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MINUTES  
HISTORIC REVIEW BOARD PUBLIC HEARING  
NEW CASTLE COUNTY  
DEPARTMENT OF LAND USE  
87 READS WAY, NEW CASTLE, DELAWARE  
June 20, 2023  
5:00 p.m.

TRANSCRIPT OF PROCEEDINGS  
BEFORE CHAIRPERSON JOHN DAVIS

TRANSCRIBED BY: LUANN H. PARKS

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BOARD MEMBERS :            JOHN DAVIS  
                                 STEVE JOHNS  
                                 NANNETTE SWADEY  
                                 PERRY PATEL  
                                 JEAN HERSHNER  
                                 KAREN ANDERSON  
                                 ROBERT DUKE  
                                 KEVIN BAMI

ALSO PRESENT :            BETSY HATCH  
                                 DON ESCHENBRENNER  
                                 DEV SITRAM  
                                 MICHAEL EMMONS  
                                 KATHRYN MORRISSEY  
                                 TOM WHITTINGTON  
                                 BECKER MORGAN  
                                 RYAN MUSACCHIO  
                                 MIKE RIEMAN  
                                 BILL CROFT

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FOR APPLICATION 2023-0236-H

MIKE CLENDANIEL

FOR APPLICATION 2023-0284-H

BEN RIZZO

FOR APPLICATION 2023-0285-H

JOE FULTON

CURTIS HARKIN

FOR APPLICATION 2023-0286-H

JOHN TRACEY

FOR APPLICATION 2023-0287-H

KATHY CAPANO

JOE CAPANO

FOR APPLICATION 2023-0288-H

JOHN TRACEY

TODD BRECK

MICHAEL EMMONS

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P R O C E E D I N G S

MR. DAVIS: (Inaudible) we have a lot of things on our agenda today. So with that, we'll call to order the New Castle County Historic Review Board public hearing of June 20, 2023. It's 5:01 by the computer on my -- on my clock on my computer.

We will start with roll call.

MS. HATCH: Okay. Mr. Davis?

MR. DAVIS: Present.

MS. HATCH: Ms. Swadey?

MS. SWADEY: Present.

MS. HATCH: Mr. Johns?

MR. JOHNS: Present.

MS. HATCH: Mr. Barni?

MR. BARNI: Present.

MS. HATCH: Ms. Hershner?

MS. HERSHNER: Present.

MS. HATCH: Ms. Anderson?

MS. ANDERSON: Present.

MS. HATCH: Mr. Patel?

MR. PATEL: Present.

MS. HATCH: Mr. Duke?

MR. DUKE: Present.

MS. HATCH: And then Ms. Silber is

1 absent this evening.

2 MR. DAVIS: Thank you. Onto rule of  
3 order.

4 MS. HERSHNER: She will (inaudible).

5 MS. HATCH: Okay. This is a public  
6 hearing conducted by the New Castle County Historic  
7 Review Board. The purpose of these hearings is to  
8 compile a record of relevant information regarding  
9 each application, and have the proposed projects that  
10 affect the county for (technical difficulties).

11 To make the most efficient use of time  
12 at this hearing, the following rules of order are  
13 established. Following the reading of each agenda  
14 item, the applicant and their representatives will  
15 make a presentation not to exceed a total of 15  
16 minutes. Board members may ask questions of the  
17 applicant at the conclusion of the presentation.

18 The public will then be invited to  
19 speak in the following order: one, those who wish to  
20 speak in favor; two, those who wish to speak in  
21 opposition; and three, those who wish to offer general  
22 comments.

23 Speakers are encouraged to be brief and  
24 focus their remarks on historic issues. So that

1 everyone has had the opportunity to be heard, all  
2 speakers are limited to five minutes. Any speaker may  
3 ask the Board to hold the record open for submittal of  
4 written testimony if the time limit is not sufficient  
5 for their needs. Speakers are not permitted to debate  
6 the applicant but may ask questions. But the  
7 applicant may choose to answer during their rebuttal  
8 period at the close of the public comment period.

9 All testimony is recorded and  
10 transcribed. Therefore, all speakers must come  
11 forward one at a time and state their name, address,  
12 and organization affiliation, if any, before offering  
13 comments. Random from the comments -- random comments  
14 from the audience will not be recognized, and the  
15 public is asked to respect the applicant's right to an  
16 orderly hearing.

17 No recommendations or decisions will be  
18 made by the Historic Review Board of this hearing  
19 today. The Board will evaluate the information,  
20 testimony, and comments received here in a public  
21 business meeting to be held the first Tuesday of next  
22 month.

23 MR. DAVIS: Thank you. Seeing that we  
24 have no old business, we will move into new business.

1 And I think -- I think I said we have five things, but  
2 we actually have six items (inaudible).

3 MS. HATCH: (Inaudible). All right.  
4 First on the agenda is Application 2023-0236-H, 3300  
5 Faulkland Road, Tax Parcel 08-033.00-008. This is on  
6 the southeasterly corner of Faulkland Road and Newport  
7 Gap Pike, Mill Creek Hundred. This is a demolition  
8 permit to demolish a 20th century pavilion within a  
9 Historic Overlay Zoning District at Brandywine Springs  
10 Park. The property is zoned S, and is also a historic  
11 overlay zoning district, and the property is within  
12 Council District 9.

13 And Mike Clendaniel is on -- Mike, are  
14 you able -- we can advance the -- the slides for you,  
15 or you are welcome to share your screen. Which would  
16 you prefer?

17 MR. CLENDANIEL: I can -- as long as I  
18 can share, I can do it.

19 MS. HATCH: Okay. (Inaudible). We  
20 will stop sharing. You should be good to go.

21 MR. CLENDANIEL: I want to confirm  
22 everybody can see my -- share -- see my screen?

23 MR. DAVIS: Yes, I do.

24 MR. CLENDANIEL: And it's actually --



1 sorry. Mine is on a double monitor, so I want to make  
2 sure you're actually getting the title slide and not  
3 everything.

4 MR. DAVIS: Well, I think we're getting  
5 everything. But --

6 MR. CLENDANIEL: Everything? All  
7 right. That's what I was afraid of. That's the wrong  
8 one.

9 MR. DAVIS: There we go.

10 MR. CLENDANIEL: All right. Perfect.  
11 All right. New Castle County Parks is looking to  
12 demolish the Lawson Pavilion, which falls within the  
13 historic overlay district at Brandywine Springs Park.  
14 The -- the park was home to an amusement park back in  
15 the early 1900s. This park was actually accepted into  
16 the county's park system sometime in the '70s. And  
17 the Lawson Pavilion has been around for at least 30 to  
18 40 years.

19 As you can see, this is a simple  
20 structure. It consists of a roof and some columns on  
21 a cement slab. It does have a fireplace in the middle  
22 of it that some people could use for fires. We've  
23 kind of tried to get away from that for safety  
24 reasons. And as I mentioned, this park falls within

1 the historic overlay district.

2 Here are some photos, just kind of  
3 giving you a more up close -- some of the joists  
4 within the actual building, and the -- or the  
5 (inaudible) are starting to deteriorate. And it's  
6 just getting old. This is park is -- it's also become  
7 a part of a public nuisance -- what's -- where it's  
8 located within the park. Pedestrian access to get to  
9 it is kind of located in the back, or the northeast  
10 portion of the park. And it just is not -- not easy  
11 for pedestrians to get to and access. We actually had  
12 to close off, as you can kind of see in the picture  
13 there in the top left. There is kind of an access  
14 pathway. We actually had to close that off due to  
15 safety concerns. And really, it's been something that  
16 has kind of been a problem to our actual communities  
17 that still live around there.

18 So the reason why we want to demolish  
19 it is this pavilion no longer serves a need within the  
20 park. There are two other pavilions that exist within  
21 the park. They're actually located just adjacent to  
22 the other parking lots, and have ease of access for  
23 all the public to access and to utilize. And again,  
24 our other reason -- us wanting to remove this is -- is

1 more of a safety issue. Just for the public actually,  
2 to -- to keep nuisances away from it.

3 As long as we can obtain approval, our  
4 next steps are to obtain a demolition permit from New  
5 Castle County Land Use, remove the structure,  
6 fireplace, and concrete pad, grade, topsoil, and seed  
7 this served area back to normal, and just leave it as  
8 natural grass.

9 With that, I would like to ask if  
10 anyone has any questions regarding the removal of  
11 this?

12 MR. DAVIS: Thank you. Anyone have any  
13 questions for the applicant?

14 MS. HATCH: Mr. Barni has his hand  
15 raised.

16 MR. DAVIS: Mr. Barni?

17 MR. BARNI: I'm sorry. I just have two  
18 quick questions. The first one, you had shown that  
19 slide with the sort of structural issues on those --  
20 those joists. Do you have another photo of that? I  
21 didn't -- how bad is that structural issue?

