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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

A P P E A R A N C E S

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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 LYNAHAN

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P R O C E E D I N G S

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.

1 MS. HERSHNER: Here.

2 MR. DAVIS: Thank you.

3 UNKNOWN SPEAKER: Okay.

4 MR. DAVIS: Do we have Mr. Patel
5 connected yet?

6 UNKNOWN SPEAKER: Mr. Patel, are you
7 able to hear us?

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

10 MR. DAVIS: Okay. Get that fixed as we
11 go along here.

12 UNKNOWN SPEAKER: Okay.

13 MR. DAVIS: Next we have rule of order.

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

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

1 minutes.

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

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

15 Speakers are not permitted to debate
16 the applicant but may ask questions and the applicant
17 may choose to answer during his or her (inaudible)
18 public comment. All testimony is recorded and
19 transcribed, therefore all speakers must come forward
20 one at a time and state their name, address, and
21 organization and affiliation, if any, before offering
22 comments. Regular comments from the audience will not
23 be recognized and the public is asked to respect the
24 applicant's right to an orderly hearing.

1 The argumentations or decisions will be
2 made by the historic review board at the hearing
3 today. The board will evaluate the information and
4 testimony and comments received by the public business
5 meeting to be held the first Tuesday of next month.

6 MR. DAVIS: Thank you.

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

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

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

22 Bear with me, it looks like we're
23 having some technical difficulties. I just saw him in
24 there and then now he's gone.

1 It looks like he's working through some
2 technical difficulties. I don't see him in there, I
3 did. It's up to you if you want to move on to the
4 next application and then circle back?

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

9 UNKNOWN SPEAKER: I'm sorry.

10 MR. DAVIS: I'm not sure if they're --
11 I'm not sure if they're coming to the --

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

15 UNKNOWN SPEAKER: Okay.

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

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

20 UNKNOWN SPEAKER: She is.

21 MR. DAVIS: Yeah. Colleen?

22 MS. NORRIS: I'm here.

23 MR. DAVIS: Is it --

24 MS. NORRIS: Yes, there's no problem.

1 The -- the order in which the applications are taken
2 is fine as long as, you know, we get to it. Hopefully
3 this will just give them a little time to sort out
4 their technical issues. But I would suggest if -- if
5 the board wants to move to the second application to
6 hear now, that's completely fine.

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

9 UNKNOWN SPEAKER: I'm not seeing any
10 objections.

11 MR. JOHNS: Let's go.

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

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

24 I will promote Joshua and his

1 architect. I believe that they are going to be
2 sharing their screen.

3 All right. Joshua, are you there?

4 MR. LEHER: Hello?

5 MR. DAVIS: Hang on.

6 UNKNOWN SPEAKER: We can hear.

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

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

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

16 Am I good now?

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

19 MR. LEHER: Awesome. Okay. Hi. My
20 name is Josh Leher. I bought this property with my
21 wife just about a year ago today, I think. We live in
22 Philadelphia, but we're down there all the time. I
23 think we're literally up there almost every day. We
24 love the region and we're proposing to put an addition

1 onto the back of the house. We do have a -- a -- it's
2 me and my wife and my daughter.

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

5 MR. WHIPPLE: Hi.

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

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

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

17 MR. DAVIS: It did. Yeah.

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

22 The addition we're proposing would be
23 in the rear between those two white additions that
24 exist on the back of the structure today. I believe

1 those were built circa 1970, but I can't get an exact
2 date on that.

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

10 Okay. Can you see the PDF now?

11 MR. DAVIS: Yes.

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

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

24 So here's a view from the rear of what

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

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

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

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

1 we're proposing 19 by 16, so approximately half the
2 size in only that one location.

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

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

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

24 So we spent a lot of time thinking

1 about how we can make an entranceway to the room so we
2 wouldn't have to cut stone to in the house, and we
3 were able to come up with that design.

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

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

19 And the last thing is, the windows
20 we're proposing, you'll notice, match the windows of
21 the home with the -- I'm sorry, I always get the
22 terminology wrong, whether they're muttons or Muntons,
23 I always get them wrong. The decorative aspects of
24 the windows will match the existing windows of the

1 home, again, to make it, you know, blend in as much as
2 possible.

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

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

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

24 MR. WHIPPLE: No. It -- it -- I think

1 Josh pretty much covered all the items. Again, like,
2 you know, we're trying to be respectful of the
3 existing structure and leave the, you know, and leave
4 as much of the existing structure intact as we could.
5 And we took the approach of, you know, with the new
6 addition, trying to match what the other existing
7 additions already are with -- with the -- with the
8 material and texture, all of the siding with -- with
9 the roofing material used, with the -- with the types
10 of downspouts used, you know, so that, you know, so
11 that it kinds of blends seamlessly into -- into
12 what's -- into what's existing now.

