



Deposition of:  
**Historic Review Board**

*May 6, 2021*

In the Matter of:  
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MINUTES  
HISTORIC REVIEW BOARD PUBLIC HEARING  
NEW CASTLE COUNTY  
DEPARTMENT OF LAND USE  
87 READS WAY, NEW CASTLE, DELAWARE  
April 20, 2021  
5:00 p.m.

TRANSCRIPT OF PROCEEDINGS  
BEFORE CHAIRPERSON JOHN DAVIS

Transcribed by: Angela M. D'Amico

A P P E A R A N C E S

1  
2  
3 BOARD MEMBERS: JOHN DAVIS  
4 STEVE JOHNS  
5 KAREN ANDERSON  
6 BARBARA SILBER  
7 RAFAEL ZAHRALDDIN  
8 PERRY PATEL  
9

10 ALSO PRESENT: BETSY HATCH  
11 COUNCILWOMAN DURHAM  
12

13 FOR APPLICATION 2021-0106-H  
14 MIKE WELLS  
15

16 FOR APPLICATION 2021-0107-H  
17 ROSA PADDOCK  
18

19 FOR APPLICATION 2021-0180-H  
20 MICHAEL TEICHMAN, ESQUIRE  
21 KERRI BARILE  
22 KEVIN BARNI  
23 STEVE HUFF  
24 MIKE O'CONNOR

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P R O C E E D I N G S

MS. HATCH: (Recording began during speaking) -- their address and organization affiliation, if any, before offering comments. Random comments from the audience will not be recognized and the public is asked to respect the applicant's right to an orderly hearing. No recommendations or decisions will be made by the Historic Review Board at the hearing today.

The board will evaluate the information, testimony, and comments received here at a public business meeting to be held the first Tuesday of next month.

MR. DAVIS: Thank you. Onto old business? We have none.

MS. HATCH: Mr. Davis, if I may, Mr. Patel has just been promoted and is here.

MR. DAVIS: All right. Thank you. So, next, we're onto new business.

MS. HATCH: All right. Our first application for this evening is 2021-0106-H. 5803 Kennett Pike. Tax Parcel 07-007.00-033. This is the northeastern corner of Kennett Pike and Twaddell Mill

1 Road. Christiana Hundred. Exterior building  
2 improvements within an Historic overlay zoning  
3 district. The property is zoned CN, HT, which is  
4 hometown overlay, and Historic Overlay Zoning.  
5 Council District 2.

6 And then bear with me one moment while  
7 I promote the applicant's representative.

8 Mike Wells, you should be promoted. I  
9 know you had said there was someone else -- the  
10 engineer would also like to speak. If you could just  
11 let me know who else I need to promote, that would be  
12 great.

13 MR. WELLS: Can you hear me now?

14 MR. DAVIS: Yes, we can hear you.

15 MS. HATCH: Yes.

16 MR. WELLS: You can't see me, though,  
17 right? There we go. Oh, no. Can you see me yet?  
18 Can you hear me now, at least?

19 MR. DAVIS: We can hear you.

20 MR. WELLS: Okay.

21 MR. DAVIS: I don't see you but -- you  
22 know, I don't know if --

23 MR. WELLS: Should you see me? I do  
24 have a camera. Just -- let's see --

1                   MR. DAVIS: I'm not sure that it  
2 matters. I think --

3                   MR. WELLS: There we go.

4                   MR. DAVIS: We can see you now.

5                   MR. WELLS: I figured, technical  
6 difficulties. It was the office. That's funny. The  
7 intersection of the road always gets me, too, and I  
8 see it --

9                   MS. HATCH: Twaddell.

10                  MR. WELLS: Twaddell Mill Road, gets me  
11 every time. Good afternoon, members of the board.  
12 Could I start, I guess?

13                  MR. DAVIS: Yes, please.

14                  MR. WELLS: Okay. I'll try to keep it  
15 as brief as possible but, for me, it's sometimes  
16 difficult. This is basically -- you could go to the  
17 next slide, Betsy, if you would.

18                  I just want to introduce the team, the  
19 team members, myself. I'm Mike Wells. I represent  
20 Bernard. We are the architects on the project. The  
21 owner of the property, as well as both buildings on  
22 the property, it's Outer Mill Financial Solutions,  
23 LLC. They're currently located in this building on  
24 the first and ground floor and the basement floor.

1 The contractor is Bancroft Construction and the civil  
2 engineer is Landmark Engineering. It's basically a  
3 four-story office building, built around 1987. You  
4 can go to the next one, Betsy, please.

5 Basically, it's a -- we're proposing a  
6 new enclosed egress there with some other exterior  
7 material improvements to the existing four-story  
8 office building. This is not a historic building at  
9 all, but it is located within the historic overlay  
10 district in Centerville. The building (indiscernible)  
11 which is this one, shares the property with another  
12 which is on the historic registry at 5801. The  
13 property is located at the corner of Kennett Pike,  
14 Route 52 at Twaddell Mill Road.

15 All materials used are going to match  
16 existing materials or they will match adjacent  
17 materials and you'll see later that the stone that  
18 we're proposing in the front, facing Route 52, matches  
19 the stone that runs -- that currently exists at Route  
20 52.

21 So, basically, we're splitting up the  
22 exterior improvements in five parts. The first part  
23 is the egress stair. It's an open stair that we're  
24 going to enclose. It's a little dilapidated over



1 time. The materials used were probably not that  
2 appropriate at that time. So, we're enclosing it with  
3 a wood stair that's suitable for that construction  
4 type. We're using materials such as (indiscernible)  
5 tan that will match the existing. We're giving it the  
6 stone base to match adjacent existing. The fascia,  
7 gutters, windows, (indiscernible) windows will all  
8 match what's on the building currently. So, that's  
9 the first exterior area.

10 The second is a -- there's two large  
11 gables on this building and there are -- right at the  
12 ridge, it's open. It's more a contemporary style. I  
13 was probably appropriate back then, but we want to  
14 enclose that, make it more traditional and enclose --  
15 get rid of the glass (indiscernible), skylight that  
16 you'll see in some other photos, and infill that with  
17 roof. Just make it look like a typical gable end, the  
18 way it probably, you know -- the way it is elsewhere  
19 in Centerville. And all of the other materials,  
20 again, will match the adjacent existing materials,  
21 including the stone base.

22 And the third area -- again, there's  
23 five areas that we're really concentrating on. The  
24 third area is a large gable end that is -- or main

1 entrance, I'm sorry -- the main entrance, that parking  
2 lot. That is a glass greenhouse structure. It's very  
3 hot inside there, so the owner would like to demo the  
4 glass greenhouse structure and infill with glass  
5 storefront and a door, solid wall infill, again, to  
6 match adjacent materials, aluminum gutters and so  
7 forth. So, again, we're trying to make the space a  
8 little bit more comfortable and more energy efficient  
9 than what it currently is.

