

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
January 5, 2021
5:00 P.M.**

The Virtual Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, January 5, 2021 via Zoom meetings.

The meeting was called to order by John Davis at [5:01 p.m.]

The following Board members were present:

Perry Patel
John Brook
Karen Anderson
Barbara Silber
John Davis
Steve Johns
Rafael Zahralddin (joined 5:14)

The following Board members were absent:

None

Historic Review Board, Department of Law

Colleen Norris

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

Betsy Hatch
Chris Jackson

RULES OF PROCEDURE

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

MINUTES & NOTICE OF DECISIONS

November 17, 2020 Special Business Meeting Minutes

On a motion made by Mr. Johns and seconded by Ms. Silber, the Historic Review Board voted to adopt the November 17, 2020 Special Business Meeting Minutes. (In Favor: Davis, Silber, Johns, Brook, Patel, Anderson; In Opposition: None; Absent: Zahralddin; Abstention: None).

December 1, 2020 Business Meeting Minutes

On a motion made by Mr. Johns and seconded by Ms. Silber, the Historic Review Board voted to adopt the December 1, 2020 Business Meeting Minutes. (In Favor: Davis, Silber, Johns, Brook, Patel, Anderson; In Opposition: None; Absent: Zahralddin; Abstention: None).

HISTORIC MARKER PROGRAM

None.

OLD BUSINESS

App. 2020-0669-H: 76 Polly Drummond Hill Road. (TP 08-048.00-013). Mill Creek Hundred. Located along the east and west sides of Polly Drummond Hill Road, north of Capitol Trail. Minor land development plan to construct a semi-permanent tent structure adjacent to the Judge Morris House, ca. 1730. (App. 2020-0426-S). SR Zoning. CD 9.

At a virtual meeting held on January 5, 2020, the Historic Review Board considered the proposed application, public testimony provided at its December 15, 2020 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Mr. Johns and seconded by Ms. Anderson, the Historic Review Board voted unanimously (In Favor: Davis, Silber, Johns, Brook, Patel, Anderson, Zahralddin; In Opposition: None; Absent: None; Abstention: None) to recommend **CONDITIONAL APPROVAL** of the proposed land development plan with the following conditions:

1. In accordance with the applicant's submission, a stone veneer and railing be installed along the rear corner of the concrete slab.
2. The tent structure be of a color, such as soft tan, as not to impact the historic integrity of the adjacent historic structure.
3. The applicant maintain the proposed landscape plan as submitted to the Board reduce any potential impact to the historic viewshed along Polly Drummond Road.

Discussion preceding the vote included the following:

Ms. Hatch gave a brief presentation on the materials provided by the applicant and read the Department recommendation into the record. Ms. Silber stated the applicant is well versed in historic preservation issues and commended the applicant that they were seeking to find a creative solution to use of historic structures. She noted that the Board may have been able to reach a decision faster on the application if the background work performed by the applicant had been presented to the Board earlier on, noting that the Board should discuss with applicants on how they reach decisions on their projects. Mr. Brook noted proposed addition may not be seen from the roadway, noting that the use of the structure will provide income to help maintain the historic structure on the site.

NEW BUSINESS

App. 2020-0741-H: 3510 Kennett Pike. (TP 07-030.10-007). Southern corner of Barley Mill Road and Kennett Pike intersection. Christiana Hundred. Historic overlay rezoning of Crooked Billet and historic carriage house ca. 1702, Lots 27 and 29 of Penn's Grant at Crooked Billet (App. 2020-0133-S). (App. 2020-0617-R/Z). S Zoning. CD 2.

At a virtual meeting held on January 5, 2020, the Historic Review Board considered the proposed application, public testimony provided at its December 15, 2020 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Mr. Brook and seconded by Mr. Johns, The Historic Review Board voted unanimously recommend **APPROVAL** of the proposed rezoning application (In Favor: Davis, Silber, Johns, Brook, Patel, Anderson, Zahralddin; In Opposition: None; Absent: None; Abstention: None).

Discussion preceding the vote included the following:

Ms. Hatch read the Department recommendation into the record. The Board members individually noted the Criteria in **Section 40.15.110 of the New Castle County Code**. for which they believed the property met regarding eligibility for Historic overlay zoning:

John Davis:	A, B, D, L
Barbara Silber:	A, B, D
John Brook:	A, B, D, L
Steve Johns:	A, B, D
Perry Patel:	A, B, D
Karen Anderson:	A, B, D, L
Rafael Zahralddin:	A, B, D, L, I

The Historic Review Board discussed the Contextual Classification of the site pursuant to Section 40.15.120 of the New Castle County Code. On a motion made by Mr. Zahralddin and seconded by Johns, the Historic Review Board voted to find the site met the definition of an enclosed context site.