22 MR. CLENDANIEL: I put it on the level  
23 of probably closing it. I mean, we could probably  
24 come in and do some repairs to it. But really, the --

1 really, the main gist here of why we want to remove it  
2 is more of a public nuisance, an issue of -- we've  
3 really had some issues of where we've had to have the  
4 police involved and everything with getting things  
5 taken care of, removing some of the public from this  
6 pavilion.

7                   So that's really one of our main  
8 reasons here. It's just to try to have a better  
9 presence with the -- basically, keeping everybody who  
10 uses the pavilions up front, closer to the parking  
11 lot. It's -- it's more of a health/safety/welfare for  
12 -- for our police force and everybody to be able to  
13 look at it, and to try to keep things safe.

14                   MR. BARNI: Okay. Thank you.

15                   MR. DAVIS: Any more questions?

16                   MS. HATCH: I'm not seeing any hands  
17 raised by the Board.

18                   MR. DAVIS: There are no more  
19 questions. Thank you. We'll conduct the public  
20 comment.

21                   MR. CLENDANIEL: Thank you.

22                   MR. DAVIS: We'll make a call for  
23 public comment in favor of this application.

24                   MS. HATCH: (Inaudible) working on it.

1 MR. DAVIS: Okay. Sorry.

2 MS. HATCH: Yeah. Give us a moment.

3 MR. DAVIS: Okay.

4 MS. HATCH: All right. There are no  
5 hands raised.

6 MR. DAVIS: Okay. We'll call for  
7 public comment in opposition.

8 MS. HATCH: There are no hands raised  
9 online.

10 MR. DAVIS: And general public comment  
11 for the -- this application?

12 MS. HATCH: There are no hands raised.

13 MR. DAVIS: Okay. Good. Thank you.  
14 Moving on to the next one.

15 MS. HATCH: (Inaudible). All right.  
16 The next item on the agenda this evening is  
17 Application 2023-0284-H. This is One Delaware Street,  
18 Tax Parcel 12-027.40-067. This is on the eastern  
19 corner of the intersection of Delaware Street and  
20 North Main Street. Red Lion Hundred. This is a  
21 building permit to construct a detached accessory  
22 structure within the St. Georges National Register of  
23 Historic Places District. The property is zoned CN,  
24 commercial neighborhood, and it's also within the

1 bounds of a Hometown Overlay zoning district. And the  
2 property is located with the Council District 12.

3 Bear with me. I'm trying to promote  
4 the applicant to a panelist here. Mr. Rizzo, I'm  
5 trying to promote you to a panelist, but I also did  
6 allow -- oh, there we go. Okay. Now you should be  
7 able to speak.

8 MR. RIZZO: Can you hear me now?

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

10 MR. RIZZO: All right. I'm here. Can  
11 you hear me?

12 MR. DAVIS: Yes.

13 MS. HATCH: Yep.

14 MR. RIZZO: Okay. So I'm sorry I  
15 couldn't be there. I'd like to but I was -- I'm in  
16 Salisbury. I have a couple meetings down here, so I'm  
17 staying down here.

18 So we're proposing this. My partner --  
19 is it okay to speak?

20 MR. DAVIS: Yes.

21 MR. RIZZO: Okay. My partner is  
22 wanting to move down there. He has the store on the  
23 corner, as you see, as a business. So he's selling  
24 his house in Middletown and wants to be a resident

1 down there, but he also would like to have a garage  
2 built to put his cars in.

3 So we are proposing this pole barn  
4 garage out back which will -- this picture isn't the  
5 exact colors, but it will match the store. It will be  
6 white with a green roof. It's an all-metal structure  
7 with just a slab. There's nothing really other than  
8 that, but that's what it is. And that's what we're  
9 trying to do, to accomplish. I think it will fit it  
10 well. The DRAC did approve it, so I'm hoping you guys  
11 will want to approve it as well.

12 I did -- there's a picture of the  
13 roofing. Okay. I'm just trying to think -- what else  
14 was there? And that's basically it. I mean, I don't  
15 have anything other than that. Is there any  
16 questions?

17 MR. DAVIS: Thank you.

18 MR. RIZZO: Sure.

19 MR. DAVIS: Questions for the  
20 applicant?

21 MR. RIZZO: Pardon? I didn't hear  
22 that.

23 MR. DAVIS: We'll -- we'll do Ms.  
24 Swadey and then -- is that Mr. Duke that has his

1 (technical difficulty)? All right. Ms. Swadey first.

2 MS. SWADEY: I just have a quick  
3 question. It says that you appeared before the St.  
4 Georges Design Review Advisory Committee. I was just  
5 wondering if you got a result from them.

6 MR. RIZZO: Yes. They were in  
7 agreement. They all agreed on it. (Cross talk).

8 MS. SWADEY: Thank you.

9 MR. RIZZO: Thank you.

10 MR. DAVIS: Mr. Duke? Is that Mr. Duke  
11 there?

12 MR. DUKE: That's me. Well, just one  
13 question. How -- how does the height of the pole barn  
14 compare with the height of the structure at the  
15 intersection of Delaware Street and Main Street?

16 MR. RIZZO: It will probably be -- it's  
17 only about 12 to 14 feet at the tallest -- at the  
18 peak. And this -- it's because it's down in a hole --  
19 a gully there. So you'll probably see about 5 feet of  
20 the top.

21 MR. DUKE: Okay. Thank you.

22 MR. RIZZO: Uh-huh.

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



1 MS. HATCH: There are no more hands  
2 raised.

3 MR. DAVIS: Okay. Thank you. We'll  
4 open it up to public comment again for this  
5 application. So we'll make a call for public comment  
6 in favor of this application.

7 MS. HATCH: There are no hands raised  
8 online.

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

11 MS. HATCH: There are no hands raised  
12 online.

13 MR. DAVIS: Any general public comment  
14 related to this application?

15 MS. HATCH: There are no hands raised  
16 (inaudible).

17 MR. DAVIS: Thank you, Mr. Rizzo.

18 MR. RIZZO: Thank you. Appreciate it.

19 MS. HATCH: All right. For the next  
20 application this evening, you guys are welcome to come  
21 up to the table if you want (inaudible). This is  
22 Application 2023-0285-H, 1600 Rockland Road, Tax  
23 Parcel 06-118.00-002. This is the southwestern side  
24 of Rockland Road and southeastern side of Powder Mill

1 Road, north of Alapocas Drive in Brandywine Hundred.  
2 This is a demolition permit to demolish the circa 1966  
3 addition to the Administration and Research Building  
4 at the Nemours Children's Hospital. The property is  
5 zoned OR and it's within Council District 2.

6 And Ms. Hershner does have her hand  
7 raised.

8 MR. DAVIS: Ms. Hershner?

9 MS. HERSHNER: Yes. Before we get  
10 started on this application, I just need to recuse  
11 myself because of my employment. So --

12 MR. DAVIS: Thank you. Thank you.  
13 thank you for --

14 MS. HERSHNER: Thank you.

15 MR. DAVIS: -- for that. Okay.

16 MS. HATCH: (Inaudible). Click the  
17 presentation link. (Inaudible). Share the -- share a  
18 different screen. It should be -- yeah.

19 UNIDENTIFIED MALE: Taking forever.

20 MS. HATCH: (Inaudible).

21 MR. DAVIS: While we're pulling up the  
22 presentation, do you just want to just step in and  
23 introduce yourselves?

24 MR. FULTON: Sure. Yeah. No problem.

1                   Good evening, everyone. I'm Joe Fulton  
2 with BPGS Construction. We are the general  
3 contractors for this project, hired by Nemours. And  
4 with us --

5                   MR. HARKIN: Curtis Harkin from  
6 Tevebaugh (ph) Architecture. Back here is Chuck Ryan  
7 Tevebaugh Architecture, and Claudia Bayer (ph), also  
8 from PBGS.

9                   MR. FULTON: So to give a quick  
10 background here, that first slide there, you can kind  
11 of see a 3D model of the portion of the property, that  
12 1966 addition which is boxed, is what we are proposing  
13 to demo. And this slide here really just the -- the  
14 most current site plan. I've highlighted again the  
15 1966 addition to this building.

16                  MR. HARKIN: And all the content is in  
17 the upper left.

18                  MR. FULTON: For some reason, I can't  
19 get this zoomed correctly.

20                  MR. HARKIN: There you go.

21                  MR. FULTON: All right. There we go.  
22 Go to the next slide, please. (Inaudible). Okay.

23                  MR. HARKIN: We don't have to read  
24 through all this. I'll do a brief re-synopsis at the

1 end. But if we can look at the imagery that goes with  
2 this just to get an overview. Is there any way you  
3 can make that picture take up more of the screen?

