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MINUTES
HISTORIC REVIEW BOARD PUBLIC HEARING
NEW CASTLE COUNTY
DEPARTMENT OF LAND USE
87 READS WAY, NEW CASTLE, DELAWARE 19720
MARCH 21, 2023
5:00 p.m.

TRANSCRIPT OF PROCEEDINGS
BEFORE CHAIRPERSON JOHN DAVIS

Transcribed by: Shamonda Wallace

A P P E A R A N C E S

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BOARD MEMBERS: JOHN DAVIS (CHAIR)
 PERRY PATEL
 KAREN ANDERSON
 STEVE JOHNS
 JEAN HERSHNER
 NANETTE SWADEY
 BARBARA SILBER
 KEVIN BARNI

ALSO PRESENT: COLLEEN NORRIS
 BETSY HATCH
 SHANE BAILEY

FOR APPLICATION 2023-0104-H
 TOM SCHRIER

FOR APPLICATION 2023-0110-H
 JEFF PETERS
 MICHELE DAVIS

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1 P R O C E E D I N G S

2 MS. HATCH: Mr. Johns, are you able to
3 hear us?

4 MR. JOHNS: Yes.

5 MS. HATCH: Okay, great.

6 MR. BAILEY: Turn off a bit. Turn off,
7 turn off, back on, I guess.

8 MS. HATCH: Ms. Silber?

9 MS. SILBER: Yes.

10 MS. HATCH: Mr. Patel? Mr. Patel, are
11 you able to hear us?

12 MR. PATEL: Yes, I'm here.

13 MS. HATCH: Mr. Barni?

14 MR. BARNI: Present.

15 MS. HATCH: Ms. Hershner?

16 MS. HERSHNER: Here.

17 MS. HATCH: And then, Mr. Duke is
18 currently not -- is currently absent. And then, Ms.
19 Anderson is currently absent. And I will note the
20 (inaudible) Ms. Anderson, is right here. I'm sorry.
21 I had you right there after Mr. Johns, and after the
22 (inaudible) Mr. Johns. So (inaudible) there, I
23 apologize. (Inaudible) present to an absent
24 (inaudible).

1 UNKNOWN MALE: Okay. (Inaudible).

2 MS. HATCH: Yes, Ms. Anderson, are you
3 able to hear us?

4 MS. ANDERSON: Yes, I can hear you.

5 MS. SILBER: Oh, we can't see you. We
6 can see Karen, but we can't see the -- the meeting
7 room.

8 MS. HATCH: (Inaudible).

9 MR. BAILEY: Oh, the camera room.
10 Oh, my goodness.

11 MS. HATCH: There we go. Okay. Can
12 you see us now?

13 MS. SILBER: Yeah.

14 MS. HATCH: Okay.

15 MR. BAILEY: Okay.

16 MS. HATCH: Okay. There we go.

17 MR. BAILEY: (Crosstalk) long, but good
18 camera.

19 MS. HATCH: (Inaudible) the same.

20 MR. BAILEY: Okay. I think we're done
21 roll call. Onto rule of order (ph)?

22 MS. HATCH: This is a public hearing
23 conducted by the New Castle County Historic Review
24 Board. The purpose of these hearings is to compile a

1 record of relevant information regarding each
2 application and how the proposed projects affect the
3 county's historic resources.

4 To make the most efficient use of type
5 of this hearing, the following rules of order are
6 established. Following the reading of each agenda
7 item, the applicant and their representatives will
8 make a presentation not to exceed a total of 15
9 minutes. Board members may ask questions of the
10 applicant at the conclusion of their presentation.
11 The public will then be invited to speak in the
12 following order. One, those who wish to speak in
13 favor. Two, those who wish to speak in opposition.
14 And three, those who wish to offer general comments.

15 Speakers are encouraged to be brief and
16 to focus their remarks on historic issues. So that
17 everyone has had an opportunity to be heard, all
18 speakers are limited to five minutes. Any speaker may
19 ask the Board to hold the record open for submittal of
20 written testimony if the time limit is not sufficient
21 for their needs.

22 Speakers are not permitted to debate
23 the applicant, but may ask questions that the
24 applicant may choose to answer during several rebuttal

1 period at the close of the public comment period.

2 All testimony is recorded and
3 transcribed, therefore, all -- therefore, all speakers
4 must step forward one at a time, and state their name,
5 address, and organization affiliation, if any, for
6 offering comments. Random comments from the audience
7 will not be recognized and the public is asked to
8 respect the applicant's right to an orderly hearing.
9 No recommendations or decisions will be made at the
10 Historic Review Board at the hearings today. The
11 Board will evaluate the information, testimony, and
12 comments received here at a public business meeting
13 until the first Tuesday of next month.

