BROOK: We don't have a whole lot
14 about the part you want to tear off. If I remember
15 from a couple years ago, the roof was leaking and it
16 was -- the floors were in bad condition and -- could
17 you tell us a little bit more about your justification
18 for tearing off the back portion of this house, rather
19 than preserving it and restoring it?

20 MR. RHODUNDA: I think the main part of
21 it is the year University of Delaware did their report
22 and it indicated that back portion was built in 1985.
23 It's not a historic --

24 MR. BROOK: Not historic.

1 MR. RHODUNDA: -- part of the
2 structure.

3 MR. BROOK: Okay.

4 MR. RHODUNDA: And, besides that, it is
5 leaking a lot of water. There's definitely structural
6 issues with that portion of the property. The county
7 has been out there numerous times, mostly on code
8 enforcement issues out there. There have been a lot
9 of code enforcement issues over the last number of
10 years.

11 MR. BROOK: Right.

12 MR. RHODUNDA: And they have been out
13 there in a sort of, everyone is sort of in fear of
14 when that might collapse or some other issue with it.
15 But it definitely was a safety issue. And it seems
16 because the dated construction certainly wasn't worth
17 considering saving. I don't think I have anything
18 more to add for that, Dennis, but --

19 MR. SNEEVE: The floor is caving in.

20 MR. BROOK: Okay. Well, let me just
21 say that it appears that we finally have someone who
22 is willing to take this on and preserve this property
23 because the property certainly needs to be preserved.
24 I understand the impact (inaudible). That's what we

1 needed to do.

2 MR. RHODUNDA: Sure.

3 DR. BENSON: Yes.

4 MR. BROOK: Yeah.

5 DR. BENSON: And our previous
6 professionals who did go out and look at it said they
7 needed hazmats to go back because it was so bad. So,
8 I think we have a sense of how it had degraded.

9 MR. RHODUNDA: (Inaudible). I mean, it
10 really -- no one ever seriously considered trying to
11 do much with that, considering we had the stone
12 portion in the part --

13 MR. BROOK: Right.

14 MR. RHODUNDA: -- in the front that was
15 really important for, really, the community. And
16 (inaudible), as you are aware from a couple years ago,
17 they have control over additions on here. And we've
18 met with CCU (inaudible) several times. We've met
19 with County Councilperson Durham on the matter, I
20 think everyone in the community and the neighbors. I
21 think the key thing is everybody would like to see the
22 stone portion preserved.

23 MR. BROOK: I think that's right.

24 MR. RHODUNDA: Yeah, and incorporated.

1 But I think everyone who has been out there is in
2 agreement. And the new owners did a nice job of
3 cleaning things up and eliminating all of the code
4 violations and maintaining it on a regular basis
5 because the county was out there regularly before this
6 new owner took hold of the property.

7 DR. BENSON: Well, I haven't asked our
8 staff, so I will ask you, if the back comes off, is
9 the plan that the new work would flow seamlessly so
10 that we don't have to close that up or somehow save it
11 for a while before you put the new addition on?

12 MR. RUSSO: It's a little bit of a
13 tricky -- if you take it off, we need to make sure we
14 have the approval to put it back on. So, the county
15 has code issues that we have to figure out, you know,
16 on the 150 percent.

17 MR. RHODUNDA: Right. Well, we do --
18 well, there is one issue that we will need to go to
19 the Board of Adjustment for and that is related to the
20 adaptive reuse principal that basically says that
21 you're allowed to add -- if you do an adaptive reuse
22 in a residential zone, that you can add 50 percent
23 more of the square footage all on -- without a
24 variance. The current house, as it stands right now,

1 is about 3,100 square feet. Let me just get my data
2 here. The current stone portion is 3,100 square feet,
3 but the entire structure, as it existed, is like 5,700
4 square feet.

5 So, our proposed building size is
6 8,795. It's slightly more than 50 percent more than
7 what exists out there today. I know that in talking
8 to Land Use, they're feeling was, well, if you're
9 going to knock down one portion of it, you might not
10 get credit for that. But I think the county has been
11 supportive of the concept of -- people realize it's
12 going to take 8,795 to get the deal done and get all
13 the money necessary to get the project completed.

14 So, essentially, at 5,714 square feet,
15 if you add 50 percent on that, it gets you to 8,571
16 and our plan has called for 8,795. So, we're right in
17 the ball park. That was on our small variance before
18 the Board of Adjustment.

19 DR. BENSON: So, your plan would be not
20 to move forward with the demolition until you have the
21 approval for the addition?

22 MR. RUSSO: Correct.

23 DR. BENSON: So, what would come down,
24 then would be rebuilt?

1 MR. RUSSO: Correct.

2 DR. BENSON: Would be built? Okay.

3 MR. RHODUNDA: In that same area,
4 that's correct. We do need one other variance
5 because, as you are all aware, the lot size of this,
6 which is 1.3 acres has to be 50 percent larger than
7 the surrounding properties. And it is, as it relates
8 to all of the residential properties. But we also
9 about Brandywine Valley Baptist Church, which is three
10 or four acres. So, we don't --

11 MR. BROOK: Yeah.

12 MR. RHODUNDA: But we don't think that
13 is going to be an issue.

14 MR. BROOK: I don't either.

15 DR. BENSON: Okay. Other questions?

16 MS. ANDERSON: First, I want to say,
17 it's so good to have an application that comes forward
18 and talks about preserving our history and not just a
19 permit for demolishing it. So, I appreciate that.
20 And the -- the renderings are very -- are
21 communicating what seems to be a design that
22 definitely acknowledges the existing building. So, I
23 think that they seem to have done a pretty good job
24 there.

1 I have one question. This -- that rear
2 wall that is in existence right now. On the -- well,
3 on the existing stone property, how is that -- I
4 guess, how is that going to be treated? What's going
5 to happen to that rear wall?

6 MR. SNEEVE: We're going to tie that
7 into the new addition and probably the piece that
8 we're thinking that's in between would be the
9 staircase that gets you first to second floor,
10 interior fire exit kind of stuff. Is that what you're
11 talking about?

