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HISTORIC REVIEW BOARD PUBLIC HEARING  
NEW CASTLE COUNTY  
87 READS WAY, NEW CASTLE, DELAWARE 19720  
MAY 17, 2022  
5:00 P.M.

TRANSCRIPT OF PROCEEDINGS  
BEFORE CHAIRMAN JOHN DAVIS

Transcribed by: Sarah E. Cobetto

A P P E A R A N C E S

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BOARD MEMBERS: JOHN DAVIS, CHAIRMAN  
BARBARA SILBER  
PERRY PATEL  
KAREN ANDERSON  
STEVE JOHNS  
JEAN HERSHNER  
NANNETTE SWADEY  
RAFAEL ZAHRALDDIN

DEPARTMENT OF LAND USE: CHRIS JACKSON  
SHANE BAILEY

FOR APPLICATION 2022-0287-H: ROCCO BOCCUTI, OWNER

PUBLIC COMMENT: PAUL FEUCHT (WRONG APPLICATION)  
DEE DURHAM, COUNCILWOMAN

FOR APPLICATION 2022-0209-H: MICHAEL DENOTE, ATTORNEY  
SHANE MINNER, DEVELOPER  
DOUG HERTSENBURG, ARCHITECT

PUBLIC COMMENT: ALISON MATSEN  
DEE DURHAM, COUNCILWOMAN

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A P P E A R A N C E S (cont.):

FOR APPLICATION 2022-0288-H: PAUL FRESE, NCCPW  
KENDALL SOMMERS, NCCPW  
PUBLIC COMMENT: ALISON MATSEN  
DAVE CARTER, COUNCILMAN  
NADINE BURROUGHS  
MICHAEL EMMONS, UD CHAD  
DEE DURHAM, COUNCILWOMAN

FOR APPLICATION 2022-0289-H: JOHN TRACEY, ATTORNEY  
MICHAEL EMMONS, UD CHAD  
PUBLIC COMMENT: PAUL FEUCHT

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

2 MR. JACKSON: We're still missing two, but  
3 we have got a quorum.

4 MR. DAVIS: We have quorum. So with that,  
5 let's call to order the New Castle County Historic Review  
6 Board Public Hearing of May 17th, 2022. It is 5:02 by my  
7 computer clock. Let's start with roll call. Chris?

8 MR. JACKSON: John Davis?

9 MR. DAVIS: Present.

10 MR. JACKSON: Barbara Silber?

11 MS. SILBER: Present.

12 MR. JACKSON: Perry Patel? I have not seen  
13 him yet. Karen Anderson?

14 MS. ANDERSON: Present.

15 MR. JACKSON: Steve Johns?

16 MR. JOHNS: Present.

17 MR. JACKSON: Rafael Zahralddin?

18 MS. SWADEY: Hello?

19 MR. JACKSON: Nanette Swadey?

20 MS. SWADEY: Present.

21 MR. JACKSON: And Jean Hershner.

22 MS. HERSHNER: Present.

23 MR. JACKSON: I have six in attendance and  
24 two absent at this point

1 MR. DAVIS: Thank you. (Inaudible) the  
2 rule of order.

3 MR. JACKSON: Okay. This is a public  
4 hearing conducted by the New Castle County Historic Review  
5 Board. The purpose of these hearings is to compile a  
6 record of relevant information regarding each application  
7 and how the proposed projects affect the county's historic  
8 resources. To make the most efficient use of time at this  
9 hearing, the following rules of order are established:

10 Following the reading of each agenda item,  
11 the applicant and their representatives will make a  
12 presentation not to exceed a total of 15 minutes. Board  
13 members may ask questions of the applicant at the  
14 conclusion of the presentation. The public will then be  
15 invited to speak in the following order: One, those who  
16 wish to speak in favor. Two, those who wish to speak in  
17 opposition. And, three, those who wish to offer general  
18 comments. Speakers are encouraged to be brief and focus  
19 their remarks on historic issues. So that everyone has  
20 had an opportunity to be heard, all speakers are limited  
21 to 5 minutes. Any speaker may ask the Board to hold the  
22 record open for submittal of written testimony if the time  
23 limit is not sufficient for their needs. Speakers are not  
24 permitted to debate the applicant but may ask questions

1 that the applicant may choose to answer during his  
2 rebuttal period at the close of the public comment period.

3 All testimony is recorded and transcribed.  
4 Therefore, all speakers must come forward to the table one  
5 at a time and state their name, address, and organization  
6 affiliation, if any, before offering comments. Random  
7 comments from the audience will not be recognized, and the  
8 public is asked to respect the applicant's right to an  
9 orderly hearing.

10 No recommendations or decisions will be  
11 made by the Historic Review Board at these hearings today.  
12 The Board will evaluate the information, testimony, and  
13 comments received here at a public business meeting to be  
14 held the first Tuesday of next month. Back to you.

15 MR. DAVIS: Old business. We have none.  
16 You know what to do.

17 MR. JACKSON: All right. And people  
18 (inaudible) is, it's showing up on the list. So  
19 (inaudible). Sorry. I am prepared. Okay. All right.  
20 So the first application of new business is Application  
21 2022-0287-H. This is 2114 Foulk Road, tract parcel 06-  
22 033.00-058. East side of Foulk Road, 600 feet north of  
23 the intersection of Grubb Road. Brandywine Hundred. NC15  
24 zoning. Council District 2. This application is for the

1 demolition permit to demolish the U. Pierce House, circa  
2 1820. That demolition permit application 2022-04067. And  
3 I think we have Rocco is here. He is the property owner.  
4 He is here to represent the application. I see an RB, so  
5 hopefully that's right. Great. I thought you should be  
6 able to unmute, and let us know if you are able to get on  
7 there. Rocco, can you hear us? Rocco, are you able to  
8 hear us? If there is anyone else here for the first  
9 application to present, if you're able to raise your hand,  
10 I'll promote you as well, if that's, if that, that works  
11 out better. Okay. Rocco, I see your hand raised. Are  
12 you able to, are you able to speak? I can't hear you if,  
13 if you're, if you're speaking. We can't hear you right  
14 now. All right. Let's see here. I'm going to send you  
15 back and try to bring you back on. Let's see if this  
16 works.

17 MR. JOHNS: Maybe it's star something.

18 MR. JACKSON: Ordinarily. I, I think he is  
19 joining from a computer though.

20 MR. JOHNS: Okay. (Inaudible.)

21 MR. JACKSON: It looks like (inaudible).

22 Rocco, could you unmute and try to speak again? All  
23 right. It looks like you're unmuted. Still can't hear  
24 you though. Right. If it's, if it's all right, I, I do



1 have, I do have a couple of asides if you want me to try  
2 and talk through. All right. I'll, I'll do my best  
3 there.

4 MR. DAVIS: Okay.

5 MR. JACKSON: Good. All right. Shane, can  
6 you go back? Or I'll see -- yeah. First slide. Great.  
7 All right. So this application as I mentioned is a, it's  
8 a stone and framed dwelling founded circa 1820 that is,  
9 currently exists in the Applicant's front yard. Back in  
10 around 2005 the Applicant had applied to the Board of  
11 Adjustment for a variance to allow any (inaudible)  
12 structure in the front yard of the primary dwelling  
13 (inaudible) 2 acres with, with the intention of building a  
14 larger home behind it. The Board of Adjustment granted  
15 the variance, and they did build their primary home.

16 Since then, the Applicant has invested some  
17 funds in their home to add a room, you know, general  
18 upkeep of the, of the dwelling. And I think they've  
19 invested somewhere over \$16,000.00 over the years toward  
20 trying to keep it safe and watertight. As I understand,  
21 the Applicant is ready to get rid of the structure at this  
22 point and has applied for a demolition permit to, to  
23 remove the structure. Let's see.

24 There are a few photos that you can see of

1 the dwelling, and the additions you can see at the bottom  
2 left picture kind of the, the stone veneer that was placed  
3 on the structure. There was previously a, I believe a  
4 single-story on a two-story addition on the rear that used  
5 to contain the kitchen area as part of the (inaudible)  
6 Board of Adjustment. They did require that no kitchen  
7 would be able to be installed in the, in the accessory  
8 dwelling. This was prior to the accessory dwelling unit  
9 provisions in UDC. So as means of removing that kitchen  
10 area, and I believe there are some structural issues with  
11 it at the time as well, they removed that portion of the  
12 building. Let's see. Shane, could you go to the next  
13 slide.

14 You can see the interior of the structure  
15 here. Kind of the core structure appears to be pretty  
16 original. Much of the original store fabric is still  
17 intact. However, some portions of the floor peeling  
18 (inaudible). The rear of the building on the first floor,  
19 the floor is starting to cave in a little bit. The  
20 Applicant expressed concerns about the foundation wall in  
21 the basement just starting to deteriorate as well and some  
22 concerns there regarding safety. Next slide, please,  
23 Shane.

24 And I'll, I'll read off what I have here.

1 I think I have already spoken a little bit about some of  
2 it. The Applicant proposed the demolition of a  
3 freestanding structure and that is positioned in part of  
4 the owner's primary residence. Structure being demolished  
5 was on the parcel when the prior owner purchased the  
6 property in 2004. The prior owner, in good faith, is  
7 trying to keep the structure watertight and supported.  
8 Current owner has spent over \$15,000.00 since 2005 to keep  
9 the structure orderly. Structure is now failing due to  
10 metal substructure and basement interior rot and mildew.  
11 The structure is considered unsafe by the current owner  
12 and a nuisance. And the neighbor that borders the  
13 structure also recognizes it as a nuisance and has  
14 experienced debris from the structure on the property. A  
15 portion of the floor has (inaudible) collapsed per the  
16 above comment, and there are cracks in the concrete walls  
17 both inside and outside of the structure due to structural  
18 damage.

19 If -- I'm going to try -- see if we can get  
20 Rocco on here one more time. Just finish up any items  
21 that I might have missed.

22 MR. DAVIS: Sure.

23 MR. JACKSON: Let me -- I, I'll try and  
24 allow him to talk. Let's see if that works instead of

1 (inaudible). Rocco, if you -- are you, are you able to  
2 speak? I see you're unmuted. I see your hand raised.  
3 Right now we still can't hear you though. Try and promote  
4 you again. Let's see if that, that helps anything.

5 MR. DAVIS: (Inaudible) able to call in,  
6 perhaps, (inaudible).

7 MR. JACKSON: Rocco, we'll try. If you're  
8 able, call the agenda. It has a call-in number, if you  
9 want to try calling in. I see three phone numbers  
10 currently showing up in the list. If you are currently  
11 one of those numbers, if you mute your microphone right  
12 now. All right. I don't see it muted. So if, if you  
13 want to try calling in using information from the agenda,  
14 we'll, we'll give you a minute and see if we can get on  
15 that way. And I see Steve Johns has his hand raised.

16 MR. DAVIS: Steve.

17 MR. JOHNS: I just, I had a question about  
18 the, the walls. Chris, you said that it was a stone  
19 veneer, and then you also mentioned concrete walls with  
20 cracks in them. And there, there are some windows in  
21 there that are pretty deep, which implied a pretty deep  
22 wall. So is it a stone wall or is it actually a stone  
23 veneer on concrete, or, you know, what is is actually? Do  
24 we know?

1 MR. JACKSON: Sure. It appears that the,  
2 kind of the original portion of the home appears to be,  
3 you know, rubblestone walls and everything like that. So  
4 it is -- you're, you're exactly right. It is, you know,  
5 probably 16 inches in depth. The stone foundation, I, I  
6 (inaudible) comment I read was from the Applicant. I'm,  
7 I'm not sure if the foundation is -- I, I assume the  
8 foundation is cobblestone and not concrete.

9 MR. JOHNS: Okay. So the -- you're, you're  
10 saying that the stone, the wall is actually a, a stone  
11 wall, like a typical historic stone wall. Okay.

12 MR. JACKSON: All right. Karen Anderson  
13 has her hand raised.

14 MR. DAVIS: Ms. Anderson.

15 MS. ANDERSON: Yes. I, I had a similar  
16 question as Steve Johnson. My understanding -- and I read  
17 through the packet and the, the, the description of  
18 property, the Cultural Resource Survey -- the original  
19 building is a rubble foundation and a stone building.  
20 However, it's unclear, I guess, the extent of the stone  
21 building. I, I, as I was going through and, and reviewing  
22 and looking at it, it would have been helpful to have a,  
23 some, an engineer or architect to review it and provide  
24 some additional information. But I do understand from the

1 submission that they are in discussions with the  
2 university to perhaps get additional information on the  
3 building.

4 MR. JACKSON: Yes. (Cross talk.)

5 MS. ANDERSON: Is that correct?

6 MR. JACKSON: (Inaudible.) That's correct.  
7 I know he has been in contact with the University of  
8 Delaware, CHAD, about potential documentation of the  
9 structure. I don't know if that's gotten any farther than  
10 just reaching out at this point.

11 MS. ANDERSON: Thank you.

12 MR. JACKSON: Sure.

13 MR. JOHNS: It does look like there are  
14 some stone walls, but most of the walls are framed, a  
15 stick built. So it's kind of a strange construction for a  
16 house be built with, you know, one heavy stone wall, and  
17 then the rest would be stick like that.

18 MR. JACKSON: That's correct. I'll, I'll,  
19 I'll clarify a little bit. So as, as you're looking at --  
20 Shane, could you go up to, up a slide, please? Actually,  
21 two slides, please. In the top left photo, the last  
22 portion of the structure is the stone portion of the  
23 structure. And at, at the photo immediately pulling up,  
24 immediately below that, you can see that the stone

1 structure kind of extends back.

2 MR. BOCCUTI: Hello?

3 MR. JACKSON: Oh, is that Rocco?

4 MR. BOCCUTI: Yeah. Hey, listen. I  
5 sincerely apologize. I have been trying for the last 20  
6 minutes or so to get on the call and have been  
7 unsuccessful. I don't know if it's because I'm using my  
8 company device, and it's blocking video and, and phone  
9 connection. So I apologize because I know you have been  
10 waiting for me, and you have other things better to do.

11 So, so if there is any questions, I would  
12 more than happy to, to respond to them. I had created a  
13 very short presentation, which was, a good portion of it  
14 was included within the packet that Mr. Jackson put  
15 together for your review. I, I did include what I'll call  
16 a background slide that I'll be more than happy to try to  
17 share. It says "disabled share". I don't know, Mr.  
18 Jackson, if you have to give me presentation rights to see  
19 if I can show you something?

20 MR. JACKSON: Should be able to share  
21 (cross talk).

22 MR. BOCCUTI: Yep. Here we go.

23 MR. JACKSON: Awesome. Yep.

24 MR. BOCCUTI: Yeah. Sorry. So right now

1 I'm just calling in. So, hopefully -- let me know if you  
2 see a, a PowerPoint slide.

3 MR. JACKSON: Not yet.

4 MR. BOCCUTI: Does anybody -- let's say  
5 "share". And the share is not the -- it's grayed out. It  
6 doesn't give me an option to share. It just says "share  
7 and cancel", and the share is grayed out. Yeah. It won't  
8 allow me to share.

9 I'm just going to read it, and then I'll --  
10 I don't want to waste any my, any more of, of anybody's  
11 time on this day. So, so, basically, slide 1 was a slide  
12 that said "Background". And very quickly, and I apologize  
13 once again. And along the ways if I do get shared, share  
14 presentation rights, I'll try to share it right now.

15 I bought the property in March of 2014.  
16 Excuse me. 2004. Excuse me. The prior owner that I  
17 bought it from had bought it almost nearly a year to the  
18 day before. So he bought it in March of 2003. And what I  
19 think is, you know, now in hindsight, I think the  
20 gentleman who bought the property attempted to do some  
21 type of remodeling or rehabbing of the property and  
22 realized that wasn't a, a sound decision, business  
23 decision for him and subsequently sold the property. Then  
24 my wife and I bought the property.



