



Deposition of:  
**Historic Review Board Public Hearing**  
**10/20/2020**

*November 17, 2020*

In the Matter of:  
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STATE OF DELAWARE  
NEW CASTLE COUNTY

DEPARTMENT OF LAND USE  
HISTORIC REVIEW BOARD  
PUBLIC HEARING  
ZOOM VIDEO CONFERENCE  
OCTOBER 20, 2020  
5:25 P.M.

Transcribed by: Lisa Beauchamp

1 APPEARANCES:

2 BOARD:

3 John Davis, PE, Chair

4 John T. Brook, Esquire

5 Stephen L. Johns, PE, PLS

6 Paresh Patel, MBS, CHA

7 Barbara H. Silber, MA, RPA

8 Rafael Zahralddin, Esquire

9 Karen Anderson, AIA, LEED, BD+C

10

11 DEPARTMENT OF LAW:

12 Colleen Norris

13

14 STAFF:

15 Betsy Hatch, Planner II Preservation Planner

16

17 OTHERS PRESENT:

18 Catherine Morrissey

19 Ted Williams

20 Councilwoman Dee Durham

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P R O C E E D I N G S

MR. DAVIS: Well, with that we'll call to order the New Castle County Historic Review Board Public Hearing for October 20, 2020. It is 5:25. We will start with roll call. And, Betsy, could I ask you to call roll, please?

MS. HATCH: All right. Mr. Johns?

MR. JOHNS: Here.

MS. HATCH: Mr. Patel?

MR. PATEL: Here.

MS. HATCH: Ms. Anderson I believe is absent, right.

Ms. Silber?

MS. SILBER: Present.

MS. HATCH: All right. Mr. Davis?

MR. DAVIS: Present.

MS. HATCH: And Mr. Brook?

MR. BROOK: Present.

MS. HATCH: Did I get everyone?

MR. ZAHRALDDIN: No. Mr. Zahralddin?

MS. HATCH: Mr. Zahralddin?

MR. ZAHRALDDIN: I'm here.

MS. HATCH: Okay. So it shows six present and one absent.

1 MR. DAVIS: Thank you. Colleen Norris  
2 from the Law Department is also with us as well as  
3 Elizabeth Hatch from the -- from the Department.  
4 Betsy, will you read into the -- into the rules of --  
5 rules of procedure? I'm sorry.

6 MS. HATCH: Sure. This is a public  
7 hearing conducted by the New Castle County Historic  
8 Review Board. The purpose of these hearings is to  
9 compile a record of relevant information regarding  
10 each application and how the proposed projects affect  
11 the county's historic resources. To make the most  
12 efficient use of time at this hearing the following  
13 rules of order are established:

14 Following the reading of each agenda  
15 item the applicant and their representatives will make  
16 a presentation not to exceed a total of 15 minutes.  
17 Board Members may ask questions of the applicant at  
18 the conclusion of the presentation.

19 The public will then be invited to  
20 speak in the following order: One, those who wish to  
21 speak in favor; two, those who wish to speak in  
22 opposition; and three, those who wish to offer general  
23 comments. Speakers are encouraged to be brief and to  
24 focus their remarks on historic issues. So that

1 everyone has had an opportunity to be heard, all  
2 speakers are limited to five minutes.

3 Any speaker may ask the Board to hold  
4 the record open for submittal of written testimony if  
5 the time limit is not sufficient for their needs.  
6 Speakers are not permitted to debate the applicant,  
7 but may ask questions that the applicant may choose to  
8 answer during his rebuttal period at the close of the  
9 comment period.

10 All testimony is recorded and  
11 transcribed; therefore, all speakers must come forward  
12 to the table or the Zoom meeting and state their name,  
13 address, organization affiliation if any before  
14 offering comments. Random comments from the audience  
15 will not be recognized and the public is asked to  
16 respect the applicant's right to an orderly hearing.

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

23 MR. DAVIS: Great. Thank you. We have  
24 one old business item on our agenda tonight and we



1 have a change to the new business items. There's one  
2 change to our agenda. The application for 1405 Cedar  
3 Lane has been rescheduled at the request of the  
4 applicant. They are assessing some storm damage to  
5 the property and are working out some issues with the  
6 Department.

7 So with that, Betsy, will you read the  
8 first item under old business?

9 MS. HATCH: Sure. The first item is  
10 Application 2020-0572-H, 2466 Pulaski Highway, Tax  
11 Parcel 11-026.00-058. This is centrally located along  
12 US Route 40, west of the intersection with Glasgow  
13 Avenue. Pencader Hundred. This is a minor land  
14 development plan proposing the demolition of a  
15 historic restaurant associated with Autobell Car Wash,  
16 Application 2019-0415-S. The Glass Kitchen, circa  
17 1951, C zoning, Council District 11.

18 And just to give the Board some  
19 background -- move me to the next slide -- this  
20 application did appear before the HRB in December of  
21 2019. The HRB did recommend a conditional approval of  
22 the plan with the recommendation that the building be  
23 documented prior to its demolition.

24 The owner did contract with University

1 of Delaware Center for Historic Architecture and  
2 Design for HABS compliant documentation and compiled  
3 an archive of historic materials. So that is what is  
4 before the Board today.

5 If you could advance the next slide.

6 All right. And Ted Williams, I'm going  
7 to promote him. He's going to speak on behalf of the  
8 applicant.

9 MR. DAVIS: All right. Thank you.

10 MR. WILLIAMS: Ted Williams, can you  
11 hear me?

12 MR. DAVIS: Yes.

13 UNKNOWN MALE: Yes.

14 MR. DAVIS: We can hear you.

15 MR. WILLIAMS: Thank you very much. As  
16 Betsy said, I'm Ted Williams with Landmark Science and  
17 Engineering. As she so eloquently said, the  
18 application was approved by this Board back in  
19 December of 2019 for the demolition of The Glass  
20 Kitchen Restaurant so it can be redeveloped for an  
21 Autobell Car Wash.