14 MR. BAILEY: Seeing that we have --

15 MS. ANDERSON: I would just like to
16 make note that Karen Anderson is in attendance, since
17 attendance was taken.

18 MR. BAILEY: We -- we got it Ms.
19 Anderson. We --

20 MS. ANDERSON: Thank you.

21 MR. BAILEY: (Crosstalk) here.

22 MS. HATCH: Yep.

23 MR. BAILEY: You're noted as present.
24 Since we have no old business, we'll move on to new.

1 MS. HATCH: Our first item under new
2 business is Application 2023-0104-H: 6411 Kennett
3 Pike. Tax Parcel 07-001.00-007. This is on East side
4 of Kennett Pike, 246 feet north of Burnt Mill Road.
5 This is Subdivision plan to create two new lots,
6 including the historic Line House. Constructed circa
7 1814. NC2a Zoning. Council District 2.

8 Bear with me. I will promote the
9 applicant. Tom should have been promoted, and you
10 should have the ability to share your screen.

11 MR. SCHRIER: Yeah.

12 MS. HATCH: Will take ours down. And
13 then, I did promote Mr. Harrison (ph) as well.

14 MR. SCHRIER: Can everyone hear me?

15 UNKNOWN MALE: Yeah.

16 MR. SCHRIER: Like the standard thing
17 to do these days. It's like the Verizon commercial.
18 All right. I assume I'm -- we're good to go. Is
19 everybody --

20 MR. BAILEY: Yep, you're good. We can
21 see the -- we can see your screen.

22 MR. SCHRIER: Perfect. Good evening,
23 members of the Historic Review Board. My name is
24 Thomas Schrier and I'm with Hillcrest Associates. I'm

1 here this evening on behalf of the applicant, H & S
2 Construction and Supply, LLC, who proposes to
3 subdivide the 5.7-acre property located at 6411
4 Kennett Pike into two additional lots.

5 As Betsy just made us aware, this
6 property is location of the Line House, a well-known
7 former tavern that was built in 1818. The tavern was
8 originally called the Spread Eagle, then used the name
9 Pennsylvania and Delaware Inn from approximately 1832
10 to 1865 before the current name became favored in the
11 20th century.

12 This property is unique in that is
13 divided by the Pennsylvania-Delaware State line. The
14 portions of land within Pennsylvania have already gone
15 through the subdivision process with the Pennsbury
16 Township and have an approved subdivision plan.

17 As we are subdividing within --
18 subdividing lands within New Castle County, the
19 property is also required to go through the
20 subdivision process within Delaware as well. Due to
21 the small sliver of land located within Delaware, the
22 application will be going in front of the Board of
23 Adjustment for some minor dimensional variances, which
24 is scheduled for July of this year.

1 As part of the Pennsylvania process, we
2 did have a historic resource impact assessment
3 prepared, which we did provide to you as part of our
4 application. The assessment utilized a five-level
5 methodology, utilizing no low, medium, high or total
6 adverse impacts to determine the potential impacts of
7 the proposed project on the historic resource.

8 It did find that the plan without any
9 adverse -- without any mitigation should constitute a
10 load and medium adverse impact on the Line House
11 property, and to minimize or mitigate those impacts,
12 the assessment made recommendations for the additional
13 landscaping between lots one and two, and two and
14 three, which is shown within the landscape plan as
15 provided with our application.

16 It is important to note that no
17 construction is located within the portions of land
18 located within Delaware, and the historic resource,
19 and its surrounding is all to remain.

20 On the -- on the screen currently, is
21 the exploratory minor subdivision that has been
22 submitted to New Castle County, showing the small
23 sliver of land. The historic resource is located up
24 in this front left corner adjacent Kennett Pike. I

1 have a picture of said historic resource, and then,
2 also providing the landscaping plan which was
3 submitted as part of our Pennsylvania subdivision,
4 showing the landscaping buffer provided between lots
5 one and two, and then, two and three.

6 With that, that is my presentation, and
7 I would open up for any questions or comments that you
8 all may have.

9 MR. BAILEY: Thank you, Ms. Swadey?

10 MS. SWADEY: Yes, I was reading through
11 your report and it says that the Line House plea (ph)
12 calls for the retention of the Line House, and its
13 associated garage falls on foundry marker on line one,
14 but it never goes on to say, what -- what is going to
15 be done with the Line House. It's just going to be
16 retained. What is -- what is retained mean?

17 MR. SCHRIER: What is retained mean?

18 MS. SWADEY: Yes. Are you keeping it,
19 selling it, renting it? What are you going to be
20 doing with it?

21 MR. SCHRIER: Currently, it's a rental
22 property that the -- my client is utilizing for rental
23 purposes. His future plans with it, currently, are, I
24 think, unknown. I would assume that he would like to

1 retain ownership of it as he truly does appreciate the
2 history of the house as it was, to the best of our
3 knowledge, an integral part of the underground
4 railroad.

