

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
May 7, 2019
5:00 P.M.**

The Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, May 7, 2019 in the New Castle room of the Government Center Building, 87 Reads Way, Corporate Commons in New Castle, DE.

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

The following Board members were present:

Dr. Barbara Benson
John Brook
Barbara Silber
Karen Anderson
John Davis
Steve Johns

The following Board members were absent:

Rafael Zahralddin

Historic Review Board, Department of Law

Colleen Norris

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

Elizabeth Caufield
Christopher Jackson
Stacey Dahlstrom

The following members of the public were in attendance:

Frederick H. Mitsdarfer, III
Mike Hoffman

MINUTES

April 2, 2019 Business Meeting Minutes

On a motion made by Mr. Brook and seconded by Ms. Silber, the New Castle County Historic Review Board voted unanimously to approve the April 2, 2019 Business Meeting Minutes.

April 16, 2019 Public Hearing Transcripts

On a motion made by Mr. Brook and seconded by Mr. Johns, the New Castle County Historic

Review Board voted unanimously to approve the April 16, 2019 Public Hearing Transcripts.

DEFERRALS

None.

OLD BUSINESS

None.

NEW BUSINESS

Application 2019-02656: 1101 Corner Ketch Rd. (South side of Corner Ketch Rd, south of the intersection with Branch Rd.), Mill Creek Hundred. (TP 08-022.00-006). Demolition permit to demolish an International Style dwelling constructed in 1956. S Zoning. CD 3.

At a business meeting held on May 7, 2019, the New Castle County Historic Review Board (HRB) considered the public testimony provided by the applicant at its April 16, 2019 public hearing. On a motion made by Brook and seconded by Mr. Johns, the HRB voted unanimously to release the demolition permit.

In discussion preceding the vote, the Board members offered the following comments:

Mr. Brook stated that the house was constructed with the intention of it being utilized as a commercial structure and that its continued use of a house is not capable. Ms. Silber stated that the house has a book and well-documented history.

App 201902816: 5709 Limestone Road. (East side of Limestone Rd., adjacent to the intersection with Paper Mill Rd.). (TP 08-030.00-079). Demolition permit to demolish an historic schoolhouse known as the Harmony School constructed ca. 1845. S Zoning. CD 3.

At a business meeting held on May 7, 2019 the HRB considered the public testimony provided by the applicant and members of the public at its April 16, 2019 public hearing. On a motion made by Mr. Brook and seconded by Mr. Johns, the HRB voted unanimously to release the demolition permit.

In discussion preceding the vote, the Board members offered the following comments:

Mr. Brook stated that this property is historic and had been greatly altered over the years from its original construction. He stated that it has been allowed to deteriorate substantially. The HRB had approved its demolition previously; however no one has come forward to rehabilitate or restore the property in the interim.

Mr. Johns stated that it is a shame that the building has been able to deteriorate to this state, especially because a period of its ownership was held by a State agency that should find a solution for the building.

App. 20180674-S: 2675 & 2531 Pulaski Hwy. (North side of Pulaski Hwy., east of the intersection with La Grange Pkwy.). (TP 11-026.10-202 & TP 11-026.20-002). Exploratory Major Land Development Plan with Rezoning for LaGrange 10 Acre Commercial to rezone the property from S to CR, to extinguish the parcel created for future pump station construction and the cross-access

easement, and to construct 38,579+ retail space with other associated improvements. S Zoning & H Zoning. CD 11.

At a business meeting held on May 7, 2019, the HRB considered the public testimony provided by the applicant and members of the public at its April 16, 2019 public hearing. On a motion made by Mr. Brook and seconded by Ms. Silber, the Historic Review Board voted unanimously the table the application until sufficient renderings are received by the Department.

In discussion preceding the vote, the Board members offered the following comments:

Ms. Caufield read into the record the Staff's recommendation to table the application until the Department of Land Use has an opportunity to develop the renderings and proposed design further. She stated that the applicant's attorney, Mike Hoffman was present if the HRB should have any additional questions.

Mr. Johns inquired if the HRB were waiting for a new set of renderings. Ms. Caufield clarified that the Department recommends tabling the application until the renderings could be developed further; however, the Historic Review Board is not required to vote in concurrence with the Department's recommendation.

Mr. Brook inquired if he could discuss what type of additional renderings should be included. Ms. Caufield clarified that it may be helpful for the applicant to receive feedback from the HRB. Ms. Caufield stated that the staff had reviewed renderings and wanted to see additional architectural detailing and more articulation with the buildings (particularly the two front, retail buildings). She mentioned the staff recommendation report included suggestions such as more gabled roofs, Federal style elements, and faux chimneys. Mr. Brook inquired if anything was said about the barn, as he particularly does not like the barn. Mr. Johns stated that the barn was the only building which he believed fit into the historic context.