13 MR. DAVIS: Okay. Thank you.

14 Questions for the applicant?

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

17 MR. DAVIS: Oh, Ms. Anderson?

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

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

1 squished down, so.

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

6 David, do you have specifics on the
7 windows?

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

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

16 MS. ANDERSON: Yes. Yes.

17 MR. DAVIS: Oh.

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

22 MR. LEHER: --

23 MS. ANDERSON: -- so I --

24 MR. LEHER: I can -- I can answer your

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

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

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

1 MR. WHIPPLE: Yeah --

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

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

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

20 MR. WHIPPLE: Yeah, so --

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

23 MR. WHIPPLE: Got you. Okay.

24 MS. ANDERSON: So whether you're going

1 to use the vinyl or aluminum clad, I'm not making any
2 kind of recommendation there.

3 MR. WHIPPLE: Okay.

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

8 MR. WHIPPLE: Right. Right. Yeah.

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

17 MS. ANDERSON: Okay. Thank you.

18 MR. DAVIS: Any more questions for the
19 applicant?

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

22 MR. DAVIS: Okay. Thank you. We're
23 move onto to public comment. We will make a call for
24 public comment in favor of the application.

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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.

1 MR. DAVIS: Okay.

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

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

7 MR. JOHNS: Can you all hear me?

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

10 UNKNOWN SPEAKER: Just to clean it up.

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

13 UNKNOWN SPEAKER: Okay.

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

16 UNKNOWN SPEAKER: Okay. So we are
17 circling back to application 2023-0048-H, 39 Manor
18 Avenue, tax parcel 06-085.00-104 on the southwest side
19 of Manor Avenue, south of the intersection with Palace
20 Avenue. This is a project demolition and building
21 permit for exterior modifications on 39 Manor Avenue,
22 constructed circa 1920. The property is NC6.5 and
23 it's within the Hometown (inaudible) Zoning district
24 that's within Council District 8.

1 And then Mr. Corey, we can hear you, we
2 can see you. And just let me know if you need me to
3 advance slides or whatnot.

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

7 MR. DAVIS: Quite all right.

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

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

23 We can -- we can jump to the next
24 slide. And this is the replacement. So the big

1 changes here on the porch side are the sleeper porch
2 on top there is replacing the hip roof with a gable
3 roof, right, so it raises the height a little bit and
4 then centering the entrance on the actual doorway and
5 moving the doorway over. You know, as it stands right
6 now, it's not centered. It's a little bit, you know,
7 asymmetrical. This kind of, you know, aligns it.

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

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

22 The porch is going to be done in AZEK
23 tongue and groove porch flooring, so it's a modified
24 engineered floor rather than wood that needs to be

1 painted, but it has the same look as a, you know,
2 traditional porch.

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

7 All right. That's it.

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

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

15 MR. COREY: That's funny.

16 UNKNOWN SPEAKER: So --

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

19 UNKNOWN SPEAKER: And then my mother
20 and her parents moved over to (inaudible) in Rhode
21 Island on Church Lane, which is two streets away, but
22 is now I-cordon-5. So I just wanted to say that, you
23 know, they say seven degrees of separation, but
24 Delaware is two, and this is one of those occasions.

1 MR. COREY: I can't believe it. That's
2 very funny.

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

5 MR. DAVIS: Ms. Anderson?

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

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

23 A shed or hip roof are more consistent
24 with the roof being removed. It blends better with

1 the existing gambrel Dutch roof, which is the most
2 distinctive characteristic of the house. So that is
3 a -- a comment that I have, it -- just for the -- the
4 roof area.

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

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

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

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

23 The -- also, the hip roof right now,
24 it's, I mean, it's kind of a misnomer. You can't

1 really -- I mean you actually see it by the picture in
2 the lower left there. It's -- it's more flat than
3 anything. It actually doesn't --

4 MS. ANDERSON: I agree.

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

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

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

22 MR. DAVIS: Any more questions for the
23 applicant?

24 UNKNOWN SPEAKER: I'm not seeing any

1 hands raised.

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

4 UNKNOWN SPEAKER: Okay.

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

7 UNKNOWN SPEAKER: Okay. There are no
8 hands raised.

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

11 UNKNOWN SPEAKER: No hands raised.

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

14 UNKNOWN SPEAKER: There are no hands
15 raised.

16 MR. DAVIS: Thank you.

17 Thank you, Mr. Corey.

18 MR. COREY: Thank you as well.

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

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

23 MS. LYNAHAN: Hello.

24 UNKNOWN SPEAKER: I still can't hear

1 you.

