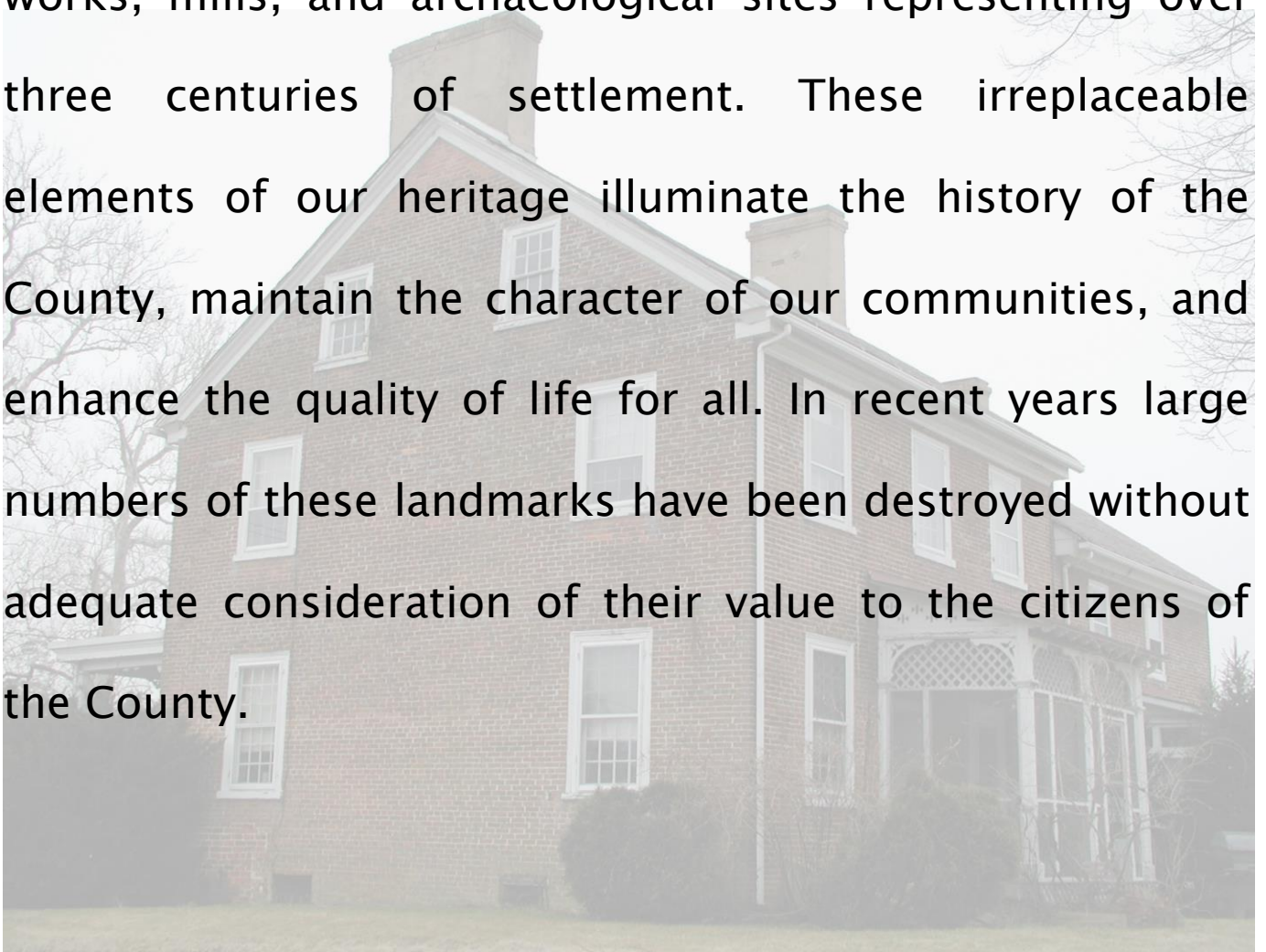


# HISTORIC OVERLAY ZONING DISTRICTS

**N**ew Castle County contains many important historic properties including houses, factories, stores, villages and towns, farms, bridges, navigational aids, engineering works, mills, and archaeological sites representing over three centuries of settlement. These irreplaceable elements of our heritage illuminate the history of the County, maintain the character of our communities, and enhance the quality of life for all. In recent years large numbers of these landmarks have been destroyed without adequate consideration of their value to the citizens of the County.



