MINUTES
HISTORIC REVIEW BOARD PUBLIC HEARING
NEW CASTLE COUNTY
DEPARTMENT OF LAND USE
67 READS WAY, NEW CASTLE, DELAWARE
February 21, 2023
5:00 p.m.

TRANSCRIPT OF PROCEEDINGS
BEFORE CHAIRPERSON JOHN DAVIS

Transcribed by: Jennifer Millard
APPEARANCES

BOARD MEMBERS: JOHN DAVIS
PERRY PATEL
KAREN ANDERSON
STEVE JOHNS
JEAN HERSHNER
NANETTE SWADEY
BARBARA SILBER

ALSO PRESENT COLLEEN NORRIS
BETSY HATCH
SHANE BAILEY

FOR APPLICATION 2023-0049-H
JOSHUA LEHER
DAVID WHIPPLE

FOR APPLICATION 2023-0048-H
LIAM COREY

FOR APPLICATION 2023-0050-H
COURTNEY LYNANAHAN
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PROCEEDINGS

MR. DAVIS: -- with that, we'll call to order the New Castle County Historic Review Board public hearing of February 21, 2023. It is five o'clock. We'll start with roll call.

UNKNOWN SPEAKER: All right. Mr. Davis?

MR. DAVIS: Here.

UNKNOWN SPEAKER: Mr. Johns?

MR. JOHNS: Here.

UNKNOWN SPEAKER: Mr. Patel? Mr. Patel is here. We can't hear you, Mr. Patel. He is present.

MR. DAVIS: Okay.

UNKNOWN SPEAKER: We can come back to him.

MR. DAVIS: yeah.

UNKNOWN SPEAKER: Ms. Anderson?

MS. ANDERSON: Here.

UNKNOWN SPEAKER: Ms. Swadey?

MS. SWADEY: Here.

UNKNOWN SPEAKER: Ms. Silber?

MS. SILBER: Here.

UNKNOWN SPEAKER: And Ms. Hershner.
MS. Hershner: Here.

Mr. Davis: Thank you.

Unknown Speaker: Okay.

Mr. Davis: Do we have Mr. Patel connected yet?

Unknown Speaker: Mr. Patel, are you able to hear us?

He -- he's there, but his mic does not appear to work.

Mr. Davis: Okay. Get that fixed as we go along here.

Unknown Speaker: Okay.

Mr. Davis: Next we have rule of order.

Unknown Speaker: All right. This is a public hearing indoctrinated by the New Castle County Historic Review Board. The premise of these hearings is to compile a record of relevant information regarding each application and how to propose projects within the county's historic resources.

To make the most efficient use of -- use of time at this hearing, the following rules of order are establish: Following the reading of each agenda item, the applicant and their representatives will make a presentation not to exceed a total of 15
minutes.

The board members may ask questions of the applicant at the conclusion of the presentation. The public will then be invited to speak in the following order: One, those who wish to speak in favor; two, those who wish to speak in opposition; and three, those who wish to offer general comments.

Speakers are encouraged to be brief and to focus their remarks on historic issues. So that everyone has had an opportunity to be heard, all speakers are limited to five minutes. Any speaker may ask the board to hold the record open towards the middle of their testimony if the time limit is not sufficient for their needs.

Speakers are not permitted to debate the applicant but may ask questions and the applicant may choose to answer during his or her (inaudible) public comment. All testimony is recorded and transcribed, therefore all speakers must come forward one at a time and state their name, address, and organization and affiliation, if any, before offering comments. Regular comments from the audience will not be recognized and the public is asked to respect the applicant's right to an orderly hearing.
The argumentations or decisions will be made by the historic review board at the hearing today. The board will evaluate the information and testimony and comments received by the public business meeting to be held the first Tuesday of next month.

MR. DAVIS: Thank you.

Seeing that we have no old business, on to new.

UNKNOWN SPEAKER: All right. Our first application of new business is 2023-0048-H, 39 Manor Avenue, tax parcel 06-085.00-104. This is on the southwest side of Manor Avenue, south of the intersection with Palace Avenue. This is a partial demolition and a building permit for exterior modifications on 39 Manor Avenue, which was constructed circa 1920. The property is SB6.5 it is also within a -- our Hometown Overlay Zoning District. The property is located within Counsel District 8. And I will go ahead and promote the applicant.

Bear with me, I'm just trying to promote the applicant, and I see him in there.

Bear with me, it looks like we're having some technical difficulties. I just saw him in there and then now he's gone.
It looks like he's working through some technical difficulties. I don't see him in there, I did. It's up to you if you want to move on to the next application and then circle back?

MR. DAVIS: Yeah. If -- if that's within the rules, why don't we do that and allow the applicant time to -- to -- technical issues -- work their technical issues -- work that out.

UNKNOWN SPEAKER: I'm sorry.

MR. DAVIS: I'm not sure if they're --

I'm not sure if they're coming to the --

UNKNOWN SPEAKER: Oh, I'm -- I'm not in the -- he should be able to phone in, but I'm not seeing him on there.

UNKNOWN SPEAKER: Okay.

UNKNOWN SPEAKER: I guess, do you confirm (ph) Colleen on the other line?

MR. DAVIS: We should, yeah. So is Colleen on?

UNKNOWN SPEAKER: She is.

MR. DAVIS: Yeah. Colleen?