2 MR. JOHNS: What happened to John?

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

6 MS. SILBER: Can use the chat.

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

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

11 MS. ANDERSON: No. There's Dawn.

12 UNKNOWN SPEAKER: Okay.

13 MR. DAVIS: Can you hear us now?

14 MS. ANDERSON: Yes.

15 MS. SILBER: Yes.

16 MS. ANDERSON: Yes, we can.

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

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

1 while I (inaudible).

2 MR. DAVIS: Great.

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

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

14 MS. LYNAHAN: Okay.

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

17 MS. LYNAHAN: All right. Yeah, it's a
18 lot of text so I just want to go a little bit over it
19 because there's -- there's technically two, even
20 though it's an addition, it's -- it's two structures
21 on the -- the site. So the McCrone House is a two-
22 story four over four with a center passage brick
23 structure. It was built -- the built structure was
24 built 1858 by William B. McCrone. The McCrone's

1 brothers were buying up a lot of property in -- in --
2 yeah, in Christiana Hundred and New Castle Hundred and
3 a few other areas in the mid-19th century.

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

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

23 In 1880's, there was a court case
24 between the sons-in-laws over their -- their son's

1 each inheriting part of the property and the portion
2 of the property that the house we own today is on was
3 given to Clayton Applebee. And I know that he was
4 living in the house with his very large family back in
5 1900. And then by the mid-twentieth century, the
6 house was owned by the Ash family. And then the state
7 acquired it after it was used as part of an FBI sting
8 in the late 80's, early 90's. A little sordid history
9 at the end there.

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

17 And if you want to move to the next
18 slide, we can go onto the frame structure. So the
19 frame addition -- when the house was acquired, they
20 did some studies on it and Bree Herman with the Center
21 First Architect -- Historic Architecture and Design
22 came in. They did line drawings. They did
23 measurements. They did research into the property and
24 they determined from all this that the frame addition

1 had been moved to the site after the construction of
2 the brick house.

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

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

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

24 So the outline here shows, basically,

1 what would've been four walls, although that wall that
2 is close to the brick house towards the -- the top
3 side of the addition is actually not there. That
4 area's all open.

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

12 So we know, like I said, the
13 construction of the house likely averages around 1820
14 for the frame portion, could be 1830's, 1840's, no
15 earlier than 1820. It indicates it was most likely,
16 and this was Barney's characterization, it was not
17 residential. It was not agricultural. It was most
18 likely a store or a retail space but nobody knows what
19 it was or where it came from. I will say one of the
20 fun things when you read this, I mean, here to this
21 day still was that it was a post office. This was
22 dismissed originally by a lot of people because people
23 kept saying it was 18th century post office and
24 they're like it's not an 18th century building.

1 But interestingly, if you go through
2 all the maps, there was a fledgling community across
3 the street from Buena Vista called Chippawa. And they
4 had a post office there. And by 1881, that post
5 office was defunct. It had moved up further to Old
6 State Road. So, you know, one of those fun little
7 urban legends that has a little bit of a, you know,
8 weird little coincidence happening, but there's no
9 concrete evidence, any connection there is
10 supposition, unfortunately.

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

22 And then the next -- so here's what
23 happens, HCA acquires the property. The state
24 acquires the property, gives to HCA. And going

1 through the records, because everything all here
2 predates me by quite a bit, looks like there were
3 multiple studies. The condition given to the front
4 house was good. The condition given to the frame was
5 fair, bordering on poor. There had been plans, looks
6 like, beginning, there was plans to turn it into
7 offices with a residence to be attached behind the
8 frame addition. Then there was investigations into it
9 being used by members of one of the staff members for
10 HCA, perhaps the horticulture team. Then it was
11 looked at, residential curatorship.

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

19 What I can say is today since I came on
20 board and started working with this building, the
21 framing at the locations where the -- the frame
22 structure attaches to the brick house has been failing
23 very badly. That was sort of the more "modern
24 intrusion." The back portion that was the screened in

1 porch and storage area, also, significantly
2 deteriorated and, in fact, it -- last year collapsed.
3 The back portion collapsed. It was just not well
4 constructed and it finally fell down.

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

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

22 And currently the entry point to the
23 house, which is the south door, is not -- our -- our
24 guys don't even feel safe going in. It's -- it's not

1 safe for anyone to really go in there.

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

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

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

24 When they did the investigation, they

1 basically gutted a lot of it and a lot of it was also
2 just in poor condition, and that's where the two --
3 where the old building and the new -- where the frame
4 building and the brick building connect.