10 And then the fourth area is a large  
11 gable and facing Route 52, we're not only tweaking and  
12 making adjustments to the ridge at the top, but we're  
13 also proposing to remove the (indiscernible) at the  
14 base only and match the stone, install new stone to  
15 match what we're proposing at the new stair addition.

16 And then the fifth item is, we're  
17 replacing the entire roof and that's going to match  
18 the existing roof. The roof is in really bad  
19 condition and it needs a completely new roof down to  
20 the plywood. So, if you could go to the next one,  
21 Betsy.

22 The next one should be some existing  
23 conditions. Just so you could get an idea of all that  
24 I just said. Photo one is the main entrance of the

1 parking lot, the glass -- the greenhouse structure is  
2 completely coming down. And then the second photo,  
3 you'll see the stair that opens (indiscernible) we're  
4 demoing that completely, all four levels, down to the  
5 basement, and the opening at the gable and we're going  
6 to enclose that, make it more like a traditional gable  
7 end.

8           And then the third photo is the other  
9 gable on the other side, similar to the one that faces  
10 Route 52. Same detail. We're going to get rid of  
11 that open ridge at the top and the skylight system  
12 that's currently there. It's an empty skylight and  
13 we're just going to fill it with roof and the wall.

14           Some of the other photos show the  
15 conditions that we're prosing. The fifth photo is the  
16 same gable, just a close-up view. The sixth photo is,  
17 again, the main entrance in the greenhouse structure.  
18 It gets really hot in there. And that one two-story  
19 window on the side, we're just replacing the glass  
20 with insulated glass to make it better inside. That's  
21 a stair behind that greenhouse structure.

22           And then photo seven, you'll see the  
23 dilapidated and the condition that that open stair is  
24 in. It's probably not great materials that would have

1 been appropriate for an open stair. So, we're going  
2 to enclose the stair and make it bigger and better,  
3 more user friendly for people to exit.

4 And then the last photo was just of the  
5 roof, the condition it's in, just to show everybody.  
6 We're just going to do a complete tear down, down to  
7 the plywood and (indiscernible).

8 You can go to the next. The next few  
9 will be pretty quick. This is the site grading plan  
10 from Landmark, provided by Landmark. It basically  
11 shows that we are within the front street setback,  
12 which is 15 feet, which still -- with the new addition  
13 stair, we're still set back further than the adjacent  
14 property at 5801, with the porch. So, we're only  
15 bumping out the stair maybe six feet, plus or minus,  
16 that currently exists. The width remains the same.  
17 We're just moving it out, closing to Route 52 to make  
18 it work better and be more code compliant with today's  
19 standards and (indiscernible). I think that's it for  
20 that one.

21 If you could go to the next one, which  
22 should be demo, the demo plans. Again, this is just  
23 more details. We probably don't have to go into any  
24 of this now, but it's -- it really just shows the five

1 areas, the new stair being demoed, the front skylight  
2 structure, greenhouse structure, and some of the other  
3 areas. In the roof plan, you can see the two gables  
4 at the top that we're proposing to demo and infill.

5 The next slide, please, Betsy. That's  
6 the proposed new plans with the new stair. Again,  
7 it's the same width. We're trying to minimize impact  
8 of some of the surrounding areas and windows that  
9 currently exist. So, we kept the width and just moved  
10 it out towards Route 52 and still were able to gain  
11 our clearance that we need between handrails and to  
12 egress properly.

13 You can go to the next one, please,  
14 Betsy. These are demo, building elevations and the  
15 next one is the building -- the new building  
16 elevations which shows what we're proposing. The  
17 south elevation shows the side of the stair, the new  
18 exit door that will match existing materials, new  
19 stone base, which will match adjacent and match the  
20 stone wall that's currently out, right along Route 52.  
21 And I included a photo just so you could see what the  
22 stone we're proposing. This is on a project that  
23 Bancroft just completed right down the street right on  
24 Route 52 and some of the windows.

1                   We're not changing anything. The  
2 windows are going to remain the same. Even the new  
3 window -- the two new windows, we're putting in the  
4 large hips or the gable ends at the top of the hip  
5 roof. We're matching the existing opening, just  
6 getting rid of the hip skylight that was currently up  
7 there. Just trying to make it a little better.

8                   You can go to the next one. This  
9 should be -- yeah, this probably is the money shot  
10 here. This really tells you -- explains and shows  
11 what is before and after. The top two photos, the  
12 existing, from Route 52, you can see how the gable is  
13 open. There's a skylight structure that we need to  
14 (indiscernible) roof there, which you know, currently  
15 isn't ideal with the age of the building, and then the  
16 open stair.

17                   And then, to the right, you can see the  
18 new proposed stair, the new windows. Unfortunately,  
19 you can't see the three other windows. They're behind  
20 the tree, (indiscernible). And then infilling above  
21 the gable with (indiscernible). So, everything is  
22 going to match adjacent existing and the stone --  
23 we'll match the stone wall. You could see where part  
24 of the stone wall in that photo, that it's going to be

1 a pretty close match to what's there now and what's  
2 elsewhere in Centerville, similar buildings in that  
3 area.

4 And then the bottom two photos show,  
5 again, existing before and after, what's there now and  
6 what we're proposing. Just the infill, continue to  
7 the roof down where the skylight once was, get rid of  
8 the glass above the door storefront system, and infill  
9 that with (indiscernible). It could be an opportunity  
10 for signage up there, the infill. So, it's -- again,  
11 we're just making it more energy efficient and I  
12 think, you know, it's making it a little bit more --  
13 it fits into the surrounding a little bit better in  
14 that area of Centerville.

15 And then the last slide is just to open  
16 up to any questions that the board may have.

17 MR. DAVIS: Great. Thank you for the  
18 presentation.

19 MR. WELLS: I try to do them very  
20 quick, maybe too quick.

21 MR. DAVIS: Questions from the board?

22 MS. HATCH: I am not seeing any hands  
23 raised.

24 MR. DAVIS: Okay. Very good. Oh, and

1 Ms. Anderson has joined us, right?

2 MS. HATCH: Correct.

3 MR. DAVIS: Okay. Thank you.

4 MR. WELLS: All right. Thank you.

5 MR. DAVIS: Thank you very much. Now,  
6 we'll have -- call for public comment. Those -- we'll  
7 call for those in favor of this project first.