12 MS. ANDERSON: Well, I'm -- I guess my
13 concern is not losing that rear stone wall where the
14 current add-on is.

15 MR. RHODUNDA: Right.

16 MS. ANDERSON: And then when you put
17 the new add-on. It's not clear, obviously, in any of
18 the pictures because --

19 MR. RHODUNDA: I don't --

20 MS. ANDERSON: -- they've added onto
21 it.

22 DR. BENSON: That's not really part of
23 the demolition discussion.

24 MR. BROOK: Yeah.

1 MS. ANDERSON: For the --

2 DR. BENSON: That would be when they
3 come back for the --

4 MR. SNEEVE: Design.

5 DR. BENSON: The design of the next
6 one.

7 MS. ANDERSON: Okay.

8 DR. BENSON: That's why I was asking
9 timing, rather than construction.

10 MS. ANDERSON: Okay.

11 DR. BENSON: It does get complicated.

12 MS. ANDERSON: Where that line --

13 DR. BENSON: Yeah.

14 MS. ANDERSON: Okay. That's all.

15 DR. BENSON: Any other questions?
16 Barbara?

17 MS. SILBER: Yeah, I just had to ask,
18 just for a little bit of clarification. My
19 understanding is that this house was built in several
20 episodes. So, the oldest is what, 1797 to 1803,
21 correct?

22 MR. RHODUNDA: Right.

23 MS. SILBER: Then, the back part is I
24 think 19th century. All right? This back part? And

1 then that was sort of modified several times after
2 that. So, we're -- it's my understanding that
3 everything from the stone wall is the part that we're
4 looking at the demolition.

5 DR. BENSON: Correct.

6 MS. SILBER: So, anything that -- so,
7 we're looking at something that is, let's say, the
8 beginning of that episode of modification is somewhere
9 around 1850? Is that my understanding?

10 MS. HATCH: I have the report here --

11 MS. SILBER: Okay.

12 MS. HATCH: -- if this helps. So,
13 based on the University of Delaware report, it says
14 the house was constructed in multiple phases. So, it
15 features at least five periods of construction. The
16 main block dwelling is a two-story, double-pile, stone
17 dwelling. To the rear is the period two. A two-story
18 frame L, added prior to 1850.

19 MS. SILBER: And then --

20 MS. HATCH: The rear L was expanded at
21 least twice more, incorporating an attached garage in
22 the early 20th century. The rear L of the dwelling
23 was expanded to the west in 1985 --

24 MS. SILBER: In 1985 --

1 MS. HATCH: -- with that shed or --

2 MS. SILBER: Right.

3 MS. HATCH: -- addition that you see.

4 MS. SILBER: So, we're taking
5 everything from that back?

6 DR. BENSON: Stone wall --

7 MS. HATCH: Correct.

8 MS. SILBER: So, that stone wall, back?
9 Okay.

10 MR. SNEEVE: Yes.

11 DR. BENSON: Is there anybody who
12 wishes to speak in favor, again? Hearing no one.
13 Thank you very much.

14 MR. BROOK: Thank you.

15 MR. RHODUNDA: Okay. Thank you very
16 much.

17 DR. BENSON: Okay. Application 2019-
18 16321, 706 New London Road. All right. Betsy?

19 MS. HATCH: This is located on the east
20 side of New London Road, south of the intersection
21 with Wedgewood Road. Tax Parcel 09-005.00-074. This
22 is a demolition permit of -- to demolish a single-
23 family dwelling known as the "William Kennedy Post
24 Office and Store" constructed circa 1860. NC21

1 Zoning. Council District 3.

2 DR. BENSON: Thank you. Would you like
3 to have a seat?

4 MR. ROSSI: Sure.

5 DR. BENSON: And give us your name.

6 MR. ROSSI: Albert Rossi (ph).

7 DR. BENSON: Are you the owner?

8 MR. ROSSI: Yes.

9 DR. BENSON: Yes, thank you. Okay.

10 MR. ROSSI: Well, basically, at one
11 point, I thought it was a house that would warrant
12 fixing up, rebuilding as it was, but after further
13 inspection and taking a real look at what it was, it
14 just -- you know, just there's no way it could be cost
15 effective or, you know, done to where it would be
16 worth it to fix what's there. So, I just decided that
17 I would apply for a demo permit and replace it with
18 something that's better.

19 It's in a bad location on the property.
20 It's close to the road and it's close to the neighbors
21 to the left. And it's just -- you know, it's just so
22 far gone. There's not much you can do with it. You
23 know?

24 DR. BENSON: Could you describe for us

1 some of the deteriorations --

2 MR. ROSSI: The foundation --

3 DR. BENSON: -- so we get a sense of
4 it?

5 MR. ROSSI: The foundation, I had a lot
6 of pictures --

7 DR. BENSON: Yeah, we've seen pictures
8 of it.

9 MR. ROSSI: Well, I presented them with
10 -- someone should have them.

11 MR. BROOK: We have them.

12 MR. ROSSI: Yeah. And then I have
13 more. There's a lot of termite damage. It's like a
14 barn-built place, where they have the -- kind of like
15 a pole, you know, frame that goes up. And all those
16 that are in contact with the ground are rotted and/or
17 termite damaged. And it just, you know --

18 DR. BENSON: It just goes on from
19 there?

20 MR. ROSSI: Exactly. It just has --
21 you know, it just has so many issues that it's
22 overwhelming to try to think that, you know, you could
23 try to rebuild that place. It's just, you know, too
24 far gone. And it's not really -- I mean, it's not

1 like it's in a historic district. I mean, there's a
2 new house to the right. There's a relatively new
3 house to the left. And it's, you know, a kind of a --
4 just stand-alone place. But anyway.