MS. NORRIS: I'm here.

MR. DAVIS: Is it --

MS. NORRIS: Yes, there's no problem.
The -- the order in which the applications are taken is fine as long as, you know, we get to it. Hopefully this will just give them a little time to sort out their technical issues. But I would suggest if -- if the board wants to move to the second application to hear now, that's completely fine.

MR. DAVIS: If there are no objections from the board, we'll move onto the next application.

UNKNOWN SPEAKER: I'm not seeing any objections.

MR. JOHNS: Let's go.

UNKNOWN SPEAKER: Okay. All right. So we'll move onto the next application and circle back. All right.

That application is -- the next one on the agenda is 2023-0049-H, 20 Adams Dam Road, tax parcel 07-019.00-005. This is on the south side of Adams Dam Road, northwest of the intersection with Rockland Road within Christian Hundred. And this is a building permit for an attached addition off the rear of the Le Carpentter House constructed circa 1850. The property is zoned SE and is within Council District 2.

I will promote Joshua and his
architect. I believe that they are going to be sharing their screen.

All right. Joshua, are you there?

MR. LEHER: Hello?

MR. DAVIS: Hang on.

UNKNOWN SPEAKER: We can hear.

MR. LEHER: Yeah, I had to turn everything on. I think you said I had the ability to share my screen? How do I --

UNKNOWN SPEAKER: Yes. You should -- at the bottom.

MR. LEHER: Share screen, there we go. Can I share a window? There we go. Share. All right. Let's see if this works. Okay. Please move this window away from the shared. There we go.

Am I good now?

MR. DAVIS: Yeah. We can see the picture.

MR. LEHER: Awesome. Okay. Hi. My name is Josh Leher. I bought this property with my wife just about a year ago today, I think. We live in Philadelphia, but we're down there all the time. I think we're literally up there almost every day. We love the region and we're proposing to put an addition
onto the back of the house. We do have a -- a -- it's me and my wife and my daughter.

Also on this call is my architect, David Whipple, I think.

MR. WHIPPLE: Hi.

MR. LEHER: Hi, David. I guess David's here, yes.

I wanted to show you some quick -- I will be very brief, I promise. I sit on the zoning board in my local neighborhood back home, so I appreciate the time you're all volunteering here as I do the same thing back home, so again, I appreciate your time.

So and just in case you're not familiar with the property -- did it change pictures? I just want to make sure it's working.

MR. DAVIS: It did. Yeah.

MR. LEHER: Okay. So that's a picture from the front, from the road on the side. This is from our driveway. Again, of the front. And this is a picture of the rear.

The addition we're proposing would be in the rear between those two white additions that exist on the back of the structure today. I believe
those were built circa 1970, but I can't get an exact
date on that.

We're proposing an addition of just
about 300 square feet that would sit between that
breakfast nook and the boiler room. And I have
a -- let me just -- if I can change what I'm sharing
with you very quickly because now I can go onto my
PDFs. Let's see how I -- new share. Here we go.
Perfect. Share.

Okay. Can you see the PDF now?

MR. DAVIS: Yes.

MR. LEHER: Okay. So just to show you
what we're proposing, this is -- in the bottom of that
picture is an existing room. That's the existing
white addition. The, I guess the big rectangle in the
middle, I don't know if you can see my cursor circling
it, that's the addition we're proposing, and then
above it is the boiler room that is already existing.

This is maybe a -- here's a picture
of -- let me zoom out a little. Sorry, I had all this
prepared for a smaller screen. How do I zoom out?
View zoom. I don't know. Zoom out. There we go.
Okay.

So here's a view from the rear of what
we're proposing. Again, the left side is the existing addition, the right side is the existing boiler room, and that's a view from the rear. And here's a side view both from the driveway and from the opposite side of the driveway.

In addition to the addition -- I can't believe I just said the word "addition" twice -- we're also proposing to add an HVAC system to the house, so a -- a heat pump system at the same time.

So there's an existing preservation easement on the property that's covered by the Delaware Preservation Fund. They -- as per the deed, they have already contacted -- I've already been in contact with them and they have no objection to the -- the addition. And I have a letter from them if you'd like to see it as well with their non-objection.

Their restriction does control the size and location of the addition, and that's what I'm showing in this PDF. The deed restriction permits two additions, one in the rear, which would be 30 by 22, and one on the side, which will be 20 by 24. The addition we're proposing is only in the rear and is much smaller than what we would be permitted by the deed restriction. Again, it permits 30 by 22, I think
we're proposing 19 by 16, so approximately half the size in only that one location.

So the design we came up with, with my architect, was one that would do no damage to the existing stone structure of the house. The entrance to the addition we're proposing -- shoot, how do I zoom out? The entrance to the addition that we're proposing would be from -- there we go -- from the existing breakfast room over, if you can see it over here on the left. So the entrance would be in from that room. We would not cut the stone to the house to make an entrance in through the stone.

The only cutting to the stone would be to run the HVAC line inside the house. Other than that, we do not propose cutting any doorways or any additional windows in the stone. In fact, the stone that would be -- that's now exposed, it would be in the addition and will remain exposed stone and we won't cover it with any plaster or drywall.

Therefore, at some point in the future, if someone didn't want this room, it could be removed from the house and this house would be returned to its original state.