**NEW CASTLE COUNTY, DELAWARE**

If a property is in a Historic Overlay zoning district, it means that the County recognizes it as historically important and, by means of careful advance planning, wants to assist in protecting its historical and architectural character for the benefit of present and future generations.

Change is a part of history and a part of growth. Historic zoning does not prevent change. It simply identifies properties where renovations and growth need to be carefully planned. Only projects involving exterior alteration of buildings and the development of land are evaluated under the historic design review process. Interior work is not reviewed but an owner can request guidance from the County's preservation professionals.

Historic zoning is an overlay zoning classification that does not affect the use of the property or other zoning regulations. Instead, it adds historic design review to the normal review process when building permits are requested or when proposals are made to change the base zoning or to subdivide the land.

### **Nomination**

A Historic Zoning District can consist of one property, like Rockwood, or a group of many properties, like Centreville. In order to be designated as a historic zoning district, a property must first be nominated in one of three ways.

- The property owner may request historic zoning by preparing a report and requesting a hearing before the Historic Review Board. Please contact the Department of Land Use for assistance at (395.5400).



- The Historic Review Board may initiate a historic zoning application by preparing a report justifying the designation and holding a public hearing on the proposal. The County must notify each property owner within the proposed district that such a hearing is scheduled.

### **Designation**

Although property owners, the public, the Historic Review Board, the Department of Land Use, and others may offer comments and recommendations on proposals to create Historic Zoning Districts, County Council makes the final decision after a series of public hearings has been held. Once a property is zoned "H" it will appear as such on the official zoning map for New Castle County, which is available for public inspection in the Department of Land Use offices in the County Building, 87 Reads Way, New Castle, Delaware 19720.

Currently, there are 42 historic zoning districts throughout the County including villages, individual houses, barns, mills, parks, kilns, and a railroad line.

## Historic Zoning Districts Designated as of July 2016

	Historic Name	Address	Tax Parcel Number
1	<b>Annabelle and Peter Williams House</b>	1919 Red Lion Road	11-039.10-106
2	<b>Brandywine Springs Park</b>	Faulkland Road & Route 41	08-033.00-008
3	<b>Bird-Husbands House</b>	1931 Rockland Road	06-119.00-001
4	<b>Blue Ball Dairy Barn</b>	1914 West Park Drive	06-119.00-007
5	<b>Centreville Historic District</b>		
	Chandler-Dixon House	5714 Kennett Pike	07-007.00-018
	Modern House	5718 Kennett Pike	07-007.00-028
	Frame House	5721 Kennett Pike	07-007.00-108
	James Delaplaine House	5722 Kennett Pike	07-007.00-030
	Odd Fellows Hall	5725 Kennett Pike	07-007.00-107
	The Rev. D. W. Moore House	5800 Kennett Pike	07-007.00-014
	Connor's Store	5801 Kennett Pike	07-007.00-033
	Stone House	5802 Kennett Pike	07-007.00-013
	Stone House	5804 Kennett Pike	07-007.00-012
	Mrs. R. Todd House	5807 Kennett Pike	07-007.00-034
	M. J. Furey House	5810 Kennett Pike	07-007.00-009
	Nichols House (Buckley's)	5808 Kennett Pike	07-007.00-008
	Canby Grove Park	Kennett & Twaddell Mill	07-007.00-106
6	<b>Chandler House</b>	15 Center Meeting Road	07-007.00-110
7	<b>Christiana Historic District</b>		
	Christiana Inn	1 South Old Baltimore Pike	09-030.00-093
	Lafayette Office Building	South Old Baltimore Pike	09-030.00-060
	Modern House	27 South Old Baltimore Pike	09-030.30-211
	Hillis Mansion House	29 South Old Baltimore Pike	09-030.30-212
	Hillis Mansion (Yard)	Birchbrook Drive	09-030.30-213
	Hillis Mansion (Yard)	Birchbrook Drive	09-030.30-214
	J. Tweedy House	23 Water Street	09-030.30-078
	J. Tweedy House (Yard)	27 Water Street	09-030.30-077
8	<b>Darley House</b>	3701 Philadelphia Pike	06-072.00-008
9	<b>Eastburn Quarries Historic District</b>		
	Eastburn House	1196 Paper Mill Road	08-029.00-018
	Modern House	535 Upper Pike Creek Road	08-030.00-023
	Lime Kilns	538 Upper Pike Creek Road	08-030.00-018
	Modern House	540 Upper Pike Creek Road	08-030.00-064
	Converted Office/Storehouse	547 Upper Pike Creek Road	08-030.00-022
	Jeanes House	557 Upper Pike Creek Road	08-030.00-021
	Converted Warehouse/Mill	561 Upper Pike Creek Road	08-030.00-019