5 DR. BENSON: Okay. And do we have any
6 questions? John?

7 MR. BROOK: Mr. Rossi, when did you
8 acquire this property? How long have you had it?

9 MR. ROSSI: I --

10 MR. BROOK: Approximately.

11 MR. ROSSI: I think it was like
12 September of -- when did I get it? September of this
13 year or --

14 MR. BROOK: Okay. Well, it's fairly
15 recent then --

16 MR. ROSSI: Yes.

17 MR. BROOK: -- is what you're saying?

18 MR. ROSSI: Yes, I've --

19 MR. BROOK: All right.

20 MR. ROSSI: Yeah.

21 MR. BROOK: And when you purchased it,
22 what were your intentions with the property?

23 MR. ROSSI: My intentions were to fix
24 it up.

1 MR. BROOK: Okay.

2 MR. ROSSI: Yeah. I actually thought
3 about maybe even living there because it -- you know,
4 it's kind of a cool looking place.

5 MR. BROOK: It's a very nice-looking
6 house.

7 MR. ROSSI: Yeah. You know, but --

8 MR. BROOK: You said -- you commented
9 and I want to disagree with you a little bit about you
10 saying it's kind of isolated. It really is in an area
11 that has a number of other houses of similar vintage
12 in an area that used to be called McClelandville. And
13 it has its own post office.

14 MR. ROSSI: Right.

15 MR. BROOK: And there's an older house
16 across the street. The house on the corner is the old
17 McCleland House that's been turned into an insurance
18 office, I think.

19 MR. ROSSI: Yeah, yeah.

20 MR. BROOK: And, you know, granted, the
21 road is probably a whole lot busier than it was in
22 1850, when this house was built, but there are a
23 number of houses along that road that are just as
24 close to it.

1 MR. ROSSI: Uh-huh.

2 MR. BROOK: And I think all of the
3 things you've cited certainly are a problem.

4 MR. ROSSI: Yeah.

5 MR. BROOK: Termites and repointing of
6 foundation and so forth. But how have you concluded
7 that it's not worth doing because it is a rather
8 significant (inaudible)?

9 MR. ROSSI: Well, I mean, in the
10 basement, you would have to actually kind of jack the
11 house up --

12 MR. BROOK: Yeah.

13 MR. ROSSI: -- the whole structure, and
14 redo the old foundation. It's a rubble foundation
15 that is in some of those pictures that I sent --

16 MR. BROOK: Right.

17 MR. ROSSI: -- where, you know, it's
18 just crumbling. I mean, really, that would be the
19 only way that you could make it sound --

20 MR. BROOK: Well, now, are you a
21 contractor? Do you do this work yourself or do you
22 have to hire a contractor?

23 MR. ROSSI: Well, I -- both. I do some
24 work myself. I've, you know, been in the construction

1 trade for a number of years and I've done, you know,
2 (cross talk) --

3 MR. BROOK: So, you would know how to
4 jack up this house and how to --

5 MR. ROSSI: Yes.

6 MR. BROOK: -- repoint the stone in the
7 foundation?

8 MR. ROSSI: Well, I -- it's way past
9 repointing. It would be --

10 MR. BROOK: To remove some and rebuild
11 it?

12 MR. ROSSI: Yes. It would be total
13 taking them all out and replacing. And I think, at
14 that point, you would probably just want to either
15 pour concrete or lay, you know, 12-inch block.

16 MR. BROOK: Right.

17 MR. ROSSI: You know?

18 MR. BROOK: It's possible.

19 MR. ROSSI: Yeah, pour, you know,
20 concrete foundation and lay block on top of it, if you
21 were going to do -- you know, do that.

22 MR. BROOK: Have you priced that out at
23 all?

24 MR. ROSSI: No.

1 MR. BROOK: No? All right. It's hard
2 for us, even from pictures, to determine how much
3 termite damage there is and how much -- what would be
4 involved in replacing the damaged timbers.
5 Presumably, there are a number of timbers and wood in
6 the house that's still good.

7 MR. ROSSI: Yeah.

8 MR. BROOK: Because it's still
9 standing.

10 MR. ROSSI: Yeah.

11 MR. BROOK: But you just -- your
12 analysis of its -- of the necessity to demolish this
13 house is based on the general observation on your
14 part, I gather?

15 MR. ROSSI: Yes.

16 MR. BROOK: All right.

17 DR. BENSON: Have you considered having
18 a structural engineer work with you so you could give
19 us a genuine cost estimate?

20 MR. ROSSI: No, I didn't. It was just
21 -- like I said, I just -- it was my, you know, from my
22 experience --

23 DR. BENSON: Yeah, from what you
24 thought.

1 MR. ROSSI: And, like I said, it's not
2 like I wanted to. I just -- after -- I wanted to
3 actually fix it up. There's a place that could have
4 been a mother-in-law suite and, you know, I was going
5 to, you know, make it -- kind of redo it. But it's
6 just -- after careful analysis, it's just, you know,
7 definitely wouldn't be cost effective and I just
8 thought that it would be better to just tear it down
9 and build something new there.

10 DR. BENSON: Any other questions of the
11 applicant? None? Thank you.

12 MR. ROSSI: Okay.

13 DR. BENSON: Is there anyone from the
14 public who wishes to speak either for or against --

15 UNKNOWN FEMALE: He wants to live in
16 it. He doesn't have a house (inaudible).

17 MR. ROSSI: I actually live in a
18 historic house. I live on Hamburg Road at the mansion
19 house on 741 Hanburg Road and I own the Augustine Inn.
20 So, I really have a lot of history with restoring old
21 buildings --

22 DR. BENSON: Experience.

23 MR. ROSSI: Yeah. And I've restored a
24 lot of old buildings in Wilmington. And, like I said,

1 the Augustine Inn was literally about ready to crumble
2 when I bought that in 2011. And, now, it's actually a
3 -- I don't know if you get down that way, but it's a
4 pretty ongoing restaurant. We brought it back to life
5 and it's really -- the community loves it.

6 MR. BROOK: Why did you decide to take
7 that on and not take this house on?

8 MR. ROSSI: Actually, I did want to
9 take this on. You know, it was like the same
10 situation. But you analyze it and you say, well, you
11 know, pros/cons. And the cons just outweighed the
12 pros. You know? And that's -- and it's just not
13 aesthetic. I mean, it's not like it's a -- you know,
14 it has all that façade that -- it's like add-ons and a
15 lot of additions and, you know.