8 MS. HATCH: I am not seeing any hands  
9 raised.

10 MR. DAVIS: We'll call for public  
11 comments opposed of this project.

12 MS. HATCH: All right. We do have one  
13 opposed. Kahn (ph) -- oh, okay, they just lowered  
14 their hand. I'll give them just one more moment.

15 MR. DAVIS: Okay.

16 MS. HATCH: I'm not seeing any other  
17 hands raised.

18 MR. DAVIS: Okay. And so, we'll make a  
19 call for general comments. And, Betsy, we can remind  
20 the public that the record remains open to receive  
21 comments, right?

22 MS. HATCH: It does.

23 MR. DAVIS: Until the business meeting.

24 MS. HATCH: Yes. Anyone with public



1 comment can please feel free to forward any emails or  
2 letters to the Department of Land Use, with attention  
3 Betsy Hatch or my email is on the Historic Review  
4 Board website. And I'm not seeing any hands.

5 MR. DAVIS: Great. Thank you. Onto  
6 the next application?

7 MS. HATCH: All right. So, the next  
8 application for the evening is 2021-0107-H. 2625  
9 Pulaski Highway. Tax Parcel 11-026.20-003. This is  
10 on the north side of Pulaski Hwy, approximately 2,400  
11 feet east of the intersection with La Grange Parkway.  
12 Pencader Hundred. This is a building permit to  
13 construct a 2,235 square foot fast food restaurant at  
14 La Grange Center within an Historic overlay zoning  
15 district. It has -- as I just noted, the property is  
16 zoned commercial regional and historic overlay zoning,  
17 and its within Council District 11.

18 Okay. I will promote the applicant.  
19 Bear with me one moment. Carissa (ph), I believe -- I  
20 did promote you. I don't see Laura -- Laura's name on  
21 the line. Are you going to be presenting this  
22 evening?

23 CARISSA: Rosa Paddock (ph) is going to  
24 present.

1 MS. HATCH: Rosa Paddock. Okay. I  
2 will promote her.

3 Rosa, you should be able to unmute and  
4 we do have the PowerPoint, but you're welcome to share  
5 your screen as well. Whatever works for you.

6 MS. PADDOCK: Oh, thank you. Good  
7 afternoon. Yeah, your PowerPoint is fine. It would  
8 probably be better that way. So, yes, thank you for  
9 your time this afternoon.

10 I'm here, Rosa Paddock, from  
11 (Indiscernible) Architecture. We're representing the  
12 Taco Bell franchisee, (Indiscernible) Management.  
13 They're local to the area, a Pennsylvania, Maryland,  
14 Delaware franchisee. And we are proposing a ground-up  
15 Taco Bell at the La Grange Center, as she explained.

16 If you could proceed to the next slide,  
17 please? There's an aerial of the new La Grange Center  
18 that is being constructed. Next slide? That's our  
19 location on -- in the center.

20 Next slide? That's just a close-up of  
21 our proposed building. Next slide. We worked with  
22 the developer and the architect for the developer for  
23 this entire development. So, we discussed all the  
24 materials and were provided with the La Grande Center

1 design guidelines in order to, you know, have the  
2 building comply with those requirements.

3 We are proposing -- this is definitely  
4 a departure from the normal Taco Bell image, but you  
5 know, we try to incorporate as much of our branding as  
6 possible and still comply with your design guidelines.  
7 We are proposing the building to be brick. This is a  
8 brick that was selected. It is the same, I believe,  
9 as the Auto Zone that's an adjacent building in the  
10 same center and probably used throughout some other  
11 buildings also.

12 This is the drive-thru elevation that  
13 you're seeing on the top, the north elevation. We are  
14 proposing signage. We understand it's not to be  
15 internally illuminated, so we do have some sconce  
16 lighting up above there shining down for that. On the  
17 rear elevation, which will be the east elevation, it's  
18 showing the finishes there, the brick and the shingled  
19 roof and the side view of the vestibule that you will  
20 see on the south elevation.

21 You can advance. Here on the west  
22 elevation would be our -- what we consider the front  
23 elevation. We have brick for the main façade. Below  
24 the shingled roof, we have some lap siding there.

1 Again, we're -- we used a color pallet that was for  
2 the La Grange Center design guidelines. Also proposed  
3 some signage there as well with the downlights for  
4 illumination for that. We are proposing a metal  
5 canopy for the storefront system. It's just a  
6 corrugated metal awning that would be over the entire  
7 store front, from pilaster to pilaster. And then also  
8 proposing it on the south elevation which would be the  
9 main entry side. The windows that you see directly  
10 under the Taco Bell signage is the dining room  
11 windows. And then the full-length windows to the  
12 right of that would be the front view of the vestibule  
13 with the doors on either side. Also, proposing some  
14 exterior sconce lighting there along the path  
15 throughout the building.

16 Next slide. Here are some -- here is  
17 the material board that we're proposing. The hardy  
18 board plank siding, which was behind the signage, the  
19 asphalt shingles, the field brick that was being used  
20 throughout the center. The building signage downlight  
21 that will be over our building signage and then the  
22 wall sconces for the top lighting.

23 Next slide, please. This is a cut  
24 sheet of our exterior digital menu board. It is

1 smaller than a typical static menu board, and it is  
2 digital so we're able to fit more on it and, you know,  
3 revolve images through it. So -- and it's black in  
4 color. It doesn't have any crazy signs on it or  
5 anything, just a simple frame.

6 Next slide, please?

7 MR. DAVIS: In this digital -- I'm  
8 sorry --

9 MS. PADDOCK: Go ahead, sorry.

10 MR. DAVIS: I was going to jump in with  
11 a question. Apologies. So, the digital menu board, I  
12 take it, that will live on the drive-thru side, the  
13 north elevation?

14 MS. PADDOCK: Actually, it will be on  
15 the rear which, I guess is the east elevation.

16 MR. DAVIS: East elevation.

17 MS. PADDOCK: Yes.

18 MR. DAVIS: Okay.

19 MS. PADDOCK: And typically, around car  
20 five in the queue of the window.

21 MR. DAVIS: Thank you. I'll call for  
22 questions from the board. I see Ms. Anderson has her  
23 hand raised.

24 MS. ANDERSON: Yes. I just wanted to

1 get clarification on the color of the Taco Bell sign.  
2 I'm looking at the package that we received and it  
3 looks like it's white. But on the presentation that  
4 you had it was yellow.

5 MS. PADDOCK: It should be purple,  
6 purple and white.

7 MS. ANDERSON: Purple, I'm sorry.

8 MS. PADDOCK: No, that's fine. I think  
9 an earlier version that may have been distributed, the  
10 brand had just come out with a new signage packet and  
11 that was the direction, you know, a few months ago,  
12 but it's changed. This is their new trademark logo.