22 The stipulation in that hearing and  
23 that vote to approve it is that the owner of the  
24 property, Mr. Cochran, needed to get a study done of

1 the site. He has had that study done both by the  
2 University of Delaware and also information that he  
3 provided back to the Department. That was all  
4 submitted to the Department. We believe that the  
5 requirements for providing documentation has been met  
6 and are requesting that the HRB release the demo  
7 permit.

8 With that, I can answer any questions  
9 you might have, explain anything about the project  
10 itself as a reiteration that we did back in December  
11 of last year.

12 MR. DAVIS: Okay. Thank you.  
13 Questions for the applicant?

14 MS. HATCH: I am not seeing any hands  
15 raised. I did note that Ms. Anderson just appears to  
16 have joined us.

17 MR. DAVIS: Oh, okay. Great.

18 MS. HATCH: I am not seeing any hands  
19 raised for this application.

20 MR. DAVIS: Ms. Silber has her hand  
21 raised.

22 MS. SILBER: I do. I do.

23 MS. HATCH: Oh, does she? Okay.

24 MS. SILBER: Sorry. Yeah. I was

1 looking for the raised hand. And it's just a  
2 curiosity question. I know that -- I noticed that  
3 some of the very interesting pieces of memorabilia  
4 that were, you know, included in the photographs in  
5 the documentation that was provided by the county, has  
6 there been any -- I don't know if there are any extra  
7 documents -- for example, extra menus or so forth.

8 Has there been any consideration of  
9 perhaps donating some of the historic items, you know,  
10 spare copies or whatever, to either the Historical  
11 Society of Delaware or the Delaware Public Archives?

12 MS. HATCH: I would point to Ted to  
13 answer that.

14 MR. WILLIAMS: Okay. Mr. Cochran  
15 stated previously that if there was documentation that  
16 he would be willing to give that up. I will contact  
17 him and see if he's willing to provide some  
18 supplemental information back to you to -- I don't  
19 know the Department of Land Use -- you guys could get  
20 it to the Delaware Archives or whoever you desire to  
21 give the documents to.

22 MS. SILBER: Right. I think, you know,  
23 we're not looking for, you know, anything, of course,  
24 that the -- the property wants to keep we understand.

1 But, you know, I think there are some documents like  
2 the menus or perhaps some of the historic fliers,  
3 those are the kind of things that some of the  
4 repositories might be interested in having for their  
5 collections are part of the Delaware memorabilia and  
6 history historic -- historic items so.

7 MR. WILLIAMS: No problem.

8 MS. SILBER: Okay. Thank you.

9 MR. WILLIAMS: I'll reach out to Mr.  
10 Cochran. We'll -- if there's anything left over,  
11 we'll -- that they don't desire will go to the  
12 appropriate group.

13 MS. SILBER: Wonderful. Thanks.

14 MR. WILLIAMS: You're welcome.

15 MR. DAVIS: Any more questions for the  
16 applicant?

17 MS. HATCH: I'm not seeing any hands  
18 raised.

19 MR. DAVIS: Okay. Thank you. Onto  
20 public comment. Those who -- those in favor of this  
21 application?

22 MS. HATCH: I'm not seeing any hands  
23 raised.

24 MR. DAVIS: Any public comment opposed?

1 MS. HATCH: I'm not seeing any hands  
2 raised.

3 MR. DAVIS: General comments from the  
4 public?

5 MS. HATCH: No. I see none.

6 MR. DAVIS: Okay. Thank you.

7 MR. WILLIAMS: Mr. Davis and Members of  
8 the Board, have a good evening.

9 MR. DAVIS: Thank you very much. Onto  
10 new business.

11 MS. HATCH: All right. Our first  
12 application this evening is Application 2020-0571-H,  
13 901 Mount Lebanon Road, for Tax Parcels 06-075.00-006  
14 and 06-075.00-026. Located on the northwest side of  
15 Mount Lebanon Road, northeast of the intersection with  
16 Rockland Road. Brandywine Hundred. This is a  
17 proposed rezoning of 6.82 acres from NC40 to NC40 and  
18 Historic overlay zoning, containing a historic  
19 residence known as "901" constructed in 1950. Listed  
20 on the National Register of Historic Places and  
21 affiliated with Ordinance 20-089 and Application 2020-  
22 0438 R/Z. And NC40 zoning in Council District 2.

23 I will be giving the presentation on  
24 behalf of Councilman Durham for this evening, but she

1 is on standby. And I will promote her for any  
2 questions.

3 So just to give the Board some  
4 background, the property is referred to as "901" by  
5 its owners. It was constructed in 1950 by Dr. Davis  
6 Durham and Harriet F. Durham, both prominent figures  
7 in Delaware history. The property was listed on the  
8 National Register of Historic Places under Criterion C  
9 as significant and rare example of organic and  
10 contemporary architecture. The architect was Jesse  
11 Stetler. And the building did include some 1973  
12 additions.

13 The structure appears to this day to  
14 maintain a high degree of integrity both in its  
15 architectural style and its historic setting  
16 overlooking the Brandywine.

17 If you could go to the next slide.

18 Just some pictures. It does have some  
19 significant architectural features that are prime  
20 examples of organic contemporary architecture such as  
21 a low one-story profile, a half octagonal shape. And  
22 specific details include wide trim under the eaves,  
23 long windows, and long door lintels, and long bands of  
24 continuous windows.

1           The interior is an open-floor concept  
2 and it reflects modernist architecture that largely  
3 changed how residents used the space in the mid-  
4 twentieth century as an example of contemporary  
5 architecture.