1                   As I think Mr. Jackson already alluded,  
2                   within 50 -- 60 days, counter days, I was in front of the  
3                   Board of Adjustment requesting a variance on the 2-acre  
4                   minimum. And, and the reality to, to -- reason I bring  
5                   this up is the background is, I knew -- I was told at the  
6                   time that the, the structure, even though when I bought  
7                   the property, was told that it could be demolished and,  
8                   and a multitude of other options. When I was told that it  
9                   was 50 years old and required a Stark review, I didn't, I  
10                  didn't debate it, you know, try to engage in, in  
11                  conversation. I fundamentally within 60 days went to the  
12                  Board of Adjustments and requested a variance so I could  
13                  keep it in front of my future home.

14                  And so, you know, the intent was always to  
15                  have it there and, and probably as you will see in the  
16                  packet that has been created if you haven't already read  
17                  it, I was required at the time to take out any type of  
18                  kitchen. And I thought at the time bathing capability. I  
19                  subsequently have been corrected. It was just a kitchen.  
20                  And so that whole entire structure, piece of the structure  
21                  was removed in 2005. And, subsequently, between fourth  
22                  quarter or third quarter of 2004 and first quarter of 2006  
23                  while I'm building, you know, get this, the permit to  
24                  build a home for my family and I, I'm subsequently trying

1 to fix this house. You know, because when I inherited it  
2 as a purchase, it was in really bad shape. I mean end of  
3 story.

4           They -- the original ad, which I have in  
5 my, my presentation, speaks to a "a charming farmhouse  
6 that requires TLC". That's truly the understatement of,  
7 of recent time. It was not watertight. There was water.  
8 There was termite damage to it. There was fire damage.  
9 There was a, a host of damage. But what I ended up doing  
10 as well as building my house, I basically employed the  
11 same materials and contractors to fix that house.  
12 Meaning, I put in a very nice roof structure, completely  
13 redone, and put the same shingles I have on my house  
14 today. The stone veneer that is basically my front of my,  
15 my primary residence also became the veneer for the back  
16 of the property that had to be demolished just to respond  
17 to the Board of Adjustment requests for no construction.

18           The, the point here is I had no interest or  
19 issue of retaining it or trying to raze it from that point  
20 in. So we, I received a Certificate of Occupancy for my  
21 single-family dwelling in first quarter of '06, and we  
22 moved then. And, subsequently, there has been absolutely  
23 no modifications or, to the interior or exterior of the  
24 freestanding structure since the COO was issued to us and

1 we had been moving.

2                   So, subsequently, that, that, that's the  
3 history. And I hope -- I mean, the, the intent here is  
4 to, to simply state I was fine. I mean, I went out of my  
5 way with the Board of Adjustment. As a matter of fact,  
6 the Chair of the Board mentioned, "It's a very unique  
7 solution you have come up with. You have created a very  
8 large shed," and I said, "Yeah. That's exactly what I'm  
9 going to do." And so, and I spent the money to keep it  
10 visually appealing, watertight, and, and, and, and, you  
11 know, stable. I thought stable.

12                   What I never really did, and maybe in  
13 hindsight was a mistake on my part. I didn't really spend  
14 much time going into the basement. Mr. Jackson and Mr.  
15 Emmons have both been in there, or seen it, and you -- it  
16 is a very unique way to get into the basement. And it's  
17 quite awkward, quite tight, and quite unstable in the  
18 basement at this time. So I really haven't spent much  
19 time in the last 18 years in the basement of the  
20 structure. But as a result of this, this demo permit  
21 request, I have probably spent, in the last couple weeks,  
22 more than I have spent in the 17 and a half years before  
23 that into the basement. And so what, what has happened is  
24 it's quite obvious. The structure is no longer

1 structurally stable. And, and I say that because, you  
2 know, the, the -- and I have pictures to facilitate this.

3           You have the pictures of the exterior. You  
4 have pictures of the interior rooms. What you don't have  
5 picture of is what it all sits on top of, which is the  
6 basement, and which I have on my presentation and I will  
7 submit to Mr. Jackson right after this call. The, the,  
8 the wood is rotted. The beams are rotted. The, the, the  
9 metal is, is, is rusted and, and, basically, had failed.  
10 The interior foyer -- I, I think I heard Mr. Jackson  
11 reference this before has -- I'll use the word collapsed  
12 by probably 6 inches inside the house.

13           The substructure, which is holding up the  
14 house, has never met any type of code in, in my opinion.  
15 Because what you're going to find once you see these  
16 pictures is that the metal that is holding up the home is  
17 not anchored into the foundation wall, the stoned  
18 foundation wall. The nail -- the wood pilings -- I'll use  
19 that word -- to support some of these beams, and there is  
20 no nailers. And when there is lally columns supporting  
21 the beams, the metal beams, the lally columns, there is no  
22 welds. There is no cross bolts. There is nothing. I  
23 mean, it really, it really is a disaster waiting to  
24 happen, in my opinion. And, and the pictures will clearly

1 state, show this. Because you'll see the, the metal beams  
2 separating from the, the, the, the wood beams, and you'll  
3 see the, what I mentioned about the -- excuse me -- the  
4 wood and the steel structure failing.

5 As a result, a lot of the stone is now  
6 starting to collapse, too. So there you'll see stone  
7 pieces on, in the basement quite, quite easily with the  
8 photos that I'll show. And, and as a result of this  
9 structure failure in the basement, you know I have, the  
10 house has been breached. Meaning, in my, in my -- my  
11 description of breach meaning what was once a pretty tight  
12 house because of what I told you a few minutes ago, you  
13 know, now squirrels, birds, rodents, they're coming in.  
14 End of story. And as a result of that, they're sometimes  
15 not getting out. So, as a result, they die there. So in,  
16 in my opinion, it becomes a real health issue as well,  
17 especially with my kids. And, and I don't want that to  
18 happen. My insurance carrier for my primary residence  
19 says they are looking for me to do something with the  
20 property in front of me because they see it as unstable  
21 and unsafe. They had an adjuster come out, and they said  
22 that the, you know, "do something about it or, you know,  
23 we probably won't be able to insure your primary  
24 residence". My primary residence is, is, you know, at the

1 closest points probably about 12 feet away, or whatever  
2 the code required me to have at a minimum setback from the  
3 property. So I'm right there. I'm, I'm right there. If  
4 that wall collapses -- I'm sorry? Did somebody ask a  
5 question?

6 MR. JACKSON: No. Keep going.

7 MR. BOCCUTI: Okay. If the wall that is  
8 currently at risk of failing first was to come down, it'll  
9 cave into my, my, my garage structure, which is, like I  
10 said, 12 to 15 feet away. I have the pictures. They  
11 don't do any good for you right now because you can't see  
12 them. But I, I will submit them for your review.

13 As follow up, I, I think you -- I heard  
14 someone talking about my engagement of the Center of  
15 Historic Architecture and Design, CHAD, at the University  
16 of Delaware. And I have spoke to, with Michael Emmons and  
17 Cate Morrissey on several occasions. Mr. Emmons was kind  
18 enough to come on site for at least an hour and walked the  
19 property. You know, I won't quote Mr. Emmons. I know he,  
20 he is a subject matter expert, oh, for the panel. But  
21 along the way, he used terms "reproduction" and  
22 "corrupted" in our discussions about the property. He saw  
23 the rafters, some of which were, I'll say, saw, saw the  
24 use, usage and others. And even he, he said, you know, he

1 sees a little bit of everything, he said, but some of the  
2 features, you know, makes him think that some of this is  
3 reproduction kind of stuff. But, again, he, he'll be able  
4 to speak to them himself maybe in the future.

5           There is an existing 1983 CRS form that  
6 details the property, and, and it's got, I think, three or  
7 four stages to it as the original dwelling at, you know,  
8 1820, 1840. An addition in the 1870s. Then another  
9 addition in 1920. And then another modification in the  
10 1980s. So this thing is just, you know, I'll say built  
11 out over time kind of thing, and the part that's failing  
12 is the original piece, as you might, you might imagine.  
13 Photographs are available to the county. Many photos have  
14 been taken to date by personnel that have been site. I  
15 saw some great pictures in your, in your packet.

16           And I'm open to salvage and reclamation of  
17 any wood that is still usable. A lot of it is damaged,  
18 but some of it is not. So I would be open to that.  
19 Ultimately, I leave you with the, with this comment. You  
20 know, in, in -- for the last 18 years, you know, I, I have  
21 attempted, as the property owner in good faith, to, to  
22 keep this thing up. And what I realize it's now not  
23 feasible, and it's a safety issue for me and for my  
24 family. And that's something I just can't accept. And

1 so, you know, what I would, I would like to have the, the  
2 the panel consider is with all of, you know, with the CRS  
3 form, the photographs, the packet information that is  
4 quite detailed -- was a great job -- and, you know, my  
5 openness to reconciliation you would consider allowing me  
6 to move forward. There is no intention to do any magic  
7 with this real estate. You know, I am a single-family  
8 dwelling residence owner now for 18 plus years. I am  
9 simply going to make it part of my front yard. That's it.  
10 There is no intent to subdivide or anything remotely close  
11 to that. It's just something I have to address from a  
12 safety health concern, and it will become grass.

13 That's it. So I apologize once again for  
14 wasting the time waiting for me. But that's the gist of  
15 my presentation.

16 MR. JACKSON: Thank you. Questions from  
17 the Board for the Applicant? I don't see any hands. Hold  
18 on. Okay. I think --

19 MR. DAVIS: Move on to public comment?  
20 We'll make a call for those in favor?

21 MR. JACKSON: (Inaudible) by Karen Anderson  
22 on the Board.

23 MR. DAVIS: Gotcha. Okay. Ms. Anderson.

24 MS. ANDERSON: Yes. I just had one



1 question. If I understood the Applicant correctly, Mr.  
2 Emmons, the Center for Historic Architecture and Design,  
3 came out to the property. Will there be a report done by  
4 Mr. Emmons that we can review and, and look at and find  
5 out what his findings were?

6 MR. BUCCOTI: I, I, I heard your question.  
7 Thank you for it. I have not gone into a formal agreement  
8 with Mr. Emmons or Cate Morrissey. We have discussed it  
9 on more than one occasion, and ultimately if I would, I  
10 would like to, to leverage the existing documentation and,  
11 you know, ultimately, if at all possible, before moving  
12 forward with THE formal documentation process. There is a  
13 lot there, if, if you haven't looked at the CRS form yet.  
14 When you do, you'll see a lot of content there that was,  
15 and there is now some, you know, archival information from  
16 your, the historical preservation as well as the packet.  
17 So, so the answer is it is not official. We will be in  
18 agreement. But if that was required, I would guess I  
19 would have to do that.

20 MS. ANDERSON: Thank you.

21 MR. BUCCOTI: You're welcome. Thank you.

22 MR. JACKSON: (Cross talk) got her hand  
23 raised.

24 MR. DAVISS: Okay. Ms. Hershner.

1 MS. HERSHNER: I just have a quick question  
2 for the Applicant. You know, you -- it sounds like you  
3 started moving on a, a new house on the property right  
4 away. What was your -- when you, when you purchased the  
5 property with this, this old house on it, did you have  
6 any, I mean, beyond, you know, keeping it intact, did you  
7 have any long-term plans to use it in any way?

8 MR. BOCCUTI: To use the property in the  
9 state it was in, I don't think it was an engineering  
10 possibility at the time, in my opinion. You know, Pennoni  
11 Engineering helped me with the engineering of it. And so  
12 what we ended up doing is merely moving onto "let's keep  
13 it", you know, "move forward", and that's where the Board  
14 of Adjustment, you know, variance came into play.

15 But, no, I, I never intended -- and even if  
16 I was to attach my existing property, or residence to it,  
17 you know, the reality is in hindsight I think I made the  
18 right move because it's going down. And, and, and I would  
19 prefer it not to be connected to my home actually when it  
20 happens. It's not a matter of it's going to happen. It's  
21 when it's going to happen, and it's hard to describe. But  
22 if you see something for 18 years day after day after day,  
23 you start to realize what's going to happen. And this is  
24 what's triggered me, after 18 years, to move forward with

1 this. Otherwise, you would never have heard from me. And  
2 I have no intention of selling my property. And,  
3 ultimately, I'm just trying to make sure that nothing  
4 crazy and very awkward and sad occurs as a result of this.

5 This home is, is really on the border -- I,  
6 I think there was a piece of documentation in the packet.  
7 It literally borders the neighbor, I guess, to my north.  
8 Not the best way, direction or angles. But I would say  
9 north, which would be 2116. And if that wall collapses,  
10 it's going on his property without a doubt because he is  
11 that close. I mean his property, not his home, his  
12 property line. And so, you know, I think it's in an  
13 unique spot that has caused me trouble with, is going to  
14 cause me trouble with my current home and possibly my  
15 neighbor, you know.

16 MS. HERSHNER: I, I, I --

17 MR. BOCCUTI: Sorry for the long wind  
18 (cross talk).

19 MS. HERSHNER: No. I -- no. Thank you.  
20 Thank you for the explanation. I -- my, my question was  
21 really when you purchased the property with the land  
22 around it, you weren't -- you really did not have an  
23 intent then to use the old, this, this historic house that  
24 was on, on the land. Is, is that --

1 MR. BOCCUTI: No.

2 MS. HERSHNER: -- what I'm hearing?

3 MR. BOCCUTI: No. Yeah. That, that is  
4 correct. That's correct. And once they understand that  
5 that wasn't going to be an option, then I moved forward  
6 with the variance. As part of the presentation that I  
7 will share, like I keep on saying, I have the original  
8 sales ad, and it'll, it'll speak to how it was presented.  
9 Now, of course, realtors or, or, or ads mean nothing in  
10 regards how to they're written. But it was clear that it  
11 was positioned as a property that could be subdividable.  
12 And that's why I think went to this. But the, the owner  
13 sold it to me because he said "you're the only person that  
14 has approached me that is going to build a family home  
15 here", "I have been approached by builders because they  
16 want to make it flag lot and multiple townhouses in it".  
17 It's a large lot as you can, as you know from the packet.  
18 And I said, "I have no intention of commercializing this  
19 at all. It's just going to be my house." And that's what  
20 it has been for the 18 years.

21 MS. HERSHNER: One last, one last follow  
22 up. So that as part of the, this, the purchase of the  
23 property, you did not have a home inspection done of, of  
24 this, of, of the structure. That was -- your assessment

1 of its structural integrity really happened after the  
2 purchase. Is, is -- am I, am I understanding that  
3 correctly?

4 MR. BOCCUTI: The, the property was sold as  
5 an AS IS condition.

6 MS. HERSHNER: Okay. All right.

7 MR. BOCCUTI: By the property owner.

8 MS. HERSHNER: Okay. All right. Thank you  
9 very much.

10 MR. BOCCUTI: You're welcome. Thank you.

11 MR. JACKSON: I see Karen Anderson has her  
12 hand raised.

13 MR. DAVIS: Okay. Back to Ms. Anderson.

14 MS. ANDERSON: Yes. I, I have two  
15 questions. One is I thought I heard the Applicant state  
16 that Pennoni bid some type of engineering. It would be  
17 very helpful if they provided some type of, I don't know,  
18 statement or something in writing that spoke to the state  
19 of the property. I'm not sure if that is something that  
20 he had or whether the Pennoni Engineering that he is  
21 referring to was only for the new family house. So that's  
22 one question.

23 MR. BOCCUTI: The Pennoni work was strictly  
24 on the new, the, the, the new single-family dwelling.

1 The, there was no engineering of the existing property  
2 other than the request to demo the, the, the portion in  
3 the back that housed the, the kitchen area and, and, and  
4 the bathrooms, actually, you know. So, no. Pennoni  
5 didn't do anything for the existing structure.

6 MS. ANDERSON: Okay. Thank you. And then  
7 my other question was when you purchased the property, was  
8 there nothing in that was in the paperwork that indicated  
9 that this was designated as a historic property?