13 MS. ANDERSON: And then the other  
14 question is about the sign that's in the -- I guess  
15 the gable.

16 MS. PADDOCK: Yes.

17 MS. ANDERSON: Is that darker than what  
18 is in the rest of the complex? Because the -- I'm  
19 looking -- again, I'm looking in the package and in  
20 the package -- theirs looks more like a tan color,  
21 whereas yours is maybe taupe, something like that.

22 MS. PADDOCK: Well, ours is more of a  
23 dark gray. That is in line with -- like I said, we're  
24 trying to incorporate some of our branding into it

1 since it's such a departure from the standard. So,  
2 that would be a -- you know, that is a branding -- an  
3 image -- Taco Bell image that we're trying to  
4 represent there.

5 And but we didn't -- we had previously  
6 discussed it and went with a color that was on the  
7 historic -- or the design guidelines. It is out of  
8 that, out of the historical colors of America pallet  
9 which is what's designated in the La Grange Center  
10 design guidelines. So, I mean, we do -- we are  
11 calling that a historical color.

12 MS. ANDERSON: Okay. Thank you. I  
13 just wanted to understand the differences.

14 MS. PADDOCK: Sure. And we feel that,  
15 you know, it -- with the variation in the brick, there  
16 are some darker like grays and blacks in it and also  
17 with the shingle and our store front. I mean, it just  
18 kind of all blends together with the gray. I think, I  
19 don't know --

20 MS. ANDERSON: Okay. Thank you.

21 MS. PADDOCK: Sure.

22 MR. DAVIS: Betsy, I don't think I see  
23 everyone's image on -- you know, from the board. So,  
24 I don't know if there are other questions.

1 MS. HATCH: I'm not seeing any other  
2 hands raised.

3 MR. DAVIS: Okay.

4 MS. PADDOCK: I think there might have  
5 been more slides in our presentation. That wasn't --

6 MS. HATCH: That was --

7 MR. DAVIS: Yeah, in our packet, there  
8 was certainly -- there was more info. But I think it  
9 was related to the previous drawing, right? The --

10 MS. PADDOCK: Well, I feel -- there  
11 were some other --

12 UNKNOWN MALE: There were some details  
13 of the signage.

14 MS. PADDOCK: The signage, exactly.

15 MR. DAVIS: Ah, yes. Yep, I see them  
16 in our packet. Yeah, we have them.

17 MS. HATCH: Rosa, you're welcome to  
18 share your screen. That was the PowerPoint document  
19 that I used.

20 MS. PADDOCK: Oh, gotcha. Okay.

21 MS. HATCH: But I do have -- I can try  
22 and pull them up here if you have them on hand, you  
23 might be a little faster than I am.

24 MS. PADDOCK: Okay. Well, we'll try --



1 MS. HATCH: Matt, if you could stop  
2 sharing your screen.

3 MS. PADDOCK: Cannot -- okay. Oh, here  
4 we go. Okay. I think -- sorry, I'm not the most  
5 technologically advanced human being on the planet.  
6 Okay. Are you able to see my swinging bell sign here?

7 MR. DAVIS: Yes.

8 MS. PADDOCK: Okay. Excellent. Okay.  
9 So, yeah, the -- this is the bell that is proposed for  
10 both front -- and well, the two elevations that have  
11 the bell. I think maybe I have three, sorry. We have  
12 those two and then the third, yeah.

13 So, that is the swinging bell. Again,  
14 it is not internally illuminated. It will be  
15 externally illuminated. But the purple is trademark  
16 Taco Bell. That's their trademark sign as, I believe,  
17 of 2020. So, that -- those are the dimensions there.  
18 It's 42 inches high.

19 Our letters will be white. I know  
20 they're shown as black here, but since they're going  
21 on a dark background, they'll actually be white. And  
22 we have an option where they can be black during the  
23 day and white during the evening for more contrast.  
24 Well, I guess they wouldn't work in a non-illuminated

1 situation. Sorry. So, yes, they'll be white and they  
2 will be -- have a downlight as well. They're 14-inch-  
3 high letters.

4 This is the proposed tenant panel. It  
5 will not have the purple border. It will just be the  
6 letters and the bell in the tenant panel. And we're  
7 still debating on which configuration, whether the  
8 bell goes in the middle or linear like this.

9 Other elements on our site that pertain  
10 to the drive-thru, there you see the digital menu  
11 board on the right. We also have a canopy that is  
12 located at the digital menu board at the speaker post  
13 to provide some protection during inclement weather to  
14 the customer and then also the clearance bar. There's  
15 no logos or anything.

16 So, that's pretty much all the elements  
17 of the Taco Bell and proposed finishes and signage and  
18 drive-thru elements. So, are there any questions or  
19 -- regarding the finishes or anything?

20 MS. HATCH: Mr. Davis, I'm not seeing  
21 any hands raised.

22 MR. DAVIS: Okay. Thank you very much.  
23 Thanks for the presentation.

24 MS. PADDOCK: Sure. Thank you. Onto

1 public comment?

2 MS. HATCH: Bear with me one moment  
3 while I switch screens here.

4 MR. DAVIS: Yep.

5 MS. HATCH: Okay.

6 MR. DAVIS: We'll call for those  
7 opposed first -- or I'm sorry -- those in favor --  
8 those in favor first. I'm sorry.

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

11 MR. DAVIS: We'll make a call for  
12 public comment, those in opposition for the  
13 application.

14 MS. HATCH: I am not seeing any hands  
15 raised.

16 MR. DAVIS: Okay. We'll call for  
17 general comment from the public.

18 MS. HATCH: I am not seeing any hands  
19 raised.

20 MR. DAVIS: Okay. Very good. Thank  
21 you.

22 MS. HATCH: All right.

23 MR. DAVIS: Onto the next application?

24 MS. HATCH: All right. Bear with me.

1 I am switching gears again. Okay.

2 MR. DAVIS: Yep.

3 MS. HATCH: Okay. So, our last  
4 application this evening on the agenda is 2021-0180-H.  
5 6002 Philadelphia Pike, Tax Parcel 06-060.00-015.  
6 This is the south side of Philadelphia Pike, east of  
7 the intersection with Naamans Road in Brandywine  
8 Hundred. This is a demolition permit to demolish a  
9 circa 1910 industrial building. HI zoning. Council  
10 District 8.