6           Again, just some pictures of the  
7 dwelling. The Board was provided with the National  
8 Register nomination as well. The property does appear  
9 it is eligible for Historic overlay zoning purely for  
10 the fact that it is listed on the National Register of  
11 Historic Places, but it does appear to meet other  
12 criteria as well including B, E, and G. That is  
13 included in Section 40.15.110 of the New Castle County  
14 Code.

15           And after the Historic Review Board it  
16 does proceed through Planning Board and then  
17 eventually to County Council. So I am happy to answer  
18 any questions and I believe Ms. Durham is also on the  
19 line. And, Ms. Durham, you're welcome to make any  
20 comments or answer any questions too.

21           MS. DURHAM: Oh, thank you so much,  
22 Betsy. I really appreciate it. And I don't really  
23 have anything to add. Happy to answer questions.  
24 It's weird being here kind of in the other chair so to



1 speak, but happy to bring another H zoning your way.  
2 So the more -- the more we get the merrier. So I  
3 can't wait to have this done and, you know, just have  
4 the protection in place for the future for when, you  
5 know, some other owner in the future owns the place  
6 and I know it'll be in safer hands. So that's why  
7 we're -- we're doing it.

8 MR. DAVIS: Okay. Thank you. Mr.  
9 Johns has his hand raised.

10 MR. JOHNS: Yes. I guess my question  
11 is it looks like proposed overlay will cover two  
12 separate parcels of land and one of the parcels does  
13 not have any structure on it. And I'm just wondering,  
14 you know, is it possible to put Historic overlay on a  
15 property -- I mean, what's historic about that  
16 property that has not structure that it qualifies for  
17 Historic overlay?

18 MS. DURHAM: Do you want me to answer  
19 that, Betsy, or...

20 MS. HATCH: Sure, that's fine.

21 MS. DURHAM: I just say it was  
22 originally -- it's kind of a long, complicated story.  
23 But it's -- it was originally all one parcel and then  
24 it was subdivided to allow a third parcel to be broken

1 off. But our intent -- we're actually working right  
2 now to put them back -- merge them back together so it  
3 will hopefully soon actually be one parcel again.

4 And -- and just so you know, that  
5 parcel is under conservation easement so it will not  
6 be developed ever.

7 MR. JOHNS: Okay.

8 MS. HATCH: And just --

9 MR. DAVIS: Ms. Silber? Sorry.

10 MS. HATCH: Sorry.

11 MR. DAVIS: Go ahead, Betsy.

12 MS. HATCH: I was just going to say  
13 from the Code standpoint the land, you know, appears  
14 to have been affiliated, as Ms. Durham had mentioned,  
15 with the -- with the property when it was constructed  
16 and it does contribute to the historic setting and the  
17 overall feel of the structure.

18 So in certain situations, yes, adjacent  
19 parcels can be rezoned if they contribute to a  
20 historic resource's character or historic context.

21 MR. JOHNS: Okay.

22 MR. DAVIS: Okay. Ms. Silber?

23 MS. SILBER: Yeah. Betsy, could you go  
24 back to the parcel map, please, real quick? Real

1 quick question is what are the construction dates of  
2 the surrounding -- well, any built architecture  
3 surrounding the parcel -- the subject parcel?

4 MS. DURHAM: The neighbor's parcel?

5 MS. SILBER: Yeah, exactly.

6 MS. DURHAM: I don't know exactly, but  
7 I remember it being built when I was little. So I  
8 think the one right next to us must be, like, 1967-  
9 ish, something like that.

10 MS. SILBER: And how about the one  
11 further southwest of that one?

12 MS. DURHAM: The next one down is  
13 definitely older, probably -- actually probably about  
14 19 -- early 1950s.

15 MS. SILBER: Okay. Yeah. I'm just  
16 curious if there's a small cluster of -- of  
17 contemporaneous buildings, you know, in the vicinity.  
18 That -- that would be kind of interesting as well.

19 MS. DURHAM: You're probably -- the  
20 second one down was probably contemporary in this --  
21 and my -- when my parent's bought the property they  
22 bought all of that that's shown right there outlined  
23 and then broke off the two parcels just to the west or  
24 southwest that are shown there was purchased as one

1 parcel from -- by the neighbors. And they built the  
2 house that's closer to the bottom there first I think  
3 in the early 50s.

4 So it is a unique kind of 50-ish design  
5 as well. And then -- and then the other house isn't  
6 quite as old. They built that later so --

7 MS. SILBER: Right.

8 MS. DURHAM: -- I'm not sure if that  
9 would qualify or not, but.

10 MS. SILBER: Well, I'm thinking that,  
11 you know, the movement of -- that this house  
12 represents and as well as similar ones in this part of  
13 the county it's very, you know, characteristic of the  
14 post-World War II movement of the suburbanization and  
15 the moving further away from the urban areas. And  
16 that's in and of itself is a unique, very interesting  
17 type of historic context as well.

18 So thanks.

19 MS. DURHAM: Yeah. Thank you. That's  
20 interesting. Hadn't thought about that -- thought  
21 about it that way.

22 MR. HATCH: All right. I'm -- we did  
23 -- we were able to look it up and it looks like one  
24 was constructed in 1953 and the other one was 1969.

1 MS. SILBER: So are they -- are they  
2 both -- are they traditional styles do you know or...

3 MS. DURHAM: No. They're both  
4 definitely, you know, modern -- modern. I don't know  
5 what you would call them technically, but definitely  
6 --

7 MS. SILBER: Right.

8 MS. DURHAM: -- traditional.

9 MS. SILBER: Right. So we -- we don't  
10 have any, like, you know, colonial revivals or  
11 anything around you?

12 MS. DURHAM: Right. Right.

13 MS. SILBER: It's interesting because  
14 maybe we're looking at something that, you know,  
15 eventually with these as we identify more of these  
16 that they become, you know, sort of a thematic. They  
17 have a little bit of a thematic, you know, thing going  
18 on here so.