10 MR. BOCCUTI: Not at all. And that, then  
11 that's what I was alluding to a moment ago. I have the  
12 original ad so I have, I have created -- I have obviously  
13 digitized them and put it in the presentation. I mean, if  
14 you like, it's -- if you, if you want, I will read it.  
15 It's not that long. So if, if you want to just give me  
16 one second, I'll tell you exactly what it says. All  
17 right. So this is the original real state ad. It says,  
18 "Charming farmhouse needing TLC. Beautiful 1.68-acre lot.  
19 Recently improved with clear out, landscaping, and new  
20 circular tree, tree-lined driveway. Rare find for this  
21 old home on such a huge lot. Rough condition inside and  
22 out but offers many possibilities for renovating. Or  
23 apply for a variance to build another home in the rear  
24 portion of the lot. Or remove present home and build new

1 homes", homes with an S. "Seller wishes to convey this  
2 property in an AS IS condition. Great opportunity for  
3 builder, investor, and other." And that's where I, I I  
4 alluded to the property owner prior to me saying "you're  
5 the only one that's going to build a single-family  
6 dwelling house", "it's going to be sold to you",  
7 "everybody else wants to put a bunch of houses here".  
8 It's a big lot, you know, and that's, was the, the draw.  
9 So --

10 MS. ANDERSON: Okay.

11 MR. BOCCUTI: -- that's the answer.

12 MS. ANDERSON: Usually, I, I guess the  
13 reference would not be to an advertisement. The  
14 advertisement is not really a legal document. The legal  
15 document would be what --

16 MR. BOCCUTI: Right.

17 MS. ANDERSON: -- was presented when the  
18 actual event happened. So at some point in time, there  
19 were documents that were presented, there were lawyers  
20 involved, and there, there has to be a -- what do I want  
21 to say? You're supposed to divulge anything that has to  
22 do with the property.

23 MR. BOCCUTI: Yeah. I bought it from  
24 (inaudible) Fort (ph), and I can assure you there was no

1 reference to any type of historical review.

2 MS. ANDERSON: Okay.

3 MR. BOCCUTI: I, I, I can get the papers.

4 MS. ANDERSON: Thank you.

5 MR. BOCCUTI: So --

6 MS. ANDERSON: Oh, no. No.

7 MR. BOCCUTI: You're welcome.

8 MS. ANDERSON: That's okay. I just wanted  
9 to clarify that it wasn't the advertising I was talking  
10 about. It was the actual --

11 MR. BOCCUTI: Sure.

12 MS. ANDERSON: -- you know, signing --

13 MR. BOCCUTI: Sure.

14 MS. ANDERSON: -- of the ownership papers.

15 So, okay. Thank you.

16 MR. BOCCUTI: Yeah. Thank you. No. I  
17 would say back then, yeah, 19, 18 years ago, 19 years ago,  
18 I was a lot younger and a lot more gullible. So I just  
19 took it for what it was worth. And so I immediately went  
20 in to "I'm going to build my home", and I put in a demo  
21 permit. That's the first time I was told it's over 50  
22 years old, and it's going to have to go a Stark review. I  
23 didn't debate it. I went into Plan B. Keep it. It's  
24 fine. I'm good with it. But it's not an option anymore



1 because of the structural integrity.

2 MS. ANDERSON: Okay. Thank you very much.

3 MR. BOCCUTI: You're welcome. Thank you.

4 MR. JACKSON: (Inaudible.) I don't see any  
5 more hands raised (inaudible) the Board. No.

6 MR. DAVIS: If there are no further  
7 questions, we'll move on to public comment. Again, we'll  
8 call for --

9 MR. JACKSON: All right.

10 MR. DAVIS: -- those in favor.

11 MR. JACKSON: I see a hand raised for Dee  
12 Durham.

13 MR. DAVIS: Okay. Thank you.

14 MR. JACKSON: I have a little (inaudible).

15 MS. DURHAM: Thank you, Chris, and good  
16 evening, everyone. Dee Durham, New Castle County Council  
17 for this district and also on the Board of Preservation  
18 Delaware. I have just got some random questions and  
19 comments, and so sorry. They might not come out  
20 coherently, but I guess that's par for the course so far  
21 today here.

22 I -- so part -- one comment is, you know,  
23 I, I feel like the public is missing something here since  
24 we didn't maybe get to see all the, the presentation and

1 current photos. And I just wonder, you know, I certainly  
2 having haven't had an opportunity to, to be in the house  
3 myself. But I wonder if, you know, an -- I have heard a  
4 lot of opinions today. But I, I would like to see a full  
5 engineering study done. I think where there is a will,  
6 there is a way. And, certainly, I have seen much -- what  
7 I could see in the pictures that were shown, I have seen  
8 much, houses that are in much worse structural shape that  
9 have been restored. And -- but I think, you know, I think  
10 it's hard for anyone to make a judgment call without  
11 having a professional study done.

12 And, and this, this house seems to be, to  
13 me, a sort of classic example of, of what the residents in  
14 District 2 and, and beyond are really frustrated with. An  
15 1820 structure, there aren't that many of those around  
16 anymore as I know all of you know full well, and, you  
17 know, what can we do to protect it. And I, I guess I  
18 would love to know more about the history. Has a -- you  
19 know, my understanding from the code, and, Chris, you can  
20 correct me if I'm wrong, but doesn't the new ordinance  
21 require a habs level study to be done? To my -- as far as  
22 I'm aware from what has been said, you know, a  
23 professional study on the history of the house and its  
24 architecture, you know, stone walls versus veneer versus

1 hand-hewn beams, etcetera. You know, let's get the full  
2 picture of what this really is and what it's history is.  
3 Because Brandywine Hundred doesn't have many more of these  
4 remaining.

5           So what I would offer to the property owner  
6 is, you know, I would, I would love to work with him, and  
7 there is others, plenty of others, I'm sure, that would as  
8 well. There are -- it's, and it sounds to me like he  
9 purchased the property with every intent to preserve this  
10 house. There are tax credits for, state tax credits. We  
11 now have county tax credits. Preservation Delaware has  
12 grants for private homeowners, which is unusual, actually.  
13 So there is money out there to be had to get some of the  
14 structure issues addressed. And, you know, I think,  
15 again, where there is a will, there is a way. And it  
16 seems to me his intent was always to preserve the  
17 structure. You know, let's see if we can maybe have a  
18 discussion to try to make that happen rather than just  
19 assume without professional opinions that it absolutely  
20 has to come down.

21           So I, I guess my other question is about  
22 having the, having had the kitchen removed -- and I have  
23 only dealt with one other situation kind of similar to  
24 this that, that I can think of regarding the county. But,

1 you know, I just wonder if the, the house if it was  
2 restored if it could be qualified or get a variance or  
3 whatever to be considered like an accessory dwelling unit,  
4 officially. So, therefore, it could actually be a usable  
5 structure beyond just being a shed or a, you know, a, an  
6 attic. I, I have to believe that the county could find a  
7 way to work with the property owner to make it a viable  
8 structure, a rental unit, an in-law suit, you know,  
9 something that can, can give it a, a life, a, a, a future  
10 to have the past not wiped off the slate for some grass.

11 So, anyway. Some random thoughts for  
12 consideration. I appreciate everyone's thoughts on it and  
13 look forward to continuing discussions on it.

14 MR. DAVIS: Thank you.

15 MR. JACKSON: (Inaudible.) Paul, you  
16 (inaudible).

17 MR. DAVIS: Okay.

18 MR. JACKSON: Paul, they should be able to  
19 unmute. Thank you. You're unmuted. Can you hear us,  
20 Paul? We cannot hear you. Still can't hear you.

21 MR. BOCCUTI: Hello? Are you, are you  
22 speaking -- I'm sorry. Are you speaking to me, the  
23 property owner?

24 MR. JACKSON: No. No. I was speaking to

1 Paul Feucht.

2 Feucht: (Inaudible.)

3 MR. JACKSON: We, we can kind of hear you.

4 Feucht: (Inaudible.)

5 MR. JACKSON: I can't quite understand.

6 Something, something is coming through odd with the, the,  
7 with the sound. I'll try one more approach.

8 MR. FEUCHT: Can you hear me now, sir?

9 MR. JACKSON: There we go.

10 MR. DAVIS: Yeah.

11 MR. JACKSON: Much better.

12 MR. DAVIS: Yeah.

13 MR. FEUCHT: Okay. Thank you. My actual  
14 last name is pronounced "fight", and my father was the one  
15 that built many of the buildings that are now destroyed  
16 that are there. We bought that farm in 1965. And when we  
17 bought that farm, that house had not been lived in for  
18 many years, and we restored it and painted it. And it --  
19 I went by the other day, and it was sad. Because I went  
20 in there once, and then Mr. Emmons had given me pictures  
21 of inside how bad the roof was.

22 But I agree with your previous speaker. I  
23 think that house should be preserved. It certainly is  
24 sound otherwise. But when whoever owned it now must have

1 let the roof go pretty bad for it to be in the condition  
2 it's in now. The milking parlor was built in 1965 right  
3 after we bought it. The granary that is there beyond the  
4 big yellow shed, that building is over 100 years old. I  
5 know that for a fact because if you go there and you see  
6 the building, the granary, it had doors on the east and  
7 west sides, double doors, which allowed you to drive  
8 through with a set of horses to unload corn into those  
9 corn bins on the lower level of that building. The big  
10 yellow shed was the last building that was built by my  
11 father, and it's in excellent shape. What they're going  
12 to do with it, I don't know.

13 But I would urge you all to preserve the  
14 house and the granary, and possibly the milking parlor  
15 could be used as an office or apartment.

16 MR. JACKSON: Paul, are we talking about  
17 the same property?

18 (Cross talk.)

19 MR. JACKSON: I think there is -- we're,  
20 we're, we're discussing 2114 Foulk Road right now.

21 MR. FEUCHT: Oh, I'm sorry. I thought you  
22 were talking about my father's farm. Is that -- you have  
23 not gotten to that issue then, yet?

24 MR. JACKSON: No.

1 MR. DAVIS: Yeah.

2 MR. JACKSON: That, it's later on the  
3 agenda.

4 MR. FEUCHT: All right. All right. I'm  
5 sorry, sir. You'll have to let me just wait then until  
6 you get to where you are. Okay. I apologize.

7 MR. JACKSON: Okay. Yeah. All right. I  
8 don't see any more hands from the public.

9 MR. DAVIS: Okay. Well, we, we made a call  
10 for those in favor of the application, otherwise. I'm not  
11 sure we got that. But we'll just officially make the call  
12 for those in opposition.

13 MR. JACKSON: I don't see any more hands.

14 MR. DAVIS: Okay. And then we will  
15 officially make a call for general comment regarding this  
16 application.

17 MR. JACKSON: Do not see any hands for  
18 general comment.

19 MR. DAVIS: Very well. Okay. Thank you.  
20 (Inaudible.)

21 MR. JACKSON: I don't see hands. Next on  
22 the agenda we have Application 2022-0209-H. This is 863  
23 Valley Road. Tax parcel 08-12.00-039. The east side of  
24 Valley Road, 850 feet south of Evanson Road. Mill Creek

1 Hundred. S Zoning held to District 3. Preservation  
2 measures for the Robinson House associated with major land  
3 development with rezoning for Hockessin Station.  
4 Application number 2021-0695-S/Z. And we have, I believe,  
5 if, if I see Michael DeNote (inaudible) and once you can  
6 talk here. And, Michael, what other (inaudible) from your  
7 party should be (inaudible) presentation?

8 MR. DENOTE: (Inaudible.) Can you hear me,  
9 Chris? I'm not sure you can.

10 MR. JACKSON: We can.

11 MR. DENOTE: Okay. I don't think anyone  
12 needs to be promoted. I think I have everyone in the room  
13 with me.

14 MR. JACKSON: Okay. Great.

15 MR. DENOTE: Also, Chris, I can -- I have  
16 access to the PowerPoint and some photos from my end, if  
17 you want to give me the opportunity to pull them up from  
18 computer. It might make it easier.

19 MR. JACKSON: Absolutely. (Inaudible.)

20 MR. DENOTE: Can you all see that?

21 MR. JACKSON: We can.

22 MR. DAVIS: Yes.

23 MR. JACKSON: Yeah. Hold on. All right.  
24 If everyone is ready, thank you very much. Shawn Tucker,



1 who was at the last HRB meeting in connection with this  
2 particular project, he is on a plane back from our firm's  
3 retreat. So he apologizes for not being here today.  
4 Asked me to cover for him. So, again, just, he, he just  
5 wanted to offer his apologies for not being here for this  
6 second hearing.

7 I have Shane Minner, who is a  
8 representative of the Applicant, Vrh3 LLC, which is  
9 subsidiary of Blenheim Homes. I also have Doug  
10 Hertsenberg -- apologies -- representative of Bernardon  
11 who prepared the Preservation Plan, which was provided to  
12 the Historic Review Board earlier and is the subject of  
13 our discussions tonight.

14 So pursuant to Section 40.15.310 of the  
15 UDC, we are here today to present and discuss the  
16 Preservation Plan cover sheet of which is up here on the  
17 PowerPoint with you all tonight. We are happy to answer  
18 any questions you may have on the Preservation Plan. Our  
19 goal tonight given the 15-minute time limit is not to read  
20 the entire plan to the Board but to summarize it, have  
21 Doug and Shane discuss some aspects of it, and then if  
22 there are any questions, we are obviously here to answer  
23 them as well.

24 So I'm just going to reorient the Board a

1 little bit about the project. I know it's only been  
2 amount a month since the original hearing and a few weeks  
3 since the business meeting. But just want to reorient you  
4 a little bit with the project. The Robinson House that  
5 Chris mentioned earlier is here on front of the cover  
6 sheet for the Preservation Plan. This is the parcel, as  
7 you can see right here. There is the Robinson House,  
8 there is Valley Road, and this is the barn/shed adjacent  
9 to the house. A few pictures just to orient folks.  
10 That's the front of the house off of Valley Road. There  
11 is the rear of the home. The inside here is the side view  
12 of the barn. Some internal shots of the barn, which you  
13 all have seen a couple weeks ago at the previous  
14 presentation. A couple more shots there of the house and  
15 the barn. This is the existing conditions plan which was  
16 prepared by CDA and the Applicant which shows some of the  
17 existing structures that are on the property were over in  
18 this area here. The copy of the proposed subdivision  
19 plan, here is sort of a blown-up copy of the subdivision  
20 plan, which shows here is the Robinson House and here is  
21 the barn right here.

22 One thing that the Board did not get to see  
23 at our previous hearing is the Landscape Plan at least  
24 blown up and targeted to where the existing Robinson House

1 and the barn is. I'm going to ask Shane just briefly to  
2 sort of explain what's proposed here as part of the  
3 Landscape Plan. And if anyone has any questions, Shane  
4 can answer.

5 MR. MINNER: Yep. Thank you, everyone.  
6 Shane Minner of Blenheim Homes. Our company, we assembled  
7 approximately 58 acres along the south side of Valley Road  
8 as, which is subject for, you know, this land development  
9 plan. As far as our projects, we did not really, we  
10 weren't considering to preserve this house in, in the  
11 beginning.

12 John McGrellis purchased this property in  
13 1978. If anyone is familiar with John McGrellis, he  
14 assembled a bunch of different homes here and moved these  
15 to this location on Valley Road. We originally thought  
16 that this was a structure that he moved here. It wasn't  
17 an original structure. So we prepared a, a land  
18 development plan. And as we got further through it and  
19 got our exploratory, exploratory review letter and learned  
20 of the nature of this home, and after employing UD CHADs  
21 and do their historic report, we modified the land  
22 development plan several times to preserve the, the  
23 Robinson House.