	Modern House	569 Upper Pike Creek Road	08-030.00-020
	Modern House	573 Upper Pike Creek Road	08-030.00-051
	Modern House	585 Upper Pike Creek Road	08-030.00-055
	Modern House	20 Granville Road	08-030.00-024
	Empty Lot	20 Granville Road	08-030.00-025
	Modern House	40 Granville Road	08-030.00-026
	Hanna House	60 Granville Road	08-030.00-027
<b>10</b>	<b>Everett C. Johnson House</b>	274 E. Chesnut Hill Road	11-006.10-076
<b>11</b>	<b>Fell Historic District</b>		
	Fell Mansion	2323 Fells Lane	08-033.00-002
	Stone Barn (Yard)	Faulkland Road	08-033.00-003
	Stone Barn	3007 Faulkland Road	08-033.00-004
	Miller's House	3003 Faulkland Road	08-033.00-005
	Swiss Chalet	3014 Faulkland Road	08-033.00-007
	Carriage House	2321 Fells Lane	08-033.00-011
	Modern House	2315 Fells Lane	08-033.00-015
	Tenant House	3010 Faulkland Road	08-033.00-017
<b>12</b>	<b>Garrett House</b>	2851 Creek Road	07-009.00-034
<b>13</b>	<b>Gateway</b>	1170 Old Lancaster Pike	08-007.40-169
<b>14</b>	<b>Greenbank Mill</b>	500 Greenbank Road	07-034.30-074 08-033.30-154 08-039.10-224 08-039.10-263
<b>15</b>	<b>Grubb / Armour Tenant House</b>	4810 Lancaster Pike	07-032.10-043
<b>16</b>	<b>Grubb / Harvey House</b>	2209 Millers Road	27-001.00-515
<b>17</b>	<b>Holladay-Harrington House</b>	3703 Kennett Pike	07-027.00-017
<b>18</b>	<b>Holly Oak</b>	1503 Ridge Road	06-116.00-044
<b>19</b>	<b>Iron Hill Park</b>	55 Welsh Tract Road Whittaker Road Whittaker Road	11-009.00-030 11-009.00-056 11-013.00-015
<b>20</b>	<b>Ivyside Farm</b>	1301 Naamans Road	06-035.00-240
<b>21</b>	<b>Jackson House</b>	7503 Lancaster Pike	08-007.00-025
<b>22</b>	<b>Lackey Mansion</b>	2700 Philadelphia Pike	06-096.00-167
<b>23</b>	<b>La Grange</b>	Pulaski Highway Pulaski Highway 2467 Pulaski Highway Pulaski Highway Pulaski Highway	11-021.30-008 thru -024 11-021.40-001 thru -005 11-026.00-169 11-026.10-001 thru -074 11-026.10-081 thru -114