5 MS. SWADEY: Well, it -- the house went
6 to the Centerville (ph) School in 2004. So between
7 2004 and the present, what was the house being used
8 for?

9 MR. SCHRIER: I think it was being
10 rented out.

11 MS. SWADEY: Okay. And so at this
12 point, H & S Construction and Supply is renting it?

13 MR. SCHRIER: Yeah, so they are the
14 equitable owner of the property. They do not
15 currently own the property.

16 MS. SWADEY: Right.

17 MR. SCHRIER: So I think they are
18 managing the rental as it stands for the Centerville
19 School and will continue to rent it out in the near
20 future until they determine a more permanent solution
21 for it.

22 MS. SWADEY: And what is it being
23 rented out as?

24 MR. SCHRIER: Residence. Somebody is

1 living within it.

2 MS. SWADEY: Oh, okay. So although H &
3 S is renting it, managing it, there's actually a
4 family living there.

5 MR. SCHRIER: There is a family living
6 there, yes.

7 MS. SWADEY: Okay. They continue to --
8 they continue to be there after the -- after they -- H
9 & S purchase the property?

10 MR. SCHRIER: To the best of my
11 knowledge, yes. They're going to remain there.
12 They're -- I know they're in conversations about
13 renewing the lease for next year.

14 MS. SWADEY: But you have no long-term
15 plans?

16 MR. SCHRIER: I do not, no. And I
17 think that they're still trying to figure out their
18 long-term plans. Current plans would be to obviously
19 get approvals for the subdivision and build and
20 construct the two new homes that we are proposing as
21 part of our application.

22 MS. SWADEY: Okay. I noticed in some
23 of the pictures of interior that some fireplaces have
24 composition ornaments on the mantels. And I was

1 wondering if anybody did any research to find out if
2 they were made by Robert Wellford Philadelphia, who
3 was the -- I'll read here, "He was foremost American
4 practitioner of the art of composition ornaments, and
5 his ornament encompassed such as various motifs, and
6 he was -- he had clients up and down East Coast from
7 North New Jersey to South Carolina, and some of his
8 mantels of the orientation are in the metropolitan."
9 So I want to know if there's going to be any -- is --
10 has anybody researched this to see if these are
11 Wellford and if so, they're going to be maintained?

12 MR. SCHRIER: Like I said earlier, the
13 -- the resource on the property is to remain intact.
14 No -- nothing is proposed with it. We have not done
15 any research in terms of who constructed the mantels.

16 MS. SWADEY: And thank you.

17 MR. BAILEY: Ms. Silber?

18 MS. SILBER: Hi. Yeah, thanks for the
19 presentation. I noticed on the plan that you have a
20 proposed septic tank scheduled for one of the lots, am
21 I correct? And as well as the septic field and area.
22 How much is that going to be -- oh, I see that. Okay.
23 I don't think I have that plan. How much of that is
24 going to be in the Delaware portion of these two new

1 lots.

2 MR. SCHRIER: So none of the septic
3 tank will be within Delaware.

4 MS. SILBER: Okay.

5 MR. SCHRIER: There is this small
6 little sliver of land, here, that will have portions
7 of the drip system.

8 MS. SILBER: Okay.

9 MR. SCHRIER: But that is all
10 subsurface and nothing will be visible from ground.

11 MS. SILBER: All right. So I'm -- I'm
12 not very familiar with the Pennsylvania, you know,
13 process and procedure in regard to such things, but
14 was there an archeological assessments study conducted
15 as part of the cultural resource survey that was
16 conducted for this particular project?

17 MR. SCHRIER: There was no -- no, there
18 was none done with that. But what Pennsylvania does
19 require is a PNDI search, which is a Pennsylvania
20 National -- National Diversity Inventory to be
21 submitted. Which actually did result in some grasses
22 that were located within the field that were
23 considered rare.

24 So H & S Construction Supply hired a

1 landscaping company to work with Pennsbury Township in
2 relocating those grasses to a park located within
3 Pennsbury Township and a meadow that they were
4 recreating. Other than that, no other natural
5 diversity -- other than the actual Line House came
6 into play during our subdivision within Pennsylvania.

7 MS. SILBER: Okay. So the -- the -- so
8 what you're telling me is that Grubb Associates did
9 not do a sort of a probability assessment of potential
10 for human archeological, you know, archeological
11 resources associated with it, okay.