16 MR. BROOK: Well, that was probably the
17 store, don't you think?

18 MR. ROSSI: I think that was the post
19 office.

20 MS. ANDERSON: Yeah, that post -- and
21 that's what makes it --

22 MR. BROOK: Unique.

23 MS. ANDERSON: Yeah.

24 MR. ROSSI: Yes.

1 MS. ANDERSON: That particular --
2 having that piece there --

3 MR. ROSSI: Right.

4 MS. ANDERSON: -- on the side is
5 actually what makes it even more, to me, valuable in
6 its historical aspect and in telling a story. I don't
7 know. I really -- well, yeah.

8 MR. DAVIS: It gives it a lot of
9 character.

10 MS. ANDERSON: Yeah.

11 MR. ROSSI: Another thing is, those
12 other structures are -- a lot of them are masonry and
13 this is -- being all wood and with the termite damage,
14 it's just -- you know, it's just so far gone. It's
15 just --

16 MS. ANDERSON: Did you consider --

17 MR. ROSSI: It's like putting a band
18 aid on a band aid. You know?

19 MS. ANDERSON: Have you considered
20 something like keeping the original structure that's
21 in front and there's a lot of add-ons in the back?
22 Maybe those add-ons kind of go away and the original
23 structure remains and gets renovated? I mean, I don't
24 know if there are other --

1 MR. ROSSI: Again, with that
2 foundation, if you --

3 MS. ANDERSON: -- alternatives.

4 MR. ROSSI: If you saw it, if you go
5 down there, you'll see it's just -- it's crumbling.
6 It's caving in. The wall kind of, you know, it goes
7 like this. And people have tried to fix it before.
8 it's a real mess.

9 MR. BROOK: Well, probably somebody
10 tried to fix it that didn't have your skills who
11 doesn't know that they need to jack up the house.

12 MR. ROSSI: Well, I would have to agree
13 with you on that one --

14 MR. BROOK: Yeah.

15 MR. ROSSI: -- because it is a pretty -
16 - it wasn't a very thorough job. But --

17 MR. BROOK: But you would agree that it
18 could be fixed?

19 MR. ROSSI: Oh, I mean, anything could
20 be fixed.

21 MR. BROOK: Well, almost anything.

22 MR. ROSSI: I mean, we could -- you
23 know, but yeah, I -- for my dollar and the way I would
24 approach it, it just -- it isn't effective and it's

1 not -- I don't know, it's not that attractive, really,
2 so I don't know. I guess it's up to you, the Board,
3 to make the decision. But, for me, it's --

4 DR. BENSON: Yes, thank you.
5 Councilwoman Durham?

6 MS. DURHAM: Again, I just -- I don't
7 know if you were here earlier when I spoke, but I just
8 wanted to make sure you knew we -- county council just
9 passed a preservation tax credit, where you can recoup
10 some costs for rehab on your property taxes. Betsy
11 can help with that as well as I can. And, also, there
12 is a grant opportunity right now, which is -- I just
13 looked it up while we were sitting here. It's due no
14 later than the 27th of December for grant money that
15 may be able to help through Preservation Delaware.

16 And I actually misspoke earlier for the
17 record. I said preservationdelaware.org. It's
18 actually preservationde.org on their resources page.
19 So, I'm happy to help you. I am on the Board of
20 Preservation Delaware and we'd be delighted to try to
21 help you with getting grant money or other things, if
22 it would be helpful.

23 MR. ROSSI: Okay.

24 DR. BENSON: Thank you.

1 MR. ROSSI: All right.

2 DR. BENSON: And thank you, sir. Thank
3 you.

4 MR. ROSSI: Yep.

5 DR. BENSON: Okay. Application 2019-
6 15508, 2501 Old County Road. (Inaudible)

7 UNKNOWN MALE: Okay.

8 MS. HATCH: This is located on the
9 north side of Old County Road, west of the
10 intersection with Glasgow Avenue. Tax Parcel 11-
11 031.00-062. Pencader Hundred. This is a demolition
12 permit to demolish a barn constructed circa 1900.
13 NC40 Zoning. Council District 11.

14 MR. MYERS: My name is Randy Myers.
15 I'm an administrative officer of the Aetna Hose, Hook,
16 and Ladder Company, which is the volunteer fire
17 department. It serves the -- about 40 square miles on
18 the west side of the county, abutting Cecil County.
19 This property was purchased in 2004 for the purpose of
20 providing fire and EMS protection to the southern part
21 of the district. Our district runs from Denny Road,
22 all the way up to Upper Pike Creek Road. This was an
23 attempt to do this.

24 We're very familiar with historic. Our

1 fire house in downtown Newark was built in 1934 with
2 the original (inaudible) 1888, which we still use for
3 fire suppression services. What this has come about
4 is, we are in the process of selling a fire house on
5 the east side of Newark due to budgetary constraints
6 and increasing need for fire people to respond with
7 trucks and ambulances. Getting over 11,000 calls a
8 year, we have severe restrictions on the ability for
9 us to do things.

10 This application is for us to tear down
11 this barn and then the white structure next to it,
12 which is there. When we bought this in -- that's not
13 -- actually, that's -- he circled the wrong one. It's
14 this little building right here.

15 MR. BROOK: Yeah, that's the barn
16 there.

17 MR. MYERS: Sorry about that. That's
18 my mistake. That's what happens when you get college
19 help. So, what we're trying to do is to tear these
20 structures down. They have -- it has not been a horse
21 farm since 2004 when we bought it. Those buildings
22 have fallen into disrepair and in our attempt to try
23 to keep the property nice, we'd like to take those
24 down. So, we're actually going to reskin the pole

1 building to the right for the storage of the stuff
2 that we're keeping.

3 MR. BROOK: Is that the white building?

4 MR. MYERS: That's the white -- right
5 there.

6 MR. BROOK: Okay.

7 MR. MYERS: Yeah, it's a 40 x 100 -- it
8 used to be an indoor horse race -- or arena. So,
9 basically, when we came to get the permits to do this
10 is when Betsy said, hey, that barn has been here a
11 while and I don't know the exact history of it because
12 we bought it from a family. But what I did do is, if
13 you can move to the next slide, I took pictures from
14 Old County Road. Now, this is the entrance. The fire
15 house sits off of Old County Road. And if you could
16 go to the next couple slides, it's going down Old
17 County Road.