		Pulaski Highway	11-026.10-130 thru -203
		Pulaski Highway	11-026.20-001
<b>24</b>	<b>Laurel</b>	619 Shipley Road	06-131.00-001
		619 Shipley Road	06-131.00-002
<b>25</b>	<b>Marion du Pont Scott House</b>	201 Bellevue Parkway	06-115.00-262
<b>26</b>	<b>McDaniel's Saw &amp; Grist Mill</b>	112 North Star Road	08-030.00-002
<b>27</b>	<b>Meteer House</b>	801 Capitol Trail	08-059.00-018
<b>28</b>	<b>Middleton-Brooks House</b>	2314 Glasgow Avenue	11-026.00-043
<b>29</b>	<b>New Castle-Frenchtown Railroad</b>	Caravel Farms	11-027.00-027
		Springwood	11-032.00-259
<b>30</b>	<b>Thomas Rambo House &amp; Barn</b>		
	House	1900 Marsh Road	06-068.00-010
	Barn	1904A Marsh Road	06-068.00-245
	Barn	1904B Marsh Road	06-055.00-339
		Marsh Woods Lane	06-068.00-218
		Marsh Woods lane	06-068.00-237
<b>31</b>	<b>Rockwood</b>	610 Shipley Road	06-130.00-012
			06-122.00-016
<b>32</b>	<b>Star of Bethlehem I. O. O. F.</b>	2201 Grubb Road	06-045.00-033
<b>33</b>	<b>Thomas Talley Farm</b>	22 Talley Court	06-130.00-003
<b>34</b>	<b>Vandyke-Heath House</b>	385 Vandyke-Greenspring Road	14-018.00-024
<b>35</b>	<b>Woodstock</b>	102 Middleboro Road	07-043.30-035
<b>36</b>	<b>Weldin House</b>	300/302 Philadelphia Pike	06-139.00-158
<b>37</b>	<b>William Montgomery House</b>	2900 Old Limestone Road	08-037.00-042
<b>38</b>	<b>Worth Estate</b>		
	House	3901 Centerville Road	07-025.00-010
	Tenant House	3903 Centerville Road	07-025.00-055
<b>39</b>	<b>Seitz House</b>	411 Lore Avenue	06-140.00-142
<b>40</b>	<b>Yorklyn Schoolhouse</b>	1109 Yorklyn Road	08-004.00-143
<b>41</b>	<b>Burnham Farmhouse</b>	1008 Canvasback Court	10-034.00-184
<b>42</b>	<b>Weston</b>	4677 Summit Bridge Road	13-012.00-040

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# The Secretary of the Interior's Standards for Rehabilitation: A Summary

**L**ike many review boards across the country, the New Castle County Historic Review Board has adopted design guidelines based on the Secretary of the Interior's Standards, the *New Castle County Historic and Cultural Resource Design Guidelines*, to guide its decisions on design review applications. The general philosophy of these guidelines is to respect the original character of the historic property by making repairs and renovations as inconspicuous as possible. Repairing damaged features is preferred over replacement. The Standards are intentionally general so that the unique features of each property and content of each application can be evaluated on their own merits.

- If a property can no longer be used for its historic purpose, try to find new uses that will not require major physical changes to accommodate the use.
- Retain as many historic features as possible. This includes not only the architectural features like windows, shutters, doors, and porches, but also elements of the setting such as outbuildings, plantings, and walkways.
- Base your restoration plans on factual knowledge of your particular property. Old photographs are an excellent source of information.
- Most properties change over time. Those changes that have acquired historic significance in their own right should be retained. For example, a Victorian period porch added to a Colonial farmhouse is important.
- The distinctive features and finishes that give buildings their character should be preserved.
- Deteriorated features that cannot be repaired should be replaced with material that duplicates the old as closely as possible.
- Avoid harsh cleaning treatments, such as sandblasting, that are damaging to historic materials.
- Protect archaeological sites.
- Design additions and alterations so that important historic details will not be destroyed. The new work should be compatible with the scale, style, and material of the old building, but it should also appear to be a product of its own time in order to avoid a false sense of history.
- Design additions and new construction in such a way that if removed in the future, the original structure would be unharmed.

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## Which is Which?

**H**istoric Zoning districts are distinctly different from properties that are listed on the National Register of Historic Places. However, some properties may be listed under both programs. To confirm the status of your property, contact the Department of Land Use, 395-5400.

### Historic Zoning

- Provides protection against harmful alterations.
- Provides for the review of exterior changes by a qualified historic review board.
- Incorporates historic preservation planning into the County Zoning and Subdivision Codes.
- Qualifies for the Delaware State Historic Preservation Tax Credit Program.
- Qualifies for Delaware Preservation Fund grants and low-cost loans.