24 What you see here with the project, we

1 carved out a 1-acre parcel within the land development  
2 plan and in order to help keep our lot count that we have  
3 for the, for the project. Ellen Tracy is our landscape  
4 architect. As part of the project, we're required to have  
5 buffer yard along Valley Road. We have got landscaping  
6 there. We have got WRPA reforestation as, as required as  
7 part of the project, and that's on a, a back part of open  
8 space there. And then we have added additional  
9 landscaping to help buffer the community from the historic  
10 house to help create and keep that, that closed context  
11 there that you see there. So like I said, with the land  
12 development plan, we subdivided off a 1-acre parcel to  
13 preserve the historic Robinson House in this parcel.

14 MR. DENOTE: At the previous hearing before  
15 the Board, sort of a sole subject of that hearing was the  
16 historic significance of the Robinson House and the site  
17 in general. There was lengthy discussions there, and the  
18 Applicant, in fact, conceded the historical nature of, of  
19 the house as was set forth in the CHAD report that was  
20 submitted to the Board and was discussed in detail during  
21 the last hearing.

22 This -- obviously, the, the subject of this  
23 hearing is the, the Preservation Plan, which is the  
24 Applicant's plan prepared with Bernardon to preserve and

1 provide maintenance to the Robinson House both short term  
2 and long term as required by the UDC.

3 So I'm going to bring Doug over here to  
4 chat with me a little bit about the Preservation Plan that  
5 he prepared. I would just like to Doug to introduce  
6 himself briefly, explain some of his background and  
7 experience.

8 MR. HERTSENBERG: Good evening. I'm Doug  
9 Hertsenberg with the, the architectural firm Bernardon and  
10 a principal there since 2012. And we were invited in,  
11 obviously, with the, the Applicant to, to inspect the  
12 house, inspect the barn, and provide the Preservation Plan  
13 accordingly. And my background includes -- we have had  
14 the State of Delaware Historical and Cultural Affairs  
15 contract for the minor capital improvements for the last  
16 decade plus co-manage that contract with their historic  
17 properties. So I, I do have, I would say, extensive  
18 background in, in historic preservation and restoration  
19 of, of properties of this nature.

20 MR. DENOTE: Doug, you have worked to put  
21 together in that SHPO as part of some of those projects?

22 MR. HERTSENBERG: That is correct. Well, I  
23 mean, basically, every project we do with the State of  
24 Delaware has some, some component of SHPO that we have to

1 review, too. And some of the other projects outside of  
2 the State of Delaware most notably would be the Academy of  
3 Natural Medicine. The one thing that we did and was  
4 successful with that (inaudible) maintained the  
5 (inaudible).

6 MR. DENOTE: Okay. As the Board is aware,  
7 the UDC requires certain things be set forth in the  
8 Preservation Plan. I won't go through every single detail  
9 of the plan, but I will run through some of the  
10 requirements and have folks here discuss in a little more  
11 detail. I wanted to talk about the existing conditions  
12 of, of the structures.

13 Now, first, in regards to the residence,  
14 Doug, can you just give a, a brief summary of sort of the  
15 existing condition of the Robinson House itself.

16 MR. HERTSENBERG: When we visited the  
17 Robinson House, it was pretty obvious from the outside,  
18 inside that was in, in relatively good shape considering  
19 its age, and it was structurally sound. It had some, some  
20 what I consider just, you know, minor issues over the  
21 timeframe and since it's been constructed to, to now.  
22 It's currently used as a residence. It's, it's, it's a  
23 rental property and, and does have a tenant in the house.  
24 And we saw no, no reason -- it was just obvious to us that

1 it could be preserved, and that was the, the plan that we  
2 put forward in the, in the report.

3 MR. DENOTE: I'm going to skip around a  
4 little bit. I'm going to stay with the residence. So can  
5 you explain, one of the, the next requirement under the  
6 UDC is that they call it their goals and objectives  
7 requires a, a plan for short, short-term maintenance for  
8 restoration and some recommendations for long-term  
9 maintenance. Doug, can you discuss what the Applicant  
10 plans to do in terms of short-term maintenance and also  
11 explain whether there is any emergency repairs that are  
12 necessary in connection with the residence.

13 MR. HERTSENBERG: There had been short-term  
14 maintenance just in, in basic, brief discussion is to make  
15 it weather tight, watertight, and, and really just keep,  
16 keep water and, and any other invasive elements from  
17 getting into the structure. And that is the, the short-  
18 term maintenance that we see before you, broken shingles  
19 being replaced, protecting, you know, existing window  
20 openings, you know, reattach some of the, the hanging  
21 cables. And one of the safety factors I would say is the  
22 existing well in the rear of the property that is intended  
23 to keep the well but, obviously, put a secured top over,  
24 over it, the concrete top to make it secure and safe. And

1 paint and stain the floors. But other than that in the  
2 short term, it's that we feel is, is the way to, to manage  
3 the, the weather and invasive elements.

4 MR. DENOTE: Now under the UDC, all of the  
5 short-term maintenance and restoration measures must be  
6 complete prior to pulling first building permit? It was  
7 just an estimate, but, Shane, when does, do you expect to,  
8 you know, if everything goes smoothly, pull that first  
9 building permit?

10 MR. MINNER: Yes. We expect to, hopefully,  
11 get this, the major land development plan recorded in  
12 early spring. So our intent is to go, to start site  
13 construction for the overall 58 acres of Hockessin Station  
14 in March of 2023. And so with that, we are estimating,  
15 you know, four to six months of pre-bulk rating and  
16 sitework and infrastructure on roads and the storm and  
17 sanitary sewer. So I think in there we have July or  
18 August of 2023 before we would be seeking to pull the  
19 first building permit for the, the model homes and for  
20 sale units after that.

21 MR. DENOTE: I think I should have spring  
22 of 2023?

23 MR. MINNER: Of starting construction.

24 MR. DENOTE: Very good. Yep.



1 MR. MINNER: Right. So six months after  
2 that --

3 MR. DENOTE: Yep.

4 MR. MINNER: -- would be when we would be  
5 seeking for the first building permit.

6 MR. DENOTE: Okay. And then, Doug, in  
7 terms of long-term maintenance, and these under the UDC  
8 are required to be done before 50 percent of building  
9 permits are pulled. What are some of the recommendations  
10 that you have for long-term maintenance for the residence?

11 MR. HERTSENBERG: The, the long-term  
12 maintenance, again, replacing roof, painting existing  
13 stucco, trim and windows, historically-appropriate gutters  
14 and, and direct rainwater, re-finishing, basically, the,  
15 the wood's conditions that are on the facias and, and  
16 columns and porch and really treat the, the concrete  
17 basement floor for, for some drainage and, and drainage  
18 around the house, and repointing the existing rubble  
19 foundation wall.

20 MR. DENOTE: This next slide that I'm  
21 showing that hopefully the Board can see, these are the  
22 schedule of probably costs in connection with the short-  
23 term maintenance and the preservation measures. And in  
24 your sort of professional opinion based upon information

1 that you've been able to gather, are these accurate?

2 MR. HERTSENBERG: Our, our experience, they  
3 are accurate. Yeah.

4 MR. DENOTE: I'm going to move now to the  
5 barn/shed. As part of our Preservation Plan, the  
6 recommendation is to raze the barn/shed. But prior to  
7 razing it, to document it photographically before that is  
8 done so we can preserve, you know, with pictures and  
9 things before it's razed. And one of the things I wanted  
10 to bring up for the Board -- apologies -- I'm pulling up  
11 something else -- is at the last hearing there was a few  
12 photos that were shown after the Board discussing the, or  
13 showing the existing condition of the barn/shed. Just  
14 yesterday before the "tornado" was supposed to hit us,  
15 Shane went out and took quite a few other photos just to  
16 give the Board a better sense of the condition, the  
17 existing condition of that barn and shed. So, Shane, can  
18 you -- and then I'll talk to Doug --

19 MR. MINNER: Yeah.

20 DM: -- a little bit about some specifics.  
21 Can you sort of run through the photos?

22 MR. MINNER: Yep. Oh, if you can scroll up  
23 just a hair and try to center it though. So we were, we  
24 have talked about this barn a couple times over the past,

1 you know, six months with UD CHAD and doing this report.  
2 So with the barn, there is a main structure which has the,  
3 the peaked roof. And then there was a, a constructed  
4 lean-to onto it as well. So the main structure itself is  
5 sitting on some sort of a concrete-type lintel, and the  
6 sill plate on that. But it's still in touch with the  
7 grade. So as we went through and looked at where we could  
8 find deterioration, this, this part here is part of the,  
9 the lean-to.

10 MR. DAVIS: We're, we're, we're not seeing  
11 what you see.

12 MR. MINNER: Oh, wait a minute. He has got  
13 to reshare the other screen. I'm sorry. You're just  
14 sharing the PowerPoint.

15 MR. DENOTE: Oh, sorry. (Cross talk.)

16 MR. MINNER: (Cross talk.) Thank you. I'm  
17 going a shared. No. Yep. There you go.

18 MR. DENOTE: My apologies. Can you all see  
19 that?

20 Mr. MINNER: Okay. Thank you.

21 MS. ANDERSON: Yes. Thank you.

22 MR. MINNER: So this -- as part of the  
23 macadam, there is asphalt laid down out here. This is  
24 just one section, one portion of the, the building where

1 it's, it's rotted away, the foundation. Mike, you can  
2 scroll through the next one. So this is the front side.  
3 This part of the building is not on a foundation. It's  
4 just a post in the ground. And this is another portion of  
5 around, around the perimeter where it's -- or, no.  
6 Actually, this side here you can see where the carpenter  
7 bees are starting to eat portions of it as well. That's  
8 the door. That's the threshold walking into the backside.  
9 That's, that's actually the concrete that's on the ground,  
10 and then the threshold is sitting on top of that. So  
11 there is no -- like as with -- you know, current building  
12 standards you have to have, you know, 6 inches of fall  
13 outside the finished floor and grading away. Whereas, you  
14 know, this here, the building and the structure is,  
15 basically, sitting right on top of the ground. Might want  
16 to scroll a little.

17 MR. DENOTE: Oh, sorry.

18 MR. MINNER: Yeah, yeah. That's okay. No,  
19 no. That's fine. Rotate it back again. All right.  
20 There you go. That's -- so were just looking to try to  
21 find out what kind of foundation was under the structure.  
22 So that's the sill plate sitting on some concrete that's  
23 adjacent to the grade. You can go to the next slide  
24 there. That's the right -- or depending on how you're

1 looking at it, that's the back left corner of the  
2 building. That's one of the posts that's got termite  
3 damage. So that portion of the structure, that's actually  
4 another post. So there are several posts in here that are  
5 holding it up that are riddled with termite damage. And  
6 all of those posts are actually just falling right away.

7 So the overall assessment with Bernardon  
8 and what UD CHAD, they do mention how that back corner is  
9 caving in. The only thing that's holding up this  
10 structure is actually the skin, the boards of the skin of  
11 the exterior. Because that post in that back left corner,  
12 there is no structural stability to it left anymore.  
13 That's another. There are several posts in here that are  
14 all got termite damage. All right.

15 There is, there is a second story to it,  
16 and there is vultures that have been, of course, nesting  
17 in it, in it for years because all the windows have been  
18 broken out, or broken out, have damage. So there is some  
19 of the beams that are holding up the roof structure.  
20 There are several of those there that have all the termite  
21 damage. The ridge of the structure, it's actually not a  
22 continuous beam, and there is a portion of it there. But  
23 there is several different pieces that are cobbled  
24 together that actually -- there you go -- that have that

1 ridge. And because that back corner has settled, the roof  
2 has separated. So the, the shingles that are on here are  
3 the original shingles. Or slow one second. Oh, sorry.  
4 You're fine right there. That's fine.

5 As I said before, so John McGrellis  
6 purchased this property in 1978. So there has never been  
7 any kind of maintenance to the, either to the barn or much  
8 of the residence itself outside of, of the tenant  
9 maintenance that, you know, when they, they call and, and  
10 ask for things to be done. But the barn itself has not  
11 ever been preserved with, you know, the exterior has never  
12 been painted. There has never been anything done to the  
13 barn itself or shed. Mr. McGrellis stored just different  
14 materials all through here through time.

15 This is the lower first floor again. So  
16 it's got the, a brick floor. It's mostly -- the front  
17 side is a dirt floor. This half is a, a dirt floor as  
18 well. The doors are, seem to be different doors, steel  
19 doors that were pulled off of houses or something they  
20 cobbled together to keep this thing somewhat weather --  
21 again, the door jambs are, are all eaten away. That was,  
22 that's the, the spicket that's outside of the, of the  
23 exterior of the building. That -- yeah, it's right here.  
24 The windows are, well, they're set -- left-hand side is

1 the, the lean-to portion. So that's just a dirt floor.  
2 That's not sitting on a, any kind of a foundation  
3 whatsoever.

4 And then upfront, that lean-to, it, it's  
5 just -- Mr. McGrellis was an auctioneer. So he would  
6 have, and that's why he had the, the original McGrellis  
7 Auction House. So he, anything that he could collect or  
8 hoard that he would think he could sell at some point have  
9 been stuffed in all the different properties that he had.  
10 So that's the interior work. There is no -- that's where  
11 it doesn't connect to the ground. It's just open. And I  
12 hope -- yeah, keep going.

13 MR. JACKSON: (Inaudible.)

14 MR. MINNER: (Inaudible.) Oh, we're really  
15 close. Yeah. So there is some more areas of the, the  
16 foundation, the sill are rotted out. So if we could, want  
17 to jump closer to the end, we can --

18 MR. DENOTE: Yep.

19 MR. MINNER: (Inaudible.) So, yep. So  
20 that left, yeah, that left end right there. Keep going.  
21 So that -- keep going. Keep going till you get the bees,  
22 the carpenter bees.

23 MR. DENOTE: All right.

24 MR. MINNER: So that whole -- yeah. So

1 that left whole side, the façade of the whole building is,  
2 is rotted and destroyed. So you can tell that the  
3 carpenter bees have been feasting on this for the last 25  
4 years or however long (inaudible). But it was never  
5 painted or preserved so the, there is hundreds or  
6 thousands of these holes from the carpenter bees on the,  
7 the left exterior.

8 MR. DENOTE: Thank you, Shane.

9 MR. MINNER: Yep.

10 MR. DENOTE: So, Doug, is there anything  
11 you want to add to Shane's testimony there in terms of  
12 what you think the structural integrity of the, of the  
13 barn/shed?

14 MR. HERTSENBERG: I mean, I mean, Shane did  
15 a great job explaining. It was pretty obvious to us when  
16 we went out there. We shared the same, the same concerns.  
17 And right now it's, it's in very dilapidated condition and  
18 does not have any structural integrity façade without the  
19 side.

20 MR. DENOTE: So in your professional  
21 opinion, is there any way to preserve the structure  
22 without completely rebuilding it? In other words, is  
23 there any way given the damage that you can foresee  
24 preserving any historical value from the existing



1 structure?

2 MR. HERTSENBERG: Not without taking it  
3 down and reconstructing.

4 MR. DENOTE: And that is why you have  
5 proposed and recommended to photographically document the  
6 existing structure and then raze it. Is that correct?

7 MR. HERTSENBERG: Right.

8 MR. DENOTE: This was -- the Preservation  
9 Plan is consistent, we believe, with the, the hearing  
10 before the Board several weeks ago including testimony  
11 from Mark Blake of GHADA and some other members of the  
12 community where the, the condition of the barn wasn't the  
13 primary purpose to designate the property as historical or  
14 historical in nature. It was really the Robinson House,  
15 which as part of our Preservation Plan we are preserving  
16 and fixing up as required under the UDC and per the  
17 Preservation Plan. Shane or Doug, unless you have  
18 anything add? We're happy to answer any question.

19 MR. JACKSON: Great. Thank you.

20 MR. DAVIS: Questions from the Board?

21 MR. JACKSON: Karen Anderson has her hand  
22 up.

23 MR. DAVIS: Ms. Anderson.

24 MS. ANDERSON: Yes. One of the historic,

1 key historic items was the spicket. Is that spicket  
2 outside of the house or is it the spicket that is at the  
3 barn?