18 And, of course, this is in the winter
19 time when a lot of the trees no longer have foliage on
20 them and it's very difficult to see this structure
21 from Old County Road. It's not visible because it's
22 on our property. You can actually -- if you could go
23 back, Betsy, one, you could see like that barn door, I
24 guess, where they would keep hay there.

1 In due diligence with the county
2 requirements, we have sent out letters to all -- I
3 think it's 31 people that abut our property -- that
4 live around there with our intent to do so. And that
5 was done on the application when I turned it in. And
6 we have, as of yet, heard from anybody who is in
7 opposition to this.

8 Basically, you could see things have --
9 that somebody had put asphalt shingles on it.
10 Basically, our intent is to clean this up to make it
11 easier to keep the grounds cleaner and to basically --
12 to make the whole place a little bit nicer so that the
13 people living around it don't have to see an eyesore.

14 DR. BENSON: And it is a storage
15 facility?

16 MR. MYERS: No, it's nothing.

17 DR. BENSON: No, no. I mean, the
18 property, as you use it now?

19 MR. MYERS: No, the property, as we use
20 it now, is a fire house.

21 DR. BENSON: Oh.

22 MR. MYERS: That's the structure that's
23 in the front of the view --

24 DR. BENSON: Oh, yes, yes, yes.

1 MR. MYERS: Yes, we have a three-bay
2 fire house with an ambulance and an engine. Those
3 other structures were what was left when we bought the
4 farm from the family that lived there in order to
5 construct said fire house. And that one, we do have a
6 demolition permit for that, but we need to do it in
7 conjunction with the other one. And the silo will
8 stay. It's cost prohibitive to take it down.

9 Questions?

10 DR. BENSON: Do we have some questions?
11 Mr. Brook?

12 MR. BROOK: It looks like the place is
13 in pretty bad condition.

14 MR. MYERS: I would agree with you,
15 sir.

16 MR. BROOK: Is that correct?

17 MR. MYERS: Yes, sir.

18 MR. BROOK: And have you considered any
19 other use for it?

20 MR. MYERS: No, sir.

21 MR. BROOK: I mean, is there anything -
22 - any programs that the fire company engages in that
23 this could be used as a club house or a -- some kind
24 of --

1 MR. MYERS: This year, we are -- we
2 just did our budget. We are having a \$300,000 short
3 fall in funding. We spend over \$2.1 million in paying
4 people to provide emergency services. We don't have
5 need for anything that's not useful.

6 MR. BROOK: Okay. Thank you.

7 DR. BENSON: Any other questions? If
8 not -- well, Barbara?

9 MS. SILBER: Yeah. I just -- I think
10 you may have covered it, but just in case, can we go
11 back to that picture of the inside? The one with the
12 log beams at the top.

13 MS. HATCH: Oh. That one? Yeah.

14 MS. SILBER: So, my understanding is
15 that the actual structure itself is also in poor
16 condition.

17 MR. MYERS: Yes.

18 MS. SILBER: The posts and the beams?

19 MR. MYERS: Posts and beams, yeah.

20 MS. SILBER: So, this is not something
21 that could perhaps be turned into an outdoor, just a
22 covered -- open pavilion?

23 MR. MYERS: It has not --

24 MS. SILBER: Nothing?

1 MR. MYERS: It has no purpose for our -
2 -

3 MS. SILBER: Okay.

4 MR. MYERS: -- mission which is to
5 provide fire and EMS services.

6 MS. ANDERSON: So, even if it could,
7 it's not going to just --

8 MR. MYERS: If it could -- if you guys
9 --

10 MS. ANDERSON: If it would create
11 another --

12 MR. MYERS: If somebody -- if you guys
13 have \$60,000 or \$70,000 extra you want to give us,
14 I'll work on it.

15 MS. ANDERSON: It would mean your guys
16 would have to now maintain something.

17 MR. MYERS: Yeah. It's not in our core
18 mission. Our core mission is fire and EMS.

19 MS. ANDERSON: Uh-huh. Just another
20 question. And I'm not sure how to go about this, but
21 because there is a lot of -- it looks like nice wood
22 there, there are -- I know people who would salvage
23 that.

24 MR. MYERS: We have contacted numerous

1 people to do that. The structure is too small to take
2 advantage of that.

3 MS. ANDERSON: (Inaudible).

4 MR. MYERS: Yeah, because it -- we
5 would love somebody to take it down for free, but we
6 can't find anybody to do that. We have exhausted all
7 opportunities.

8 MS. SILBER: Okay. Thank you.

9 DR. BENSON: Thank you very much.

10 MR. MYERS: Anybody want to say
11 positive?

12 DR. BENSON: Anything -- you want to
13 say anything positive or --

14 MR. MYERS: No negative.

15 DR. BENSON: -- negative.

16 MR. MYERS: No, no negative.

17 UNKNOWN FEMALE: For the fire company?

18 MR. MYERS: Yeah.

19 DR. BENSON: We like fire companies.

20 MR. MYERS: Post Office Box 148 for
21 your donations.

22 UNKNOWN FEMALE: They should give it to
23 you.

24 MR. MYERS: Thank you.

1 MR. JACKSON: Keith Jackson, again.
2 President of Pencader Heritage Area Association. I
3 actually found out about this meeting because my
4 parents' property actually butts right up behind
5 there. So, I know exactly -- and I live on that road.
6 I know exactly what he's talking about. It's an
7 eyesore. I knew the family that owned it before they
8 bought it. It wasn't in good condition when they had
9 it. Historically, it's old, but there's nothing
10 significant about it. It's just an out building that
11 outlived its purpose probably four decades ago.

12 MR. BROOK: Right.

13 MR. JACKSON: So, the best thing that
14 can happen to that is three consecutive lightning
15 strikes and bulldozer. Honestly, it's --

16 MR. MYERS: We put fires out. We don't
17 start them.

18 MR. JACKSON: Yeah. I mean, I don't
19 think they could even use this as something to
20 practice on because I don't think you could -- I don't
21 think it's structurally sound enough for them to be
22 climbing on it. So, yeah, I'd be all for them getting
23 that permit.