12 MR. SCHRIER: Nope.

13 MS. SILBER: Okay, thanks.

14 MR. SCHRIER: No problem.

15 MR. BAILEY: (Inaudible).

16 UNKNOWN MALE: Sorry. You mentioned
17 that the septic system is a drip -- drip system. Am I
18 correct that that's a fairly small pipe that is not
19 very deep?

20 MR. SCHRIER: Correct. Yep.

21 UNKNOWN MALE: So it -- it's only about
22 6 inches deep?

23 MR. SCHRIER: Yes. Yeah, it's -- it's
24 a very shallow system. Those pipes just get bedded in

1 with a special machine that, kind of, gets pulled
2 behind a tractor.

3 MR. BAILEY: Ms. Swadey?

4 MS. SWADEY: Yeah, I was just wondering
5 once with regard -- with regard to the lot retention
6 of the Line House, is there any way he could update us
7 as to what they're planning to do with the house other
8 than -- we might run it for next year

9 MR. SCHRIER: In terms of updates, I
10 mean, what -- what would you be looking for? What his
11 intentions with the -- with the home?

12 MS. SWADEY: Yes, long term -- yes,
13 long term plans for the house at the historical home.

14 MR. SCHRIER: I could speak with him.
15 I think it's important to note that the majority of
16 the Line House is actually located within
17 Pennsylvania.

18 MS. SWADEY: Oh, it is?

19 MR. SCHRIER: It is. And I can zoom
20 in.

21 MS. SWADEY: Yeah, please do.

22 MR. SCHRIER: So this gray dash line,
23 here, is actually the Pennsylvania-Delaware State
24 line.

1 MS. SWADEY: Okay.

2 MR. SCHRIER: So we are talking about a
3 small triangle inside porch that is actually located
4 within the Delaware portion.

5 MS. SWADEY: Okay.

6 MR. SCHRIER: The remainder of the
7 house is located all within Pennsylvania.

8 MS. SWADEY: Okay. Thank you.

9 MR. BAILEY: Any more questions for the
10 applicant?

11 MS. HATCH: I don't see any hands
12 raised.

13 MR. BAILEY: Ms. Hershner.

14 MS. HERSHNER: Thank you. So my only
15 question is, you know, it sounds like the future of
16 the house while remaining intact, it's use is a little
17 uncertain. Has there been any discussions about
18 getting it formally listed, pursuing some type of
19 nomination with the National Register, or with a -- a
20 Pennsylvania-based historic organization?

21 MR. SCHRIER: There has not been any
22 discussions. I know it's eligible to be a -- on the
23 national list. It is listed on the Pennsbury Township
24 Historic Properties list, which is what triggered the

1 historic resource impact assessment associated with
2 that subdivision. Other than that, I have not had any
3 discussions with my client regarding placing it within
4 the national historic properties.

5 MS. HERSHNER: Okay. Thank you.

6 MR. SCHRIER: No problem. Thank you.

7 MR. BAILEY: More call for questions
8 for the applicant?

9 MS. HATCH: I'm not seeing any hands
10 raised.

11 MR. BAILEY: All right. Thank you.

12 MR. SCHRIER: Thank you.

13 MR. BAILEY: We will move on to the
14 public comment.

15 MS. HATCH: Shane, could you bring us
16 the public comment slide?

17 UNKNOWN MALE: Can you stop sharing
18 your screen. (Crosstalk). Thank you.

19 MS. HATCH: Next, we have --
20 (inaudible) you should be able to yourself.

21 UNKNOWN MALE: Thank you so much. Good
22 afternoon, everyone. I guess just a couple questions.
23 I -- it -- and from the conversation, it sounds to me
24 like there might be -- I guess, I'd -- I'd like to ask

1 the Historic Review Board to consider, in their
2 opinion, request -- and -- and you may be way ahead of
3 me on this, I don't know, but just to put it out
4 there, an archeological review of this significant
5 property, and also, I guess Betsy, it's interesting
6 situation with a line running right -- right through
7 the house.

8 I was going to ask if the applicant
9 would put the house under historic overlay -- in -- in
10 a Historic Overlay District, but I don't know if you
11 can do that when it's half a house. So I'll leave
12 that in your hands to figure out, but if -- if it can
13 be done, I would request that -- that that request be
14 made to, you know, to answer some of the concerns that
15 were expressed about what will happen to the house
16 that would be the best way to ensure its future. So
17 thank you.

18 MR. BAILEY: Thank you.

19 MS. HATCH: (Inaudible) David, you
20 should be able to unmute yourself if you don't mind
21 that, administer your last name as well.