So we spent a lot of time thinking
about how we can make an entranceway to the room so we wouldn't have to cut stone to in the house, and we were able to come up with that design.

I just have a couple more things to show you and then I'll be done, I promise. The -- I just wanted to show you the survey that shows the existing house, the existing additions, and where the addition is permitted to go.

This is the official survey, and then this is Josh art. I just thought it'd be easier for you to see what was going on with this picture. The original home -- a porch was added at some point as was this breakfast nook and the furnace room. The green is the permitted building envelope as per the -- the deed restriction and the blue is what we're proposing to put it. Again, you'll see it's significantly smaller than the Delaware Preservation Fund restriction allows.

And the last thing is, the windows we're proposing, you'll notice, match the windows of the home with the -- I'm sorry, I always get the terminology wrong, whether they're muttons or Muntons, I always get them wrong. The decorative aspects of the windows will match the existing windows of the
home, again, to make it, you know, blend in as much as possible.

And finally, we propose change in the color, I don't know where those photos are. I don't want to go back to the photos and take your time, but right now the additions are white and there's an existing garage on the property which is white. We would propose painting all of that to a dark historic green that we've seen around in the neighborhood, which would also help to blend it into the woods on the property.

And with that, again, that completes what I have to say. Thank you all for your time and consideration. I really do appreciate it. My wife and I are excited by this home. We're there all the time and we just want to put a little room off the back with a little stove for our, you know, me and my wife and my daughter to hang out and play games, and that's the plan. So that's all I have. Thank you very much.

MR. DAVIS: Thank you. Did -- did your architect want to say any -- anything about the -- the design?

MR. WHIPPLE: No. It -- it -- I think
Josh pretty much covered all the items. Again, like, you know, we're trying to be respectful of the existing structure and leave the, you know, and leave as much of the existing structure intact as we could. And we took the approach of, you know, with the new addition, trying to match what the other existing additions already are with -- with the -- with the material and texture, all of the siding with -- with the roofing material used, with the -- with the types of downspouts used, you know, so that, you know, so that it kinds of blends seamlessly into -- into what's -- into what's existing now.

MR. DAVIS: Okay. Thank you.

Questions for the applicant?

UNKNOWN SPEAKER: Ms. Anderson has her hand raised. Ms. Anderson has her hand raised.

MR. DAVIS: Oh, Ms. Anderson?

MS. ANDERSON: Yes. I just have a couple of questions.

Did you include the type of the window type that you are using, is that in this drawing set? It's kind of hard to read because it's really tiny? I think that when you PDF'd it, you actually PDF'd it as an 8 and a half by 11, so you -- so everything got
squished down, so.

MR. LEHER: I'm going to let -- I -- I tried as hard as I could on those PDFs to get the best fonts I could, and I -- and I apologize. I even sent some -- some paper copies down in the mail.

David, do you have specifics on the windows?

MR. WHIPPLE: If you give me a second, I'll pull the drawing up. I -- I believe it's -- I believe we were doing, you know, the -- the kind of doors were all 6-foot-8 height and so we were matching that -- that in line with the windows wrapping around, but then having transoms up above. But let me just --

MR. DAVIS: Are you asking for specific brands on the -- the windows?

MS. ANDERSON: Yes. Yes.

MR. DAVIS: Oh.

MS. ANDERSON: I will let you know what -- or -- or equal or something just so that we have an idea of -- because it's nice, the -- the drawing, but that's not really the window --

MR. LEHER: --

MS. ANDERSON: -- so I --

MR. LEHER: I can -- I can answer your
question in that David -- a little bit of history, David designed and helped us build our house in Philadelphia. And if you're concerned about the -- the quality, no -- no penny was spared in making the -- the top quality. In fact, the windows were ridiculously expensive in Philly, and that was five years ago. I have no intention in doing, I mean, I know other than my word, I don't know what I can give you, but I have no intention of doing anything on the cheap. And in fact, I'm disappointed by the windows that exist on the current home, but I suspect getting permission to change those windows might be complicated. But other than giving you my word that I will use, you know, top quality, which is the only way I do things, I -- I don't have a specific brand selected.

MS. ANDERSON: Well, I guess what I'm looking for is the elevations portray a certain type of grid, so is that the grid that's going to be --

MR. LEHER: I'd be open for anything you'd want -- originally, the drawings had no grid at all in them, but it didn't match the main house. So we put -- I think those are called -- are they muttons? Yeah.
MR. WHIPPLE: Yeah --

MR. LEHER: I -- so we put the muttions in to make it match the -- the windows that exist on the house. So our goal is to make them look exactly the same as what's on the existing home, but it's --

MR. WHIPPLE: Yeah, so what -- like, right. So, like, our, kind of, thought with the windows is that -- is that we would match the mutton layout to the existing house. We would also -- I believe we were proposing either an aluminum clad or a vinyl clad wood window. We wouldn't do -- we -- we wouldn't do fiberglass. So like -- like, that's what we were thinking. Like, I know -- I know in Philadelphia, like, they ask for wood windows. If that's your preference, then that's fine. Just didn't know where to start from.

MS. ANDERSON: No, I -- I'm more concerned about the -- the mutton layout, the grid, and that it is sensitive to the existing windows.

MR. WHIPPLE: Yeah, so --

MS. ANDERSON: That was really more of my concern.