4 We took a few shots from the bordering  
5 public road alongside the hospital to see what you can  
6 see from the public space. As you can see, there's a  
7 10-foot wall around the hospital, and then there are  
8 some gaps where you can see through. There's a lot of  
9 trees. And you can just kind of see the ARB building  
10 there in the background peeking through.

11 Now, the portion that we're talking  
12 about demolishing is on the backside of this. We  
13 might have to go back to the site plan at the end just  
14 for reference, but let's keep on going through. We  
15 took some more pictures along the public way. Again,  
16 that's the main building from -- finished in 1940.  
17 You can see the top floor of it, and the slate roof,  
18 but you really can't see much more of it. And even if  
19 it was in clear view, the addition we're talking about  
20 is around the backside. So keep on going.

21 As you enter the grounds of the  
22 hospital and go through the gate, you can start to see  
23 a little bit more in, but you still can't get a  
24 glimpse of the ARB Building or the addition until you

1 get further into the grounds, so just keep on going.  
2 And there you go. If you go far enough in, you can  
3 start to see -- the -- the main building is hidden  
4 behind the trees mostly still here. And where it's  
5 pointing to the 1960 addition, you can see that  
6 portion. And then there's a one-story portion next to  
7 that which is the 1966 addition. (Inaudible). We  
8 have some closeup shots of the addition itself, if you  
9 can. So here is the character of -- of that addition,  
10 which is about 2200 square feet.

11 The original hospital building of the  
12 Nemours Foundation was done in -- was completed in  
13 1940. And it's the majority of this building which is  
14 about 47,000 square foot in terms of footprint. And  
15 overall, with all the floors, it's more -- it's about  
16 120,000 square feet. The original building is two and  
17 three stories tall. Portions with a slate roof, and  
18 portions with the flat roof; made of concrete and  
19 brick, with a Portland cement stucco finish, and some  
20 stone bands on it.

21 In 1960, a two-story portion which you  
22 can see on the left with the boarded up windows was  
23 added to the building. And that portion mirrors a  
24 part of the original building, which was on either

1 side, which was to the left of a auditorium entrance  
2 with three arches. So the 1960 portion exactly is the  
3 same character as part of the original 1940 portion.  
4 And as you go around that side of the 1960 portion,  
5 some of the detailing becomes a little more simple.  
6 The base turns into a simple rectangle. And then the  
7 1966 portion, which is here, it picks up on the exact  
8 same cues as the back of the -- the more simple side  
9 of the 1960 addition. So the addition -- the 1966  
10 addition is a one-story, 2200 square foot addition.  
11 It comprises less than 5 percent of the total  
12 footprint of the entire building. And if you look at  
13 the total square footage, it's less than 2 percent  
14 since it's a one-story portion.

15           The intent of the overall stabilization  
16 project which encompasses the entire building was to  
17 preserve and repair the original 1940 building and the  
18 1960 addition. This much smaller 1966 addition has  
19 reached the end of its -- of its serviceable life, and  
20 our intent is to demolish that. We don't feel that it  
21 is as historically significant as the other portions,  
22 and it does encompass a very small percentage of the  
23 building. After its removal, the 1960 portion would  
24 still remain and have the similar -- the same type of

1 features from that same time period. So what you see  
2 on the outside of this building, that -- those  
3 features would still be essentially duplicated on the  
4 part that would remain.

5 The structural report which is included  
6 in here in more detail found significant problems that  
7 contribute to us assessing that Nemours would be  
8 better served by using the space for another function.  
9 That other function is open. It's undetermined at  
10 this time.

11 Kind of in closing, Nemours is an  
12 institution that places an outstanding amount of  
13 importance on their historic fabric of the campus and  
14 the buildings. And they made a commitment to preserve  
15 the original legacy of Albert Victor Dupont in terms  
16 of both architecture and in support of children's  
17 health. We're requesting that Nemours be allowed to  
18 continue serving that legacy by making this relatively  
19 small change to the overall building, to give them  
20 more flexibility to make better use of this location.

21 I want to go back to the site plan.  
22 And we can blow that up, and I'll just -- it's kind of  
23 hard to see. It's in the upper left corner. So you  
24 can see that the overall hospital is enormous. But

1 even this portion that is the historic original  
2 hospital, which is in the red rectangle going up from  
3 there, is still 120,000 square feet. And the yellow  
4 portion is the little 1966 addition that we're  
5 proposing to demolish.

6 MR. DAVIS: Thank you. Questions?

7 MR. BARNI: Just real quick. You said  
8 the 1960 portion mirrors a piece of the 1940s  
9 building. Which piece is that?

10 MR. HARKIN: Yeah. So I don't know if  
11 everybody online will be able to see this, but -- I  
12 guess they won't.

13 UNIDENTIFIED MALE: Maybe Shane can use  
14 (cross talk).

15 MR. HARKIN: (Cross talk). So this is  
16 the auditorium part of the original building. And  
17 this little bump is part of the original building,  
18 right here. So this is an important entrance. And  
19 this portion of the building is a flat-roofed portion,  
20 which was mirrored in character with this 1960  
21 addition. So about that axis, both of these things  
22 look the same. So it goes well. So as soon as this  
23 gets around the corner here, the base is simplified a  
24 little bit to just simple rectangle, and that more



1 simple aspect is kind of kept all the way back until  
2 you get back to the original building. And that,  
3 although it's one story, it does have similar  
4 detailing to the 1960 addition.

5 MR. BARNI: But that auditorium was  
6 actually built in 1940 --

7 MR. HARKIN: It's part of the original  
8 --

9 MR. BARNI: -- (cross talk) the rest of  
10 the building (cross talk)?

11 MR. HARKIN: Yeah, it's part of the  
12 addition. Yeah. It looks like (inaudible). It -- it  
13 looks balanced with the 1960 addition.

14 MS. HATCH: I'm not seeing any hands  
15 raised online.

16 MR. DAVIS: Make another call to the  
17 Board for -- for questions?

18 MS. HATCH: Mr. Duke has his hand  
19 raised.

20 MR. DAVIS: Okay. Mr. Duke? I can't -  
21 - I can't see --

22 MS. HATCH: (Inaudible).

23 MR. DUKE: I -- I just raised it. So  
24 was -- did -- was a conditions assessment performed on

1 the rest of the facility as well? Or just on the  
2 1960s addition? And were there similar problems with  
3 the envelope identified in the existing facility  
4 elsewhere in the 1940s -- in the 1940s structure?

5 MR. HARKEN: Actually, the 1940s  
6 structure is in really good shape. As far as the '60  
7 goes -- so did you guys find anything like this in the  
8 1960s addition?

9 MR. FULTON: No, no. No. It was  
10 (cross talk) --

11 MR. HARKEN: You saw the worst façade  
12 cracking and damage to the decks in the 1966 addition.

13 MR. DUKE: Thank you.

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

16 MS. HATCH: There are no hands raised.

17 MR. DAVIS: Okay. We'll open it up to  
18 public comment. Again, we'll call for public comment  
19 in favor of the application.

20 MS. HATCH: There are no hands raised  
21 online.

22 MR. DAVIS: We'll take a call for those  
23 in opposition to the application.

24 MS. HATCH: There are no hands raised

1 online.

2 MR. DAVIS: Okay. Any -- any general  
3 public comments related to this application?

4 MS. HATCH: There are no hands raised  
5 online.

6 MR. DAVIS: Okay. Thank you.

7 MR. FULTON: Thank you.

8 MR. HARKIN: Thank you. Thank you.

9 MS. HATCH: Our next application on the  
10 agenda this evening is 2023-0286-H, One Rock Manor  
11 Avenue, Tax Parcel 06-128.00-111. This is on the  
12 north side of Rock Manor Avenue, and the west side of  
13 -- west side of Concord Pike in Brandywine Hundred.  
14 This is a minor subdivision plan to subdivide 2.37  
15 acres at One Rock Manor Avenue which is containing the  
16 Mayer House which was constructed circa 1913, NC 15  
17 zoning, Council District 2. And let me promote that  
18 in here.

19 MR. TRACEY: Thank you, Betsy.

20 MS. HATCH: Sure. Do I need -- I  
21 promoted Dev. Do I need to promote anyone else?

22 MR. TRACEY: Yeah. If you could, Don  
23 Eschenbrenner from Karin's.

24 MS. HATCH: Okay.

1 MR. TRACEY: Michael Emmons and Kathryn  
2 Morrissey from CHAD.

3 MS. HATCH: Okay.

4 MR. TRACEY: Tom Whittington if he is  
5 on.

6 MS. HATCH: Okay.

7 MR. TRACEY: And Anna Gebelein who is  
8 the property owner if she's on. Just for -- if  
9 there's questions that folks have, I've got the whole  
10 bevy of people, plus two extras if they want to talk.