4 MR. DENOTE: It's the spicket that's at the  
5 barn.

6 MS. ANDERSON: So is that going to be  
7 preserved in some way so that -- I mean, it's key to the  
8 whole purpose of the background.

9 MR. MINNER: It's part of the story of the  
10 overall fabric. But we don't think that, that preserving  
11 of just that spicket is, and not that it's not important,  
12 but it's not the, the intent of the overall project or, or  
13 the, the Robinson House and preserving it. So we, as Mike  
14 had noted, we are fully willing to document that, that  
15 that's there. We can provide a historical marker along  
16 Valley Road and along the, the pathway that's there. But  
17 with taking that down, it -- I don't even know if it's  
18 functioning now, and I'm not sure if it's actually the  
19 original spicket that Mrs. Buell drank out of when they  
20 walked to school.

21 MS. ANDERSON: I think that's a bit  
22 disappointing to hear. The, the, the whole -- one of the  
23 reason, the main reason was that the children came and,  
24 and stopped for a need for water. So I, I think it, I

1 think it is important enough to consider somehow  
2 preserving that. Whether it was the original one or not,  
3 it is of an age that puts in the same timeframe. It, it,  
4 it is very similar to the type of way one would access  
5 water during that timeframe. So I do believe that it is  
6 intrinsic to the story.

7 MR. MINNER: We could, we could definitely  
8 offer to preserve the, the spicket, or maybe not in that  
9 location. We could include it as part of the historical  
10 marker on the property once you raise the building. So  
11 the whole intent is to -- Mr. McGrellis had sold firewood.  
12 He had mulch piles. The property was just used for -- not  
13 really farming operations for Mr. McGrellis -- the people  
14 that had some corn on there. But one we clean up all the,  
15 the driveways and all the, the stone and the gravel that's  
16 there, we're going to turn it back to a, a, you know, a  
17 yard that either we're going to be able to keep or we  
18 could sell in the future. So it will be, you know, we'll  
19 have the house. We'll have the landscaping. We'll have  
20 it as part of the community. We can offer to keep the  
21 spicket. I mean, that, that's not an issue. We -- and  
22 just once you raise the building and then out in the  
23 middle of the field is kind of spicket doesn't really lend  
24 anything to its telling the story that you're, you know,

1 you're speaking of. So we could definitely keep the  
2 spicket and make it as part of the historical marker, you  
3 know, that we have on, on the, you know, on the property  
4 as part of the project.

5 MS. ANDERSON: I think that's a great idea.  
6 It -- excellent. That's a great solution. So --

7 MR. MINNER: Thank you.

8 MS. ANDERSON: -- is incorporating the  
9 spicket in with the marker.

10 MR. MINNER: Yeah. I mean, we could  
11 absolutely do that.

12 MR. DENOTE: Yeah. And to Shane's point,  
13 with the, with the landscaping and the buffer that's  
14 required, you know, the spicket which was be, would be  
15 (cross talk).

16 MR. MINNER: The back left being --

17 MR. DENOTE: It's in the back. Right here?

18 MR. MINNER: Right. No -- you're right  
19 there.

20 MR. DENOTE: There. So I think a, you  
21 know, a marker with a, a little historical marker sort of  
22 denoting what was there would probably be more helpful  
23 than actually keeping the spicket there where no one would  
24 necessarily be able to see it.

1 MR. MINNER: Yeah. Valley Road has a lot  
2 of walkers and joggers and, and such down it. So if we do  
3 the, you know, with doing the historical marker, it should  
4 be located closer to the roadway. That way you won't, you  
5 know, like, like that we had been talking before. Like  
6 for someone to see a marker in the middle of the property,  
7 they would have -- yeah -- because if we sell the property  
8 in the future or if we keep it as a, as a rental unit, you  
9 know, the public would have to trespass onto the property  
10 to see that. And where, you know, we can incorporate that  
11 along the roadway where someone passing by can see that, I  
12 think we could do that successfully.

13 MS. ANDERSON: Okay. Thank you very much.  
14 I appreciate it. I also appreciate the Landscaping Plan.  
15 Looking at the one that was submitted, it wasn't as clear  
16 as this one. So definitely appreciate having that slide.  
17 Thank you very much.

18 MR. DENOTE: Thank you.

19 MR. JACKSON: Steve Johns has his hand  
20 raised.

21 MR. DAVIS: Mr. Johns.

22 MR. JOHNS: That's funny, Karen. You  
23 mentioned the landscaping might -- I, I just have a  
24 suggestion that maybe, Shane, you would ask the county if

1 they would allow you to reduce the landscape, you know,  
2 along Valley Road so that it doesn't completely hide this  
3 historical asset that we're trying to maintain. It would  
4 be a shame to keep this house and then hide it from  
5 everybody. And everybody would just forget that it  
6 exists.

7 MR. MINNER: Sure. We could actually, we  
8 could absolutely take that into consideration because we  
9 are required with the buffer guard there. As, Steve, you  
10 may know, with the current county landscaping standards,  
11 we do have to get a couple buffer yard variances due to  
12 the new county landscape standards with the, the widths  
13 and a passing buffer yard. So -- and we do have the power  
14 lines there. So the vegetation that we have to pick from  
15 the landscape architect does have to be low growing. So  
16 that's not a variance that I don't think that we would not  
17 be granted, you know, for this application with the home.

18 MR. JOHNS: Just saying.

19 MR. JACKSON: I don't see any other hands  
20 of the Board.

21 MR. DAVIS: If there are no further  
22 questions from the Board, we'll move on to public comment  
23 then.

24 MR. JACKSON: Okay. I see one hand raised

1 right now, Alison Matsen. Allow you to speak now.

2 MS. MATSEN: Yes. Hello. Is this the same  
3 Blenheim, Blenheim Homes that was developing the Bayberry  
4 Developments down below the canal and who did not do a  
5 good job with, with the Houston House? Is that the same,  
6 is -- are we talking about the same group?

7 MR. MINNER: Chris, am I allowed to  
8 respond?

9 MR. DAVIS: Well, I think Chris can respond  
10 to -- is this, is, is -- did Blenheim develop the --

11 MR. JACKSON: Blenheim was the developer  
12 for -- that I can --

13 MR. DAVIS: Okay. Is that, is that the  
14 only question from the --

15 MS. MATSEN: Yeah. I, I just wonder how  
16 much we can trust them to follow through with these plans  
17 for a house up north.

18 MR. MINNER: Chris, I'm happy to respond to  
19 the, the comment (inaudible).

20 MR. DAVIS: Okay. If the, if the, if the  
21 member of the public is, is done with their, with their  
22 questions, then we can allow for rebuttal. Good? Okay.  
23 Go ahead.

24 MR. MINNER: Okay. No, absolutely. It's a

1 valid point. It was not a shining moment. I was part of  
2 that project as well. So when I came on to Blenheim, I  
3 started in 2016. The J. Houston House was a structure  
4 that already been in disrepair a long time before we came  
5 along and, you know, decided to move forward with that  
6 project. And part of that experience is also what lended  
7 us to, you know, once we realized the historic nature of  
8 this and, you know, our owner, Jay Sonecha, we, we fully  
9 are putting forth our effort here to, to, you know,  
10 rectify that vision and to do something appropriate here.  
11 We also, we have a similar project in West Hampton, and we  
12 preserved and kept the, the farmhouse that was on that  
13 property.

14 So it's a valid concern, but we do fully  
15 intend to go forth with the code and, and to preserve this  
16 home here now. Like Michael had noted, there is a tenant  
17 that's living there, and we intend to keep it. It's  
18 currently a moderately priced dwelling unit rental for  
19 another project. So it, it's a valid concern. But for  
20 this project here, we are putting our best foot forward  
21 and to, to change the image of what, you know,  
22 unfortunately unfolded with the J. Houston Home.

23 MR. DAVIS: Thank you.

24 MR. JACKSON: I just want to say that Perry



1 Patel is now with us.

2 MR. DAVIS: Great. Thanks.

3 MR. JACKSON: I see Councilwoman Durham has  
4 her hand raised.

5 MR. DAVIS: Okay.

6 MS. DURHAM: Thank you, again. To the  
7 previous caller, I would note that, that was a shameful  
8 thing that happened, and it's actually a large reason why  
9 we instituted a new code in between what happened with the  
10 Houston House and today, which is why this group is before  
11 you today because the code is much stronger in requiring  
12 them to preserve the house from a major planned  
13 development. So we have made some progress in the last  
14 couple years. But they're not necessarily here out of the  
15 goodness of their hearts. It's because the ordinance was  
16 improved. So that being said, I just, again a few random  
17 comments.

18 The code, this new code doesn't speak only  
19 to homes, residential units. It also addresses or is  
20 meant to, you know, apply to any historic resource, which  
21 includes the barn, in this particular case. If the barn  
22 is truly associated with the spicket, which is amazingly  
23 historically significant and tied with the county property  
24 as well, I would argue that the barn should be preserved.

1                   And, I mean, you can come to my house.  
2           I'll show you carpenter bee damage on my own house here,  
3           too. So I, I don't think that a little bit of carpenter  
4           bee damage and termite damage is necessarily a reason for  
5           this barn to be torn down. Properties over time get  
6           repaired. So, you know, a 100-year-old property, a 200-  
7           year-old property barn structure is not necessarily going  
8           to have 200-year-old boards on it anywhere. And just  
9           because it was emphasized several times that the, you  
10          know, the barn doesn't have a foundation, that doesn't  
11          necessarily, again, mean that that's why it should be torn  
12          down. This is, you know, this barn is thought to be at  
13          least 100 years old, if not older.

14                   I would also note that a, a similar barn  
15          or, you know, at least a barn that was part of a  
16          development plan was before the HRB several months ago and  
17          seeking a demolition permit. But it has actually had a --  
18          with a different developer has had a, a happy turn of  
19          events. And, and that barn was, arguably, you know, "just  
20          as bad a shape". But that barn has been sold to a  
21          potential buyer who is going to preserve the barn and  
22          restore it. So I think where there is a will, there is a  
23          way. And I don't see why this barn couldn't also have the  
24          same attention paid to it that the house is.

1                   Again, there are tax credits to be had,  
2 state and, state and county and possibly even federal if  
3 it was to be used in a commercial sense. There is also  
4 grant money to be had from the Delaware Preservation Fund  
5 that could help build footers or whatever is necessary and  
6 replace rotten boards, replace the roof, whatever. I  
7 certainly think, you know, the, the barn, the -- again,  
8 where there is a will, there is a way, and there is  
9 financial incentives available to help make it happen  
10 rather than just sticking the spicket out in the middle of  
11 the lawn maybe next to a sign where it has no historic  
12 context.

13                   I would also question the fact that the  
14 barn, you know, looking at the site plan, it's, it's out  
15 in the middle of the lawn. Again, it's just going to be  
16 -- it's proposed to just become more lawn. But there has  
17 also been reference to selling that area in the future.  
18 Selling it for what? Another house lot once it's torn  
19 down? That doesn't make sense to me. So if, if this  
20 Board does agree to allow the barn to be sold, or to be  
21 torn down, I certainly hope that you put some sort of  
22 covenant on the property that requires it to be, remain  
23 open space in perpetuity and not let the property be  
24 further subdivided or sold off for, you know, another lot

1 or whatever. But that would be worse case scenario. I  
2 certainly hope that as is the intent of the new ordinance  
3 that the historic context of this property remain intact  
4 and that the right thing be done by the entire historic  
5 resource.

6 So, thank you.

7 MR. DAVIS: Thank you.

8 MR. DENOTE: Chris, we would like to  
9 respond if there aren't any more comments.

10 MR. JACKSON: I don't see any more hands.  
11 I think Michael and his group are wanting to respond.

12 MR. DAVIS: All right. (Inaudible.)

13 MR. DENOTE: So, so, first, in terms of  
14 selling the property, you know, it's going to have a  
15 residence on it, and the idea is to, there might be  
16 maintained as a rental property for some time or  
17 ultimately sold off to a third party to live in the  
18 residence and, and use the property. The property is  
19 about approximately 1 acre, will also subject to, to the  
20 historic overlay District, which does as, as Ms. Durham  
21 is, I think, aware will help to preserve the historic  
22 nature of the property. It wouldn't be as simple as being  
23 able to re-subdivide or, you know, there are protections  
24 that are as part of the historic overlay Zoning that will

1 be part of this project going forward. Shane, do you have  
2 anything to add?

3 MR. MINNER: Yeah. No. Absolutely.  
4 There, there is open space behind the 1-acre parcel that  
5 is part of the overall community, but this is a lot. This  
6 is an individual lot within the subdivision plan. So like  
7 Mike was saying, the 1 acre, there is not -- the very  
8 first (inaudible) of the matter. That's fine. It, it --  
9 going to be -- when we resume the project, it has to get  
10 rezoned to ST for the land development portion, and we'll  
11 also rezone this with the historic overlay on this  
12 partial, the 1-acre parcel itself.

13 MR. JACKSON: Karen Anderson has her hand  
14 raised.

15 MR. JOHNS: Ms. Anderson.

16 MS. ANDERSON: Yes. Can you provide more  
17 clarification? So what you're saying is that 1-acre  
18 property in the future has the potential to be subdivided  
19 and then developed?

20 MR. MINNER: No, no, no. Sorry. The, the  
21 entire assemblage is 58 acres. So as part of that, we are  
22 doing 149 building lots. The historic house is a, it's a,  
23 it's a bonus. It's not counted toward our site capacity  
24 calculations. So the historic house is actually Lot 150

1 in the Hockessin Station Project. So we will, we are not  
2 intending to subdivide the 1-acre parcel at any time. We  
3 are going to include it as a 1-acre parcel that's part of  
4 the, the Hockessin Station, the, the overall land  
5 development project.

6 MR. DENOTE: Yes. So in other words, this  
7 parcel here, approximately a little over 1 acre with the  
8 house, the historic structure on it, is going to be a lot  
9 in the subdivision, and it will be subject to a historic  
10 overlay zoning designation.

11 MS. ANDERSON: All right. It will be  
12 subdivided.

13 MR. DENOTE: Subject to the requirements of  
14 the historic overlay ordinance, yes.

15 MS. ANDERSON: Okay.

16 MR. DENOTE: Which, you know, I don't have  
17 the, I don't have the ordinance in front of me, but it  
18 does protection for historic properties. And it's not as  
19 easy as it would be otherwise. It would also be subject  
20 to the Preservation Plan and a note on the record plan  
21 that's being recorded as part of this whole process.

22 MR. JACKSON: I don't see any other hands.

23 MR. DAVIS: No other hands? Okay. Great.  
24 Thank you.

1 MR. JACKSON: (Inaudible.) Oh, oh, there is  
2 (inaudible).

3 MR. DAVIS: Oh, okay. Good. (Inaudible.)

4 MR. JACKSON: Yeah. (Inaudible), if you  
5 would unmute.

6 MR. JOHNS: Chris, I think you need to  
7 recognize that Rafael has joined the team.

8 MR. JACKSON: Thank you.

9 MR. ZAHRALDDIN: I, I have been on the  
10 whole time, just no camera. (Inaudible) reception.

11 MR. JACKSON: I, I, I think, I think they  
12 had mentioned Rafael and Perry had, had joined the  
13 meeting. Yeah.

14 MR. ZAHRALDDIN: Thank you.

15 MR. DAVIS: Thank you.

16 MR. JACKSON: All right. Next item on the  
17 agenda is Application 2022-0288-H, 617 Marl Pit Road. Tax  
18 parcel 13-017.00-036. North side of Marl Pit Road, 2,900  
19 feet east of the intersection of Summit Ridge Road. St.  
20 Georges Hundred. S zoning. Council District 6. It is  
21 an, a demolition permit to demolish Achmester, circa 1829.  
22 Demolition Permit Application number 2022-04322. I  
23 believe Paul Frese from the Department of Public Works is  
24 on the line. Yeah. I'll promote you to panelist. Paul,

1 if you just let me know who else you would like  
2 (inaudible) that you would like me to go ahead and  
3 promote, please.