App. 2020-0742-H: 1600 Rockland Road. (TP 06-118.00-002). Located on the southwestern side of Rockland Road and southeastern side of Powder Mill Road, north of Alapocas Drive. Brandywine Hundred. Demolition permit to demolish greenhouses constructed ca. 1909-1926, Nemours. (Demo App. 2020-13799). OR Zoning.CD 2.

At a virtual meeting held on January 5, 2020, the Historic Review Board considered the proposed application, public testimony provided at its December 15, 2020 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Mr. Patel and seconded by Mr. Brook, the Historic Review Board voted to **RELEASE** the demolition permit, with a recommendation to the applicant consider a public education component addresses the individuals that worked in the greenhouses be incorporated into Nemours' interpretation of the site (In Favor: Davis, Silber, Johns, Brook, Patel, Anderson, Zahralddin; In Opposition: None; Absent: None; Abstention: None).

Discussion preceding the vote included the following:

Ms. Hatch read the Department recommendation into the record. Ms. Norris noted that she recused herself from discussion on the application. Ms. Silber stated that the applicant should consider incorporating an educational component of the demolition and the history of the greenhouses, the "behind the scenes" activities that went on to maintain the Nemours grounds, as well as the people who worked there. She noted that a handout or small, on-site signage could achieve this. Ms. Anderson agreed with Ms. Silber and stated that she would also like to see some sort of trellis or spatial structure be installed that reflects that the greenhouses were on site.

Mr. Johns noted that greenhouses are much more difficult to maintain than a normal building and that the Nemours grounds are open to the public. He noted that it was a shame the buildings were to be demolished but it could become a safety hazard. Mr. Johns commended that Nemours team, who had presented at the public hearing their plans to install on-site signage as well as address the history of the greenhouses in their interior exhibits.

Ms. Anderson noted that she believed that a light-weight trellis structure should be considered for installation on the site, noting the importance of a spatial element. Mr. Brook stated that he believed the applicant's plans for the property were appropriate. The Board discussed whether a recommendation to the applicant to consider the installation of a spatial aspect was appropriate. Ms. Hatch noted that the applicant was proposing to maintain the foundation of the greenhouses based on the plans submitted to the HRB.

Ms. Anderson provided a motion that was seconded by Mr. Zahralddin to amend the current motion on the floor to include a recommendation that a public education aspect that incorporates the working staff of the green house be considered and that a spatial element be considered by the applicant (In Favor: Zahralddin, Anderson; In Opposition: Brook, Johns, Davis, Silber Patel; Abstention: None; Absent: None.).

On a motion made by Ms. Silber and seconded by Ms. Anderson, the Historic Review Board voted to amend the motion to release the demolition permit to include a recommendation to the applicant that a public education component that addresses the individuals that worked in the greenhouses be incorporated into the interpretation of the site (In Favor: Brook, Davis, Silber, Zahralddin, Anderson; In Opposition: Johns, Patel; Abstention: None; Absent: None). Ms. Silber discussed with the Board members the importance of incorporating a human component and providing the public tangible understanding beyond the architectural elements of the greenhouses.

App. 2020-0667-H: 300 Philadelphia Pike. (TP 06-139.00-158). Located at the southeast corner of the intersection of Philadelphia Pike with Marsh Road, north side of Lore Avenue. Brandywine Hundred. Proposed exterior improvements and repairs to the Weldin House (ca. 1820). CN & H Zoning. CD 8.

At a virtual meeting held on January 5, 2020, the Historic Review Board considered the proposed application, public testimony provided at its December 15, 2020 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Mr. Patel and seconded by Ms. Silber, the Historic Review Board voted to recommend **APPROVAL** of the proposed scope of work for the Weldin House pursuant to Section 40.15.160.B.2 of the New Castle County Code and approve the release of any required permits for the exterior renovation of the structure (In Favor: Davis, Silber, Brook, Patel, Anderson, Zahralddin; In Opposition: None; Absent: None; Abstention: Johns).

Discussion preceding the vote included the following:

Ms. Hatch read the Department recommendation into the record. Mr. Johns recused himself from discussion on the application. Mr. Brook stated the house had been through hell and back time and time again and noted that he was pleased to see something positive happening with the property. He stated the proposed scope of work that is proposed is appropriate.

REPORT OF THE PRESERVATION PLANNER

Ms. Hatch noted the next meeting date. She stated that the annual update on Historic Overlay Inspections were tentatively scheduled for the February 2, 2021 meeting. She noted that the Annual Review of the Bylaws were also scheduled for the February 2, 2021 meeting. The Board discussed the Rules of Procedure and inquired if there were any changes necessary to them based on recently adopted ordinances.

Ms. Silber noted that the Historic Review Board should have established guidelines for applicants to follow to help facilitate more productive conversations at public hearings. Ms. Hatch noted that the Department of Land Use is working on finalizing an official HRB application with minimum submission requirements and is hoping to have that before the Board for consideration in the near future.

REPORT OF THE CHAIRPERSON

None.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 6:18 p.m.

ATTEST:

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

John R. Davis
Chairperson
Historic Review Board