24 MR. MYERS: Thank you.

1 DR. BENSON: Thank you. Thank you,
2 sir.

3 MR. BROOK: Thank you.

4 MR. MYERS: Thank you, folks.

5 DR. BENSON: And the last item on the
6 agenda. Betsy, read the whole thing, would you?

7 MS. HATCH: Yeah. The last application
8 for the evening is Application 2019-0415-S, 2466
9 Pulaski Highway. This is centrally located in Route
10 40, west of the intersection with Glasgow Avenue. Tax
11 Parcel 11-026.00-058. Pencader Hundred. This is an
12 exploratory minor land development plan to remove
13 existing impervious, subdivide the parcel into two
14 lots, and demolish an existing commercial structure
15 formerly known as The Glass Kitchen, constructed circa
16 1951, and to construct a 5,400 square foot car wash
17 with associated parking and stormwater facilities. CR
18 Zoning. Council District 11.

19 DR. BENSON: Thank you. If you
20 gentlemen would provide us with your names and then
21 we'll listen to your presentation.

22 MR. WILLIAMS: Thank you. I'm Ted
23 Williams. I'm with Landmark Science and Engineering.

24 MR. REANEY: Matt Reaney with Landmark

1 Science and Engineering.

2 MR. COCHRAN: Scott Cochran, owner of
3 Glass Kitchens with Glasgow Incorporated.

4 DR. BENSON: Thank you. All right.

5 MR. REANEY: All right. Well, I'm not
6 a PowerPoint guy so (inaudible) slide show. Well, I'm
7 (inaudible).

8 MR. WILLIAMS: Okay. Thank you. So,
9 as Betsy said, we're here this afternoon or this
10 evening -- it is after six o'clock now. But thank you
11 for having us all here this evening. We appreciate it
12 very much.

13 We're here, actually, for Autobell Car
14 Wash. They are looking to do a car wash on what was
15 the Glass Kitchen site. It's on US Route 40, just
16 west of Glasgow Avenue. You can see right there, in
17 the middle of the site, this is where the Glass
18 Kitchen is. Across the way is Peoples Plaza. And
19 here is the Goodyear Tire Center, Palumbo's. North of
20 us is the Grange community. That is where the house
21 is up here. And, so, this is where our site is
22 located right now.

23 The restaurant has been closed for
24 several years and Mr. Cochran can speak for that if

1 you have any questions about that as we go through the
2 presentation. I gave you -- inside the packet we have
3 already given to you was lots of photographs, but I've
4 got here just a representative photograph of what the
5 facility is right now.

6 I think part of the reason we're here
7 this evening is this restaurant was built back in the
8 late '40s, early '50s. It's a restaurant along the US
9 Route 40 corridor. It's kind of representative of
10 what was going on as those types of activities when
11 Route 40 was the main corridor for travelers and
12 tourists and everything in this area.

13 This is our proposed plan that has been
14 submitted to the department. It is for an Autobell
15 Car Wash. We're going to be tearing down The Glass
16 Kitchen restaurant, developing the Autobell on the
17 eastern portion of the property. The western portion,
18 which you see right here will remain just as paving
19 and everything like that for the time being. The
20 owners are looking to find a leasee for that portion
21 of the property.

22 The way Autobell works -- and I'll show
23 you some renderings of the building. It's a total
24 type car wash where you pull in and wash your car and

1 you can exit or if you pay some additional funds, you
2 go back through another tunnel and they will do
3 vacuuming and everything inside your car. But it's no
4 activities outside of the inside of the building right
5 now. So, that's the type of facility we have.

6 That's what you can see is the existing
7 condition today. This is a rendering of the Autobell
8 Car Wash. As you can see, on this side of the
9 building right here, that's where vehicles enter the
10 tunnel. Everything is inside and then they drive
11 through and they exit the site out here. So, you get
12 a feel for what the building is going to look like.

13 And that is the basic facility as you
14 will be exiting out that side, going to the westerly
15 direction. They do have a small, little office area
16 in there so that if customers do want to come in and
17 buy gift cards and things like that, it's what most
18 car washes have, they'll have that capability going
19 inside the building.

20 We did present, in the report that was
21 submitted to you, tons of information about the
22 restaurant, about the activities that went on. We
23 showed you some conditions of what the entire inside
24 is like. Scott and his family tried to keep the

1 restaurant going, but they've been closed down.

2 This got hit hard by competition from
3 the national chains in the Route 40 corridor area.
4 And the fact that this site is located between east
5 and westbound Route 40 made it a little more
6 difficult, you know, with traffic customers and
7 everything like that, to be able to support it.

8 Even to the point where Scott and his
9 family borrowed money to keep it open to be able to
10 pay payroll, but they still weren't able to make a go
11 of it. So, they've had to shut it down. You know,
12 that, or they would have to go bankrupt and just let
13 it go out to a sheriff's sale. This way, they're able
14 to retain the property. They are going to lease it,
15 so they'll have some control over it. And, like I
16 said, they're going to have Autobell here and the
17 other portion, they'll be looking for something small
18 type of use there.

19 Let's see if I can go backwards to it.
20 Yeah. I did want to point out here, this little thing
21 right here is really -- it's a communications'
22 building for Comcast.

23 MR. COCHRAN: Comcast, Xfinity now.

24 MR. WILLIAMS: So, it's not a cell

1 tower or anything like that, but they do have
2 electronic equipment in there. So, that's a portion -
3 -

4 MR. COCHRAN: It's an unmanned building
5 that facilitates cable services to the local
6 communities. It has a lot of fiberoptic underground
7 wiring going into it.

8 MR. WILLIAMS: Yeah, I apologize. We
9 didn't have a photo of it in this presentation, but it
10 is in the packet that was emailed to you from Betsy
11 over this past week. So, that's our proposal right
12 now. Like I said, architecturally, it does represent
13 (inaudible) style. We did provide some documentation
14 so the department has that about what the building
15 looked like and everything like that, so you could
16 have some historical contents to it.