11 MS. HATCH: Okay. So I don't see Ms.  
12 Evelyn on there.

13 MR. TRACEY: That -- that's fine.

14 MS. HATCH: Okay.

15 MR. TRACEY: Is that everybody? You  
16 got us all there, Betsy?

17 MS. HATCH: I think so.

18 MR. TRACEY: Okay. Cool. Again, thank  
19 you for allowing this to be before the Board this  
20 afternoon. Again for the record, my name is John  
21 Tracey with Young, Conaway, Stargatt, and Taylor here  
22 on behalf of the applicant and property owner, Anna  
23 Gebelein. As I mentioned, both Don Eschenbrenner and  
24 Dev Sitaram from Karin's, the civil engineers are on

1 the line, Michael Emmons and Kathryn Morrissey from  
2 CHAD who have done the historic documentation of the  
3 property are on the line, as well Tom Whittington  
4 who's a representative of the property owner.

5 We are here this evening to review a  
6 proposed minor subdivision plan for both One and Five  
7 Rock Manor Drive. At the end of the day, it will take  
8 what is two lots to create four. As the larger of  
9 these two lots, identified as Lot 1 on this picture in  
10 front of you contains the house that Betsy represented  
11 or referenced earlier. We have to come to the Board  
12 as part of the review of this plan.

13 I should note that the house which is  
14 presently occupied and anticipated to be occupied for  
15 the foreseeable future is not proposed to be,  
16 obviously, demolished, but also not proposed to be  
17 modified or added onto by this plan.

18 This slide you see in front of you, the  
19 first in our slide show, shows the parcel view map  
20 identifying the larger parcel which has the historic  
21 structure on it, as well as the smaller parcel. You  
22 can see from looking at this map that Rock Manor Drive  
23 essentially terminates at the property line of Lot 1  
24 and Lot 5, and continues no farther towards Concord

1 Pike. In fact, in a modification from its original  
2 historical orientation, no access is provided to this  
3 lot from Route 202.

4 The next two slides, Betsy is showing  
5 you the first one now. Show you look into the  
6 property from both Rock Manor Drive and Route 202,  
7 which is the next slide. In both cases, you can see  
8 that the house is largely hidden from view by the  
9 existing landscaping, both on lot and within the  
10 DelDOT right of way. This landscaping it not proposed  
11 to be altered as a result of this plan.

12 The next slide shows the proposed plan.  
13 As you can see, Lot 5, which is the lot to the left,  
14 is largely unchanged other than some minor  
15 modifications to its existing property line. The  
16 historic resource will be on the lot that's to the  
17 right of what you see is Lot 4. Lot 4, ironically, is  
18 now -- was Lot 5. Lot 1 is the historic lot. That's  
19 going to be nearly an acre in size, which is  
20 substantially larger than the point -- excuse me --  
21 the NC-15 zoning classification calls for, for this  
22 zoning district. And then the two new lots would be  
23 the lots that you see to the rear, Lots 2 and 3, each  
24 of which also will be in excess of the required lot

1 size for the NC-15 zoning. The lots will all be  
2 served by a new common driveway which would enter on  
3 Lot 4 and extend back, with (inaudible) serving the  
4 remaining three lots.

5 The next few slides show various views  
6 of this house, as you look at it from different  
7 locations. This is the view as you see once you come  
8 into the property off of Rock Manor Avenue. The next  
9 slide shows you turning into the lot as you would be  
10 coming off the driveway into the property, which  
11 interesting to note here is you see the remnants of  
12 what was originally, I guess, a half circle driveway  
13 and -- and pardon if I get this wrong -- a porte-  
14 cochere entrance that existed, a covered entrance for  
15 the existing house. This was largely rendered useless  
16 in the truest sense of the word by realignments that  
17 DelDOT did back originally in the 60s and then -- and  
18 again into the 90s with 202 in this area, such that  
19 you can no longer continue through and exit the  
20 property under -- under that porte-cochere that you  
21 see. So, candidly, the entrance most utilized by the  
22 resident of the house is through the kitchen on the  
23 side of the house.

24 The next picture that you see is the

1 east elevation. This is from the Route 202 side.  
2 Again, this would be from inside the property line  
3 because, as you recall previously, you were unable to  
4 see the property from 202. This shows as referenced  
5 in the reports there had been some renovations done to  
6 the rear, and primarily the enclosure of a pre-  
7 existing external porch and first floor addition.

8 The next slide shows the elevation of  
9 the house from the south and east side of the  
10 property, with the last being from the north and west  
11 side, the view that would be most, again, likely seen  
12 from the two new lots that would be in the rear. That  
13 would be the next slide, Betsy.

14 As noted, we did get the property  
15 documented by CHAD. CHAD's report notes that the  
16 traditional orientation, the view of the house was  
17 forever altered when DelDOT re-oriented and redesigned  
18 Route 202 in this area, as I mentioned, stripping the  
19 house of its traditional access and view shed. I  
20 should mention the inability to fully use the porte-  
21 cochere that's there. So now, the principal access,  
22 as I mentioned early, is through a driveway that goes  
23 along the side of the house with access into the  
24 kitchen. I think there is the remnants of a garage



1 that is there. The cars typically park in front of  
2 the garage. They don't utilize the garage itself. In  
3 fact, my understanding is the garage has actually been  
4 planted with flowers and other plantings in there by  
5 the property owner.

6 This property was the subject of  
7 several reports prior to CHAD getting involved. There  
8 was an initial report from DelDOT back in 1991 when it  
9 was reviewing the area as part of its requirements  
10 under Section 106 for the road construction  
11 improvement. What this report noted, and -- and to a  
12 lesser degree, what CHAD noted, is while there was  
13 historic significance attached to the house, as much,  
14 if not more historic significance was actually for the  
15 interior of the house because all the features that  
16 have been retained over time. And again, none of  
17 these features are being changed by the plan.

18 The exterior of the house, as noted  
19 both in the DelDOT report and the CHAD report, has  
20 been altered because of the work of DelDOT taking  
21 away, again as I mentioned, the traditional entrance  
22 points as well as the -- the additions that have made  
23 to the -- been made to the house over time.

24 So in essence, what we're proposing to

1 do is create three new lots, the first of which is on  
2 an existing lot to the west of this. The latter two  
3 are to the rear. These will both be single family  
4 homes consistent with what you see in the surrounding  
5 community in this area. No changes, as I mentioned,  
6 are being proposed to the house, which is currently a  
7 residence, and will continue to be a residence. So  
8 we're simply looking for the Board's input and  
9 hopefully blessing on this minor subdivision plan.

10 And with that, we'd be happy to take  
11 any questions.

12 MR. DAVIS: Thank you. Steve?

13 MR. JOHNS: So does the proposal  
14 relocate the driveway for the historic house?

15 MR. TRACEY: Yeah. Betsy, if you can  
16 go back to the plan. It -- it -- very slightly, if  
17 you can see from this plan, Steve, the existing  
18 driveway is just to the right of the new driveway.  
19 And of course, this driveway was a half-circle around  
20 the front of the house. And so you can see -- Betsy,  
21 if you can move up just a little bit more on that.

22 The other direction, please. Thank  
23 you. You can see on the right, that portion of the  
24 driveway that's being removed all the way to the right

1 is what used to be the access to Rock Manor Drive that  
2 no longer is utilized. So we would be removing the  
3 existing driveway that's just to the right of the new  
4 driveway being proposed. And then there would be an  
5 interconnection to the driveway as you can see where  
6 that Number 4 is into the existing pad for the site.

7 MR. JOHNS: Thank you.

8 MR. DAVIS: Questions from the Board?  
9 Ms. Swadey?

10 MS. SWADEY: Yes. You said that  
11 there's no plan to demolish the historic home, and  
12 it's going to continue as a residence. Is it going to  
13 continue to be occupied by Mrs. Gebelein, or are they  
14 planning to sell it as a single-family home?

15 MR. TRACEY: Currently, it's going to  
16 be continued to be occupied by Mrs. Gebelein.

17 MS. SWADEY: And are there any plans to  
18 sell in the future?

19 MR. TRACEY: I -- I -- at -- at some  
20 point, perhaps, but certainly nothing eminent,  
21 certainly nothing contemplated. She has family that  
22 is kind of spread out in different areas. So I don't  
23 think there's anything planned to be sold in the short  
24 time. Doesn't mean it won't be sold in the future,

1 but there's no current plans to do that.