MR. WHIPPLE: Got you. Okay.

MS. ANDERSON: So whether you're going
to use the vinyl or aluminum clad, I'm not making any kind of recommendation there.

MR. WHIPPLE: Okay.

MS. ANDERSON: My recommendation is that because there's a lot of glazing on that exterior, that that glazing should match the existing window style so that --

MR. WHIPPLE: Right. Right. Yeah.

MR. LEHER: Absolutely. Absolutely. That's -- that's 100 percent our intention. And again, the first drawings didn't have the muttons and were all glass. And we looked at it and said nah, it's got to match the main house. And that was some feedback, also, we got from the Delaware Preservation Fund and that's why we're presenting it to you with the matching windows.

MS. ANDERSON: Okay. Thank you.

MR. DAVIS: Any more questions for the applicant?

UNKNOWN SPEAKER: I'm not seeing any hands raised.

MR. DAVIS: Okay. Thank you. We're move onto to public comment. We will make a call for public comment in favor of the application.
UNKNOWN SPEAKER: There are no hands raised.

MR. DAVIS: Now for public comment in opposition.

UNKNOWN SPEAKER: There are no hands raised.

MR. DAVIS: Any general comments regarding to this application?

UNKNOWN SPEAKER: There are no hands raised.

MR. DAVIS: Very good. Thank you very much.

MR. LEHER: Thank you for your time, I really do appreciate it. I -- I know you guys are volunteers and I do the same, so I just wanted to say thank you.

MR. JOHNS: Thank you.

MR. DAVIS: Thank you.

Did we want to check back with the first application to see if the --

UNKNOWN SPEAKER: Yes. Yeah, I do see him on there so let me see if I can promote him. Give me one moment.
MR. DAVIS: Okay.

UNKNOWN SPEAKER: Okay. Would you like me to read it back into the record? Do I need to read it back (ph) --

MR. DAVIS: I -- why don't we, just so we can --

MR. JOHNS: Can you all hear me?

MR. DAVIS: Yes, so we can -- yeah, why don't we read it back in --

UNKNOWN SPEAKER: Just to clean it up.

MR. DAVIS: -- you know, as to get it on the record --

UNKNOWN SPEAKER: Okay.

MR. DAVIS: -- that this is what we're discussing.

UNKNOWN SPEAKER: Okay. So we are circling back to application 2023-0048-H, 39 Manor Avenue, tax parcel 06-085.00-104 on the southwest side of Manor Avenue, south of the intersection with Palace Avenue. This is a project demolition and building permit for exterior modifications on 39 Manor Avenue, constructed circa 1920. The property is NC6.5 and it's within the Hometown (inaudible) Zoning district that's within Council District 8.
And then Mr. Corey, we can hear you, we can see you. And just let me know if you need me to advance slides or whatnot.

MR. COREY: Sure thing. Apologies for earlier. My internet, you know, decided to crap out at the exact moment I needed it.

MR. DAVIS: Quite all right.

MR. COREY: So this project is, you know, pretty straight forward. The porch here on the exterior is in a critical state of disrepair. Pretty much all the columns are failing. The supports beneath the columns are failing and the structures underneath is failing as well, so it's in dire need of replacement. So the idea is, as you can see here, is the demolition permit, is to completely raise the porch structure, the deck next to it, and then, you know, remove, there's these two sliding doors as well on the back end.

There's really two phases to the project. The first is the porch, the second is the addition and deck in the back to -- to bring that up to speed.

We can -- we can jump to the next slide. And this is the replacement. So the big
changes here on the porch side are the sleeper porch on top there is replacing the hip roof with a gable roof, right, so it raises the height a little bit and then centering the entrance on the actual doorway and moving the doorway over. You know, as it stands right now, it's not centered. It's a little bit, you know, asymmetrical. This kind of, you know, aligns it.

On the back end is to replace the porch. You can kind of see the aerial shot here. Replace the porch, do an addition, upgrade the windows, get rid of these sliding doors. In the lower right, you can kind of see they put these goofy sliding doors in which cedar shake siding. Get that all consistent and correct.

We can jump to the -- the next slide there. Proposed materials so that the columns are on the -- the left there, there are going to round tapered fiberglass columns. They do need to be painted. That kind of gives that same, you know, historical look rather than the, you know, actual fiberglass look.

The porch is going to be done in AZEK tongue and groove porch flooring, so it's a modified engineered floor rather than wood that needs to be
painted, but it has the same look as a, you know, traditional porch.

And then the railings are going to be a high-density PVC. I don't think we managed to put them in there. I haven't really decided on the design, but that'll be the material used.

All right. That's it.

MR. DAVIS: Thank you. Questions for the applicant?

UNKNOWN SPEAKER: Mr. Corey, to show you how close everything is in Delaware related, my great-grandparents, my parents and my mother and her siblings all lived in that house back during the Depression.

MR. COREY: That's funny.

UNKNOWN SPEAKER: So --

MR. COREY: I heard Joe Biden used to come by, so, you know.

UNKNOWN SPEAKER: And then my mother and her parents moved over to (inaudible) in Rhode Island on Church Lane, which is two streets away, but is now I-cordon-5. So I just wanted to say that, you know, they say seven degrees of separation, but Delaware is two, and this is one of those occasions.
MR. COREY: I can't believe it. That's very funny.