4 MR. FRESE: Chris, thank you. Could I,  
5 could I share my screen?

6 MR. JACKSON: Yes, please.

7 MR. FRESE: Okay.

8 MR. JACKSON: Is there, is there anyone  
9 else from your team you would like me to promote?

10 MR. FRESE: Yes. Kendall Sommers.

11 MR. JACKSON: Okay.

12 MR. FRESE: Steve Ruble and Bob Merrill.

13 MR. JACKSON: Okay.

14 MR. FRESE: We okay to go?

15 MR. JACKSON: Yep. I'm still looking for  
16 Bob Merrill, but go ahead.

17 MR. FRESE: Okay. He may have, he may  
18 have, he may have dropped off. That's okay. Good  
19 evening, everyone. Thank you to the members of the Board  
20 for having us here tonight. As, as Chris mentioned, my  
21 name is Paul Frese. I'm one of the division managers in  
22 the Department of Public Works. Also, again, Kendall  
23 Sommers. She is our Parks Division manager. And Steve  
24 Ruble who is our Projects Administrator. If Bob is able,



1 if Bob is able to jump back on, he is our Program Manager  
2 here at Public Works as well.

3 I, I recall the last time we were before  
4 the Board early last year, I think, while discussing an  
5 amendment to the Ordinance 10-112 of the UDC, we briefly  
6 touched on the, the Achmester property, its current  
7 condition, and the likelihood of having to raze the house  
8 and the outbuildings. Again, it's kind of what has  
9 brought us here this evening since we have, have applied  
10 for the demo.

11 For anyone on tonight's meeting not  
12 familiar with the property, just a quick overview for  
13 everyone's benefit. As Chris mentioned, the original  
14 house was built in 1829. In addition, that included a  
15 larger kitchen, bathroom, and a servant's quarters was  
16 added circa 1950. In 1979, the property was added to the  
17 National Registry of Historic Places. In 2001, the  
18 property and surrounding land was purchased by New Castle  
19 County for the future use as a wastewater treatment spray  
20 irrigation facility. When the property was, was, was  
21 acquired, it was in poor condition and, arguably, not able  
22 to be saved then.

23 MS. SOMMERS: Hey, Paul. I'm sorry to  
24 interrupt you. But I don't think your screen is sharing.

1 MR. FRESE: No?

2 MS. SOMMERS: Does anyone see a  
3 presentation?

4 MR. DAVIS: No. No. There is (cross  
5 talk).

6 MS. SILBER: No. No.

7 MR. FRESE: Uh, oh. I don't know.

8 MS. SOMMERS: It is -- I thought it was  
9 verbal.

10 MR. FRESE: No. No, no. I'm sorry. Let's  
11 see. Thank you, Kendall. Let's try this one more time.  
12 Screen. Screen 2. Share.

13 MR. DAVIS: Got it now.

14 MS. SOMMERS: Yeah. Now we can see it.

15 MR. FRESE: Yeah. I heard, I heard some  
16 kind of button over there, so. All right. Let me try to  
17 (inaudible). Okay. I believe I was on -- well, we, we  
18 purchased for the county.

19 It was, again, was going to be used as a, a  
20 spray irrigation treatment. In, in 2009, the property was  
21 documented by the Center for Historical Architecture and  
22 Design. A year later, County Project Administrator, who  
23 is both a professional engineer and registered architect,  
24 determined the house to be unsafe any longer. Some of the

1 things noted was the sections of the addition were  
2 beginning to collapse. The floors were failing.  
3 Foundation were progressively falling into the interior of  
4 the basement. And at that point, any attempt to save the  
5 house would involve a complete demo and a, and a, and a  
6 full rebuild.

7 In 2014, we did contract with an outside  
8 architect from the architectural firm to perform a  
9 condition assessment of all county properties. Not  
10 unexpected, the recommendation was to demo the, demo the  
11 property and clear the area. Just to give some  
12 perspective on the orientation of the house and the  
13 outbuildings, here is an aerial shot as listed in our  
14 Parks Viewer System. But from a historical perspective  
15 beginning from, from north to south at the Vaughn Bar  
16 (sic) A, Vaughn Barn A was the granary. Vaughn Shed A was  
17 the milkhouse. Vaughn Shed B is one of two machines  
18 sheds. And there is also a little cement block garage  
19 attached right here. Vaughn Barn B is the second machine  
20 shed with a small wooden shed attached at the end of that  
21 one. Then we have the, the, the smokehouse, the  
22 caretaker's trailer that's still there, and then, of  
23 course, we have the, the, the Vaughn, the Vaughn House.

24 Oh, I did, we did put this slide in to

1 illustrate the county's past investments and historic  
2 properties. Since 2010 and '11, there has been nearly \$11  
3 million committed for restoring historical structures, a  
4 very significant investment considering that the  
5 Department of Public Works is also responsible for over  
6 6,000 acres of parkland, accompanying place structures,  
7 and has right now over a \$40 million capital backlog of  
8 deferred maintenance for existing facilities.

9 But pictured here from some of the  
10 renovations we have made, I'll start on the right and work  
11 my way left. Here are these -- if you're familiar with  
12 the Glasgow Hermitage, the Glasgow Park, this is a  
13 renovation of the, the Bank Barn. We renovated both the  
14 interior and exterior of the Frazer House. And not  
15 pictured as part of the Hermitage is the, the maintenance  
16 base. So all in at, at Glasgow Park, there was about \$6.3  
17 million invested there. Moving to the left, this is the  
18 Jester House. Part of the original structure was  
19 restored, and the exterior envelope was, was renovated for  
20 nearly \$1.3 million. Right now, we're working with a  
21 private public partnership with the Jester Artspace who is  
22 tasked via lease to, to renovate and, and do the, the  
23 interior outfit.

24 Below that we have the, the Woodstock

1 Mansion. This is our only successful curatorship program.  
2 Full investment to there so far has been well over  
3 \$185,000.00. And then far left here, we have the Porter's  
4 Lodge and the conservatory at the Rockwood, at the  
5 Rockwood site. Not pictures but also part of the \$2.9  
6 million renovation was the, some addition to the mansion  
7 and the cottage, the Gardener's Cottage. Not pictured in  
8 slide, but I wanted to, I did want to mention the, the  
9 Ivyside House, the Bechtel. We have invested nearly  
10 \$50,000.00 in an effort to seal the exterior and limit  
11 additional water penetration. The J. Gregg House, which  
12 was on Milltown Road, we invested close to \$50,000.00  
13 there. But, unfortunately, a couple years ago that was  
14 destroyed by fire and ultimately razed. And the Lovett  
15 Farmhouse on Lovett Farm. Currently occupied by two  
16 tenants. The investment there was, was \$85,000.00.

17           Though we have made significant  
18 investments, we, we certainly recognize we have not been  
19 able to restore all of the historic structures. Of  
20 course, we have the Achmester, the Ivyside House, the  
21 Bechtel, has been advertised several times for the  
22 curatorship program but never have found a suitable  
23 partner to work with us. We hope to readvertise this  
24 property for some, at some point, some kind of, again, a

1 similar partnership that we have with Jester. A 2018  
2 renovation estimate puts the, the interior and exterior  
3 estimate at close to \$3 million as well. And at the very  
4 bottom here is the, the, the, the Talley House at Talley  
5 Day Park. Presently, New Castle County does not have an,  
6 an operation use for this structure and could not justify  
7 the cost to repair. This estimate repair was about \$3.1  
8 million. This house, too, was advertised in 2012 for the  
9 curatorship program and received no interest at all.  
10 There is not much left to the interior wood flooring and  
11 the wall structures. The same architect the performed the  
12 previous condition assessment for us in both '14 and 2019  
13 recommends demolition of this property as well.

14           And this, unfortunately, brings us to where  
15 we are today. When you have a chance to really get up  
16 close to the house, you can really begin to the condition  
17 of the home. The grain on the wood is heavily raised, the  
18 sodding has lost all of its paint, and most of its  
19 fibrous, fibrous strength is gone. The stucco parging  
20 around the bricks. The bricks of the chimneys is, is  
21 falling off and exposing the brick joints. In fact, one  
22 of the -- I don't have an image of it here, but one of  
23 the, one of the five chimneys is in imminent danger of  
24 collapse since the bricks are all beginning to fall out

1 and fall across the, the roofline of the house. The  
2 ridgeline is dipping, and the center of the house is  
3 beginning to sag inward. And the, all the corners of the,  
4 the structure also have a lean to them to that indicates a  
5 significant shift in the structure. This is most likely  
6 caused by the, the foundation and roof and the interior  
7 framing decay. We did have a caretaker there since 2001  
8 who has since left and gone south. The structure at this  
9 point as become, you know, a safety and wellbeing hazard  
10 and, unfortunately, needs to be razed.

11 We do have two more images here. These are  
12 from the drone from a recent visit and are compliments of  
13 Councilman Carter. This is a very unique perspective, and  
14 I don't believe such images as these are on record until  
15 now. So I don't know if Councilman Carter is present on  
16 the call, but, but, thank you, for providing these images  
17 to us and using your new toy. Right here, this is the,  
18 the main house, and this is the addition. It, again, it  
19 served the, the new kitchen, bathrooms, and the, the  
20 servant's quarters. And you can see the backside of the  
21 front of the house. This is the east side and west wide  
22 are well, well over here.

23 What our intentions are besides what's  
24 already been historically documented with CHAD, we would

1 like to preserve more of the history of the house by  
2 creating some type of interpretation board similar to what  
3 was done at the Hermitage at Glasgow Park. Our hope is to  
4 find a place for this interpretation board at the new  
5 Southern Park along Shallcross Road that has yet to be,  
6 yet to be built. But during demo, we would like to  
7 salvage some of the materials as such, you know, such as  
8 the Gothic Revival trim along here and some of the boards  
9 from the west side of the house that seem to be in the, in  
10 the best condition. It remains onsite.

11 So that's kind of where we are this point.  
12 And, again, thank you for the Board for having us this  
13 evening. Appreciate your time.

14 MR. DAVIS: Thank you. Questions from the  
15 Board?

16 MR. JACKSON: Barbara Silber has her hand  
17 raised.

18 MR. DAVIS: Ms. Silber.

19 MS. SILBER: Yes. Thank you for that  
20 thorough presentation. There is one question. I know  
21 that this, the Achmester property is, is listed as two  
22 archaeological sites, 7NC-F-79 and 7NC-F-80. I did a  
23 quick check. I believe 7NC-F-80 pertains directly to the  
24 core area of the, of the, of the standing structure or



1 complex. Whereas, 79, site 79 is the south field.  
2 Considering that there is going to be some level of  
3 historic interpretative signage, has anything been taken  
4 into consideration to address that the facts as it is  
5 listed and logged in with the SHPO as an archaeological  
6 site of any type of archaeological examination? I believe  
7 the examination that was done in the early 2000s was,  
8 basically, simply a walkover, you know. So -- and there  
9 is no documentation in regard to what the results of that  
10 pedestrian inspection was. So the question is would there  
11 be any consideration for conducting some level of  
12 subsurface archaeological examination considering the age  
13 of the building and, you know, the, the area of, within  
14 which it's located.

15 MR. FRESE: I mean, there was, there was  
16 some thought about leaving possibly the, the primer of the  
17 foundation and putting a marker out there to, to, to mark  
18 it. But I don't think there is an, an -- and the intent  
19 is to either have the property absorbed into two existing  
20 agricultural leases that are there. There is no intent  
21 to, to develop that site at all. Again, it was intended  
22 that site along with the, the properties that surround it  
23 that are now under agricultural leases to, to be part of  
24 a, a wastewater treatment facility, a, a spray and

1 irrigation system.

2 MS. SILBER: Right. I think one of the  
3 things is that what would be of interest would be to if  
4 some of the subsurface foundation would be left, you know,  
5 there that excavation along the exterior wall to maybe  
6 examine evidence of a builder's trench or perhaps even one  
7 inside would give a little idea of, of sort of the  
8 construction this, the subsurface, you know, composition  
9 of this property.

10 MR. FRESE: Yeah.

11 MS. SILBER: Thanks.

12 MR. FRESE: Okay. Thank you.

13 MS. SILBER: Yep.

14 MR. DAVIS: Is there more questions from  
15 the Board?

16 MR. JACKSON: I don't see any more hands  
17 from the Board.

18 MR. DAVIS: Okay.

19 MR. JACKSON: No hands.

20 MR. DAVIS: Okay. Onto public comment.

21 MR. JACKSON: I have Alison Matsen  
22 (inaudible).

23 MR. DAVIS: Okay. Thank you.

24 MS. MATSEN: Yes. I would like to say a

1 few things. I have lived in this area since 1972. And  
2 when I came here, I remember it as being a beautiful  
3 building. This Achmester has become really a poster child  
4 for demolition by neglect. And when I heard the county  
5 had bought the building, I thought, "oh, great", "they'll,  
6 they'll try to save it". But this is like watching  
7 somebody die of cancer or something over decades and  
8 decades.

9           What I'm seeing is that you're not only  
10 asking for the demolition of the building, which I do  
11 agree is totally lost. I mean, my husband and I have  
12 saved two buildings by moving them in south, southern New  
13 Castle County. But I'm horrified that you're asking for a  
14 demolition permit even for the Smokehouse. I would like  
15 you to address the Smokehouse now, please. I find it very  
16 salvageable and movable, if necessary, but very  
17 salvageable. It's, it has, it's a, it's a log structure  
18 with batten boards on the outside, and it's, it's  
19 beautiful. There is, there is some roof lost but just in  
20 the center. So the rain just goes down on the dirt  
21 anyway. It has not, not affected the wood. But can you  
22 address the smokehouse, please?

23           MR. FRESE: We, we engaged with Cooperson  
24 Association just less than probably ten days ago to give

1 us, you know, a really, a really nice picture, a full  
2 assessment of, of all the structures. And the  
3 recommendation was to, was to demo, demo all of the  
4 buildings. There is just nothing that's truly salvageable  
5 that's onsite. Again, you can see once you enter -- I, I  
6 was just down there probably a month ago. You, you can  
7 see the, the dipping, the curving, the leaning.

8 MS. MATSEN: I was just there today, and --

9 MR. FRESE: (Cross talk.)

10 MS. MATSEN: -- and that smokehouse is  
11 totally erect. It has shingles off the -- these, are  
12 (inaudible).

13 MR. FRESE: Uh, oh. Did you we lose her?

14 MR. JACKSON: No.

15 MR. DAVIS: No. I, I think the -- yeah.

16 The, the rules here are that the, the public can ask  
17 questions, and then there will be a rebuttal period. So  
18 if the county currently has the floor to offer their  
19 rebuttal and then we can continue with the public comment.

20 MR. JACKSON: And as stated in the Rules of  
21 Procedure, the public is not here to debate the Applicant.  
22 Please ask your questions, and the Applicant is able to  
23 respond at the end of the, the question. I'll, I'll allow  
24 -- Alison, I'll, I'll ask you to unmute if you have any

1 more questions that you would like to ask, you know,  
2 please make them at this time. And then we'll, we'll  
3 allow the, our Applicant to respond. (Inaudible.)

4 MS. MATSEN: Okay. Yeah. What I would  
5 like to know is have you looked into the possibility of  
6 moving the, the Smokehouse?

7 MR. FRESE: We have not.

8 MR. JACKSON: Let's see. Councilman Dave  
9 Carter has his hand raised.

10 MR. DAVIS: Okay. Thank you.

11 MR. JACKSON: Councilman Carter?

12 DK: Yeah. Thank you very much for the  
13 opportunity. I have been tracking this over 20 years. I  
14 know I've been on Council for 3. But I actually had a  
15 debate with Sherry Freebery and Tom Gordon just before  
16 they bought this about the need to protect it. So it's  
17 heartbreaking for me to see this happen. It's why I work  
18 so hard with Dee for us to pass some of the new  
19 legislation you saw go through, including 21-12 that will  
20 require the county to put any historic properties that we  
21 get in the future into historical overlays so that this  
22 can't happen ever again. But I can tell you that it's  
23 reached a point after 20 years of watching it that it has  
24 to come down. It's a public safety issue. It just came

1 into my district with redistricting a few weeks ago.