2 MS. SWADEY: Okay. Thank you.

3 MR. TRACEY: You're welcome.

4 MR. DAVIS: Any more questions for the  
5 applicant?

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

8 MR. DAVIS: Okay. You want public  
9 comment?

10 MS. HATCH: (Technical difficulties)  
11 public comment.

12 MR. DAVIS: Again, we'll call for a  
13 public comment in favor of this application.

14 MS. HATCH: There are no hands raised  
15 online.

16 MR. DAVIS: Any public comment in  
17 opposition to the application?

18 MS. HATCH: There are no hands raised.

19 MR. DAVIS: Any general public comment  
20 related to this application?

21 MS. HATCH: There are no hands raised.

22 MR. DAVIS: Okay. Thank you, Mr.  
23 Tracey.

24 MR. TRACEY: Thank you, sir.

1 MS. HATCH: All right. (Inaudible).  
2 Our next application on the agenda is Application  
3 2023-0287-H. This is 1442 Bohemia Mill Road, Tax  
4 Parcel 13-016.20-026. This is on the south side of  
5 Bohemia Mill Road, east of the intersection with Old  
6 Telegraph Road. This is a demolition permit to  
7 demolish a circa 1965 Early American Style single-  
8 family dwelling. The property is zoned Suburban and  
9 is located within Council District 6.

10 Kathy, I did promote you. You should  
11 be able to unmute yourself and speak. There we go.

12 MS. CAPANO: Can you hear me?

13 MS. HATCH: We can.

14 MR. DAVIS: We can hear you, yeah.

15 MS. HATCH: (Cross talk).

16 MS. CAPANO: There you go. Okay. Hi.  
17 Hi, everyone. My name is Kathy Capano. This is my  
18 husband, Joe. We are the owners of 1442 Bohemia Mill  
19 Road in Middletown. We are here to request approval  
20 of a demo permit for this home. The home was  
21 previously owned by Joe's mom who passed away  
22 unexpectedly in 2022. And at that time, we inherited  
23 the property.

24 Upkeep for the property has put a

1 significant strain on Joe's mom's finances throughout  
2 her life to the point that she could no longer afford  
3 to maintain the property. And subsequently, the  
4 property fell into a lot of disrepair. We have looked  
5 at preserving the property and moving into the house.  
6 But after a careful and lengthy review of what is  
7 entailed in order to do this, we've decided that it is  
8 not the route we wish to pursue.

9 We would like to demo the house and  
10 build a new smaller home on the property that would  
11 need minimal upkeep, and serve our living needs with  
12 the thought of those needs going into what we would  
13 need as we age because both of us are in our 60s.  
14 And that's what we're proposing.

15 MR. DAVIS: Thank you. Does the Board  
16 have questions for the applicant?

17 MS. HATCH: Ms. Hershner has her hand  
18 raised, and Ms. Anderson has her hand raised.

19 MR. DAVIS: Okay. We'll take them in  
20 that order. Ms. Hershner first.

21 MS. HERSHNER: Hi there. So with  
22 regard to this house, have you had a structural  
23 assessment completed on it?

24 MR. CAPANO: No.

1 MS. CAPANO: We've had a lot of  
2 estimates given to us for certain repairs, but there's  
3 a lot of things that we have not gotten repair  
4 estimates yet.

5 MS. HERSHNER: So what -- what types of  
6 -- what types of repairs are you -- are you seeing  
7 that you -- that require significant investment?

8 MS. CAPANO: So there's -- well, new  
9 electric, new HVAC. There are some porches that need  
10 to be rebuilt, 24 windows that need to be replaced,  
11 exterior doors and thresholds. There are seven  
12 exterior doors, a roof replacement. For the plumbing,  
13 we don't have an estimate yet because we would have to  
14 get an integrity test and pressure testing of the  
15 copper lines and water lines and waste lines. Dormers  
16 and siding need to be fixed, soffits.

17 There was no kitchen in the house.  
18 There's a family room addition that has to be taken  
19 off. We need an engineering review for the structure  
20 because the basement was flooded with four inches of  
21 water from a septic. So we don't have estimates for  
22 that work. The basement wall from the addition -- the  
23 addition was put on -- if you're looking at the long  
24 picture of the house on the far right side, there was

1 an addition put on. And one basement wall has to be  
2 rebuilt from the original structure.

3 We don't know if there's any insulation  
4 in the house. (Inaudible). There's no garage, so we  
5 would build a garage. The driveway has to be  
6 rerouted, and of course, there's other fees, like  
7 dumpster. But there's a lot of things we don't know  
8 yet either, going into -- going into the project that  
9 we would probably find out later.

10 MS. HERSHNER: So just a quick follow-  
11 up question. If you do demo the house, have you  
12 considered salvaging materials? It looks like it's --  
13 the interior is beautiful.

14 MS. CAPANO: Some of the -- some of the  
15 interior is -- is nice. Do you want to speak to some  
16 of the salvaging? We've had a couple of people come  
17 out and --

18 MR. CAPANO: I -- I talked to one  
19 person early on about salvage. I think the company  
20 was called Milk Truck. And he basically was looking  
21 at, you know, locks --

22 MS. CAPANO: Doorknobs, things of that  
23 nature.

24 MR. CAPANO: -- doorknobs, doors, some



1 of the old doors. But other than that, no. We  
2 haven't really gotten into it as far as salvage other  
3 than him.

4 MS. HERSHNER: Okay. All right. Thank  
5 you very much.

6 MR. DAVIS: Thank you.

7 MS. HATCH: Ms. Anderson?

8 MR. DAVIS: Ms. Anderson was next. Ms.  
9 Anderson?

10 MS. ANDERSON: Yes. I guess my  
11 question is what is the -- I guess what is the cost to  
12 actually -- it doesn't sound like you have a final  
13 cost for actually getting the -- the building  
14 renovated.

15 MS. CAPANO: But, I mean, I have --

16 MS. ANDERSON: Or (cross talk) maybe a  
17 plan. Was --

18 MR. CAPANO: (Cross talk).

19 MS. ANDERSON: -- like, have you talked  
20 to somebody to find out if there's a way to phase it?  
21 To see if there's some kind of way to create a path  
22 forward rather than a demolition?

23 MR. CAPANO: Yeah. I -- I've been a  
24 builder for over 40 years. So a lot of the people

1 that I work with, I did sit with, talk to, and have  
2 reviewed the house, walked through the house, look at  
3 different things there. So what I come up with --

4 MS. CAPANO: At this point, when --  
5 with all the -- with all the -- the -- with all the  
6 dollar figures that we've been given so far, because  
7 there are some things that we don't know because we  
8 haven't (inaudible) comes up to about \$750,000, and  
9 that's not finished.

10 MR. CAPANO: And any -- yeah, anywhere  
11 from -- figure mid to high 6's to 7's, and that is  
12 purely wholesale. That is without -- if I were to be  
13 doing it for a customer. So that -- that is my  
14 numbers.

15 MS. ANDERSON: Thank you.

16 MS. CAPANO: Thank you.

17 MR. DAVIS: Ms. Swadey?

18 MS. SWADEY: Yes. According to the  
19 information we were given, it -- it's a request for a  
20 demolition of a single-family dwelling erected around  
21 1965. However, the house is comprised of two historic  
22 dwellings which were originally located to the subject  
23 site by Mr. Biggs, which were from much further back  
24 than 1965. Is -- is that house that you're planning

1 on tearing down?

2 MS. CAPANO: So the -- the original  
3 house is the far -- the tallest portion there on the  
4 left.

5 MS. SWADEY: Right.

6 MS. CAPANO: The middle section was  
7 constructed from different parts of another house.  
8 Not another house moved there, but in this article  
9 that's on the screen, "The World of Women," it states  
10 that he -- Mr. Biggs tore down what was a center  
11 section, and rebuilt it using old wood and brick from  
12 another house even older, so bits and pieces of it.  
13 And then this smaller white portion, he added on  
14 himself.

15 MS. SWADEY: So is the smaller white  
16 portion the 1965 portion?

17 MR. CAPANO: No. I --

18 MS. CAPANO: The oldest part of the  
19 house is on the left. So I'm not sure what the 1965  
20 portion -- I don't know what you're -- what you're  
21 referring to.

22 MS. SWADEY: Betsy?

23 MR. DAVIS: Besty?

24 MS. HATCH: And I can clarify. So the

1 -- as Ms. Capano stated, the -- the house was moved  
2 the farthest on -- on the left. The two-story portion  
3 was moved. Based on a book that we read -- and -- and  
4 I want to caveat this with, we are having the property  
5 documented using certified (inaudible) government  
6 funds because this is kind of a unique situation as an  
7 Early American house. So I think there's going to be  
8 a lot of questions that UD is going to be looking at  
9 and -- and assessing how it was constructed.