22 MR. BALDWIN: Yeah, it's in my email.
23 It's David Baldwin. I'm a next -- I'm the next step
24 door property owner in -- on the Delaware side. But I

1 have to go into Pennsylvania to drive into my
2 driveway. So it's a funny neighborhood. I guess, I'm
3 wondering about the -- the septic situation, in
4 addition to -- maybe Mr. Schrier can tell us -- in
5 addition to the portion that he said was a drip
6 irrigation portion, are there also alternate septic
7 fields that are going to -- that are going to dump
8 into Delaware?

9 MS. HATCH: Oh, I'm -- I'm --

10 UNKNOWN MALE: Yes, (inaudible) I'm so
11 -- I'm sorry -- I just can't remember.

12 MS. HATCH: Sure. (Inaudible).

13 UNKNOWN MALE: Yeah. We can -- we can
14 ask -- yeah, we can ask requirement for rebuttal --
15 yeah rebuttal comment period.

16 MR. BALDWIN: Yeah, that -- that's the
17 only question I have about the septic system. And I -
18 - and I guess that at some point the size of the --
19 the lots will be discussed because I think it's -- I'm
20 not sure how the math works, but I think it's minimum
21 2-acre zoning.

22 MR. BAILEY: Okay, thank you.

23 MS. HATCH: Ask you to make (inaudible)
24 online.

1 MR. BAILEY: Okay. I will perhaps
2 (inaudible) ask the applicant to -- if they'd like to
3 respond to -- to the -- to the question about the --
4 the septic fields.

5 MS. HATCH: Tom, you should be able to
6 unmute yourself and speak.

7 MR. SCHRIER: I'm back. Yeah, thanks
8 for the great questions. Just kind of heading them
9 off from start to finish. I do not think my client
10 would be interested in -- in applying this property to
11 Historic Overlay District. Any use or future use of
12 the Line House itself would most likely be regulated
13 by Pennsbury Township. Only a small portion of the
14 house located within New Castle County.

15 An archeological dig on the property, I
16 feel would be, you know, potentially appropriate if
17 significant lands within Delaware were being
18 disturbed. As I previously mentioned, all our
19 construction is located within Pennsylvania and that -
20 - that plan is approved. And therefore, I don't
21 understand what archeological dig in Delaware would do
22 as no construction is being proposed.

23 As for the septic fields, each lot,
24 obviously, the Line House is on a septic field, and

1 then, the two additional lots that are being proposed
2 would also be septic fields.

3 In terms of their portion within
4 Delaware, it's very minimal, and actually that land
5 drains onto lands that is located within Pennsylvania.

6 In terms of the 2-acre zoning, as I
7 mentioned, the project is going in front of the Board
8 of Adjustment for some dimensional variances, that one
9 of those being lot area, I think, it's important to
10 note though that the existing area, whether we're
11 subdividing it or not, is nonconforming to the minimum
12 lot area of 2 acres, and therefore, that issue will be
13 worked out with the Board of Adjustment at our July
14 hearing.

15 MR. BAILEY: Thank you, Ms. Swadey?

16 MS. SWADEY: Yeah, I just have a follow
17 up question on the Pennsbury Township Historic
18 Resource list, you said it's on that. Did you send us
19 information on the historic resource list or not?

20 MR. SCHRIER: I did not provide you
21 that map. I think the --

22 MS. SWADEY: So my question is, what
23 does being on that historic resource list entitle it
24 to? What does that -- does Pennsbury Township have

1 control over the --

2 MR. SCHRIER: So basically, if it's on
3 the list and any land development is happening within
4 500 feet of that resource, it triggers the requirement
5 for the historic resource impact assessment by a
6 qualified professional hence why we prepared that
7 impact statement.

8 From there, basically, they evaluate
9 the project, any impacts that the development would
10 have on the historic resource, and we attend the same
11 type of meeting for a similar board within Pennsbury
12 Township. The result of that meeting ended with the,
13 you know, kind of following in line with the RGBs
14 recommendation for that additional landscaping between
15 lot one and two, and two and three to try and offset,
16 kind of, the proposed homes, and the view shed from
17 the historic resource.

18 I do think -- and I'm just trying to
19 pull it up, here, it did the -- the historic resource
20 impact assessment that we did send you, I think, made
21 reference within the first paragraph that it is
22 identified as a class two historic resource number 72
23 within the township historic resource inventory.

24 So there is a map, if -- if you guys

1 would like me to submit it as, kind of, some
2 supplemental information, there's -- that's no problem
3 at all. On their website that just designates the --
4 the various properties within Pennsbury Township that
5 have been deemed historical resources.