11 Let me promote the applicant and their  
12 representatives here.

13 All right. Mike, you should be able to  
14 unmute your microphone.

15 MIKE: All right. Can you hear me?

16 MS. HATCH: Yes.

17 MR. DAVIS: Yes.

18 MIKE: Excellent. Are we ready to  
19 proceed?

20 MR. DAVIS: Yes, please.

21 MIKE: Okay. Very good. Mr. Chair,  
22 members of the board, we appreciate your time this  
23 evening and we'll be brief. My name is Mike Teichman.  
24 I'm with Parkowski, Guerke, & Swayze in Wilmington.

1 And with me today is -- virtually, anyway, is Kerri  
2 Barile and Kevin Barni of Dovetail Cultural Resources  
3 Group and Steve Huff from Duffield Associates. Also  
4 with us is Mike O'Connor from Oceanport.

5 Now, just very briefly, Oceanport  
6 operates a marine terminal. It's actually 6200  
7 Philadelphia Pike. It's on the Delaware River. It's  
8 in Claymont, at the very northern extreme of Delaware.  
9 You may be familiar with that area. It's just south  
10 of Marcus Hook. It's an industrial area.

11 The business of Oceanport, it is a  
12 marine terminal and its primary function is to receive  
13 and then distribute road salt. And so, what Oceanport  
14 is seeking to do today is demolish an addition to a  
15 warehouse building. That addition, as you're going to  
16 hear is in just gross disrepair and it's unsafe. Now,  
17 in a moment, I'm going to ask -- call Ms. Barile and  
18 have her and Mr. Barni present a PowerPoint to you  
19 that will tell you that while the core of the  
20 building, the main warehouse does have some cultural  
21 -- value as a cultural resource, the addition that  
22 Oceanport seeks to demolish really does not meet the  
23 criteria for preservation.

24 And then we're going to ask Mr. Huff to

1 briefly come on and give you a description of the  
2 physical condition of the building from a civil  
3 engineering standpoint. He's going to tell you it's  
4 unsafe and it's not repairable without the expenditure  
5 of an enormous amount of money that's really far in  
6 excess of what my client would be willing to provide.  
7 So, with that, I'd like to call Ms. Barile.

8 MS. BARILE: Thanks, Mike. So, as  
9 Betsy shows in this image here, the warehouse we're  
10 talking about is in the lower right corner of the area  
11 that is circled in pink. That is the warehouse we're  
12 talking about. So, you can see it's pretty far away  
13 from the road.

14 Next, Betsy? So, first, before we get  
15 into the structural analysis, Kevin and I want to give  
16 you just a really brief overview of the historic  
17 research we did, as well as the architectural  
18 analysis. You all have our reports, so we're not  
19 going to go too in depth in this. But of course, we  
20 can answer any questions that you might have.

21 Next, Betsy? So, as you read in our  
22 report, the area has primarily been industrial for  
23 most of its history. It was actually first a mill  
24 property that was started by Thomas Robertson and it

1 actually grew pretty quickly in the 19th Century.

2 The gentleman you see here in this  
3 photo -- excuse me -- in this drawing is George  
4 Churchman and you'll also see his name on the map in  
5 front of you. And George Churchman is the one who  
6 really primarily developed this property. First, it  
7 was a flour mill and then later a saw mill.

8 Next, Betsy? So, the property was sold  
9 out of private hands, actually, in 1910 for the first  
10 time to the Petroleum Product Company. And the image  
11 you see here -- and I'd like to apologize -- my dogs  
12 just got home, so I have a feeling I'm just about to  
13 be attacked by them. I'm working from home.

14 So, the warehouse that we're talking  
15 about now was actually built in 1911. It was one of  
16 the first structures that was built by Tunnell for his  
17 company that he built there. And what you see here is  
18 a newspaper advertisement in 1911 talking about the  
19 development of his factory here in the current  
20 property that we're talking about. And the image to  
21 the side here on the right is his Philadelphia  
22 factory, his headquarters. You can sort of see some  
23 similarities.

24 So, the next slide, Betsy? And then

1 the last history slide we wanted to show you -- and,  
2 again, this is in your letter report -- this is a 1927  
3 aerial of the Worth Steel Company. But it's wonderful  
4 because it happens to capture this project area in the  
5 background and it's circled in gold.

6 And, Betsy, if you could hit one more  
7 ahead of you? This is a really zoomed in version of  
8 that aerial map and the warehouse we're talking about,  
9 as you see, is in front of you. It was built in 1911  
10 with the addition on the back was built in 1915. Now,  
11 by 1954, most of the buildings you see around you were  
12 all gone. They had been torn down.

13 So, that's just a really brief history  
14 and I want to turn it over to Kevin now who is going  
15 to talk about the architectural analysis.

16 MR. BARNI: Hello. Thank you very much  
17 for that Kerri.

18 So, I'm going to go through the  
19 architectural analysis very quickly for you guys. The  
20 warehouse, as it exists today, was constructed in  
21 three separate parts.

22 You can go next, Betsy. So, the main  
23 core is this 1911, two-story warehouse portion. When  
24 it was constructed, it was six regularly fenestrated



1 bays, all divided by those full-heightened, gauged  
2 brick columns with that dentil corbeling at the top.  
3 And that brick work at the top is seen on the rear  
4 addition as well. So, it carries through that sort of  
5 styling from the front to that back addition.

6 Next? And here's a better view showing  
7 you some details that you can really see that brick  
8 work on that main core, and then one of the original  
9 doors that was done at a foundry in Philadelphia and  
10 that is one of the doors on the main portion of the  
11 building.

12 The next slide? I'm sorry, next slide.  
13 All right. So, the other portion we have here is the  
14 addition that is later than the one that we're  
15 primarily talking about. This is the garage addition.  
16 It is circa 1935. As you can see, it's also brick.

17 Next slide? And then the reason that  
18 we're here is this rear wing addition. It was  
19 constructed circa 1915 by Tunnell as a way to expand  
20 the operations that he had going on. Throughout its  
21 lifetime, it has primarily been used for storage.

22 And next slide? So, as you can see, it  
23 is -- on either side, it's 10 bays. There is 10  
24 garage door bays that correspond to 10 window bays on

1 the opposite wall. Then, on this far wall, you can  
2 see at least in some instances ghosting of where there  
3 had been -- later additions that have since been  
4 removed.

5 This addition has seen a lot of changes  
6 since it was first built. Originally, it was  
7 constructed -- it had a full monitor roof. That one  
8 portion was raised a story, giving it a half monitor  
9 roof.

10 Next slide? That's another one of the  
11 -- that rear wing elevation. We have some interior  
12 pictures next. Perfect. And so, this is the interior  
13 of the building. As you can see, there are interior  
14 bays that have been altered now to be open to the  
15 entire floor. Along the center ridge line of the  
16 building, you can see the large posts have been cut  
17 and raised a story height and they are now supported  
18 by an eye beam and a bracket in place to give that  
19 second story over those garage bays. This was done at  
20 a later time once the textile company had purchased  
21 the property to store gasoline and oils.