UNKNOWN SPEAKER: Ms. Anderson has her hand raised.

MR. DAVIS: Ms. Anderson?

MS. ANDERSON: Yes. I -- I think that the -- the general -- the porch addition and everything is, I'm sorry, I think that the -- everything is kind of in order. I -- I appreciate and thank you for providing some information on the material finish. That's really helpful.

The only question that I have is what -- the move to the hip roof, okay. The -- the main architectural features of the -- this type of house is the gambrel roof and the hip roof actually provides a confusing architectural feature that has now been introduced. So I think a more consistent, and I'm speaking about the second-floor sleeper balcony, I think that's how it was referred to, the upper balcony, the -- a hip roof or a -- a shed or a hip roof versus the gable, which seems to compete with the existing gambrel roof.

A shed or hip roof are more consistent with the roof being removed. It blends better with
the existing gambrel Dutch roof, which is the most
distinctive characteristic of the house. So that is
a -- a comment that I have, it -- just for the -- the
roof area.

Also, I have a question: Is the
existing scalloped siding to be installed, is -- is
that going to match the existing that's on the main
structure itself, like, about -- above where your
second-floor balcony is, right behind it on the
building itself, that is a scalloped siding. So when
you do this work, will scalloped siding be
reinstalled?

MR. COREY: Yes, the sidings not going
to change.

MS. ANDERSON: Is there a reason for
changing this to a -- a gable roof instead of the hip
roof that was there?

MR. COREY: Yeah, we actually thought
it looked better, at least from the street. So the
way it's angled versus the street, so when you
approach it from there, we actually thought it would
look better than the existing hip roof.

The -- also, the hip roof right now,
it's, I mean, it's kind of a misnomer. You can't
really -- I mean you actually see it by the picture in the lower left there. It's -- it's more flat than anything. It actually doesn't --

MS. ANDERSON: I agree.

MR. COREY: It's -- it's more of a flat roof than -- than a hip roof. It's technically a hip roof at the bare minimum. But yeah, it's -- so we just were trying to give it something a little more distinct than a flat roof, basically, as you see it in the lower left there.

MS. ANDERSON: Well, I think that that's a major change to the -- to what you're seeing there. And I would highly recommend that a -- a shed or hip roof be used on there, a -- a proper hip roof, not the flat hip roof that was previously on there. Thank you.

MR. COREY: Okay. Sure thing. I'll just see if we can get it in there with the -- the two windows that -- that are on the third floor. I'm not entirely -- I'm not sure it will fit -- fit correctly, but we can -- I'll talk to my architect about that.

MR. DAVIS: Any more questions for the applicant?

UNKNOWN SPEAKER: I'm not seeing any
hands raised.

MR. DAVIS: If there are none, we'll move onto public comment.

UNKNOWN SPEAKER: Okay.

MR. DAVIS: Once again, we'll make a call for public comment in favor of the application.

UNKNOWN SPEAKER: Okay. There are no hands raised.

MR. DAVIS: We'll make a call for public comment in opposition.

UNKNOWN SPEAKER: No hands raised.

MR. DAVIS: Public comment -- any general public comments related to this application?

UNKNOWN SPEAKER: There are no hands raised.

MR. DAVIS: Thank you.

Thank you, Mr. Corey.

MR. COREY: Thank you as well.

MR. DAVIS: Let's see, I can read in the -- the next one for you if -- if the --

UNKNOWN SPEAKER: Let's see, I can see who's speaking but I can't hear you.

MS. LYNahan: Hello.

UNKNOWN SPEAKER: I still can't hear
you.

MR. JOHNS: What happened to John?

MS. ANDERSON: Maybe something happened to the video there. I don't see a way to communicate. We can only raise our hands.

MS. SILBER: Can use the chat.

MS. ANDERSON: I don't see a chat on mine, can you --

MS. SILBER: I don't see a chat either, no.

MS. ANDERSON: No. There's Dawn.

UNKNOWN SPEAKER: Okay.

MR. DAVIS: Can you hear us now?

MS. ANDERSON: Yes.

MS. SILBER: Yes.

MS. ANDERSON: Yes, we can.

UNKNOWN SPEAKER: I think what happened was I was trying to demote Mr. Corey and his name removed on the list and I changed our room to it instead, so I apologize.

All right. So we are recording and fortunately, we didn't miss anything. So yes, I will go ahead and read the last application into the record and then Courtney Lynahan, can you stay on the line
while I (inaudible).

MR. DAVIS: Great.

UNKNOWN SPEAKER: All right. So our last item on the agenda is 2023-0050-H. This is 763 South DuPont Highway, tax parcel 10-045.00-001. This is on the west side of South DuPont Highway, south of the intersection with Federal School Lane, New Castle Hundred. This is a partial demolition of the two-story wood bearing structure on the west side of the McCrone House, constructed circa 1840, (inaudible) zoned suburban and it's within Council District 7.

And Courtney, we do have your presentation and we can forward the slides or --

MS. LYNAHAN: Okay.

UNKNOWN SPEAKER: -- share screen, either way is fine, just let us know.

MS. LYNAHAN: All right. Yeah, it's a lot of text so I just want to go a little bit over it because there's -- there's technically two, even though it's an addition, it's -- it's two structures on the -- the site. So the McCrone House is a two-story four over four with a center passage brick structure. It was built -- the built structure was built 1858 by William B. McCrone. The McCrone's
brothers were buying up a lot of property in -- in --
yeah, in Christiana Hundred and New Castle Hundred and
a few other areas in the mid-19th century.