6 MS. SWADEY: Okay. Thank you.

7 MR. SCHRIER: No problem.

8 MR. BAILEY: Thank you. Any additional
9 public comment?

10 MS. HATCH: I'm not seeing any hands
11 raised.

12 MR. BAILEY: Okay. There's no more
13 public comment?

14 MS. HATCH: All right.

15 MR. BAILEY: We move on?

16 MS. HATCH: To the last (inaudible).

17 MR. BAILEY: Yeah. Thank you.

18 MS. HATCH: So our second item under
19 new business is Application 2023-0110-H. This is 19
20 West Main Street. Tax Parcel 09-030.30-004. This is
21 on the North side of West Main Street, 479 feet
22 northwest of the intersection with North Old Baltimore
23 Pike. This is a demolition permit to demolish a circa
24 1930 detached garage. And the property is NC6.5

1 Zoning, and it's in Council District 1.

2 Mr. Peters, I did promote you. You
3 should be able to unmute yourself.

4 MR. PETERS: All right. I don't know
5 why the cameras aimed somewhere else, but --

6 MS. HATCH: We can hear you.

7 MR. PETERS: -- doesn't really matter.

8 MS. HATCH: We can actually see that
9 you can share your screen (inaudible) slide through
10 the applicant's pictures.

11 MR. BAILEY: Okay. Mr. Peters, can you
12 see the screen?

13 MR. PETERS: Yes, I can.

14 MR. BAILEY: Okay. All right. The
15 floor is yours.

16 MR. PETERS: Ah, okay. Thank you. I
17 am intending to renovate the house as my principal
18 residence, and I am also meaning to put on an
19 addition, an attached garage. And because of the lot
20 width of 60 feet, it's very constrained as far as
21 where we can put what. So I have to apply to demolish
22 the garage. And I'd like to tell you a little bit
23 about the lot, but -- Betsy, how do I click on one
24 picture or another?

1 MS. HATCH: They're all static. But --
2 -

3 MR. PETERS: Okay.

4 MS. HATCH: Shane should be -- could
5 use your argument or zoom in on them. You just --
6 like, I think in to that presentation, just zoom in on
7 (inaudible).

8 MR. PETERS: Okay. Thank you.

9 MS. HATCH: If -- if you just let us
10 know which -- which picture you'd like us to focus on,
11 we can zoom in on it.

12 MR. PETERS: The two from the street.
13 So that one there.

14 MS. HATCH: On the left?

15 MR. PETERS: Yeah. So I'll tell you a
16 little bit about this combined property because it is
17 actually planned as two houses within one extended
18 family. My house is number 19 on the left, number 17
19 was actually the original house, and that was the
20 developer of this property.

21 And in 1923, he developed the property
22 by building the stone wall, raising the grade, as you
23 can see there. And he built his house at 17. And in
24 1923, his niece married Homer Vincent (ph). And in

1 1928, the second house, mine at number 19, was built,
2 and the Vincent family moved into it. And it was very
3 much designed to be a -- a joint domicile or -- or
4 family property.

5 If Betsy, you can bring up the
6 wellhouse now? That's a nice view you can see from
7 the other side. These -- the frontages of these
8 houses are almost identical. Number 17, the -- the
9 porch has been closed in, but as built, they were
10 twins from the front.

11 The wellhouse is directly on the
12 property line, and it has an entry door exactly like
13 that on both sides. And we sort of questioned -- we
14 got our information third hand by Donald Vincent (ph),
15 the -- the son that owned the property in 2014 he had
16 inherited from his mother. He told his real estate
17 agent about the property, and that real estate agent
18 told me about the property. And I never actually met
19 him. He was upset about selling the property. It was
20 obviously something that was near and dear to him.

21 And this wellhouse was apparently part
22 of this family integration. We think both houses were
23 on public water. We, sort of, question why is there a
24 well because there is a -- a brick well underneath

1 that wellhouse. And there's your classic hand pump,
2 like you would see out in front of the barn, pumping
3 enough times, water starts coming out of the spout,
4 you got to keep on pumping it. And we asked, well,
5 what was the purpose of this if they had domestic
6 water. And the word came back is -- to us that the
7 men took baths there. Well, they were a hardy bunch.

8 So I just wanted to show you that is
9 what I consider to be more in -- in historically
10 pertinent than the garage. So when I had to thread
11 the needle, I lean towards the demolition of the
12 garage. And -- Betsy, can you bring up the aerial
13 shot now?

14 MS. HATCH: Sure.

15 MR. PETERS: And is it possible to zoom
16 in on that at all?

17 MS. HATCH: Yeah, I'll try.
18 (crosstalk).

19 MR. PETERS: So we researched the
20 history -- there you go. So I've made two jiggly red
21 arrows there. The one on the left is 19; the one on
22 the right is 17. We also heard back through the
23 realtors that they practice agriculture here. That
24 they raised hens for eggs and they planted

1 strawberries each year. And that they sold the excess
2 off a table at the front of the street. And you can
3 see the different look-like agricultural plots in
4 there -- in the property.