17 But, like I said, the owners just could
18 not keep the restaurant going and there was no
19 activity for them trying to lease it to any other type
20 of restaurant. And the only one that came into this
21 was Autobell for the car wash facility. So, less
22 traffic that would be generated through the site than
23 what I -- any other thing would be. But that's what
24 we're proposing right now.

1 DR. BENSON: Thank you. Now, before we
2 start our questions, I want to remind the Board that
3 our only concern is the coming down of the restaurant.
4 All right. Do we have any questions for the
5 applicant? Mr. Brook?

6 MR. BROOK: Thank you, Madam Chair. I
7 don't know if other members of this Board have, but I
8 have had a number of delicious meals with this
9 restaurant years ago and I'm sorry to see that it
10 didn't succeed. My question -- I think you've
11 documented very well the -- in what you presented to
12 us, the economies of closing it down. I guess my
13 question is, other than demolishing this building,
14 have we thought of any other uses other than a
15 restaurant that might be suitable for that property?

16 MR. REARY: I'll let Scott answer in a
17 second. It had been on the market for a couple years.

18 MR. BROOK: Okay.

19 MR. REARY: And it was just --

20 MR. COCHRAN: We --

21 MR. REARY: Yeah, go ahead.

22 MR. COCHRAN: Yeah, we had -- there is
23 damage to the roof. It is a flat roof. It was built
24 in 1950. Mr. Keith Jackson remodeled part of that

1 restaurant back in 2006, the whole interior. They
2 didn't do anything with the roof.

3 Whenever there would be a significant
4 snowfall, we would have to close because the roof
5 would leak. We didn't have the funding available to
6 fix that. That being said, it became dilapidated,
7 outdated, hard -- very hard -- the worst day of my
8 life was the last day I worked there. And I'll give
9 you a brief history.

10 My family was born and raised in
11 Glasgow. My great grandfather owned all of where
12 Peoples Plaza is. He sold it to R.C. Peoples back in
13 1967. Okay? Things move on, people move on.

14 MR. BROOK: Yep.

15 MR. COCHRAN: My brother and I ran that
16 restaurant up until the time my mother-in-law retired
17 and I would say that was the downfall. She was a very
18 popular person. We lost a key employee. At about the
19 same time, John Deputy (ph), another key employee that
20 was part owner at that time, also retired.

21 We were in the process of buying him
22 out, my brother and I, because he was in his 60's. He
23 wanted to retire. We had to take a loan out for that.
24 The profit margin between what cost of goods sold were

1 and what we were actually netting -- we dealt with a
2 certain cliental. We dealt with an older cliental
3 that was very -- they had to choose between
4 prescription drugs and whether they were going out to
5 eat or whether they were putting gas in their car.

6 As time moved on, it became more and
7 more difficult. We couldn't raise prices because of
8 sticker shock and we couldn't advertise to compete
9 with the national regional chains. Our CPA told me
10 personally we should have closed the restaurant three
11 years before we did. Very difficult. Hardest thing
12 I've ever had to do.

13 MR. BROOK: Yeah.

14 MR. COCHRAN: Hardest thing I've ever
15 had to do.

16 MR. BROOK: Well --

17 MR. COCHRAN: Drive by there every day.
18 I just picked up the mail on my way here. A lot of
19 blood, sweat, and tears.

20 MR. WILLIAMS: So, you could see -- I
21 mean --

22 MR. BROOK: Yeah.

23 MR. WILLIAMS: They've attempted to
24 keep it open --

1 MR. COCHRAN: We did everything we
2 could --

3 MR. BROOK: I understand that part. My
4 question was --

5 MR. WILLIAMS: They've had a realtor
6 involved --

7 MR. BROOK: Yeah. That's the answer to
8 my question.

9 MR. WILLIAMS: Yep.

10 MR. BROOK: You've had a realtor
11 involved for a number of years --

12 MR. WILLIAMS: A couple of years --

13 MR. BROOK: -- and they've not --

14 MR. WILLIAMS: -- and they've not been
15 able to --

16 MR. BROOK: -- had anything happen.

17 MR. WILLIAMS: -- find a tenant for --

18 MR. BROOK: That really answers my
19 question.

20 MR. WILLIAMS: Yep.

21 MR. COCHRAN: No.

22 MR. BROOK: Thank you.

23 DR. BENSON: Mr. Patel?

24 MR. PATEL: I have a question. Is

1 there anything that could be salvageable inside that
2 could be used (inaudible)?

3 MR. COCHRAN: I think they've -- yes,
4 yes. I've been in contact with the University of
5 Delaware, which is where I graduated from in 1992.
6 There is -- I have a -- I have old menus. I have
7 things that date back to 1953. Along the back side of
8 the restaurant, you can't see it from this picture and
9 it is covered by some vinyl on the one side, that wavy
10 glass, very antique looking, we would be more than
11 willing to donate that.

12 Andy Taylor is our lawyer representing
13 us. He said if you could have that removed prior to
14 demolition, when it does occur or if it occurs, he
15 said the university could maybe utilize that and use
16 it in a café. It's very thick glass that's kind of
17 scalloped, something you don't see every day. There
18 is about 8 to 12 panels of that, that are probably --

19 MR. WILLIAMS: About the size of a
20 sheet of plywood.

21 MR. COCHRAN: -- about the size -- I
22 was going to say 6 x 10 --

23 MR. WILLIAMS: And it takes four men to
24 lift it all.

1 MR. COCHRAN: They're very, very heavy.
2 It's thick. We would be more than willing to donate
3 it. I have memorabilia. I have, like I said, been in
4 contact with the university. Small business -- long
5 running businesses in Delaware, they have asked that
6 we donate and we are more than willing to do any and
7 everything that we can, if we could.