2 I am open to looking at if the Smokehouse  
3 can be moved, and, you know, we can take a look at that, I  
4 think, if I need to try and get some money appropriated to  
5 help do that. I, I would love to have something like that  
6 moved over to our park. I know Kendall and I talked about  
7 some time ago whether we could save the old Carriage House  
8 from Bayberry and move it over to our park location. So I  
9 am open to exploring that if I can get a study that says  
10 it's structurally reasonable and, you know, try and get  
11 some money appropriated. But I can tell you that it's --  
12 I have been out there a lot. I have been tracking it with  
13 photos for 20 years as well as had it, raised it with four  
14 different county executives. And -- but, hopefully,  
15 you'll take a look at it.

16 We have learned from this. This is no  
17 doubt what drove my decision to press really hard on  
18 approving our historic preservation. This was a poster  
19 child for me, and we just can't ever let it happen again.  
20 But the damage is done. You know, it's not behind us.  
21 It's not any fault of the staff. This was a financial  
22 and, I think, a failure of leadership over many years.  
23 Hopefully, we're past that now. So I, I hope you will  
24 consider approving this because I am concerned about kids

1 getting into it. I actually thought about stepping,  
2 stepping in to see if I could grab any of that wood to  
3 either make benches for our new park or anything else  
4 because I do some woodworking. The number of carpenter  
5 bees were mind-boggling. It's -- and I would have been  
6 putting myself at risk to even take a step inside of it  
7 it's so bad. So that's kind of where we are with it.

8 I appreciate you listening to it and  
9 considering it. I know it's a tough call, but we have to  
10 do something. And if we can make it a little better. and  
11 if, if we need to some digging around it and, you know,  
12 hold that site open, it could be, you know, an annex to  
13 the park. We actually looked at this site when we did --  
14 before I was actually elected to office, we looked at this  
15 site to see whether or not it was possible to rebuild or  
16 restore something as an interlinked park area in and  
17 around the area and when the spray irrigation systems come  
18 in, to have trails around it. So I, I'm open to that as  
19 well, you know, to protect this site.

20 I wonder about the archaeology because I  
21 know it's not that far from the Oakdale community.  
22 Similar to the old discovery, it was one of my free, free  
23 African American community south of the canal, and I would  
24 not be surprised if they were engaged in that area at some

1 time. And it would be neat to see. So I, I'm open to all  
2 of that. I recognize that, you know, if, if you guys try  
3 to do that, I got to figure out how to get money to our  
4 staff to do these things. But I, I don't have any problem  
5 with that. I think it's the least we can do when I look  
6 at what has happened over 20 years.

7 And, and I got to tell you for this site,  
8 as I was fighting with Blenheim Homes, it was really hard  
9 for me to swallow when around the corner the county was  
10 doing the same damn thing. And that's why the legislation  
11 has been changed, and, hopefully, this will never happen  
12 again.

13 So, thank you very much.

14 MR. DAVIS: Thank you.

15 MR. JACKSON: All right. And I see Karen  
16 Anderson has her hand raised.

17 MR. DAVIS: Mr. Anderson.

18 MS. ANDERSON: Yes. I just had a question.  
19 In this documentation, there are a lot of photos of the  
20 dwelling, but there don't seem to be a lot of current  
21 photos for the other facilities that are on the site. So  
22 we really don't have a picture of their state. And I, I  
23 think that is important because that would go to what we  
24 recommend as a Board as far as whether or not all of them



1 should be demolished or if we recommend that some of them  
2 be investigated for preservation. So I, I believe that  
3 submission is lacking in information for the other  
4 buildings that the county is requesting demolition of.  
5 Can you provide, I guess, information on that? Is it,  
6 would it be possible to provide some additional  
7 photographs of the current state of all of the items, all  
8 of the buildings that the county is requesting demolition  
9 of?

10 MR. FRESE: Yes. I can, I can send those  
11 to, to Chris.

12 MR. DAVIS: And, and you also mentioned a,  
13 a --

14 MS. ANDERSON: Thank you.

15 MR. DAVIS: -- a, a Cooperson report?

16 MR. FRESE: Yes.

17 MR. DAVIS: Is, is that report complete,  
18 and is that something that can be shared with the Board?

19 MR. FRESE: I don't see why, I don't see  
20 why it couldn't. But the images they were talking about  
21 are, are part of that report. So, so, yes.

22 MR. DAVIS: Okay. Yeah. To, I think to  
23 Ms. Anderson's point, the more information we have, the,  
24 the more able we'll be able to make a, make a decision in

1 a few weeks.

2 MR. JACKSON: Let's see. There is a Nadine  
3 on the phone that has her hand raised.

4 MR. DAVIS: Okay. Thanks.

5 MS. BURROUGHS: Hi. My name is Nadine  
6 Burroughs, and I have lived on Marl Pit Road where the,  
7 this property is located since 1986. And I have watched  
8 this property fall into disrepair over those years. Right  
9 now, I have very serious safety concerns because there is  
10 a lot of people in this area. There is no fence around  
11 the building. I think it attracts people to go over the  
12 and explore. To tell you the truth, I didn't even know  
13 there were other buildings on that property besides a  
14 trailer. But I want to know -- questions that I have are,  
15 first off, what's the intended use of that property now  
16 that -- my understand is that the spray irrigation is not  
17 going to be placed there? And, second of all, how New  
18 Castle County plans on addressing safety issue and  
19 concerns of residents. And, third, if -- and, and this is  
20 a comment, not a question. But if that property were a  
21 part of my property, New Castle County would be down on  
22 me, fining me. I would like to say shame on you for  
23 leaving that property go like that. And that's -- if you  
24 could answer the questions, I would appreciate it.

1 MR. DAVIS: Sure. Thank you. Does the  
2 county want to respond to that?

3 MR. FRESE: Sure. So, so, again, I, I  
4 mentioned earlier that there is, there is no intent to  
5 develop the property at all. If we do anything, we would  
6 most likely -- if you look at, if you're looking from Marl  
7 Pit Road to the right of the property, the University of  
8 Delaware has a few acres there that, that they farm. And  
9 on the, the outside of the property, we have two  
10 agricultural leases that farm the rest of the property.  
11 If we do anything, they will mostly likely be absorbed  
12 into those leases for agricultural development.

13 MR. DAVIS: And the question was about  
14 plans to address the concerns and safety concerns of the  
15 residence.

16 MR. FRESE: That's why we're here today for  
17 the demo permit.

18 MR. JACKSON: Okay. Karen Anderson has her  
19 hand raised.

20 MR. DAVIS: Ms. Anderson.

21 MS. ANDERSON: Yes. This goes to the  
22 safety question. I understand that that goes to the  
23 demolition permit that we're here regarding today. But  
24 are there any fences in place in some way, shape, or form

1 in order to mitigate having people just come onto the  
2 property?

3 MR. FRESE: Well, up until --

4 MS. ANDERSON: Especially since it's the,  
5 since it appears that some of the buildings are in a very  
6 severe disrepair.

7 MR. FRESE: Yeah. From 2001 through 2021,  
8 we had a caretaker on property that was there to do just  
9 that. You know, it was well lit. He was there to watch  
10 the property and make sure no one was there. But like I  
11 said, last June he decided to leave and, and, and move to  
12 Florida. So the, the, the properties have been vacant  
13 since last July.

14 MR. JACKSON: Steve Johns has his hand  
15 raised.

16 MR. DAVIS: Mr. Johns.

17 MR. JACKSON: Oh, I think you're muted.

18 MR. DAVIS: Steve, we can't hear you.

19 MR. JOHNS: All right. Sorry. Your, your  
20 plan is to demolish all the buildings. Will you also be  
21 cutting down all the trees and just turn the entire  
22 homestead into farmland?

23 MR. FRESE: That'll be up to my Parks  
24 Division Manager if she wants me to, to, to preserve any

1 of the trees or not. But I, I, I can imagine there are  
2 some very old trees. There is a tree on the west side of  
3 the house that's been there for -- some of the oldest  
4 pictures I have seen that tree has been there. So I, I, I  
5 see no reason why we can't preserve some of those larger  
6 trees. You see, you see large trees in, in the center of  
7 farm fields all the time. So there is no, no reason why  
8 we can't preserve some of the trees around there.

9 MR. JACKSON: I don't see any more hands.  
10 Oh, there is one, Michael Emmons.

11 MR. DAVIS: Okay. Thank you.

12 MR. EMMONS: Can you hear me?

13 MR. DAVIS: We can. Yes.

14 MR. EMMONS: Just to prolong this meeting  
15 further, I thought I would speak really quick. The good  
16 news here is CHAD had thoroughly documented the Achmester  
17 property. They went out in 1989 before I was at CHAD, did  
18 a thorough documentation package of drawings. But then  
19 returned in 2009, 20 years later. Did more drawings, a  
20 full set of photography, and historical reports. So that  
21 at least is all on record and in the CHAD archives and I  
22 assume other repositories. I would add though that if, if  
23 there is any way to salvage anything historical there, it,  
24 it does sound like it's a pretty dangerous situation at

1 this point. But I, I know we, even on the exterior,  
2 would, would love to be able to grab some samples of some  
3 of the architectural materials that we use in the  
4 classroom for teaching students about historical  
5 materials. So maybe that could be coordinated with the  
6 Department when the demolition occurs is for us to, to  
7 grab some pieces of trim and siding and that kind of  
8 stuff.

9 MR. DAVIS: Thank you.

10 MR. JACKSON: I don't see anyone. No. No  
11 more hands.

12 MR. DAVIS: Okay. Very good. Thank you.  
13 All right. Onto the next.

14 MR. FRESE: Thank you.

15 MR. JACKSON: Two, two members just raised  
16 their hands again.

17 MR. DAVIS: Okay.

18 MR. JACKSON: Nadine. Go ahead, Nadine.  
19 You're, you're muted, Nadine. Your call. Alison Matsen  
20 has her hand raised.

21 MR. DAVIS: Okay.

22 MS. MATSEN: I have a question. Can you  
23 give me some email that I can send some pictures to? I  
24 was just there today and just to look again to see the,

1 the, the situation with the Smokehouse. I mean, I, I,  
2 took pictures of all of the, the outbuildings and of the  
3 house itself, and the thing that, that I personally am  
4 hoping to salvage is the Smokehouse. That's the one that,  
5 that has very little damage to it, structurally. But, but  
6 can you give me some email that I can send these pictures  
7 to? Or a phone number or whatever.

8 MR. JACKSON: Paul, had, had you agreed to  
9 go out and do some photos of the additional structures?

10 MR. FRESE: Well, we, we had them from the  
11 most recent report from, from Cooperson.

12 MR. JACKSON: Okay.

13 MR. FRESE: I would be -- you know, we do  
14 have some concern about anybody being out there with the  
15 structures in the current condition. I, I wouldn't -- I  
16 don't think from a liability standpoint we would encourage  
17 that.

18 MR. DAVIS: I mean, I took Ms. Matsen to  
19 mean that she has pictures already that she would like to  
20 send. Could they be sent to a county email? Part of the  
21 public comment for, for this Application?

22 MR. JACKSON: Sure.

23 MR. DAVIS: Okay.

24 MR. JACKSON: If -- Ms. Matsen, if you

1 could email them to, I guess, landuse@newcastlede.gov.

2 MS. MATSEN: Okay. landuse@newcastle --

3 MR. JACKSON: de --

4 MS. MATSEN: de --

5 MR. JACKSON: .gov.

6 MS. MATSEN: .gov.

7 MR. JACKSON: That's good. Yeah.

8 MS. MATSEN: landuse as one word at  
9 newcastlede.gov. Okay. Thank you. Oh, attention --

10 MR. JACKSON: Chris Jackson, Chris Jackson  
11 would be fine.

12 MS. MATSEN: Chris Jackson. Okay.

13 MR. JACKSON: Thank you.

14 MR. DAVIS: Thank you.

15 MR. JACKSON: (Inaudible.)

16 MR. DAVIS: Does Ms. Anderson have her hand  
17 raised again?

18 MR. JACKSON: She does.

19 MR. DAVIS: Okay. Ms. Anderson.

20 MS. ANDERSON: Yes. This is going back to  
21 the issue of safety, and I asked if anything was done. I  
22 understand that the answer was that there was a caretaker,  
23 and the caretaker is no longer there. The property has  
24 been vacant. So in reference to the last conversation



1 about New Castle County and its liability and not  
2 encouraging people to go onto the site, I, I go back to  
3 that question. What has New Castle County done in order  
4 to mitigate this type of issue, i.e., put up a, put up  
5 some signs, put up something, some kind of fencing,  
6 temporary fencing, some type of measure that indicates  
7 that New Castle County has made an attempt to let people  
8 know that they should not be on the site? But if there is  
9 nothing on the site, and it's just an empty site, then I  
10 just think that there is a safety issue. And it doesn't  
11 sound like the county has done anything to, to, to note  
12 that. So I ask again, what is going to be done for safety  
13 between now and the actual demolition or, or movement of  
14 buildings?

15 MR. DAVIS: Thank you.

16 MR. FRESE: We could, we could -- I agree  
17 with you, Ms. Anderson. We could, we could use some  
18 signage up there quickly to, to put out there, NO  
19 TRESPASSING or just something of that nature. I, I just,  
20 I worry about that encouraging some, some activity if  
21 there is, you know, we're saying "don't go on the  
22 property", some kids will just do the opposite. But I  
23 agree. If that, that's something you guys --

24 MS. ANDERSON: I understand.

1 MR. FRESE: If that's something that you  
2 would like, like us to do in the meantime, we can  
3 certainly take care of that.

4 MS. ANDERSON: But I, I'm not sure what the  
5 answer is. I just -- I am putting out that --

6 MR. FRESE: I agree with you.

7 MS. ANDERSON: -- there seems to be a, a  
8 safety issue that needs to be addressed in some way,  
9 shape, or form.

10 MR. FRESE: Agreed.

11 MS. ANDERSON: How that actually happens,  
12 I, I do not know.

13 MR. FRESE: Okay. Agreed. Thank you.

14 MS. ANDERSON: Thank you.

15 MR. FRESE: Yes, ma'am.

16 MR. JACKSON: I see Councilwoman Durham has  
17 her hand raised.

18 MR. DAVIS: Okay. Councilwoman Durham.

19 MS. DURHAM: Thank you. I promise I'll  
20 make this one quick. I, I don't want to get into why  
21 we're here on this subject today. I think we all know  
22 it's an, terribly unfortunate situation. But I just --  
23 based on some of the questions I asked about some of the  
24 reports that have been done by CHAD and others like

1 Cooperson, I just, I guess my question is are all of those  
2 part of the record, if I go on Parcel Search and look at  
3 this parcel? And, and if not, you know, I would ask that  
4 any and all reports related to this property or any other,  
5 you know, should be posted on the county website and  
6 probably should have been before we got here today, right?  
7 To be part of the record. So I don't -- I guess I'm sort  
8 of confused because I have heard people talking about  
9 trying to get copies of reports that it seems to me should  
10 already be posted on there. But the CHAD reports aren't  
11 necessarily the requirement unless the County hired them  
12 to do it. But I would ask that those reports also be made  
13 part of the official record on ParcelView.

14 MR. FRESE: Chris, is that something that,  
15 that Land Use does as far as any documentation or is it  
16 stored somewhere else? I don't, I don't, I just don't  
17 know.

18 MR. JACKSON: Any items that get put on the  
19 website are those provided by the Applicant to the  
20 Department.

21 MR. FRESE: Okay.

22 MR. JACKSON: I don't see any other hands.  
23 Councilwoman Durham, raised your hand.

24 MS. DURHAM: All right. I'm so sorry.

1 Just to follow up, I would -- since this is a county-owned  
2 property and if it's a county, the county solicited the  
3 reports to be done, they should be part of the record and,  
4 and should have, you know, been posted already, to my  
5 mind. Certainly before it came before the HRB.