The family lived in the house for four
years and then he died and the property transferred to
his wife. And if you go through records, it doesn't
look his wife and two daughters were really living
there permanently for quite a while. We know it was
rented out at least once in the mid-1860's by her
brother. There was an 1870 census that indicates they
were definitely living at the -- the house or there
was an additional house further closer to what is
today DuPont Highway, they might have been living
there. That was part of their land.

But what I can tell you is 1879,
Rebecca McCrone died. She was living in a one-room
garret in Philadelphia. I don't know who was living
in the McCrone house at that point. Her daughters had
both predeceased her. Her sons-in-law, one was living
with his mother at the Applebee Farm, which was right
behind the McCrone House, and the other one was living
over in Mill Creek.

In 1880's, there was a court case
between the sons-in-laws over their -- their son's
each inheriting part of the property and the portion of the property that the house we own today is on was given to Clayton Applebee. And I know that he was living in the house with his very large family back in 1900. And then by the mid-twentieth century, the house was owned by the Ash family. And then the state acquired it after it was used as part of an FBI sting in the late 80's, early 90's. A little sordid history at the end there.

So we -- we parted around 1990, 1993. So if you want to go to the next slide I can show you what the -- the main brick portion of the house looks like. So that's the brick house. Unfortunately, the porch is a little more derelict today, but gorgeous house. One of -- probably one of my favorite buildings. I'm known for loving it.

And if you want to move to the next slide, we can go onto the frame structure. So the frame addition -- when the house was acquired, they did some studies on it and Bree Herman with the Center First Architect -- Historic Architecture and Design came in. They did line drawings. They did measurements. They did research into the property and they determined from all this that the frame addition
had been moved to the site after the construction of the brick house.

When that happened, it wasn't right away because we know that based on the way that the second-floor door that leads back into the brick house portion was definitely taken from what had been a window on the stair landing. So there had been a one-story kitchen. And if you go through the probate inventory, it definitely speaks of a kitchen area on the first floor.

So we know that it was post the death of William B. McCrone and we know the family wasn't living there at least until, again, until the 1870's. So we just know based on the framing, it was a timber framed structure. So we know that it was built first half of the 19th century, this frame building. And we know that it was not part of the original first go round of construction, it was brought to the property at some point in the second half of the 19th century.

Next slide. So this is one of the drawings that was done. This shows what the building would've looked like in -- in total. Yeah, and if you go to the next slide, I can show you what we have.

So the outline here shows, basically,
what would've been four walls, although that wall that
is close to the brick house towards the -- the top
side of the addition is actually not there. That
area's all open.

So basically there are three sides to
this framed structure that were brought and still
exist, and that's part of the addition. Where it says
that there is later additions, those two -- that's
where it was attached to the house, so that was added
on and then there was additional space added onto the
back, kind of a garage and a upper porch area.

So we know, like I said, the
construction of the house likely averages around 1820
for the frame portion, could be 1830's, 1840's, no
earlier than 1820. It indicates it was most likely,
and this was Barney's characterization, it was not
residential. It was not agricultural. It was most
likely a store or a retail space but nobody knows what
it was or where it came from. I will say one of the
fun things when you read this, I mean, here to this
day still was that it was a post office. This was
dismissed originally by a lot of people because people
kept saying it was 18th century post office and
they're like it's not an 18th century building.
But interestingly, if you go through all the maps, there was a fledgling community across the street from Buena Vista called Chippawa. And they had a post office there. And by 1881, that post office was defunct. It had moved up further to Old State Road. So, you know, one of those fun little urban legends that has a little bit of a, you know, weird little coincidence happening, but there's no concrete evidence, any connection there is supposition, unfortunately.

So that's what we know about the frame structure. And the next one, so we know -- oh, when it was brought over, it was adapted. There was a new roof and attic space constructed. The upper floor was very much chopped up. It was -- they had the kitchen put in. They had bathrooms put in. It was very -- very small, very claustrophobic on the second floor, but it was obviously added to modernize the house, create more space or, perhaps, allow for more residents to live at the house comfortably and also allow for those utilities.

And then the next -- so here's what happens, HCA acquires the property. The state acquires the property, gives to HCA. And going
through the records, because everything all here
predates me by quite a bit, looks like there were
multiple studies. The condition given to the front
house was good. The condition given to the frame was
fair, bordering on poor. There had been plans, looks
like, beginning, there was plans to turn it into
offices with a residence to be attached behind the
frame addition. Then there was investigations into it
being used by members of one of the staff members for
HCA, perhaps the horticulture team. Then it was
looked at, residential curatorship.

By 2011, studies were being done for
all of our properties to see what conditions were, and
at that point, their structural assessment was
completed and the frame addition was too far gone to
be considered safe and usable. Everything before
didn't work out and mostly, it seems to be funding.
You know, that was a big issue.

What I can say is today since I came on
board and started working with this building, the
framing at the locations where the -- the frame
structure attaches to the brick house has been failing
very badly. That was sort of the more "modern
intrusion." The back portion that was the screened in
porch and storage area, also, significantly deteriorated and, in fact, it -- last year collapsed. The back portion collapsed. It was just not well constructed and it finally fell down.