19 MS. DURHAM: Yeah. Great. That's  
20 interesting.

21 MS. SILBER: Yeah. That's cool.  
22 Thanks.

23 MS. HATCH: All right. I am not seeing  
24 any more hands raised. All right. It doesn't seem

1 like the Board Members have any further questions, Mr.  
2 Davis.

3 MR. DAVIS: Okay. Onto public comment,  
4 then. Those in favor?

5 MS. HATCH: I'm not seeing any hands  
6 raised.

7 MR. DAVIS: Public comment opposed?

8 MS. HATCH: There are none.

9 MR. DAVIS: Any general comments?

10 MS. HATCH: I'm not seeing nay.

11 MR. DAVIS: Okay. Great. Thank you.

12 MS. HATCH: All right. All right.

13 Thanks, Councilman Durham.

14 MS. DURHAM: Thank you very much.

15 MS. HATCH: Thanks.

16 MR. PATEL: Thank you.

17 MS. HATCH: All right. Cedar Lane was  
18 moved. All right. So last one our agenda -- I  
19 apologize -- it should be Application 2020-0553-H,  
20 1578 Whittaker Road, Tax Parcel 11-013.00-0007.  
21 Pencader Hundred located on the west side of Whittaker  
22 Road, approximately 1,100 feet north of the  
23 intersection with Old Baltimore Pike. This is  
24 nomination to the National Register of Historic

1 Places, St. Daniels UAME Church. NC21 zoning, Council  
2 District 5.

3 This is a county-certified local  
4 government grant project. I am going to promote Cate  
5 Morrissey from the Center for Historic Architecture  
6 and Design.

7 And then if you could stop sharing your  
8 screen.

9 Cate, you should be able to share your  
10 screen if you want to give it a try.

11 MS. MORRISSEY: Okay. Let me try. All  
12 right. Did that work for everyone?

13 MS. HATCH: Uh-huh.

14 MR. DAVIS: Yes.

15 MS. SILBER: Yes.

16 MR. BROOKS: I think so.

17 MS. MORRISSEY: All right. So I'm  
18 Catherine Morrissey from the Center for Historic  
19 Architecture and Design. My screen is black right now  
20 so maybe yours is too. I'm also trying to get our  
21 congregants on the phone. They couldn't log in  
22 tonight and they keep trying the link but it's not  
23 working. So I know they wanted to join us but it  
24 doesn't -- they might not be able to.

1 I'm going to try to share my screen  
2 again. That didn't work for whatever reason. Does  
3 Chris also have it if I just say next slide or...

4 MR. BROOK: Number two?

5 MS. HATCH: We do have it.

6 MS. MORRISSEY: My -- okay. My -- my  
7 computer's just going black which is weird. I can try  
8 one more time a different way. Hold on. Okay.

9 MS. HATCH: We've got it up.

10 MS. MORRISSEY: Okay. I'll just say  
11 next slide if that's fine.

12 MS. HATCH: Okay. Sure.

13 MS. MORRISSEY: I apologize, Chris.  
14 It's going to be a lot of next slides.

15 Okay. African Union Church of Iron  
16 Hill, also known historically as Union American Church  
17 of Iron Hill, St. Daniels UAME Church of Iron Hill,  
18 and now called St. Daniels Community Church of Iron  
19 Hill, is a mid-nineteenth century vernacular religious  
20 building located in Iron Hill, Pencader Hundred, New  
21 Castle County, Delaware.

22 Can you go forward two slides, Chris?  
23 I missed my first queue.

24 Construction between 1852 and 1856, the



1 church is a one-and-a-half story, three bay framed  
2 building clad in asbestos shingles covering historic  
3 wood weather board.

4 Next slide.

5 The social hall is a one-story, three  
6 bay framed building constructed from two chicken  
7 houses that were moved to the site from the Salminen  
8 family's Iron Hill poultry farm and reconfigured in  
9 the mid-1960s for religious use.

10 Next slide.

11 A small cemetery with marked and  
12 unmarked burials is located on the hill side to the  
13 north of the church with the oldest-known burials  
14 closest to the church building. In total, the  
15 property contains two contributing buildings, the  
16 social hall and the church, and one contributing site,  
17 the cemetery.

18 Next slide.

19 African Union Church of Iron Hill, or  
20 for shorthand St. Daniels, is locally significant  
21 under Criteria A and C. It is the oldest-known  
22 surviving free black church that was built as part of  
23 Peter Spencer's African Union Church movement in  
24 Delaware.

1           As a Spencer church, it is  
2   representative of the religious practices and culture  
3   of rural black communities in New Castle County. It  
4   also reflects the vernacular building practices of  
5   local black congregations, particularly the  
6   construction of impermanent church buildings, gothic  
7   revival renovations in the late nineteenth and early  
8   twentieth centuries and mid-twentieth century  
9   renovations using modern vernacular materials.

10           The period of significance spans from  
11   the church's construction by a free black community in  
12   1852 through 1970 by which time the church's  
13   leadership had added a vestibule, a choir area, and a  
14   small social hall to meet the evolving needs of its  
15   congregation.

16           Next slide.

17           St. Daniels is significant under  
18   Criteria A because it represents the centrality of  
19   Peter Spencer church's as cultural institutions within  
20   black communities in New Castle County. As the last-  
21   known surviving example in the state of a Spencer  
22   church constructed by a free black community prior to  
23   the Civil War, the church played a key role in forming  
24   and sustaining the community at Iron Hill.

1                   Next slide.

2                   The free black community at Iron Hill  
3 where St. Daniels was established was one of many  
4 similar communities that developed an Antebellum  
5 Delaware. Over the course of the eighteenth century,  
6 prosperous colonists living in the vicinity of Iron  
7 Hill purchased enslaved Africans to labor in their  
8 industries and farms.