5 And we also found in the garage a
6 handwritten note that said that in April 4, 1934, he
7 planted 50 grape vines. I'm not sure where they are
8 on the property, but I just thought it was very unique
9 that if you have 0.6-acre property in the Christiana
10 Village, you do something with it.

11 So that's my history of the property.
12 Mr. Donald Vincent apparently thought this was a
13 wonderful place grow up. He rented it for 31 years
14 before I bought it in 2014. He would never let his
15 tenants use access or use the garage or the wellhouse.
16 And he mowed the lawn himself for those 31 years. And
17 I guess he felt at 82 he couldn't do that anymore and
18 he had to put it up for sale, but he was obviously
19 very sorry to do that. And I'm trying to respect the
20 -- the history of it, is my point.

21 So, Betsy, if you can bring up the plot
22 of the property.

23 MS. HATCH: I actually -- I don't know
24 about online screen (inaudible) bring it up .

1 MR. PETERS: You didn't?

2 MS. HATCH: I didn't put -- there was a
3 PDF, so I didn't put a picture of that one over there,
4 but -- but I could bring it up right here.

5 MR. PETERS: Thank you. So, as you can
6 see the house is squared to the street, but not
7 squared to the sidelines. So it is drifting west.
8 And I have to correct back towards the shed, which is
9 the wellhouse, and make my addition there. I'm -- I'm
10 shooting for 600 square feet of addition, which will
11 be the kitchen, the dining room, and the living room.
12 I don't have that drawing yet. My architectural
13 company urged me to not display it until it was
14 finalized, so I'm following their advice.

15 The problem is the new garage and the
16 setback requirements that New Castle County has -- if
17 I start on the -- the right-hand properties line, I
18 have to set back from it 6 feet. Because it will be a
19 side entry garage, New Castle County requires a 30-
20 foot setback from the property line on the left side.
21 So out of a total of 60 feet, I'm left with 24, which
22 is enough to put a garage in, but the entrance to the
23 garage is going to be almost -- immediately adjacent
24 to where the existing garage is now. So that's why I

1 am asking for a permit to demolish the garage.

2 And that's the story. I'll answer any
3 questions if I can.

4 MR. BAILEY: Yep. Thank you, thank you
5 for the background. Questions for the applicant? Ms.
6 Swadey?

7 MS. SWADEY: Yeah, so based on what you
8 just said, it sounds like the existing garage really
9 doesn't comply with setback requirements, right?

10 MR. PETERS: Actually the 1940 drawing
11 that -- plot that I was given by the seller shows that
12 the garage is 1.3 feet onto the church property.

13 MS. SWADEY: Oh.

14 MR. PETERS: And the church does
15 believe that. I had a discussion with their volunteer
16 groundskeeper manager. The modern plots that I've
17 gotten show that it is within the property, but I'm
18 not disputing that one way or another. I'm -- he did
19 not -- because it -- wasn't concerned about it, said
20 it'd been that way for 90 some years, and it didn't
21 bother the church.

22 MS. SWADEY: In other words, the new
23 extension garage that you're planning on putting in
24 won't be encroached any closer than the existing

1 garage.

2 MR. PETERS: Oh no. It'll be 30 feet
3 from there, the church's property line.

4 MS. SWADEY: Okay. Thank you.

5 MR. BAILEY: Ms. Anderson?

6 MS. ANDERSON: Yes, I -- I just wanted
7 to -- maybe if you could just pull that back up, and
8 just, you know, maybe I -- I don't know if you can use
9 your pointer to show where the new garage is going to
10 be located.

11 MR. PETERS: I'll give it a try. All
12 right. So the new addition will come off this corner,
13 about 3 feet because it has to have 5 feet of
14 separation from the shed. So then, once we get past
15 the shed, we'll go back to the 6-foot -- foot state
16 setback from that property line, and then, it will go
17 in about that area.

18 MS. ANDERSON: All right. I see.
19 Thank you.

20 MR. PETERS: Thank you.

21 MS. ANDERSON: I think it would be
22 helpful. I understand that the drawings aren't
23 finished, but even if a little -- a sketch, like, on
24 that -- on that little plot plan, you know, that just

1 outlines where the new items are intended to be, even
2 if it's not exactly. That would -- that would be very
3 helpful. So I would request that it -- that if just a
4 little -- it could just be drawn by hand, you know.

5 MR. PETERS: I can do that.

6 MS. ANDERSON: That would be -- that
7 just would be a little helpful. Thank you.

8 MR. PETERS: So Betsy, I would send
9 that to you before the business meeting?

10 MS. HATCH: Yes, yes. I can follow up
11 with you after the meeting and move to work together
12 to make sure that they have it at the business
13 meeting.