6 MR. FRESE: We honestly weren't sure,  
7 Councilwoman Durham, when the report would be finished in  
8 time for the meeting or not.

9 MS. DURHAM: But it's not -- you probably  
10 can't hear me anymore, can you? Can you?

11 MR. JACKSON: We can hear you. Yes.

12 MS. DURHAM: Oh, okay. Sorry. But isn't  
13 that, it's not the, maybe that's the most recent report.  
14 But other reports have been done in the past. So they  
15 should all be part of the record certainly before this  
16 body makes a decision.

17 MS. SOMMERS: The -- this is Kendall  
18 Sommers, the Parks Division Manager. The CHAD reports  
19 were -- to my knowledge, I believe the county did get CHAD  
20 to do the documentation of the buildings, and that was so  
21 long ago with a lot of moves and with personnel turnover.  
22 It took a lot for us to find those reports, but we will  
23 certainly provide those to the Board and, and to CHAD --  
24 sorry -- to the Board for review as part of the record.

1 And if, if we can't coordinate with Land Use to get it on  
2 ParcelView, I don't know how that works. You know, we  
3 could look internally as Public Works. We have recently  
4 started making project pages for our park, park projects.  
5 This might be something that we could include on the  
6 southern park page and do some interpretation of the  
7 Achmester site.

8 MR. DAVIS: Thank you. Yeah. All of that  
9 information would be helpful to, to this Board.

10 MR. JACKSON: I don't see any other hands.

11 MR. DAVIS: Okay. Great.

12 MR. JACKSON: Council, Councilwoman Durham  
13 raised her hand again.

14 MR. DAVIS: Okay.

15 MR. JACKSON: Councilwoman?

16 MS. DURHAM: I'm so sorry. I thought I was  
17 lowering it, but I think we were out of sync. I'm -- I  
18 apologize.

19 MR. JACKSON: Okay.

20 MR. DAVIS: Okay. Next, Chris.

21 (Inaudible.)

22 MR. JACKSON: One more. Right? Just  
23 trying to (inaudible). We got one more item on the  
24 agenda. This is Application 2022-0289-H, which is 1349

1 Churchtown Road. Tax parcel 13-011.00-162. North side of  
2 Churchtown Road, 3,100 feet east of the intersection of  
3 Old Telegraph Road. St. Georges Hundred. S Zoning in  
4 Council District 6. This is a determination and  
5 eligibility for the Willits House, associated with major  
6 land development plan for Country Club Estates,  
7 Application 2021-0287-S. I see we have John Tracey  
8 (inaudible). And I believe (inaudible).

9 MR. TRACEY: Yeah. Can you hear, me Chris?

10 MR. JACKSON: I can.

11 MR. TRACEY: Yeah. It -- looking on your  
12 promotion list would be Chris Duke from Becker Morgan,  
13 Todd Breck from Breckstone, the aforementioned Michael  
14 Emmons from CHAD --

15 MR. JACKSON: Okay.

16 MR. TRACEY: -- and Bill Croft. All those  
17 folks are part of our group. I don't anticipate all will  
18 be speaking, but they're all part of our group.

19 MR. JACKSON: Very good.

20 MR. TRACEY: And while you're promoting  
21 them, I'll just give a, a brief overview. I'm optimistic  
22 that this will to be as involved as the prior hearings  
23 because I think we're all kind of on the same page with  
24 regard to this.

1                   We're speaking primarily about a 4-and-a-  
2 half-acre parcel of land that with, that's part of this  
3 overall subdivision. It exists as its own lot now, and  
4 the question before the Board as it has heard in other  
5 applications -- I mean, the Valley Road is probably  
6 similar -- as to whether or not it's eligible for historic  
7 zoning as part of the subdivision process. And I think  
8 what you'll find from the materials that we have submitted  
9 is, is we are not just agreeing that the house and some of  
10 the outbuildings on this property likely qualify for  
11 historic zoning, and, thus, the H overlay would be  
12 appropriate.

13                   I know there have been two, at least two  
14 reports submitted to you, one from Breckstone and one from  
15 CHAD that go into substantial detail about the property.  
16 You'll note as you look through those reports that the  
17 property is essentially a hodgepodge of structures, the  
18 earliest of which date back to the 1920s or thereabout.  
19 But there have been other structures added to the property  
20 since then. In addition, you'll note from the report that  
21 a number of structures have been lost over the years due  
22 in large part to storms that were occurring in the 1990s.

23                   Chris -- or, excuse me -- I think that what  
24 I'm going to do is just defer to Michael. He can get -- I

1 think he has got a brief presentation, just to kind of go  
2 over it. But as I said, again, I think we're kind of in  
3 agreement that this 4-and-a-half-acre parcel likely should  
4 be zoned given the H overlays part of this process. So  
5 I'll defer to Michael, if he is promoted.

6 MR. EMMONS: I'm going to go ahead and  
7 share my version of the PowerPoint. Is that up now,  
8 Chris?

9 MR. JACKSON: Yes. It appears to be.

10 MR. EMMONS: All right. So it's an honor  
11 to join all of you tonight on this record-setting HRB  
12 marathon session. So, yeah, I'll keep this just a few  
13 minutes. In March, Breckstone Architecture invited us to  
14 collaborate on an evaluation of the property and its  
15 history and its historic context and its architecture.  
16 And as John pointed out, under the criteria in the Unified  
17 Development Code for New Castle County, we confirmed that  
18 the subject property was eligible for historic overlay  
19 zoning under criteria B and D, B for having significant  
20 character interest or value. As an example, the  
21 development, heritage, or cultural characteristics of the  
22 county. And D for exemplifying the cultural, economic, or  
23 historical heritage of the community.

24 So despite a much deeper history of the



1 subject property evident in these 19th century maps, which  
2 show an older farmhouse that once stood on the property,  
3 the only infrastructure actually surviving from the 1800s  
4 today is a portion of the foundation under the current  
5 those. Everything else here at the property dates to 1910  
6 to about 1980.

7 Retaining the most integrity and offering  
8 the most obvious preservation possibilities is what I call  
9 the domestic core of the property, a tight group of three  
10 buildings including the house and two domestic  
11 outbuildings including a pantry house and a washhouse.  
12 All three of these buildings utilize panel face concrete  
13 block construction, which provides a nice aesthetic unity  
14 to this cluster of historic buildings.

15 The 1920s farmhouse is built in an  
16 understated Colonial Revival style, which was modern and  
17 forward looking at the time, but it still also retained a  
18 traditional form, especially it's a rear kitchen ell like  
19 so many other older Delaware historic houses. The house  
20 is overall in very good shape, and it retains high design  
21 integrity with it's original floor plan mostly intact,  
22 original wood floors still in place, early trim, and it's  
23 original stairway. Indirectly behind the house where they  
24 were easily accessed from the kitchen inside, the two

1 domestic outbuildings also feature high design integrity  
2 with their original panel face concrete block walls still  
3 intact and some interior fixtures still showing where  
4 former storage and work tasks were performed.

5           Stylized concrete block construction was in  
6 its heyday during the 19 teens and 20s when this property  
7 was built. What it was used for houses, churches,  
8 commercial structures, and, as we see here, farm  
9 buildings. Builders could even buy their own concrete  
10 block machines as well as the insert for creating various  
11 decorative finishes, and then they would manufacture the  
12 blocks themselves right there on the building site. And  
13 we think that may be indeed what happened here for these  
14 buildings. If we look carefully at the house's  
15 foundation, it, too, features panel face concrete block,  
16 which again nicely ties together the aesthetic of this  
17 1920s domestic core.

18           As for the larger complex, as John Tracey  
19 pointed out, it has unfortunately experienced a great deal  
20 of loss. If our Center were passed with nominating this  
21 property to the, say, the National Register of Historic  
22 Places, I do not believe this property would qualify for  
23 such a designation as a cohesive farm complex. Some of  
24 the missing buildings from the 1920s farm era include an

1 old dairy barn, a hay barn, a wagon shed, a windmill, a  
2 water tower, and other structures. Also missing is most  
3 of the 1960s dairy farm complex, personally seen here when  
4 the Feucht Family was featured on the cover of Delaware  
5 Dairy Digest. Say that fast three times. Among other  
6 structures, their farm included two cow barns, three  
7 silos, and lots of fencing, and other structures and  
8 features.

9 I thought I should note that the one reason  
10 this complex, at the least the dairy farm complex was so  
11 decimated, it was a 1993 storm with a pair of tornadoes  
12 which destroyed or damaged a large portion of the dairy  
13 farm complex, which was never rebuilt. This recent aerial  
14 shows the location of many of the missing buildings and  
15 structures giving a sense of the material loss to this  
16 complex. There are at least a couple of other structures  
17 that were also lost that were not represented on this  
18 figure including a chicken house that was closer to the  
19 house.

20 So besides the domestic core, what does  
21 survive in the complex are four farm buildings  
22 representing a mixture of areas and functions. Two of  
23 them are 20th century pole barns or machine sheds. The  
24 other two are 1920s or circa 1910, perhaps, corn crib

1 granary represented by the letter F. In closer to the  
2 dwelling represented by the letter D the 1966 milking  
3 parlor. The corn crib granary retains a very high, fairly  
4 high integrity with corn cribs, grain chutes, and bins  
5 still in place representing multiple eras in mixed grain  
6 farming with some alterations having occurred during the  
7 Feucht Family's dairy farm era. It's important to note,  
8 however, that this building as well as the 1960s machine  
9 shed to its northwest do not sit on the subject property  
10 with the rest of the complex. It was cut off from the  
11 farm parcel about a quarter of a century ago, from what I  
12 understand, when the property was first subdivided around  
13 1997.

14 Closer to the house is the milking parlor,  
15 which was finished in 1966. Milking parlors were  
16 buildings where dairy farmers brought their cows in small  
17 groups for milking, and they were milked from a milking  
18 pit, as you can see here, pumping the milk through pipes  
19 into a large stainless steel milk tank in another room  
20 where it would be picked up by a milk tanker truck later.  
21 The cows would file in through the door on the right --  
22 or, I'm sorry. Yeah, on the right. They would be  
23 positioned along the stalls in the pit to be milked while  
24 they ate. And when finished, the cows would file back out

1 the door to return to the cow barns. You can see a rope  
2 dangling above the pit where the operator would give it a  
3 pull to open the doors for the cows. This building has  
4 lost some material integrity including missing all of its  
5 iron stall bars for the cows, the milking machinery, and  
6 some windows. But it does still retain its floor plan,  
7 it's milking pit, and some finished materials, and so  
8 would be a good candidate for more detailed documentation.

9           Anyway, I don't -- I want to leave time for  
10 further discussion. I don't want to take too much time.  
11 So, basically, to conclude, we concur that this historic  
12 farm property known long ago as Manor Farm and during his  
13 dairy era as the Delmarlan Farm is eligible for historic  
14 overlay zoning under criterion B and D for the historical  
15 reasons that we have outlined in the historical report.

16           And with that, I think I'll kick it back to  
17 John Tracy, and I'll be happy to answer any questions  
18 about the history or architecture in the question session.

19           MR. TRACEY: Thanks, Michael. I mean, I  
20 don't think we have anything more at this point to say.  
21 Because, again, the purpose of this hearing is solely to  
22 determine whether or not eligibility is appropriate for  
23 this 4-and-a-half-acre farm parcel. And as Michael's  
24 report had indicated and Todd's report had indicated that,

1 that, you know, there is a concurrence that it is eligible  
2 for that zoning. And then the next step, obviously, after  
3 the Board considers that issue, at the beginning of the  
4 next month would be for us to continue on to the  
5 Preservation Plan, which I think is part of, candidly,  
6 what you have seen in both Michael and Todd's reports are  
7 probably the groundwork for that ultimate perseveration  
8 plan that you will see.

9 MR. JACKSON: Okay. Questions from the  
10 Board? No. Karen Anderson.

11 MR. DAVIS: Ms. Anderson.

12 MS. ANDERSON: Yes. I, I don't have a  
13 question. I, I just want to say thank you for a very nice  
14 presentation. Really good information and just indicate  
15 that it's very well documented. Certainly appreciate  
16 that. Thank you.

17 MR. EMMONS: Thank you, Ms. Anderson.

18 MR. JACKSON: And any other hands from the  
19 Board at this time?

20 MR. DAVIS: Okay. No further questions  
21 from the Board? If not, we'll open it up for public  
22 comment.

23 MR. JACKSON: All right. I see one hand  
24 raised, Paul Feucht.

1 MR. DAVIS: Okay. Mr. Feucht.

2 (Cross talk.)

3 MR. DAVIS: Yep. We can hear you.

4 MR. FEUCHT: Okay. I appreciate -- I'm  
5 sorry that I spoke at the wrong time. I happened to rush  
6 home from work, and I thought you were talking about this  
7 situation when I got here.

8 And my father was the one that built a lot  
9 of those buildings that you saw documented that are  
10 destroyed. And we bought the farm in 1965, and I'm  
11 hopeful that you will see a way to preserve the house and  
12 the outbuildings, the milking parlor, and the granary  
13 because they all have historical significance.

14 When we bought the farm, there was an older  
15 man that lived around the corner. And the farm is divided  
16 -- at that time when we bought it -- into parcels that  
17 were in Maryland as well Delaware because of the way the  
18 farm is laid out based on the roads of the time. And the  
19 gentleman had grown up as a child and near that area and  
20 can remember, for instance, riding a horse-drawn wagon  
21 through the granary when they used it for preservation of  
22 corn or the grain.

23 I hope the Board will take that into  
24 consideration that it does have significant value. We

1 have put a lot of effort into preserving the house.  
2 Unfortunately, at this time it appears that the house has  
3 been somewhat denied care, or if you want to call it. And  
4 I will look forward as you move forward on making these  
5 decisions. I did provide some information to Mr. Emmons  
6 after he tracked me down, and I thank him for presenting  
7 his items to the Board. That's all I have to say. Thank  
8 you.

9 MR. DAVIS: Thank you.

10 MR. JACKSON: I don't see other, any other  
11 hands at this time.

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

14 MR. JACKSON: And no other hands at this  
15 time.

16 MR. DAVIS: Okay. Great. Thank you.

17 MR. FEUCHT: Thank you.

18 MR. DAVIS: Move onto the report and for  
19 the Preservation Planner.

20 MR. JACKSON: Yes. And their, their report  
21 other than this items, items that appeared on the agenda  
22 this evening will be incorporated at the Tuesday, June  
23 7th, 2022, business meeting at 5:00, in the same manner on  
24 Zoom and in person here at 67 Reads Way (inaudible).



1 MR. DAVIS: We will make one final call for  
2 public comment.

3 MR. JACKSON: (Inaudible) hands raised.

4 MR. DAVIS: Okay?

5 MR. JACKSON: No hands.

6 MR. DAVIS: Do we have a motion to adjourn?

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

8 MS. ANDERSON: Second.

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

10 MR. JOHNS: Aye.

11 MS. SILBER: Aye.

12 MR. PATEL: Aye

13 MS. ANDERSON: Aye.

14 MS. HERSHNER: Aye.

15 MR. ZAHRALDDIN: Aye.

16 MR. DAVIS: Thank you, everyone.

17 MS. HERSHNER: Thank you.

18 MS. ANDERSON: Thank you.

19 MR. ZAHRALDDIN: Good evening.

20 MS. DURHAM: Bye.

21 MS. ANDERSON: Take care.

22 MR. PATEL: (Cross talk.) Bye.

23 (Whereupon, this hearing concluded.)

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

I, SARAH E. COBETTO, certify that the foregoing is a true and accurate transcript from the official electronic sound recording.

*Sarah E. Cobetto*

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SARAH E. COBETTO  
Approved Transcriber

Dated: June 19, 2022

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