9                   Following the American Revolution,  
10 however, Delawareans increasingly manumitted enslaved  
11 people for both ideological and economic reasons.

12                   Next slide.

13                   In the decades preceding the Civil War,  
14 an increasing number of free blacks lived in Pencader  
15 Hundred. In comparison to the other Hundreds in New  
16 Castle County, Pencader had a moderate amount of  
17 enslaved people reported on census records reflecting  
18 the ideological and economic impact of its location in  
19 Central New Castle County.

20                   With increasing numbers of free blacks  
21 living in Delaware after 1800, multiple factors  
22 motivated individuals to remain in the state forming  
23 communities and networks that provided social and  
24 economic support. Many free people stayed to be close

1 to family members who remained enslaved. Free blacks  
2 formed communities in both rural and urban areas  
3 because they felt like they had security in numbers  
4 especially if they also had cultivated relationships  
5 with local white employers.

6 As residents of a border state, many  
7 free blacks lived in constant fear of being captured  
8 and sold south. Although free, they remained  
9 politically, socially, and legally disenfranchised.  
10 The formation of free black communities fostered  
11 networks of social support.

12 Next slide.

13 The free black community at Iron Hill  
14 began to develop in the mid-1830s as those recently  
15 manumitted began -- began to acquire housing garden  
16 properties. Common throughout the State of Delaware  
17 housing garden properties usually consisted of one-to-  
18 five acre lots rented or sold by white farmers to  
19 formerly enslaved people, frequently individuals who  
20 they had just manumitted, to ensure that they had a  
21 continued source of cheap labor.

22 Organized linearly along roads in rural  
23 areas, housing garden properties usually contained a  
24 former slave cabin or a newly-constructed one and a

1 half of two-story house often with one room on the  
2 ground floor and one room above. Frequently located  
3 on farmer's least desirable agricultural land, these  
4 properties were large enough for a family to grow  
5 produce and raise a few animals to sustain themselves,  
6 but not so large that they could gain complete  
7 financial independence.

8 As a result, free blacks had to work on  
9 the nearby farms during peak times in crop production  
10 even if they owned the property they lived on. In the  
11 Iron Hill community free blacks initially purchased  
12 housing garden properties mostly along present-day  
13 Whittaker Road.

14 Next slide.

15 In addition to houses, free black  
16 communities, a defined historic property type, always  
17 featured a black church as well as a black school in  
18 nineteenth century Delaware. This development pattern  
19 existed in Iron Hill. A black school was located  
20 across Whittaker Road close to the site of the present  
21 day Iron Hill School with St. Daniels providing free  
22 blacks a place to worship.

23 Next slide.

24 A few decades prior to the formation of

1 the free black community at Iron Hill, an independent  
2 black church movement swept through the northern  
3 states in many ways paralleling the religious and  
4 philosophical ideologies that lead to the decline of  
5 slavery in the north.

6 In Wilmington, Peter Spencer lead the  
7 movement to create the first independent black  
8 denomination in the country. Formerly enslaved,  
9 Spencer was inspired by the Constitutional right of  
10 religious freedom and black self-determinationism.  
11 The Union Church of Africans was the full -- the first  
12 fully independent black denomination in the United  
13 States preceding Richard Allen's African Methodist  
14 Episcopal Church, or the AME Church, in Philadelphia  
15 by three years.

16 Next slide.

17 The African Union Church of Iron Hill  
18 likely formed shortly after the community was  
19 established. The date stone on the church building  
20 seems to indicate that the congregation formed in  
21 1838, four years after free blacks began to acquire  
22 property at Iron Hill.

23 Since the congregation formed prior  
24 Spencer's death, it is possible that he helped found

1 it. The congregation likely worshipped at a member's  
2 house until William Walker and his wife Hester deeded  
3 a quarter of an acre to the trustee of the -- trustees  
4 of the African Union Church on September 9, 1852, for  
5 \$5.

6 The trustees included Iron Hill  
7 residents William Walker, Daniel Parker, and James  
8 Combs, as well as James Potter, George Morris, Henry  
9 Evans, and Isaac Bacchus of White Clay Creek Hundred  
10 indicating that the congregation initially included  
11 members from the northern part of Pencader Hundred in  
12 the vicinity of Iron Hill and members from White Clay  
13 Creek Hundred to the north and east of Iron Hill.

14 The African Union Church of Iron Hill  
15 congregation likely constructed the church building  
16 shortly after acquiring the land from the Walkers.  
17 Consistent with African unionism's emphasis on  
18 education, the community also established a school for  
19 black children. One of the earliest school teachers  
20 Susan Blackstone resided with her family in Walker's  
21 household or on his property in the 1850 census.

22 Next slide.

23 In 1868, the African Union Church of  
24 Iron Hill reincorporated as the Union American

1 Methodist Episcopal Church or the UAME Church after a  
2 series of schisms occurred in the Union Church of  
3 Africans following the leadership vacuum created by  
4 Peter Spencer's death. A legal battle during the  
5 1850s resulted in 30 congregations abandoning the  
6 Union Church of Africans in 1855 leaving only the  
7 mother church in Wilmington.

8 Next slide.

9 The Union Church of Africans merged  
10 with the First Colored Methodist Presbyterian Church  
11 in 1866 to form the African Union First Colored  
12 Methodist Protestant Church, the AUMP Church. Several  
13 formerly African Union congregants rejoined the AUMP  
14 Church including the two churches closest to Iron  
15 Hill, St. Thomas and Glasgow and St. Johns in Newark.

16 The other former African Union Church  
17 congregations in New Castle County including the  
18 congregation at Iron Hill joined the Union American  
19 Church of Wilmington which formed during the 1855  
20 schism. Despite the schism, the church remained  
21 fundamentally Spencerian Methodist in religious --  
22 religion and structure.

