

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE – GILLIAM MULTIPURPOSE ROOM
67 READS WAY, NEW CASTLE, DELAWARE
April 5, 2022
5:00 P.M.**

The Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, April 5, 2022, via Zoom meetings.

The meeting was called to order by John Davis, at [5:07 p.m.]

The following Board members were present:

John Davis
Karen Anderson
Barbara Silber
Perry Patel
Rafael Zahralddin
Nannette Swadey
Jean Hershner

The following Board members were absent:

Steve Johns

Historic Review Board, Department of Law

Colleen Norris

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

Chris Jackson
Shane Bailey

RULES OF ORDER

Mr. Jackson read the rules of order into the record.

MEETING MINUTES

March 1, 2022 Historic Review Board Business Meeting

On a motion made by Mr. Patel and seconded by Ms. Anderson, the Historic Review Board voted to approve the meeting minutes from March 1, 2022. [In Favor: Davis, Swadey, Anderson, Patel, Silber; Hershner; In Opposition: None; Abstention: Zahralddin; Absent: Johns.]

HISTORIC MARKER PROGRAM

None.

OLD BUSINESS

App. 2021-0109-H: 201 Reybold Rd. (TP 11-014.40-144.) North side of the Reybold Road, 2,500 feet east of the intersection with Sunset Lake Road. Pencader Hundred. Demolition permit to demolish historic outbuildings part of the Reybold Agricultural Complex with associated minor subdivision plan and proposed deed restrictions. (App. 2020-0051-S). ST zoning. CD 11.

At a meeting held on April 5, 2022, the Historic Review Board considered the proposed application, public testimony provided at the March 15, 2022, public hearing, and the Department of Land Use Recommendation.

On a motion made by Mr. Patel and seconded by Ms. Hershner, the Historic Review Board voted to grant **APPROVAL** of the proposed deed restrictions to be recorded as part of the proposed minor subdivision plan.

The motion was adopted by a vote of 7-0-0-1 [In Favor: Davis, Swadey, Anderson, Zahralddin, Patel, Silber, Hershner; In Opposition: None; Abstention: None; Absent: Johns]

Discussion preceding the vote included the following:

Mr. Jackson read the Department of Land Use recommendation into the record. The Board discussed their previous recommendation that HABS documentation be provided and inquired as to the status of the documentation. Ms. Norris clarified that the vote at hand is particular to the deed restrictions. The project engineer clarified that the documentation would be provided prior to release of a demolition permit.

NEW BUSINESS

App. 2022-0136-H: 4600 Hay Road. (TP 06-153.00-006.) East side of Hay Road, north and south of Edgemoor Road intersection. Brandywine Hundred. Demolition permit to demolish a ca. 1821 barn associated with the former Ellerslie Estate. HI Zoning. CD 8.

At a meeting held on April 5, 2022, the Historic Review Board considered the proposed application, public testimony provided at the March 15, 2022, public hearing, and the Department of Land Use Recommendation.

On a motion made by Mr. Patel and seconded by Ms. Anderson, the Historic Review Board voted to **RELEASE** the proposed demolition permit pursuant to the proposed material salvage plan as presented by the applicant and their representatives.

The motion was adopted by a vote of 7-0-0-1 [In Favor: Davis, Swadey, Anderson, Zahralddin, Patel, Silber, Hershner; In Opposition: None; Abstention: None; Absent: Johns]

Discussion preceding the vote included the following:

Mr. Jackson read the Department of Land Use recommendation into the record. The Board had no further discussion.

App. 2022-0137-H: 420 Old Kennett Road. (TP 07-011.00-068.) South side of Old Kennett Road, southeast of the intersection with Owls Nest Road. Christiana Hundred. National Register of Historic Places Nomination for Daunepont, constructed ca. 1932. NC2a Zoning. CD 2.

At a meeting held on April 5, 2022, the Historic Review Board considered the proposed application, public testimony provided at the March 15, 2022, public hearing, and the Department of Land Use Recommendation.

On a motion made by Ms. Hershner and seconded by Ms. Anderson, the Historic Review Board voted that the nomination be **APPROVED** as submitted and that the Historic Review Board request the nomination be signed by the New Castle County Executive prior to its forwarding to the Delaware State Review Board for Historic Preservation for consideration. During their vote, the Board members indicated which Criteria for Listing to the National Register of Historic Places they believed the proposed nomination met:

Davis	A, C, D
Patel	A, C
Silber	A, C
Anderson	A, C
Zahralddin	A, B, C
Swadey	A, B, C
Hershner	A, B, C

Discussion preceding the vote included the following:

Mr. Jackson read the Department's recommendation into the record. As there are several newer Board members, Ms. Norris noted the process necessary for National Register nominations. Ms. Silber asked for clarification whether National Register or New Castle County criteria needed to be noted. Mr. Jackson stated that the National Register criteria were to be used.

App. 2022-0141-H: Draft ordinance to amend New Castle County Code Chapter 6 ("Building Code"), Article 12 ("Violations, Enforcement, and Penalties") regarding schedule of fees associated with demolition permits.

At a meeting held on April 5, 2022, the Historic Review Board considered the proposed application, public testimony provided at the March 15, 2022, public hearing, and the Department of Land Use Recommendation.

On a motion made by Mr. Anderson and seconded by Ms. Hershner, the Historic Review Board voted to recommend **APPROVAL** for the proposed concept of demolition fees for historic resources.

The motion was adopted by a vote of 7-0-0-1 [In Favor: Davis, Swadey, Anderson, Zahralddin, Patel, Silber, Hershner; In Opposition: None; Abstention: None; Absent: Johns]

Discussion preceding the vote included the following:

Mr. Jackson read the Department of Land Use recommendation into the record. Ms. Hershner noted that the concept is overdue and commended the Councilwoman for bringing it forward.

REPORT OF THE PRESERVATION PLANNER

Mr. Jackson noted he would be filling in while Betsy Hatch is on extended leave. The next Historic Review Board meeting would be the April 19, 2022, public hearing.

REPORT OF THE CHAIRPERSON

None.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

ATTEST:

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

John R. Davis
Chairperson
Historic Review Board