So if you move to the next -- so the concerns now have become that the structures deterioration is, first and foremost, it's having very detrimental effects on the brick house. This was noticed in 2011. Brick house is, for all intents and purposes, in -- it was fantastically built, beautiful, beautiful carpentry, amazing woodwork inside. You know, we -- we want to -- if we have to save it, something, we need to save that building.

The problem is also that these openings that are happening, they're allowing in the elements and wildlife. They're allowing in trespassers which they themselves are then at risk because of just the level of deterioration in some of these frame areas. And a lot of those areas are areas where there had been bathtubs, water, piping, it just was not made to hold a lot of that weight that it was holding.

And currently the entry point to the house, which is the south door, is not -- our -- our guys don't even feel safe going in. It's -- it's not
safe for anyone to really go in there.

So next slide. So this is before and after. The shot on the left was about -- it was right before COVID. The shot on the right, so it was about three years ago. Shot on the right is this past January. That area that is gone, that was that sort of where they built up frame structure to attach to the house, so it's not that original earlier 19th century framing, but that is right where the bathroom was. The floor there had collapses from, you know, they basically pulled everything out.

Next slide. And that's where it's pulling away from the brick house. This is the back. This is what collapsed. There had been a screened in porch and then this sort of garage storage space. So again, that was a more modern construction aspect to the frame structure, but it still poses a safety and now we also have this easy access to the -- the frame portion itself.

The next one. And again, you can see just the level. It was -- it's -- yeah, it's just been bad. And then I can show you a couple of interior shots on the next view.

When they did the investigation, they
basically gutted a lot of it and a lot of it was also just in poor condition, and that's where the two -- where the old building and the new -- where the frame building and the brick building connect.

So the main plan for demo is for us to retain the historic framing from the early 19th century portion of the structure as much as we can in as -- and as intact as we can. It will be kept on site. We're going to be closing up the main house for the time being to ensure there's no access for trespassers, wildlife, or the elements. So the door on the second floor will be sealed shut. The door on the first floor will be closed off with potentially an addition plywood door so that our guys can access the building to go in and check on it and make sure everything's good.

The use of the site in its future continues to be a planning issue. We had some ideas that have been hindered, as you heard before. There was plans for us to try and do this earlier, then we had COVID hit. We've had issues with the safety. One thing I have suggested while we still look at a permanent is that we clean the brick portion out and utilize it as some space that we ourselves will have
to go to on a regular basis, whether it serves as one of our architectural remnant -- we -- we have several architectural remnant sites -- collections located throughout the state for when we have projects where we need things. And this could be an -- and option for us to sort of have things so that way our maintenance guys are constantly there checking on it, the building's being used, it'll be conditioned a little bit better.

We're going to need to, at the very least, do another mothballing of it. And right now, the priority is of the main house. The preservation and maintenance of it. It's condition can be saved. It can be salvaged at this point. The framed portion, unfortunately, you know, like I said, it -- it was poor to begin with and it just -- it's -- it's gotten much, much worse, especially in the last few years that I've been here, so.

MR. DAVIS: Okay. (Inaudible)

questions for the applicant?

Ms. Silber.

MS. SILBER: Hi. Thanks for the presentation. In regard to the ground floor, what is the flooring currently and have you been able to see
what's under the current floor? I -- I think it's like a tile or something?

MS. LYNAHAN: It's -- it's -- that's a fake tile and then there's the subfloor underneath it, and then underneath that, it was just some bracing. It wasn't anything. It's -- you can actually -- it was pulled up.

MS. SILBER: Right.

MS. LYNAHAN: Yeah, that tile -- that tile is from the 50's or 60's. It was when the Ash family took it over.

MS. SILBER: All right. So I -- I would recommend, has any archaeological assessment been performed in that portion of the property? Considering that if this is to be removed, that -- also that back part is open now for examination and that may also help, kind of, any deposits that are underneath, if they're still intact, may be able to give a little more understanding of when that -- that structure, you know, kind of arrived.

MS. LYNAHAN: Yeah. Yeah. I -- I've -- I personally think it was when the grandson inherited the property --

MS. SILBER: Right.
MS. LYNAHAN: -- because he had the largest -- I think it was 1890's.

We haven't done any out there just because we haven't had anything major for us to do, and right now, priority is always, you know, like --

MS. SILBER: Sure.

MS. LYNAHAN: -- like, you know, we have -- we have a John Dickinson Plantation Massive Archeology, we also have Belmont. However, so if we're not going into the ground, it's not -- I know that we have some site ruins out there. I personally would love to do some archeology. The history of the site, there's a lot of really interesting elements about just the day to day life of the family who lived there and the McCrone family in general, and it would just be neat to see what we can find. We know that he had one enslaved gentleman named Emson (ph) Jones who lived at the property. We know that, you know, there -- there was just -- it's just a very interesting -- there were -- it was a farm, so we know there's -- it would be neat to see what that sort of daily, if we could find any.

So it would be something that we could look at, especially as we try and come up with a
solution for what to use it for. For right now, again, getting into the house is a -- a major, major safety issue, which breaks my heart because it's -- I would love to go back in there one more time, but.