23 The Union American Church of Wilmington  
24 reincorporated at the Union American Methodist



1 Episcopal Church, the UAME Church, in 1867. The  
2 congregation at Iron Hill followed suite meeting on  
3 September 20, 1867, to formerly decide to incorporate  
4 at the Union American Church of Iron Hill. They did  
5 not legally incorporate until the following year.  
6 Several of the original church trustees from Iron Hill  
7 remained including Parker, Coombs, and Potter.

8 Next slide.

9 During the 1870s and 1880s the black  
10 community at Iron Hill experienced a demographic  
11 shift. Many of the early residents of the area died  
12 or moved to cities. During the late nineteenth and  
13 early twentieth century mostly one family continued to  
14 worship at St. Daniels, that of David and Mary Smith.

15 The Smiths, who lived directly across  
16 Whittaker Road from the church, had five children in  
17 the late nineteenth and early twentieth centuries. It  
18 is David and Mary's children and their subsequent  
19 families including Daisy, George, Allen, Warren, and  
20 David, that went on to sustain and support the church  
21 well into the twentieth century.

22 Several of the Smith children were  
23 still living in the Iron Hill community as evidenced  
24 by census records in the 1920s and 30s.

1 Next slide.

2 Like the families of Maynard and Mary  
3 Earl, Thomas Earl, David and Helen Smith, Allen Oliver  
4 and Estella Smith and Edward and Daisy Webster, many  
5 of the -- many of today's congregation members were  
6 born into these families during the late 1930s and  
7 1940s. It is these families which comprise the  
8 congregation throughout the rest of the twentieth  
9 century and have been ongoing stewards to the present  
10 day.

11 Next slide.

12 African Union Church of Iron Hill is  
13 also significant under Criteria C because it is the  
14 only known surviving example of a first period  
15 Spencerian church built by free blacks in Antebellum,  
16 Delaware. The building reflects the small size and  
17 permanence and plainness of rural churches and more  
18 generally is representative of spaces in which New  
19 Castle County's black population worshipped during  
20 much of the nineteenth and twentieth centuries.

21 Next slide.

22 Early African Union Churches  
23 constructed in New Castle County were often relatively  
24 in permanent frame or log structures due to the

1 congregations' financial limitations. Congregations  
2 eventually replaced their first churches with  
3 permanent brick or stucco buildings when they could  
4 afford to do so. They also sometimes heavily modified  
5 church buildings to accommodate growing memberships,  
6 new programs, and to refresh their appearances. Both  
7 urban and rural churches followed these trends  
8 affecting their survival and integrity to different  
9 degrees.

10 St. Daniels is an unusual surviving  
11 example of a first-period Spencer church. Unlike the  
12 other Spencer congregations in New Castle County that  
13 replaced their original frame or log buildings, the  
14 congregation at Iron Hill never replaced their frame  
15 building either because they did not see the need or  
16 they did not have the funds to replace it with a more  
17 substantial brick building.

18 St. Daniels remained in its original  
19 location due to the periodic influx of new families to  
20 the area. As a result, it is the oldest-known  
21 surviving example of an antebellum Spencer church in  
22 its original location in the State of Delaware.

23 As part of this nomination, Chad  
24 developed a typology of Spencerian church architecture

1 mainly looking at form, fenestration, and adornment to  
2 contextualize the frame church building at Iron Hill.  
3 Like many black churches in Delaware in nineteenth and  
4 early twentieth centuries, Spencer Churches are  
5 characterized by their small scale and architectural  
6 simplicity.

7 Next slide.

8 Spencer Churches were predominantly  
9 front gabled, one story, with a small setback from the  
10 road. The primary elevation of Spencer Churches of  
11 all periods usually consisted of a three-bay façade  
12 with a central door flanked on either side by a single  
13 window with one or two smaller windows beneath the  
14 gable.

15 Next slide.

16 Most Spencer Churches, including St.  
17 Daniels, had their front entrances located at the  
18 gable end. The entrances opened directly onto the  
19 sanctuary nave with a center aisle and the pews  
20 arranged into rows facing the pulpit.

21 Next slide.

22 The side elevations of Spencer Churches  
23 were characterized by plain wall surfaces broken by  
24 regular window fenestration. Most Spencer Churches,

1 including the one at Iron Hill, had three or four  
2 evenly-spaced windows on their side elevation. In  
3 addition to the small scale and simple design, Spencer  
4 Churches also had minimal architectural flourishes.

5 Next slide.

6 During the late nineteenth and early  
7 twentieth centuries, vernacular Gothic revival  
8 renovations increased in popularity in New Castle  
9 County small rural Methodist churches, including the  
10 Spencer Churches. Methodist churches constructed  
11 during the nineteenth century were retrofitted with  
12 simplified Gothic revival architectural details  
13 particularly lancet arch windows and interior  
14 furnishings.

15 Modifying windows and interiors  
16 provided a cost-effective way for rural congregations  
17 to update their building to participate in the  
18 popularity of high-style Gothic revival architecture  
19 among the churches of wealthier Methodist  
20 congregations in urban areas. Several Spencer  
21 Churches also participated in this regional trend of  
22 Gothic revival renovations.

23 Next slide.

24 Likely completed in the late 1930s, the

1 renovations at St. Daniels replaced the church's large  
2 nine-over-nine light windows with smaller sliding sash  
3 windows topped with triangular transoms imitating  
4 lancet windows of the Gothic revival style. One last  
5 major observable trend that these churches underwent  
6 was the addition of front vestibules.