10 But it looks like the middle portion of  
11 the house with the gambrel roof that you can see there  
12 was constructed from different pieces of historic  
13 homes. So Mr. Biggs took pieces of different historic  
14 buildings and constructed that. And then the one-  
15 story or the one-and-a-half story addition that's clad  
16 in white setting, that looks like it was changed since  
17 -- my guess -- Mr. and Ms. Capano, you might be able  
18 to -- to clarify if -- if that was done under your  
19 parents' ownership. That was changed, but -- and then  
20 the addition on the farthest right was done in the  
21 '90s, and that -- that was kind of the overall  
22 evolution of the building. And --

23 MS. SWADEY: So the -- where does the  
24 1965 date come from? I'm confused.

1 MS. HATCH: The -- the property was --  
2 the -- it was put together in 1965 on this site.

3 MS. SWADEY: All those pieces were  
4 brought together in 1965? (Cross talk).

5 MS. CAPANO: Yes. None of the -- none  
6 -- none of the house or the pieces are original to  
7 this property.

8 MS. SWADEY: I understand that. So  
9 they were all brought there by Mr. Biggs in 1965?

10 MS. HATCH: Correct.

11 MS. SWADEY: Okay. My -- another  
12 question is, you indicated you were going to build a  
13 smaller house. But I didn't know if that was going to  
14 fit in the area, because I did do a Google search for  
15 houses that are for sale right now on Bohemia Mill  
16 Road, and they ran anywhere from \$1.3 million to \$1.9  
17 million. So is -- is a small home going to fit in  
18 with that area?

19 MR. CAPANO: A 1.3 million, which is  
20 next door, is 3700 square foot house.

21 MS. SWADEY: Okay.

22 MR. CAPANO: I -- this house in total,  
23 with the old section and the new section, is probably  
24 around 4700. I -- I think when she says a smaller

1 house, yeah, it would be smaller than the entire  
2 footprint of what is here.

3 MS. SWADEY: Uh-huh.

4 MR. CAPANO: But I think what we're  
5 really talking about is something that is more  
6 manageable, rather than this -- this -- this house  
7 which is -- is just so much work.

8 MS. SWADEY: So it would be -- so a  
9 house that would technically be in the \$1.3 million  
10 area?

11 MR. CAPANO: Yeah. I mean, our  
12 intention -- our intention is to move there, but our  
13 intention is also to move our two sons and their  
14 families as well on the property, which was always  
15 kind of the plan of -- of what my -- my mother wanted  
16 and -- and that kind of thing. But life, doing what  
17 it did, you know, we never all got there. So we're --  
18 we're pretty much just trying to get there as a  
19 family.

20 MS. CAPANO: We just watched her not be  
21 able to afford keeping this particular property up  
22 because of all the items that are on it would --  
23 everything about the house that requires a lot of  
24 maintenance, as opposed to newer construction and the

1 type of materials that they use today. And as you --  
2 as you get older, your funds become less, and we just  
3 didn't want to have the same thing happen to us.

4 MR. CAPANO: And -- and at the time she  
5 passed, when we got her paperwork on what -- what she  
6 had been spending on the house, her -- her gas bills  
7 alone were up between mid to high 2,000s to \$3,000.  
8 And she basically was living in the addition section.

9 MS. CAPANO: Only.

10 MR. CAPANO: And the rest was being  
11 kept at -- at a level to keep the house from freezing  
12 and that kind of thing. So that's one of the things  
13 that -- that we had talked about would desperately  
14 need to be replaced, and it would be the heat systems.  
15 Now, I did walk through with a heat -- heat company  
16 that -- the owner that I've known for 30 years now.  
17 And, you know, he felt on his side we were going to be  
18 somewhere around \$70,000 in order for him to retrofit  
19 the house, not counting fixing whatever was going to  
20 get broken in the meantime, not being able to access  
21 it.

22 The heat system, it -- it's -- it's a  
23 radiant system now, but the radiant system is buried  
24 within the floors and the ceilings. So the only way

1 we can truly get access to any of that is either to  
2 take the floors up from the top, or come from the  
3 ceilings and rip the ceilings out to -- to get to  
4 anything.

5 MS. SWADEY: Okay. How many years did  
6 your mother live in that house?

7 MR. CAPANO: I think it was 42.

8 MS. ANDERSON: Oh, okay.

9 MR. CAPANO: I mean, she -- she bought  
10 it from the man -- I don't remember his name, but that  
11 had had it moved from the black and white photos, that  
12 I think you guys see on the screen to the new  
13 location. The black and white photo was in a  
14 different location. So they picked up those three  
15 pieces, and they reassembled them on this property.

16 I was asked about the -- the white  
17 addition on the -- the right-hand side, the small  
18 addition. It -- it was part of what was moved there.  
19 The only thing that was added was from -- from the  
20 right-hand side of that on.

21 MS. SWADEY: Okay. Thank you.

22 MR. DAVIS: Mr. Johns?

23 MR. JOHNS: Two -- two quick questions.  
24 Just -- do we know the history of the house that was



1 moved? How old it is and where it came from? And  
2 also, you said that there is no kitchen in the house.  
3 What did you mean by that?

4 MS. CAPANO: So the -- the kitchen,  
5 when my mother-in-law originally moved into the house,  
6 was in the small, white clad portion. The smallest of  
7 the original home there, of the three.

8 MR. CAPANO: It was about a 15 by, say,  
9 14 foot wide (inaudible). That -- that -- that was  
10 pretty much the kitchen for the house. At the time,  
11 it had been taken out -- the addition was put on about  
12 27 or so years ago. That kitchen was turned into  
13 just, like, a small den area.

14 MS. CAPANO: The one -- the white clad  
15 area.

16 MR. CAPANO: So the kitchen needs to be  
17 demoed because it was done 27 years ago with no  
18 permit.

19 MS. CAPANO: The -- the new addition  
20 had a kitchen in it, but it was done without a permit.

21 MR. CAPANO: So cabinetry, things like  
22 that, have been taken out of it to -- to this point,  
23 getting rid of it, you know.

24 MR. JOHNS: And -- and the history of

1 the house that was moved?

2 MR. CAPANO: The -- the part that was  
3 moved?

4 MR. JOHNS: Right. Where did that come  
5 from and how old is it?

6 MS. CAPANO: Hold on. I'm sorry.  
7 We're -- we're just trying to find that information  
8 for you. I guess it was moved in -- well, Mr. Biggs -  
9 - in 1960 --

10 MR. CAPANO: He's talking about the age  
11 of --

12 MS. CAPANO: Yeah, I know.

13 MR. CAPANO: -- the original pieces.

14 MS. CAPANO: Mr. Biggs added on in --  
15 this article is in 1963. So --

16 MR. CAPANO: But in '63, this building  
17 was somewhere else.

18 MS. CAPANO: That's what -- he knows  
19 that.

20 MR. JOHNS: That's what I'm asking.  
21 Where was it, and how old was it?

22 MS. CAPANO: It was in -- it was the C  
23 and D Canal in Maryland. I'm not sure about how old  
24 it is to be quite honest.

1 MR. JOHNS: Okay.

2 MS. CAPANO: Do you know, Betsy?

3 MR. JOHNS: (Cross talk).

4 MS. HATCH: I -- I could -- yeah. So  
5 this -- this is a portion of the book. The house was  
6 originally called Monterey. It -- so traveling south  
7 on Dupont Highway at St. Georges. When you crossed  
8 the high bridge over the C and D Canal, it was  
9 directly at the foot of the ramp as you come down the  
10 bridge, at the left, narrow gravel lane, that runs due  
11 east, and is at a slight rise.

12 It was just kind of off the C and D  
13 Canal, and it was built in the second half of the 18th  
14 century. So it's a Georgian brick structure of a  
15 three bay width and two rooms deep. And it had --  
16 this excerpt is also provided in the background  
17 packet. But it explains that there were, you know,  
18 other -- other additions to the house that -- some  
19 were brought over, some were not.

20 MR. JOHNS: Okay.

21 MS. HATCH: But -- but it was  
22 originally near St. Georges, along the C and D.

23 MR. JOHNS: Okay. Thank you.

24 MR. DAVIS: Okay. Any more questions

1 from the Board?

2 MS. HATCH: So Ms. Hershner is  
3 interested, and Mr. Barni have their hands raised.

4 MR. DAVIS: Okay. We'll take them in  
5 that order. Ms. Hershner?

6 MS. HERSHNER: Just one last follow-up  
7 question. With going to a smaller home, had you --  
8 have you considered just keeping part of this and  
9 investing in part of the house? Say taking the  
10 original, or even taking the middle portion and  
11 investing the funds you would for a new home into  
12 renovating it to fit your needs?