Mr. Brook stated that he believed the renderings were rather pedestrian looking and did not seem to fit with the historic property. He also stated that he wanted to be sure the impervious barrier shown on the site was really impervious.

App. 201903178: 300 Philadelphia Pk. (South side of Philadelphia Pk. adjacent to the intersection with Marsh Rd.) Building permit review for repairs to the Weldin House, constructed ca. 1780. CN & H Zoning. CD 8.

At a business meeting held on May 7, 2019, the HRB considered the public testimony presented at the public hearing at its April 16, 2019 meeting. On a motion made by Mr. Brook and seconded by Mr. Johns, the Historic Review Board voted unanimously to approve the proposed repairs to the historic structure as provided by New Castle County, with the condition that any appendages to be demolished be documented prior to their demolition.

In discussion preceding the vote, the Board members offered the following comments:

Ms. Caufield read into the record the Staff's recommendation to approve the proposed repairs as outlined in the Steinle report, with the condition that all the appendages be fully documented prior to their demolition. Ms. Caufield also updated the HRB regarding the State's recent replacement of the roof. She stated that per Beth Rosebrook's testimony at the public hearing, the State has installed a temporary roof comprised of 50-year (not 30-year) asphalt shingles in order to seal the structure and prevent further water damage. Ms. Caufield clarified that DeIDOT would be looking to the HRB for further recommendations on materials.

Mr. Johns inquired if the HRB still needed to vote on any proposed work, as the State had since replaced the roof. Ms. Caufield clarified that there are other proposed repairs included in the Steinle report, which include structural repairs in the house as well as the demolition of the deteriorating appendages. Ms. Caufield clarified that if the HRB does have recommendations regarding the material of the roof, they HRB could include that in a motion.

Mr. Brook stated that he was pleased that funds had become available and work had been completed to at least work towards mothballing the structure. He stated that he recommended that we approve the proposed work. Mr. Johns clarified that the appendages should be documented prior to the demolition of appendages.

Ms. Benson stated that she was under the impression that the replaced roof was temporary. Ms. Caufield clarified that while the roof can be temporary, it is comprised of a 50-year asphalt shingle roof. She recommended to the Board that should they have recommendations on the material of the roof, it would be appropriate to make them at this meeting. Mr. Brook recognized the importance of putting a roof on the structure. He stated that although the original roof material was not known, it may have been cedar shake. He stated that he does not have an objection to the current roof and that its appearance is close in character to the original roof. Mr. Johns stated that he thought DeIDOT stated that the original roof would remain underneath the replacement roof, however no one is sure if the original roof remains. Ms. Benson stated that the Board should look at the roof as a temporary roof that could be permanent. Ms. Silber stated that although the roof replacement was not optimal for perpetuity, the important thing is that there is now a roof over the structure. She stated with the understanding that the overall plan for the structure is to stabilize and restore, HRB look at the roof when additional restoration work on the house is being completed. Mr. Johns stated that there is so much work on the structure that needs to occur, he did not believe ripping off the new roof would be resourceful. Ms. Silber concurred and stated that the roof situation was managed. Mr. Johns stated that hopefully when the roof has to be replaced again, the materials are better. Mr. Brook and Ms. Benson agreed that the new roof looked nice.

Community Church to incorporate a 756 plot cemetery adjacent to the historic Coffee Run Mission Site. S Zoning. CD 3.

At a business meeting held on May 7, 2019, the HRB considered the public testimony provided by the applicant at its April 16, 2019 public hearing. On a motion made by Mr. Brook and seconded by Mr. Johns, the HRB voted unanimously to **approve** the proposed site plan.

In discussion preceding the vote, the Board members offered the following comments:

Ms. Silber inquired if the part of the property around the cemetery was subject to an archaeological investigation, but if the study concluded that there was a low probability for unmarked graves. Ms. Benson and Mr. Johns stated that is what they remembered based off the public testimony.

REPORT OF THE PRESERVATION PLANNER

None.

REPORT OF THE CHAIRPERSON

None.


COMMENTS FROM THE PUBLIC

None.

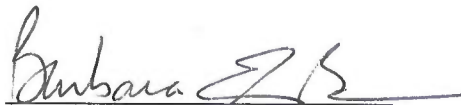
ADJOURNMENT

The Board voted to adjourn the meeting at 5:28 p.m.

ATTEST:



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



Dr. Barbara Benson
Chairperson
Historic Review Board