22 Next slide? All right. And this is  
23 just another interior from another angle. As you can  
24 see those posts again, they are raised. We can tell

1 they are raised based on the up and down saw marks  
2 that are found on these large posts. They are not the  
3 same as the saw marks that you can find on other  
4 pieces of the building, such as the new roof trusses.

5 And next slide? And that is all I have  
6 for you guys.

7 MS. BARILE: Just to quickly wrap up.  
8 And again, this is in the letter report we produced.  
9 We did an architectural analysis looking at the  
10 history. We also looked at the context of the  
11 surrounding neighborhood and what was there  
12 historically, what's there now to do an evaluation of  
13 the statement of significance.

14 We recommend that the main warehouse  
15 itself, that taller two-story building that Kevin  
16 showed, is potentially significant. This area had  
17 many warehouses at one point and this is one of the  
18 few that's remaining. So, we do recommend that that  
19 is significant under criterion (a) for its association  
20 with historic events and industrial history, criterion  
21 (b) for its association with Mr. Tunnell, and  
22 criterion (c) is, again, a unique remaining example of  
23 a warehouse.

24 But that said, the addition, when we

1 went to document it and we compared it to the  
2 historical data that we have, as you all saw, it does  
3 have very (indiscernible) physical and historic  
4 integrity. The interior has been remodeled numerous  
5 times and even those remodelings are now gone. The  
6 roof is mostly removed and it no longer shows the  
7 character-defining features that it once did when it  
8 was built and then through its historic period. So,  
9 we do recommend that the addition itself no longer  
10 contributes to the eligibility of this resource.

11 Next slide, Betsy? And just to finish  
12 up our portion, we do recommend approval of the  
13 demolition; however, we do suggest that the addition  
14 be thoroughly documented in state SHPO forms prior to  
15 coming down and, of course, making sure that the  
16 warehouse itself is stabilized when the addition comes  
17 down because that, we do recommend, is potentially  
18 eligible.

19 So, if there's any questions, of  
20 course, when we're done with our presentation, we're  
21 happy to answer those. With that, we're going to turn  
22 it over to Steve to talk about the structural  
23 integrity.

24 MR. HUFF: Kerri, thank you very much.

1 Good evening, everyone. I appreciate your time.

2 Betsy, next slide, just to give you  
3 kind of an overview. We've had a chance to see some  
4 photographs of the addition, but just to give you kind  
5 of an overview, some characteristics of the building.  
6 It's rectangular, a single-story structure with wood  
7 framing and exterior load bearing brick walls. The  
8 foot print of the facility is approximately 10,000  
9 square feet.

10 We saw some photographs already of the  
11 wood roof trusses. Now, these are spaced at  
12 approximately 20 feet, expand east to west, and are  
13 supported by the primary building walls, as well as  
14 the interior columns referenced before. You may have  
15 also seen some photographs of an interior wood frame  
16 mezzanine that's located along the westward portion of  
17 the building and has an approximate foot print of  
18 4,000 square feet. And the foundation of the building  
19 was not visible during our review.

20 I've summarized our observations and my  
21 observations to three primary components. The first  
22 being that it's readily apparent that the absence of  
23 the majority of the doors and the windows along the  
24 building, as well as select roof framing members and

1 portions of the roof decking are also missing.

2 Now, as a result, your interior  
3 construction, which is comprised of wood framing,  
4 isolated structural steel members, and steel  
5 connections have been exposed to the elements for a  
6 period of time. And we believe that these members  
7 were not intended for exposure and it's likely that's  
8 had a negative effect on the integrity of these  
9 elements.

10 Additionally, the absence of roof  
11 framing elements has likely increased the magnitude of  
12 load requiring support by the remaining framing  
13 members, possibly exceeding allowable capacity. So, I  
14 appreciate you hearing all this and I wanted to now  
15 show you some photographs.

16 Betsy, if you want to just scroll  
17 through. Some of these are repetitive from before.  
18 This shows some of these exposed doors, windows around  
19 the building as well. You can go to the next slide.

20 Here, you see the windows and doors  
21 along the face of the building open. Next slide.

22 The other long face of the building and  
23 some of these, I guess, overhead doors, if you will.

24 Next slide.

1           And then, finally, a little bit further  
2 away, in one of the side elevations, you can see the  
3 exposure of not only the doors and windows or the  
4 previous doors and windows, but the roof decking or  
5 the decking between that portion of the roof.

6           And I believe the next photograph --  
7 Betsy, if you want to advance the slide, please --  
8 also shows us that roof. But we'll get some really  
9 good photographs as we look at the interior of the  
10 building. Next slide?

11           And here, it's more photographs that  
12 you saw before. You can see this is the same face we  
13 just looked at the exterior. A lot of openings going  
14 on in the roof. You can see the daylight of it  
15 shining through. Next slide. And also, more openings  
16 along there. Next slide.

17           Next slide. The next significant  
18 observation was the visible deterioration of load  
19 bearing elements and primary framing members. Visible  
20 signs along these brick bearing walls that we  
21 referenced before, we noticed deterioration of bricks  
22 and associated mortared joints, as well as locations  
23 with missing bricks entirely.

24           You could also see visible defects

1 along the primary framing members within the facility  
2 and their associated connections. Some of this can  
3 probably be attributed to the exposure we previously  
4 noted, but if we can advance the slide, Betsy, we can  
5 look at some of these exterior wall locations where  
6 you can see the -- this is actually -- this is  
7 potentially a jam location at one of the openings and  
8 you can see the bricks. In addition to the  
9 deterioration, there's also missing bricks completely.

10 Next slide? This is at one of the  
11 corners of the building. You can see the similar  
12 condition with the bricks either deteriorating or  
13 falling away.

14 Next slide? Opposite corner along that  
15 same wall of the building.

16 Next slide. And this is another jam  
17 location and you can see a pilaster to the left of the  
18 opening or primary truss support area. They're in  
19 pretty bad shape with brick being removed,  
20 deteriorating mortar joints as well.

21 Next slide. And this is observations  
22 of some of those interior framing, these wood trusses  
23 we see. It's a little tough to see in this  
24 photograph. I apologize for that. But as you get



1 closer, you can kind of tell some of the wood appears  
2 to be -- slight visible defects.