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

17 The use of the site in its future
18 continues to be a planning issue. We had some ideas
19 that have been hindered, as you heard before. There
20 was plans for us to try and do this earlier, then we
21 had COVID hit. We've had issues with the safety. One
22 thing I have suggested while we still look at a
23 permanent is that we clean the brick portion out and
24 utilize it as some space that we ourselves will have

1 to go to on a regular basis, whether it serves as one
2 of our architectural remnant -- we -- we have several
3 architectural remnant sites -- collections located
4 throughout the state for when we have projects where
5 we need things. And this could be an -- and option
6 for us to sort of have things so that way our
7 maintenance guys are constantly there checking on it,
8 the building's being used, it'll be conditioned a
9 little bit better.

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

19 MR. DAVIS: Okay. (Inaudible)
20 questions for the applicant?

21 Ms. Silber.

22 MS. SILBER: Hi. Thanks for the
23 presentation. In regard to the ground floor, what is
24 the flooring currently and have you been able to see

1 what's under the current floor? I -- I think it's
2 like a tile or something?

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

8 MS. SILBER: Right.

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

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

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

24 MS. SILBER: Right.

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

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

6 MS. SILBER: Sure.

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

23 So it would be something that we could
24 look at, especially as we try and come up with a

1 solution for what to use it for. For right now,
2 again, getting into the house is a -- a major, major
3 safety issue, which breaks my heart because it's -- I
4 would love to go back in there one more time, but.

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

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

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

22 MS. LYNAHAN: Exactly.

23 MS. SILBER: And that, actually, you
24 know, can be integrated into some type of cultural

1 program. You know, that might -- might be -- might
2 sort of serve a -- another purpose, you know, for
3 safety and security, once everything is stabilized, of
4 course.

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

17 MS. SILBER: Okay. Thanks.

18 MR. DAVIS: Ms. Anderson.

19 MS. ANDERSON: Okay. So I -- I just
20 want to make a point just going through the dates that
21 it's very sad to see this deterioration happening. It
22 looks like the state took possession of this in 1993.
23 In 1996, the house was documented as part of the
24 threatened resource of Delaware study. At that point

1 in time, it was indicated that the -- the house needed
2 attention and it doesn't seem like anything happened.
3 It appears that no action was taken and no measures
4 were done to maintain that frame structure, which is
5 really sad, which leads to, basically, demolition by
6 neglect by us, the state of Delaware.

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

21 So the -- the history of this site is
22 very rich and -- and this frame structure is actually
23 a part of that. But I do understand the safety issue
24 that --

1 MS. LYNAHAN: I mean, I'm going to say,
2 in 1996 --

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

5 MS. LYNAHAN: -- I was in eighth grade
6 so I didn't really have a lot I could do then.
7 Everyone, unfortunately, he was part of that team has
8 retired. I, from day one, have felt the same way.
9 But unfortunately when I came on board, which was
10 seven years ago, it was -- for us to have, you know,
11 if I had the power and the voice and the ability to
12 have done something, I would've. I don't disagree
13 with you at all. I think it's very important to this
14 building and I think it's true.

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

19 MS. ANDERSON: Right. I hear that and
20 I -- I acknowledge that. I -- I did acknowledge that.
21 I -- I just want to make a point that it's -- that --
22 that even though it's a wood frame structure, the
23 story that goes along with it creates and importance
24 in the history of the structure and in the history of

1 the family. So it -- it isn't -- it -- it's not less
2 important than the brick building. But again, I -- I
3 do acknowledge and understand the safety issues that
4 have presented themselves because of the neglect that
5 has occurred over time. Okay.

6 MR. DAVIS: Thank you, Ms. Anderson.
7 Any more questions for the applicant?

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

10 David: Okay. We'll move onto public
11 comment. Then we'll make a call for public comment in
12 favor of the application.

13 UNKNOWN SPEAKER: There are no hands
14 raised.

15 MR. DAVIS: We'll call for public
16 comment in opposition.

17 UNKNOWN SPEAKER: There are no hands
18 raised.

19 MR. DAVIS: Call for public comment --
20 any general public comment related to this
21 application.

22 UNKNOWN SPEAKER: There are no hands
23 raised.

24 MR. DAVIS: Okay. Ms. Anderson, do you

1 still have your hand raised or is that -- did you
2 have -- no, okay.

3 MS. ANDERSON: No. No, thank you.

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

6 MS. LYNAHAN: Thanks.

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

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

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

14 UNKNOWN SPEAKER: There are no hands
15 raised.

16 MR. DAVIS: Great. Thank you.

17 We have a motion to adjourn.

18 MS. ANDERSON: I move that we adjourn.

19 MR. DAVIS: Second?

20 MS. SILBER: I second it.

21 MR. DAVIS: Thank you. All in favor?

22 ALL: Aye.

23 MR. DAVIS: Aye. Thank you, everyone.

24 MS. ANDERSON: Thank you.

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MS. SILBER: Bye.

UNKNOWN SPEAKER: Bye-bye.

(Whereupon, this hearing concluded.)

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

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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