MS. SILBER: Sure. I think, you know, just obviously, you know, the -- the main house is -- is, you know, a priority. But if that is to be dismantled, that -- that opens up that yard.

MS. LYNAHAN: Oh, it would be -- it would be great to -- to be able, if, you know, and if anything, maybe, just get our guys to go out on, you know, sometimes we -- we have days where they just need something to do, so.

MS. SILBER: Exactly. The other -- the other thing is that, you know, if there's a active archeological program that is happening, you know, just to buy time, that -- that kind of -- that would also help a little bit with security. That's a different kind of security, but all of a sudden you have, you know, people that are in and out of that property outside on a regular basis.

MS. LYNAHAN: Exactly.

MS. SILBER: And that, actually, you know, can be integrated into some type of cultural
program. You know, that might -- might be -- might sort of serve a -- another purpose, you know, for safety and security, once everything is stabilized, of course.

MS. LYNAHAN: Yes. Yeah. No, I would -- that is -- that's the number one issue is it's very isolated. And I've spoken about wanting, you know, it would be a great, sort of, kind of like we -- we had one over in Court Penn for grad school that we would go to that was kind of a case study for measurement and drawing and stuff for the -- for the preservation students. And you know, any sort of thing where we could just -- there's so many ideas, it's just implementing them and getting them -- getting -- getting them under way and getting them funded and serviced and stuff. But yeah.

MS. SILBER: Okay. Thanks.

MR. DAVIS: Ms. Anderson.

MS. ANDERSON: Okay. So I -- I just want to make a point just going through the dates that it's very sad to see this deterioration happening. It looks like the state took possession of this in 1993. In 1996, the house was documented as part of the threatened resource of Delaware study. At that point
in time, it was indicated that the -- the house needed attention and it doesn't seem like anything happened. It appears that no action was taken and no measures were done to maintain that frame structure, which is really sad, which leads to, basically, demolition by neglect by us, the state of Delaware.

So now the state wants to demolish it. It's unfortunate. I understand the safety issues that are now present and the desire to create a safe environment, but it just is sad that if something had been done back in 1996, we may not have been having this conversation. I think that the -- as much as it's so easy to dismiss this type of structure, you know, it's a frame structure, they put it on here. It's not part of the main brick structure, but it's really, I mean, just going through, it -- it creates a sense of interest and understanding about what happened and how families grew and grew their properties and grew their buildings at -- at different times and -- and how those methods occurred.

So the -- the history of this site is very rich and -- and this frame structure is actually a part of that. But I do understand the safety issue that --
MS. LYNAHAN: I mean, I'm going to say, in 1996 --

MS. SILBER: -- (cross talk) we are right now.

MS. LYNAHAN: -- I was in eighth grade so I didn't really have a lot I could do then. Everyone, unfortunately, he was part of that team has retired. I, from day one, have felt the same way.

But unfortunately when I came on board, which was seven years ago, it was -- for us to have, you know, if I had the power and the voice and the ability to have done something, I would've. I don't disagree with you at all. I think it's very important to this building and I think it's true.

But at this point, the choice has to be made, which is, you know, put all our money into saving the whole thing or trying to do what we can with this building to save what -- what can be saved.

MS. ANDERSON: Right. I hear that and I -- I acknowledge that. I -- I did acknowledge that. I -- I just want to make a point that it's -- that -- that even though it's a wood frame structure, the story that goes along with it creates and importance in the history of the structure and in the history of
the family. So it -- it isn't -- it -- it's not less
important than the brick building. But again, I -- I
do acknowledge and understand the safety issues that
have presented themselves because of the neglect that
has occurred over time. Okay.

MR. DAVIS: Thank you, Ms. Anderson.

Any more questions for the applicant?

UNKNOWN SPEAKER: I'm not seeing any

hands raised.

David: Okay. We'll move onto public

comment. Then we'll make a call for public comment in

favor of the application.

UNKNOWN SPEAKER: There are no hands

raised.

MR. DAVIS: We'll call for public

comment in opposition.

UNKNOWN SPEAKER: There are no hands

raised.

MR. DAVIS: Call for public comment --

any general public comment related to this

application.

UNKNOWN SPEAKER: There are no hands

raised.

MR. DAVIS: Okay. Ms. Anderson, do you
still have your hand raised or is that -- did you have -- no, okay.

MS. ANDERSON: No. No, thank you.

MR. DAVIS: All right. Okay. Thank you, Courtney.

MS. LYNAHAN: Thanks.

MR. DAVIS: Okay. You're part of the (inaudible) --

UNKNOWN SPEAKER: The only thing I have is that the board will discuss these -- these hearings and applications at the March 7, 2023, meeting.

MR. DAVIS: Thank you. One final call for public comment.

UNKNOWN SPEAKER: There are no hands raised.

MR. DAVIS: Great. Thank you.

We have a motion to adjourn.

MS. ANDERSON: I move that we adjourn.

MR. DAVIS: Second?

MS. SILBER: I second it.

MR. DAVIS: Thank you. All in favor?

ALL: Aye.

MR. DAVIS: Aye. Thank you, everyone.

MS. ANDERSON: Thank you.
MS. SILBER: Bye.

UNKNOWN SPEAKER: Bye-bye.

(Whereupon, this hearing concluded.)
CERTIFICATION

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

________________________
Jennifer Millard
Approved Transcriber

Dated: March 7, 2023
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