3 Next slide. Some more photographs  
4 showing the wood frame.

5 Next slide. It's tough to see some of  
6 the connections but there is actually some rust. I  
7 think I may have it in an additional photograph coming  
8 up that shows some of the steel that's mentioned for  
9 the connections. If you look very closely at the  
10 photograph on your left, you'll see one of the  
11 suspended posts and you can kind of see some of the  
12 rust that's going on in that steel -- we'll call it a  
13 steel strap.

14 Next slide. Some more pictures of the  
15 interior framing.

16 Next slide. And this is actually a  
17 great picture I wanted to share. If you look at the  
18 vertical, there's a brown steel post in the picture.  
19 It appears that that was added, I guess, following the  
20 original construction. It's actually providing what  
21 appears to be supplementary support to that wood roof  
22 truss that bears upon -- in theory, bears upon the  
23 brick exterior walls and it appears that that post was  
24 added after the fact. So, that was a real good

1 photograph I wanted to share as far as some of the  
2 deterioration of the members.

3 Next slide. This is some of the steel  
4 connections I referenced before. In addition to the  
5 eye beam to the right, the horizontal eye beam, you  
6 can see. There's also a -- essentially a sheer plate  
7 connection there with a bull that has experienced some  
8 rust with exposure over time.

9 Next slide. And this is actually a  
10 vertical structural steel member that's below one of  
11 the suspended posts and you can see, along with the  
12 paint that's deteriorated there's also visible signs  
13 of rust along the height of that as well.

14 Next slide. The last primary  
15 observation had to do with our belief that the  
16 negative effects to the building's lateral load  
17 resisting system, essentially how it can handle the  
18 wind load, seismic load, side to side loads resulting  
19 from the missing roof decking and some of the wall  
20 elements we've already seen.

21 Based upon the visible portions of  
22 existing construction, it's our opinion that the  
23 building's lateral load resistance system was designed  
24 to incorporate the roof decking in the load path to

1 the walls and, subsequently, the foundation of the  
2 structure. In addition, we've already noted portions  
3 of existing wall that are missing/deteriorating, which  
4 we feel also played a part in that system as well.  
5 And accordingly, these deficiencies likely effect the  
6 building's ability to transfer lateral loads in the  
7 building to the foundation.

8 Betsy, if you can advance the slide,  
9 we'll show some more photographs, which are pretty  
10 similar to what we saw before. The missing roof  
11 decking, I believe this is on the west portion of the  
12 roof.

13 Advance the slide, please. In a  
14 similar photograph to what we saw before with the  
15 column we called out, but you can see the large  
16 stretch of roof decking no longer present.

17 Next slide. Essentially, from the  
18 opposite end of the building.

19 Next slide, please. And then,  
20 ultimately, I just tried to capture some more of that  
21 missing roof deck and along the length of the  
22 building.

23 Next slide. In conclusion, it's our  
24 professional opinion that serious structural

1 conditions were visible during the review indicating  
2 the integrity of the building has been compromised.  
3 We believe that much of the existing structure is  
4 unstable and not adequate for the support of vertical  
5 and lateral loading. The cost to properly stabilize  
6 and renovate the existing building in accordance with  
7 current building code is anticipated to be significant  
8 and unacceptable to the facility representatives.

9           And then, lastly, one point I wanted to  
10 touch on that you may have seen in the report, there's  
11 concerns that current activity in the general area of  
12 the existing building introduces a level of risk to  
13 the safety of personnel that is unacceptable to  
14 facility representatives. Earlier, Kevin referenced,  
15 I believe, that main warehouse and even when I was on  
16 site, personnel that day were entering, exiting the  
17 facility and, as you can see, there really isn't a  
18 whole lot of space between the addition and the main  
19 building. So, that's a concern as far as the  
20 integrity of the building potentially posing a problem  
21 for the safety of the personnel in that area.

22           And that concludes our presentation.

23           MR. DAVIS: Thank you. Questions from  
24 the board?

1 MS. HATCH: I'm not seeing any hands  
2 raised.

3 MR. DAVIS: Okay. Thank you very much.  
4 We'll move on to public comment. We'll ask for  
5 comments in favor.

6 MS. HATCH: I am not seeing any hands  
7 raised.

8 MR. DAVIS: Okay. How about those in  
9 opposition?

10 MS. HATCH: There are no hands raised.

11 MR. DAVIS: Any general comments?

12 MS. HATCH: There are no hands raised.

13 MR. DAVIS: Okay. Thank you. I do  
14 have one -- it's a more of a curiosity question for  
15 Steve.

16 Steve, in that one picture you showed  
17 of the brick, it looked like the outer wythe of brick  
18 was missing but the inner wythe was still there. Was  
19 there any, you know, header bricks or any tie between  
20 the outer and inner wythes of brick there that you  
21 noticed?

22 MR. HUFF: I didn't observe any at all.  
23 There were a couple areas that just looked like it  
24 was, you know, brick and mortar essentially, which

1 could (indiscernible) as you're probably aware with  
2 that era of construction, but nothing that really  
3 anchored anything together, no.

4 MR. DAVIS: Yeah, just an interesting  
5 way that it kind of separated there.

6 Mr. Patel, do you have a question?  
7 Did Perry freeze?

8 MS. HATCH: It could be -- I think he's  
9 frozen.

10 MR. DAVIS: Yeah, I think he froze up  
11 there.

12 MS. HATCH: I think he lowered his  
13 hands.

14 MR. DAVIS: Okay.

15 MR. PATEL: Yeah, I'm here. Can you  
16 hear me?

17 MR. DAVIS: Yeah, we can hear you.  
18 Yep. Did you have your hand raised?

19 MR. PATEL: Yes, I just -- we got  
20 disconnected on the computer for some reason, so I  
21 picked up my phone.

22 MR. DAVIS: Okay.

23 MR. PATEL: But just a question I had,  
24 Betsy, on my behalf, if you could ask is since we have

1 so much bricks coming out of the building as we  
2 demolish, is there any repurpose of those buildings,  
3 anything that they are doing in the future?

4 MS. HATCH: I would direct that  
5 question to the applicant and what their plans are.  
6 You know, the board could recommend -- I believe they  
7 did have some plans.

8 Michael or -- Mike O'Connor, if you  
9 have any answers for that?

10 MR. TEICHMAN: Yeah, I can tell you  
11 that the foundation -- the original foundation of the  
12 building will be preserved as essentially a pad. So,  
13 that's not going to be demolished. The bricks  
14 themselves, I do not know. Probably Steve or Mike  
15 O'Connor might be able to answer that better than I  
16 can.