7 Next slide.

8 While vestibule additions were a common  
9 component of late nineteenth and early twentieth  
10 century renovations in New Castle County's mainstream  
11 Methodist churches, it did not become popular at  
12 Spencer Churches like St. Daniels until the mid-  
13 twentieth century. The prevalence of vestibule  
14 additions sometimes made during more modernist  
15 renovations suggested that Spencer Church  
16 congregations constructed vestibules for their  
17 functionality as well as to visually convey the  
18 building statuses as churches more than to conform to  
19 any particular architectural style.

20 Next slide.

21 By the turn of the twenty-first  
22 century, the congregation's numbers again began to  
23 decline and the UAME conference soon tried to close  
24 the church and consolidate the congregation with Mount

1 Zion UAME Church in Newark -- in nearby Newark. As a  
2 result, in 2011 most of the congregation split from  
3 the UAME Church forming the St. Daniels Community  
4 Church of Iron Hill to keep their own church open and  
5 its legacy alive.

6 At the time, they had to close the  
7 church for about a year while searching for a new  
8 pastor. Yet today, St. Daniels Community Church of  
9 Iron Hill persistently remains a tightly knit family-  
10 based congregation. Thank you.

11 MS. HATCH: All right. Thanks, Cate.

12 MR. DAVIS: Thank you.

13 MS. HATCH: All right. So Mr. Johns  
14 has his hand raised.

15 MR. DAVIS: Mr. Johns?

16 MR. JOHNS: One quick question. Was  
17 Spencer an architect?

18 MS. MORRISSEY: Oh, that's a great  
19 question that I do not know the answer to. I have two  
20 colleagues on the line, Mary Thesac (ph) and Kim  
21 Showell (ph). I'm not sure if either of them would  
22 know.

23 Kim just texted me that, no, she didn't  
24 think so.

1 MR. JOHNS: So he was just a reverend  
2 who helped the congregations design churches?

3 MS. MORRISSEY: Yeah. I think he was,  
4 like, the founding visionary. I apologize. Religious  
5 history is not specialty and Mary was actually the  
6 lead author on this. But I -- I think that he just  
7 had the kind of idea to create this new congregation  
8 where, you know, black people were free to worship  
9 and, you know, lead and things and helped other  
10 communities form these congregations, but I don't  
11 think he was, like, an architect in any way. I think  
12 he's more of a theologian.

13 MR. JOHNS: So it sounds like he was a  
14 charismatic leader who would go around and create a  
15 congregation and get them to build a church and then  
16 go somewhere else and do it again?

17 MS. MORRISSEY: Yes. I believe so.

18 MR. JOHNS: Cool.

19 MS. MORRISSY: But, yeah. I'm not sure  
20 if, Chris, you can promote Mary. She's probably the  
21 better one to answer questions for the Board.

22 MS. HATCH: Yep. We promoted her so,  
23 Mary, you're able to speak if you want.

24 MS. THESAC: Thank you.



1 MS. HATCH: Okay. Ms. Silber has her  
2 hand raised.

3 MS. SILBER: Yes. I have a quick  
4 question and I suppose, you know, the answer -- the  
5 logical answer is yes. But have you found any direct  
6 connections in regard to the families that were part  
7 of the congregation and as well as the families that  
8 attended the DuPont Iron Hill School during the -- are  
9 there any, you know, either oral histories or historic  
10 documentation that sort of connects them literally by  
11 name or by family name?

12 MS. MORRISSEY: I can start. We've  
13 been working at the site for at least three years.  
14 Some of the folks that we talked to definitely  
15 attended Iron Hill School. And, you know, I took by  
16 documentation class out there for one semester and  
17 they would let us know, oh, yeah, I attended that  
18 school.

19 And then Mary did a formal oral history  
20 with I think about eight members of the congregation  
21 many of whom are, you know, in their 70s and 80s and I  
22 think they also recalled going to Iron Hill at that  
23 time. So, yes, some of them are -- that are even  
24 still members today did go to Iron Hill School.

1 I'm not sure if you want to add  
2 anything, Mary.

3 MS. THESAC: Yeah. I think with the  
4 Iron Hill School Oral History Project which I guess is  
5 in the special collections at University of Delaware  
6 they actually interviewed one of the former pastors  
7 for that and some of the other people that they  
8 interviewed also briefly discussed the church and  
9 their recollections even though the school's obviously  
10 the main focus of that project.

11 MS. SILBER: Thank you. Thank you. I  
12 mean, I think the other -- the other thing is, you  
13 know, once again we come back to this sort of notion  
14 of there's a little bit of a thematic district or  
15 historic district in this section of the county. And  
16 I'm wondering if any of these sort of avenues --  
17 scholastic avenues have been pursued at all during  
18 your work.

19 I know the Iron Hill does a lot -- has  
20 done a lot of, you know, historical research and I  
21 know the center has also done a lot of historical  
22 research. Has there been any, you know, ideas of  
23 combining the work together?

24 MS. MORRISSEY: That's a fantastic

1 question and I think definitely something we can reach  
2 out also being at UD to special collections to try to  
3 lump this together. In terms of a historic district,  
4 I don't think that was anything we ever even talked  
5 about with Betsy.

6 I'm not sure if the properties are  
7 contiguous or not. And unfortunately, all of the  
8 nineteenth and early twentieth century houses that  
9 these residents lived in have now been replaced by  
10 modern development so --

11 MS. SILBER: Yeah, yeah.

12 MS. MORRISSEY: -- so there's not even  
13 any kind of those old houses there to connect even if  
14 it was kind of -- there was, like, a gap between the  
15 two historic sites geographically unfortunately.

16 MS. SILBER: So we have something  
17 that's I guess along the lines of something that is a  
18 bunch of sort of scattered contributing elements that  
19 are not contiguous is what you're saying it sounds  
20 like at this point?