13 MR. CAPANO: Yes, absolutely. The  
14 layout of the house, the floor plan of the house, kind  
15 of -- kind of makes it difficult to -- to -- for us to  
16 create a house that we would want to stay in. But  
17 that was our first -- our first inkling was to -- to  
18 do something like that.

19 MS. CAPANO: It's just a big endeavor.

20 MR. CAPANO: Yeah. And -- and it -- it  
21 -- it -- just with the kind of thing -- the -- the  
22 kind of prices that -- that I put together were --  
23 that -- that was just trying to -- to -- to get it  
24 into that type of a state to do something like that.

1 My concern with it, too, is, you know, marketability  
2 of it as an investment in -- in general. And then,  
3 you know, walking through, you know, rooms that you  
4 wouldn't typically want to try to get through in order  
5 to make the house make sense. It's -- it's -- it's an  
6 odd layout for modern day.

7 MS. HERSHNER: Okay. Thank you very  
8 much.

9 MR. DAVIS: Ms. Anderson?

10 MS. ANDERSON: Yes. Have you talked to  
11 an architect? I mean, there are architects that  
12 specialize in historic structures that really have a  
13 lot of experience with coming up with solutions to --  
14 to something like this. To -- kind of piggybacking on  
15 what Ms. Hershner said, the idea of maybe using a  
16 portion of the buildings, the more -- the -- maybe the  
17 two pieces to the left.

18 But a historic architect who has been  
19 doing this for a long time would have some really good  
20 ideas in how to maybe mitigate having to demolish  
21 this. And as you said, you're moving to -- you're  
22 talking about a smaller square footage, so it -- it  
23 would -- it would work to your favor to maybe have  
24 that happen.

1 MR. CAPANO: Like -- like I said, no, I  
2 -- I did not. We did -- I did not talk to an  
3 architect specifically for that. What -- what you're  
4 asking me to do, from being a builder, right, is to  
5 basically gut the house in order to keep brick that  
6 could be in a -- in a sense replaced looks-wise for  
7 less than -- than trying to get all of that retrofit  
8 done. The -- the house in itself, the -- the -- the  
9 brick areas and the -- the framed area -- I -- I -- my  
10 guess is it's probably only around 2400 feet,  
11 somewhere in there.

12 So it's -- it's not that it's a big  
13 structure. It's just that working your way around it,  
14 what did you get for that? I mean, I -- I understand  
15 preservation. I -- I mean, I've been building for 40  
16 years. This -- this matters to me too. I mean, it's  
17 kind of my life too. And -- and I just -- I mean, I  
18 have beat my head up against the wall with this  
19 because it was my mother's house. First inkling is no  
20 matter what, I keep it. So it's been a tough --

21 MS. CAPANO: Decision.

22 MR. CAPANO: -- you know, say year-long  
23 process trying to get over that, and -- and not  
24 basically go down a road that is not going to be good

1 for my wife and me, and -- and my family by trying to  
2 preserve it, even though I would love that to be that.  
3 It is a very personal thing to me. And -- and -- and  
4 --

5 MS. CAPANO: And we didn't come to the  
6 decision for ourselves easily, but it -- it's too big  
7 of an endeavor.

8 MR. DAVIS: Up next is Mr. Barni?

9 MS. HATCH: Mr. Barni.

10 MR. DAVIS: Okay. Mr. Barni?

11 MR. BARNI: Yeah. Thank you. So in  
12 this -- now Betsy, this might be a question for you.  
13 I know you said UD was going to go and do some  
14 research on the property. Will any archeology happen  
15 out there, or would you be interested in having any  
16 archeology occur on this site?

17 MS. HATCH: The certified local  
18 government program, that would not cover any  
19 archeology. Where our -- what we've been in contact  
20 with the University of Delaware for is to produce  
21 measured drawings and appeal documentation (inaudible)  
22 forms and -- and the historical report, basically,  
23 your normal package that you get to document the  
24 structure to fully understand it, how it was built,

1 and kind of contextualizing it as an Early American  
2 house because it was -- this is a very high style and  
3 intact example of the Early American movement. So  
4 that's -- the focus is on the house. There has been  
5 no archeology discussed.

6 MR. BARNI: And -- and I think -- and  
7 maybe I missed it. I -- the question was asked, "Do  
8 you have a working kitchen?" But I don't know if we  
9 got a straight answer on that. Do you have a working  
10 kitchen?

11 MR. CAPANO: No. No.

12 MS. CAPANO: There was one now. There  
13 was one in the addition that was built without a  
14 building permit. And so to try to bring this back  
15 into compliance with New Castle County, that was  
16 dismantled because --

17 MR. CAPANO: At the time -- at the time  
18 my mother was still alive, we were -- I was trying to  
19 go through the process of getting her brought into  
20 compliance. Then she gets sick, leaves the house for  
21 a year, and dies over that period of time.

22 MS. CAPANO: So everything stopped.

23 MR. CAPANO: So everything just froze  
24 in time there as far as that, about two years ago.



1 MS. CAPANO: Yeah. 2022. A little  
2 over a year.

3 MR. CAPANO: Or so, actually. A little  
4 bit more than two years ago.

5 MR. BARNI: Okay. So up until about  
6 two years ago, there was a -- while not up to code --  
7 a functioning kitchen within the --

8 MS. CAPANO: It was in -- yes. It was  
9 an -- an addition that had not had a building permit  
10 taken out to build.

11 MR. CAPANO: Right, right.

12 MR. BARNI: Okay. Okay. Perfect. And  
13 then you had said that based on your estimates, your -  
14 - your 40-plus years in the -- the -- the building  
15 sort of --

16 MR. CAPANO: Right, right.

17 MR. BARNI: -- sphere, you're -- you're  
18 estimating it's about \$700,000 to make this space  
19 livable? (Cross talk).

20 MR. CAPANO: I -- I give you -- I gave  
21 you a budgetary number because, I mean, one thing is  
22 not understanding historical and -- and -- this kind  
23 of thing, you know, okay, what kind of windows are  
24 going to go back? You know? Obviously, a builder

1 basic vinyl window is -- is not what would, you know,  
2 happen. So where does that bring me? So that brought  
3 me to talking to the company that I buy windows from,  
4 and saying, "Okay. What are we talking about here?  
5 If -- if -- if we're doing individual pane, individual  
6 divided insulated windows, and -- and that?"

7 Then it goes into the doors. You know,  
8 being in that old house, none of the exterior door are  
9 actually something you can buy off the shelf. So all  
10 of those would need to be, in some sense, custom  
11 built. So the same thing went to that. When you look  
12 at the budget of the doors, it's -- it's two-fold,  
13 possibly. There's -- there's -- or part of it is to  
14 have those doors created. Okay. And there's also the  
15 issue with every single one of those doors, I think  
16 it's white oak threshold.

17 All of the white oak thresholds have --  
18 have -- have rotted through into the basement. So  
19 what is it going to take to remove the doors, remove  
20 the thresholds? How did it affect the -- the -- the  
21 floor joists and everything else that's there? I  
22 couldn't tell you.

23 MS. CAPANO: Yeah. A lot of animals  
24 have gotten into the house even when she was living

1 there, water. There's a lot of damage that you can't  
2 see from these pictures.

3 MR. BARNI: Okay. And the -- but you  
4 guys have not reached out to a structural engineer or  
5 anyone to come out and do a structural assessment of  
6 this root source?

7 MS. CAPANO: Not at this time.

8 MR. CAPANO: Well -- well, like -- like  
9 they kind of said, I mean, putting the bids together.  
10 I mean, do I throw -- a structural engineer can tell  
11 me, like, what -- what you're asking, are we  
12 structurally sound? And -- and are we good there?  
13 But he's not going to be able to get me windows, and  
14 the other pieces taken care of. So at what point do  
15 you stop and say, "Are we throwing, you know, good  
16 money to bad?" Because of the extent of the list of -  
17 - of things that need to be done.

18 MR. BARNI: And that is -- and the --  
19 the extent of the list is to make this house livable  
20 because in this condition, it's not livable, is what  
21 you're saying?

22 MR. CAPANO: I -- I say no, definitely  
23 not livable.

24 MS. CAPANO: And there's also things

1 that we haven't gotten a price for. So that 733,000  
2 that's on the paperwork --

3 MR. CAPANO: Could be -- could be a lot  
4 -- right.

5 MS. CAPANO: -- there's -- there's a  
6 few thing that we didn't -- we don't know yet. So  
7 that's just what we know right now. There were some  
8 things we did not get an estimate for because we could  
9 not get an estimate unless they did more work, and we  
10 would have to put work out to find out.