17 Steve, do you have any information on  
18 that?

19 MR. HUFF: As far as the bricks being  
20 reused?

21 MR. DAVIS: I think the question is --  
22 yeah, are any -- is there any plans to reuse or  
23 repurpose -- salvage and repurpose the materials from  
24 the building, should it be demolished -- from the

1 addition, should it be --

2 MR. HUFF: Well, I'm not aware of any  
3 plans. I don't know if any of the representatives had  
4 any ideas about utilizing some of that -- some of  
5 those materials.

6 MR. TEICHMAN: Mr. Chair -- I  
7 understand that -- Mike O'Connor from Oceanport may  
8 have some information for you on this.

9 MR. DAVIS: Okay. Great.

10 MS. HATCH: Mr. O'Connor, you should be  
11 able to unmute yourself.

12 He may be having some mic issues.

13 MR. DAVIS: Okay. Yeah, I don't hear  
14 anything yet.

15 MR. TEICHMAN: Let's see if he can tell  
16 me and I can pass the information along.

17 MR. PATEL: I just wanted to ask you,  
18 there is so much opportunity for the reclaimed bricks  
19 and I didn't know the conditions of the brick. I've  
20 never been there. So, I just wanted to ask to see if  
21 there is any opportunity.

22 MR. TEICHMAN: Yeah, apologies, I --  
23 hang on a sec. Give me one minute, please. I'm going  
24 to go on mute.



1                   Thank you for your patience on that.  
2                   So, what I'm advised by Mr. O'Connor is that they  
3                   intend to make an effort to see if there is some --  
4                   they're going to stock pile the bricks and then see if  
5                   there's some outlet for them. They appear to be very  
6                   brittle, so from a structural standpoint, they're  
7                   probably no good. So, assuming there's no other  
8                   outlet for or interest in the bricks, they'll just be  
9                   used as clean fill.

10                   MR. PATEL: Thank you for my answer.

11                   MR. DAVIS: Thank you. Okay. Thank  
12                   you. Thanks for the presentation.

13                   MS. HATCH: And, Mr. Davis, we do have  
14                   a member of the public with their hand raised.

15                   MR. DAVIS: Okay. Thank you.

16                   MS. HATCH: Okay. Councilwoman Durham,  
17                   you should be able to unmute your microphone.

18                   COUNCILWOMAN DURHAM: Thank you, Betsy.  
19                   And good afternoon, everyone.

20                   I was just curious -- well, to the  
21                   previous point, I think there are some salvage  
22                   companies in Philly. I don't know if -- you know, if  
23                   they'd want the brick or not but just -- it's not too  
24                   far up the road maybe to find out.

1           But my question was really about, I  
2 think in the presentation it was discussed about the  
3 building next door, the main building and that it was  
4 eligible for the national register. I just wondered  
5 if there was any plan to honor that in some way. I  
6 honestly don't know, you know, what shape it's in or,  
7 you know, if -- I guess I'm just wondering what the  
8 future of that building is and make sure that the  
9 owner of the property is aware of tax credits that  
10 could be used to help pay for costs to restore it, if  
11 it's needed, H-overlay and that sort of thing. It  
12 would be great if that building was, you know,  
13 protected moving forward. Thank you.

14           MR. DAVIS: Thank you.

15           MR. TEICHMAN: So, to the extent -- is  
16 that a question or simply a comment? Would the board  
17 like to hear from us on that?

18           MR. DAVIS: Yeah, I think we're looking  
19 for some feedback on the comments there.

20           MR. TEICHMAN: Sure. So, the -- for  
21 the main warehouse, the intention of Oceanport is to  
22 use it as a warehouse and, as mentioned, when the  
23 addition is torn down, we'll make sure that the main  
24 warehouse is protected structurally from, you know,

1 any impacts associated with the demolition of the  
2 addition. But it is an industrial area. It's -- I  
3 mean, the whole site is -- it's an industrial area.  
4 It doesn't really have any aesthetic benefit. You  
5 can't see the warehouse from the road. There's no  
6 public access.

7 So, while the building will be  
8 maintained in a manner that makes it structurally  
9 sound, it will be used as a building in an industrial  
10 area. So, it will be safe but I don't think at that  
11 point, there's any thought to putting a whole lot of  
12 time, effort, and resources into some sort of  
13 restoration. That's not the current plan.

14 MS. BARILE: Just to chime in. The  
15 good news is that, when the addition was built, it's  
16 actually three-sided, not four. And so, the back side  
17 of the warehouse -- the original warehouse is actually  
18 one of the walls of the addition. So, when the  
19 addition comes down and those three walls come off,  
20 the good news is, it won't have a physical negative  
21 impact.

22 So, it's not like structurally tied  
23 really thoroughly into the wall or there's no, you  
24 know, big -- they cemented walls to one another. So,

1 when the addition comes down, the warehouse will be  
2 preserved in that fashion and it actually will reveal  
3 several character defining features of the warehouse  
4 which are now kind of hidden by the addition itself.

5 MR. DAVIS: Thank you.

6 MS. HATCH: Okay. I'm not seeing any  
7 board members with their hands raised. I'm not seeing  
8 any other hands raised.

9 MR. DAVIS: Great. Thank you very  
10 much.

11 MS. HATCH: All right. Thank you.  
12 Give me one moment while I switch gears again.

13 MR. DAVIS: Sure.

14 MS. HATCH: Okay. I don't have too  
15 much for the board tonight under the report of the  
16 preservation planner. The -- I apologize, that date  
17 should say May 4, the business which the board will  
18 deliberate on these applications will be on May 4th.  
19 And the Zoom link and the agenda can be accessed  
20 through the Historic Review Board Agenda Center. And  
21 please don't hesitate to reach out to me if there are  
22 any questions or comments.

23 Other than that, just you know, I will  
24 keep the board apprised of any information that I hear

1 about arrangements for Mr. Brook.

2 MR. DAVIS: Thank you very much.

3 MR. PATEL: Thank you much.

4 MR. DAVIS: One last call for public  
5 comment?

6 MS. HATCH: Matt, you can go to the  
7 next slide. I'm not seeing any hands raised.

8 MR. DAVIS: Thank you. Do we have a  
9 motion to adjourn?

10 MR. PATEL: I make a motion to adjourn.

11 MR. JOHNS: Second.

12 MR. DAVIS: All in favor?

13 ALL: Aye.

14 MR. DAVIS: Motion carries. Thank you  
15 everyone.

16 MR. PATEL: Thank you, all.

17 MS. HATCH: Thank you, everyone. Take  
18 care.

19 (Whereupon, this hearing concluded.)

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

I, Angela M. D'Amico, certify that the foregoing  
is a true and accurate transcript from the official  
electronic sound recording.



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Angela M. D'Amico

Approved Transcriber

Dated: May 20, 2021

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