21 MS. MORRISSEY: Yes.

22 MS. SILBER: Yeah. Okay. Thanks.

23 MS. HATCH: Okay. I'm not seeing any  
24 other hands raised from the Board. We do have one

1 call-in listener and then two attendees as well. For  
2 the call in, if you would like to raise your hand  
3 please hit Star-9. Let's see here.

4 MR. DAVIS: Yeah. So we'll call for  
5 public comment.

6 MS. HATCH: I'm not seeing any hands  
7 raised. There is a phone number on the line. I  
8 unmuted you if you would like to speak in favor. I'm  
9 not sure if any of the congregants were able to make  
10 it on the line.

11 MR. DAVIS: Okay.

12 MS. HATCH: All right. It looks like  
13 I'm not -- I'm not seeing anyone else. If you need to  
14 unmute yourself, it's Star-6. All right. Okay. I'm  
15 not seeing anyone else raise their hand.

16 MR. DAVIS: Okay.

17 UNKNOWN MALE: Can I make one comment?

18 MR. DAVIS: Yes.

19 UNKNOWN MALE: I was looking on the  
20 internet a little bit about Mr. Spencer. So at least  
21 three or four sources -- and you can't trust anything  
22 on the internet so maybe someone can -- can back me up  
23 on this. It appears Mr. Spencer founded the first  
24 African American Denomination in the United States and

1 it was at Wilmington; is that correct?

2 So he was more than just someone who  
3 was opening up churches. I mean, he was literally  
4 part of the movement to have separate -- at least two  
5 separate denominations that were all African American.  
6 I mean, that's fairly significant. And was also part  
7 of the Underground Railroad from what I'm reading as  
8 well using Wilmington as one of the stops. And I'm  
9 assuming several of the churches would have been  
10 affiliated with that movement as well.

11 MS. MORRISSEY: Yes. You're absolutely  
12 correct. I might have been talking fast when I said  
13 it but, yes, Peter Spencer did found the first black  
14 congregation in the entire United States in 1813 in  
15 Wilmington.

16 UNKNOWN MALE: So Mr. Johns was onto  
17 something. He certainly was doing a lot of going from  
18 one church to the other.

19 MR. JOHNS: Yeah. Pretty cool.

20 UNKNOWN MALE: A lot grander and a lot  
21 bigger than -- than maybe we imagined from -- from all  
22 this. So I just wanted to make sure I made that  
23 point.

24 MR. DAVIS: Yeah, thank you.

1 MS. HATCH: Okay. I'm not seeing any  
2 more hands raised.

3 MR. DAVIS: Okay. Okay. Then thank  
4 you all for the -- for the wonderful presentation.

5 MR. BROOK: Yes.

6 MS. HATCH: Thanks, Cate and Kim and  
7 Mary. All right. All right. And just so folks know,  
8 I mean, Cate and UD folks, the record does remain open  
9 through the business meeting and this is going to be  
10 posted on the website as well. So if the congregants  
11 if they weren't able to access the meeting, feel free  
12 to let them know that they're welcome to submit any  
13 written comments too. We would love to hear from  
14 them.

15 So ...

16 MR. DAVIS: We are onto the report of  
17 the Preservation Planner.

18 MS. HATCH: Yeah. So important note  
19 about next business meeting just a reminder it is on  
20 Wednesday because the county is closed due to election  
21 day. Just an update on Ordinance 2071, the  
22 Comprehensive Historic Ordinance, it did appear before  
23 Land Use Committee today and I believe it's  
24 tentatively scheduled for next Tuesday for County

1 Council so just happy to provide any updates on that.

2 And secondly, as you remember, the  
3 Historic Marker Program we're looking to kick that off  
4 very soon and have our first Historic Marker agenda  
5 item scheduled for the next business meeting. I did  
6 send out a draft letter template and draft certificate  
7 template to the HRB members. I'm not sure if you guys  
8 had a chance to look at it, but we welcome any  
9 feedback and any thoughts that you guys might have on  
10 that ahead of the November 4th meeting.

11 And I see Mr. Brook has his hand  
12 raised.

13 MR. DAVIS: Mr. Brook?

14 MR. BROOK: Yes. Yes. Thank you, Mr.  
15 Chairman. Betsy, the thing you sent out the markup, I  
16 guess, of what the plaque was going to look like  
17 indicated that it was a Historic overlay. I thought  
18 we were also talking about people who have houses on  
19 the National Register being able to obtain plaques to  
20 put them on their individual houses.

21 Was that something different? Am I  
22 wrong?

23 MS. HATCH: Sorry. Yeah. It's -- it  
24 is different. So the Historic Marker Program that was

1 proposed by Councilman Durham is strictly for Historic  
2 overlay zoning. So under the National Register you  
3 are able to obtain a plaque under that program. So we  
4 were looking for a local level recognition and this  
5 would be only for Historic --

6 MR. BROOK: Okay.

7 MS. HATCH: -- overlay zoning  
8 districts.

9 MR. BROOK: Thank you.

10 MS. HATCH: Uh-huh. I'm not seeing  
11 hands raised.

12 MR. DAVIS: Yeah. One last call for  
13 public comment.

14 MS. HATCH: All right. I'm not seeing  
15 any hands raised.

16 MR. DAVIS: Okay. Thank you.

17 MS. HATCH: Okay.

18 MR. DAVIS: Do we have a motion to  
19 adjourn?

20 UNKNOWN MALE: I move we adjourn.

21 MS. ANDERSON: Second it.

22 MR. DAVIS: All in favor?

23 (A chorus of ayes.)

24 MR. DAVIS: Thank you.



1 MS. HATCH: All right. Thank you,  
2 everyone.

3 (Whereupon, this hearing concluded.)

4 (Recording ends.)

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

I, Lisa Beauchamp, certify that the foregoing is  
a true and accurate transcript from the official  
electronic sound recording.



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Lisa Beauchamp  
Approved Transcriber

Dated: November 23, 2020

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