8 MR. PATEL: Okay. Thank you. Okay.

9 MR. COCHRAN: Because I -- it means a
10 lot to me.

11 DR. BENSON: Sure. And the public will
12 always have understanding of it then.

13 MS. ANDERSON: I just have one
14 question. Do we ask for like a documentation? If we
15 could get that? Sometimes, we get the university to
16 come just to document --

17 MR. BROOK: Drawings.

18 MS. ANDERSON: -- drawings of how the
19 original structure was when it was running as a
20 restaurant and maybe elevations? I don't know --

21 DR. BENSON: We can talk about that.

22 MS. ANDERSON: -- if that's something
23 (cross talk).

24 DR. BENSON: We can talk about that.

1 MS. SILBER: What's going to happen to
2 your big sign with the chef?

3 MR. COCHRAN: Well --

4 MR. BROOK: Do you want it?

5 MR. COCHRAN: -- Mr. Dominic, who
6 started the restaurant, back with Mr. Neuber, there
7 was an original Glass Kitchen built in 1930's up in
8 Lancaster. This was the second building. It was run
9 after Mr. Neuber had the idea of a Glass Kitchen from
10 his days in the Army.

11 He met Harry Dominic. Harry Dominic
12 lived in nearby Cecil County. They got together.
13 They talked to La Grange. My great-grandfather was on
14 the board at that time and he oversaw the approval of
15 the building of this restaurant, which started in
16 March of 1950. It opened in March of 1952.

17 We feel that -- getting back to the
18 original question, which was -- what did you ask?

19 MS. SILBER: About the big sign with
20 the chef.

21 MR. COCHRAN: Yes, the big sign with
22 the chef. It went to Harry Dominic, Jr. He actually
23 took it down. I still have two large chefs --
24 actually, three in the garage that can be donated.

1 The one sign was actually cut down, the one running
2 from Glasgow towards Elkton was cut off at the base
3 and taken by somebody. Yeah, the whole sign, gone.
4 Face, sign, poles, everything. Did you know that?

5 MS. SILBER: Wow.

6 MR. WILLIAMS: I knew it was gone. I
7 didn't know --

8 MR. COCHRAN: Yeah, it wasn't --

9 MR. WILLIAMS: -- it was stolen.

10 MR. COCHRAN: No, it was taken, not by
11 my admission or -- somebody took it.

12 MR. BROOK: People will steal anything,
13 won't they?

14 MR. COCHRAN: Yes.

15 DR. BENSON: That's horrible.

16 MS. SILBER: (Inaudible).

17 MR. COCHRAN: Huh?

18 MS. SILBER: (Inaudible).

19 MR. COCHRAN: You can see where it was
20 cut off by a welder, right at the base. The other one
21 was given to Harry Dominic, Jr., whose father did
22 originally start the restaurant. But I do --

23 DR. BENSON: There may be others --

24 MR. COCHRAN: I do have another

1 fiberglass -- older, fiberglass sign and three of the
2 chefs. I don't know if I have a picture. They're on
3 the cover of the restaurant's menu. A chef holding a
4 clever and the plate, I have three of those. I'm more
5 than willing to donate to whoever and whatever can
6 respectfully make it a lasting impression.

7 MR. WILLIAMS: (Inaudible) answering
8 more questions (inaudible), but we respectfully
9 request the HRB's endorsement of the demolition of
10 this building for the development of the Autobell.

11 DR. BENSON: All right. We will be
12 moving on next month to a decision.

13 MR. COCHRAN: Understand.

14 DR. BENSON: And you'll know right
15 away. But I have to ask because I don't think I did
16 it with this one, is there anyone here who wishes to
17 speak in favor?

18 MR. WILLIAMS: Chris --

19 MR. JACKSON: (Inaudible) Glass
20 Kitchen?

21 MR. WILLIAMS: Chris, I'm going to ask
22 you to eject this thing for me. Chris --

23 MR. JACKSON: Keith Jackson, again.
24 President of the Pencader Heritage Area Association.

1 We want to talk about those donations. We have the
2 most amazing museum you have not seen yet.

3 MR. COCHRAN: Okay.

4 MR. JACKSON: Historically speaking,
5 the building is old. It's unique in that it's the old
6 type of diner. It doesn't really fit in with anything
7 else around it. Speaking for the historical society,
8 the business was more iconic than the structure. It
9 was a landmark. Everybody that traveled up and down
10 Route 40 knew about it and stopped there, especially
11 after church.

12 We're not against it coming down by any
13 means or measure. And, again, from a broader view,
14 historically, it's just outside the historic district
15 of Glasgow. And even in that reference, the building
16 doesn't fit in with mechanics row, which is more than
17 a few doors down La Grange, across the highway. So,
18 we're really not opposed to it at all.

19 DR. BENSON: Okay. Thank you. Anyone
20 else wish to speak on this application? If not --

21 UNKNOWN FEMALE: I think the county
22 should buy it from (inaudible) because that's what
23 they want. They want the money.

24 MR. COCHRAN: No, no, ma'am.

1 DR. BENSON: Well, we're --

2 MR. COCHRAN: No, that's not what --

3 DR. BENSON: -- not going to have this
4 discussion. We don't deal with money here.

5 MR. COCHRAN: I'm not about money.

6 DR. BENSON: All right. Thank you,
7 gentlemen.

8 MR. BROOK: Thank you very much.

9 MR. COCHRAN: Thank you.

10 MS. HATCH: Thank you very much.

11 MR. WILLIAMS: Happy holidays,
12 everybody.

13 ALL: Same to you.

14 MR. COCHRAN: Thank you for hearing me
15 out.

16 DR. BENSON: With that we end -- oh, is
17 there a motion to adjourn the business meeting?

18 MR. PATEL: I make the motion to
19 adjourn.

20 DR. BENSON: John?

21 ALL: Second.

22 DR. BENSON: Everybody, thank you. All
23 in favor?

24 ALL: Aye.

1 DR. BENSON: The motions carriers.
2 Yes, and we're going to take a short break and then
3 we'll be back for a short business meeting.

4 MS. HATCH: It was rescheduled for
5 February.

6 DR. BENSON: So, this time --

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8 (Whereupon, this hearing concluded.)

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C E R T I F I C A T I O N

I, Angela M. D'Amico, certify that the foregoing
is a true and accurate transcript from the official
electronic sound recording.

/s/ ANGELA D'AMICO

Angela M. D'Amico

Approved Transcriber

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