14 MR. PETERS: Okay. Thanks.

15 MR. BAILEY: Any more questions to the
16 applicant?

17 MS. HATCH: I don't see any hands
18 raised. (Inaudible) public hearing.

19 MR. BAILEY: No further questions for -
20 - for public comment? Yes?

21 MR. DAVIS: My name's Michele Davis. I
22 reside at 17th West Main Street, and I actually did
23 have the privilege of meeting with Donald Vincent,
24 number five. He was passionate about the property

1 with good cause. 17 and 19 West Main Street were
2 built by two brothers and their families in their
3 1910s and 20s. To even share a pump house has been
4 (inaudible). Their families were active in the church
5 next door, and their names frequented tombstones in
6 both cemeteries behind our houses.

7 I am only the third owner of my home,
8 17 West Main Street. After being held in the family
9 almost a hundred years, 19 was sold out with the
10 understanding that -- that the purchaser was going to
11 rent it out, and he and his wife retire there. The
12 house is in excellent condition. I would like to keep
13 the integrity of the homestead that are near us.

14 Additionally, disability of our 7 or 10
15 homesteads has allowed a haven for Fox, three and four
16 (inaudible) bucks, there lives a variety of birds, et
17 cetera. I also do not want that disrupted. We've
18 already lost the -- the historic fire station just a
19 few houses down. Keep chipping away, we're going to
20 lose it.

21 The garage has been part of Main Street
22 for almost a hundred years. There's no reason to
23 destroy my personal opinion. It -- it is more than
24 just a quaint little old garage. The issue is not

1 only that it's private property, this is part of a
2 community. This is part of our local history.

3 And after the hearing today
4 (inaudible), I also brought to the point, from my
5 upstairs level, further back in his yard, you can see
6 the outline where there probably was a -- a structure
7 of some kind. We shared the pump house. How I had
8 the outhouse, I don't know, or of the visit family.
9 But there was an additional building further back on
10 his property. So I appeal to the committee to respect
11 the integrity of Christiana District. Thank you for
12 appointing me.

13 MS. HATCH: (Inaudible). Just for the
14 benefit of folks on Zoom, if there is anyone that
15 wants to make public comment, this is the direction of
16 how (inaudible). I'm not seeing any hands raised.
17 Mr. Peters does have a rebuttal period --

18 MR. BAILEY: Yep. Still on.

19 MS. HATCH: Mr. Peters, can you hear
20 us?

21 MR. PETERS: Yes.

22 MS. HATCH: Okay. You do have rebuttal
23 period you'd like to add in the additional comment or
24 respond to attending comments made?

1 MR. PETERS: Now, I also would trying
2 to maintain as much of the historic nature of the --
3 the property in a neighborhood as possible, but I do
4 have reasons to want a attached garage.

5 MR. BAILEY: Thank you.

6 MS. HATCH: Thanks Mr. Peters.

7 MR. PETERS: Thank you.

8 MR. BAILEY: That's it for new
9 business. Okay. Are we off to report of the
10 preservation planner?

11 MS. HATCH: Yes.

12 MR. BAILEY: Okay.

13 MS. HATCH: So the only item that I
14 asked that the board will discuss these items of the
15 April 4, 2023, business meeting.

16 MR. BAILEY: We'll make one final call
17 for public comment.

18 UNKNOWN FEMALE: If I may, I apologize.
19 Thank you for hearing me. There is what needs to be
20 investigated. I think from my experience with other
21 buildings and constructs and knowing the wetland
22 nature of Delaware, I'm concerned for drainage from
23 him. Even enlarging the laptop circuit (inaudible) by
24 building a larger building back there.

1 MR. BAILEY: Yeah, that's -- that --
2 unfortunately, that's not part of historic review --
3 review for (inaudible) that that would be.

4 MS. HATCH: Well, in the context of --
5 forgive me for clarifying -- the building could -- I
6 fear -- cause additional drainage, which would impact
7 the integrity of our two houses.

8 MR. BAILEY: Great. Good -- good.

9 MS. HATCH: Yeah. If you don't mind
10 submitting me just a minute comment, I can give you my
11 email. Technically, the public hearing Zoom rules of
12 order has ended for -- make sure that is included in
13 the record, so just (inaudible).

14 I'm not seeing any hands raise for just
15 general public comment.

16 MR. BAILEY: All right. Do we have a
17 motion to adjourn?

18 UNKNOWN FEMALE: I move that we
19 adjourn.

20 UNKNOWN MALE: I second it.

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

22 ALL: Aye.

23 MR. BAILEY: Thank you, everyone.

24 ALL: Bye.

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(Whereupon, this hearing concluded.)

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

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

/s/ Shamonda Wallace

Shamonda Wallace
Approved Transcriber

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