### National Register

- Provides limited protection against federal projects only.
- Does not monitor changes for non-federal projects.
- Functions as a general planning tool.
- Qualifies for the Delaware Preservation Fund grants and low-cost loans.
- Qualifies for the Delaware State Historic Preservation Tax Credit Program.
- If in commercial use, qualifies for the federal tax credit program.

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## Building Permits Is Historic Review Needed?

### YES

Exterior Work

Replacing roofing or siding materials

Replacing damaged parts with different materials

Building an addition or a secondary building

### NO

Interior Work

Painting

Repairing damaged parts with the same material and design

**IMPORTANT:** Contact the Department of Land Use to verify whether or not the work you are planning will need a Historic Review.

**Are historic zoning districts the same throughout the county?** No. Because historic zoning is a local governmental function, each local government defines its own historic zoning program. Therefore, the requirements for historic zoning districts within New Castle County's jurisdiction are different from the requirements in the City of New Castle, or Wilmington, or Odessa. New Castle County's jurisdiction is defined as the unincorporated area of the county.

**What is the difference between a County historic zoning district and the National Register of Historic Places?** A county historic zoning district is a local zoning classification that protects important historic properties and communities by means of a design review process that preserves their character and appearance. The National Register is a federal listing that is both an honorary designation and a planning tool. It does not protect properties from private, local, or state development projects. The National Register offers limited protection against the effects of federal projects only and does **not** require a design review process. Some properties have both designations.

**Does the Historic Review Board have any jurisdiction over vacant lots and new construction within historic zoning districts?** Yes. The Historic Review Board reviews new construction within historic zoning districts for the same reason it reviews changes to non-historic buildings: all construction within a district affects the whole district.

**Will inclusion in a historic zoning district restrict how I may use my property?** No. Historic zoning is an "overlay" zoning classification that provides for design review but does not change the existing base zoning which defines the permitted uses of a property.

**If my property is located in a historic zoning district, will I be prevented from making changes to it?** No, but you may be asked to modify your plans to be more in keeping with the history of the property. The historic zoning ordinance recognizes that many people will want to make changes. For this reason, a design review process is a part of the ordinance. Changes are permitted after the Historic Review Board has determined that the project will not harm the historic character of the district. The Board will work with a property owner to arrive at an appropriate design solution. Only exterior work is reviewed.

**Who are these Historic Review Board members who make decisions about my property?** The 9 members are simply residents of the county who choose to serve the community. The County Executive and County Council appoint one architect, one historic preservation professional, and seven general interest citizens. The Board is the only one in the County that has requirements in addition to being a resident of the County. To serve on the Board, members must have demonstrated a concern for historic preservation in the community or possess knowledge of local history.

**Does the Board use design standards to guide its decisions?** Yes. The Board has adopted the *New Castle County Historic and Cultural Resource Design Guidelines*, based on the "Secretary of the Interior's Standards for Rehabilitation". The "Standards" are summarized elsewhere in this brochure.

**What if the Board rejects my plans?** The Board will provide you with specific guidance on how to revise your plans to meet the design standards. If you feel a decision was improperly rendered, you may appeal the Board's decision to County Council.



**Will I need permission to make minor repairs or to paint my house?** No. Only projects that physically alter the property or that introduce new materials require County approval. The Board does not regulate paint color.

**How long does it take to get the Board's approval?** From 2 to 4 weeks after the Board's hearing. The Board holds a hearing once a month followed by a business meeting early in the following month. Applications must be received on the first of the month before the hearing. (Example: The application must be submitted to the Historic Review Board on May 1<sup>st</sup> to be heard at the Board's June hearing.)

**Do I have any say as to whether my property is included in a historic district?** Yes. The Board is required to hold a public hearing on all applications creating new historic zones and to notify property owners in writing of the hearing. The Planning Board and County Council also hold public hearings prior to the final decision.



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Updated 2017

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Janet Kilpatrick  
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Fourth District

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Fifth District

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Sixth District

George Smiley  
Seventh District

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Eighth District

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Ninth District

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Tenth District

David Tackett  
Eleventh District

Bill Bell  
Twelfth District



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