11 MR. CAPANO: Like, like, like plumbing.  
12 I mean, part of the house has dry wall, part of the  
13 house has -- has plaster. You know, we can't easily  
14 peak into things and -- and -- and see things. So  
15 that's kind of, like, the heat system. All the heat  
16 pipes are -- are in the floors of the house, which is  
17 really cool. But in order to even see it, we're  
18 either removing -- pulling all the, you know, a good  
19 bit of flooring up, or we're cutting holes in the  
20 plaster work that's down on the first floor.

21 So -- so to kind of answer your  
22 question, it started to look like -- how much do you  
23 spend when it kind of already is -- is telling you  
24 that it -- that it's going to be too much? Because if

1 the kind of numbers that you're talking about on this  
2 -- this -- this form here are building you a house  
3 that is 1.3 million, 1.4 million. (Cross talk).

4 MS. CAPANO: No. And the thing is, if  
5 we're going to move into it, we want it to be  
6 structurally sound, not need repair. We're getting  
7 older. You know, this -- this house with all the wood  
8 all over it -- everything is wood. Everything is  
9 wood, everything is old, everything has to be taken  
10 care of. It's a lot of money to take care of that on  
11 top of any repairs that have to be done; whereas, if  
12 we build a new house -- and Joe is a builder, so it  
13 would cost us less than just selling a house on the  
14 market.

15 MR. CAPANO: Which is -- which is --  
16 again --

17 MS. CAPANO: We -- we could move into a  
18 home and have it be good while we are alive.

19 MR. CAPANO: Which is, again, when I  
20 did the budget, I -- I didn't do a budget where -- as  
21 a GC would do. That, okay, your window is -- is  
22 \$2,000. Okay. The GC is -- is adding their -- their  
23 -- their piece to that.

24 Okay. The numbers that I got were --

1 were me doing a bid of what, you know, it was going to  
2 cost me. So it -- from a lot of different directions,  
3 it -- it just -- it just -- as far as getting an  
4 engineer out there to answer that question, it just  
5 seemed like -- why would we do this when we're already  
6 -- it's just kind of telling us that this house is not  
7 going to be a good investment to do this. It's not  
8 something that we would want to do for us or  
9 investment wise, that way either.

10 MR. BARNI: Thank you very much.

11 MR. CAPANO: Thanks.

12 MR. DAVIS: Ms. Swadey?

13 MS. SWADEY: Yeah. Mr. Capano, since  
14 you've been in the business for 40 years, wouldn't it  
15 be relatively easy for you to find somebody who could  
16 do the architectural salvage of the house?

17 MR. CAPANO: I -- I mean, I don't -- I  
18 -- that's not my -- my typical thing, getting  
19 architectural things --

20 MS. CAPANO: (Cross talk).

21 MR. CAPANO: -- taken apart. So could  
22 I find somebody? I'm -- I'm sure I -- I will -- I  
23 will want -- would want to look for somebody to do  
24 that. I did reach out to somebody, like I said, I --

1 I mean, it's been now eight or nine months ago. I  
2 mean, understand, my parents have -- have both passed  
3 within the past 14 to 15 months. And -- and this is  
4 not just a house. It's a farm. So when -- when --  
5 when we did do it, it wasn't just the dynamics of how  
6 do we handle the house. It became, you know, a whole  
7 lot more to try to figure out how we were going to  
8 handle that. How do I get a farmer to come in and  
9 plow the -- the -- the fields and -- and do the things  
10 -- the other things that I have done?

11 So yeah, there -- if -- if the house  
12 were to come down, I -- I do want to look for somebody  
13 to salvage it because there is -- there is some nice  
14 stuff. And I -- I think I may have -- like I said, I  
15 -- I think I might have found somebody that I -- I  
16 know could use it. I don't know if -- if, like,  
17 through you guys, you know, there's somebody that is a  
18 better person that would buy the things or take the  
19 things. I was actually going to give it to them in  
20 order to use it because there's nice -- there's really  
21 nice knobs and handles, and things that, you know,  
22 that I think should be used somewhere else.

23 MS. CAPANO: Yeah. We're not really  
24 trying to make money off the salvage or anything like

1 that. We're just trying to figure out, you know, we  
2 are a couple that has our own property and our own  
3 home. We have inherited this home and this property,  
4 and there's a -- there's a lot going on at that  
5 property.

6 And we have come to the decision that,  
7 yes, we'd like to live on the property. We know that  
8 his mom would like us to live on the property. She  
9 was sick of taking care of the house herself. So it's  
10 not like it's going to hurt her feelings if we don't  
11 keep the house because we -- we have that going on in  
12 our heads too. And then I have two grown children.  
13 That -- it's a large property. It's a large piece of  
14 land, and we'd like them to maybe build their houses,  
15 and we can all live out our days together.

16 MR. CAPANO: (Inaudible) yeah.

17 MS. CAPANO: Yeah.

18 MS. SWADEY: So you would be willing to  
19 entertain or to search out somebody for the  
20 architectural salvage?

21 MR. CAPANO: Oh, absolutely. And like  
22 I said, ma'am, it -- with -- with all the stuff, in  
23 all honesty, that was going on in my life, I did. And  
24 I -- and I specifically met -- we spent probably three



1 hours walking the house, looking at different things.  
2 Some of the things obviously jumped out as being  
3 actually new wood, that kind of thing. Some of it was  
4 older wood. You know, is he -- is -- is -- is the  
5 person that I met, like, the best person that this --  
6 this material would go to the best places? I -- I  
7 don't know. I -- that, I don't know.

8 It was just -- I wanted to -- I wanted  
9 to try to save stuff. I -- I didn't want it to all  
10 just disappear with -- in all honesty, with my mother.  
11 I mean, this is -- this is pretty big for me because  
12 it is -- I'm erasing somebody that I lost. So it's  
13 not an easy decision for me. You know, it wasn't an  
14 easy thing that we just -- well, this is, you know,  
15 this makes our life easier and let's just go. I mean,  
16 there -- there was a lot more to this than -- than  
17 just numbers.

18 MS. SWADEY: Right. But my question  
19 is, would you be willing to work with the Land Use  
20 Department in finding somebody to salvage some of the  
21 architecture?

22 MR. CAPANO: Oh, absolutely.  
23 Absolutely. I would love that.

24 MS. SWADEY: Okay. Thank you.

1 MR. CAPANO: I mean, it -- I -- that is  
2 why I did call the other person in, not knowing a list  
3 of who I would talk to. I did bring them in -- bring  
4 him in to say, "You know, I'd like this to be  
5 somewhere else." I -- I would like it to, you know,  
6 not just be something that got, you know, sent to a --  
7 I don't know.

8 MS. HATCH: Mr. Barni has his hand  
9 raised.

10 MR. DAVIS: Mr. Barni?

11 MR. BARNI: Thank you. Just one last  
12 question. I think having a small family complex  
13 sounds very nice out there with you and your -- your  
14 children. My question to you is, are you having this  
15 -- is your future plan, in addition to possibly having  
16 your sons build homes out there, are you looking in  
17 the future to have this property sort of formally  
18 subdivided, or are you looking to build it all on one  
19 sort of large parcel?

20 MR. CAPANO: No, no. There's --  
21 there's -- there's two properties that we're looking  
22 at. One was where I now have crops in the fields,  
23 which is 40-some acres. I want that to become, like,  
24 large estate lots, or farmettes. That would be, like,

1 I'm -- I'm trying to do that and -- and create five,  
2 like, farmette type properties over there. On this  
3 side, this property is about 10 to 11 acres. That --  
4 that would be the part that -- that us and the kids  
5 would go.

6 MR. BARNI: Okay.

7 MR. CAPANO: In that section.

8 MR. BARNI: Perfect. But you are  
9 keeping the 10-acre parcel as one?

10 MS. CAPANO: We would have to.

11 MR. CAPANO: The 10-acre parcel would  
12 have to be subdivided in order for us to build. You  
13 can build two houses on two acres or more. But in  
14 order for us to have the -- the other -- the kids'  
15 houses and stuff, yes, we have to subdivide.

16 MR. BARNI: Okay. Perfect. Thank you.

17 MR. CAPANO: (Inaudible).

18 MS. HATCH: I'm not seeing any other  
19 hands raised.

20 MR. DAVIS: Okay. Great. Thank you.  
21 We'll move on to public comment then. And again,  
22 we'll call for public comment in favor of this  
23 application.

24 MS. HATCH: I'm not seeing any hands

1 raised.

2 MR. DAVIS: Call for public comment in  
3 opposition.

4 MS. HATCH: There are no hands raised.

5 MR. DAVIS: Okay. General public  
6 comment relating to this application?

7 MS. HATCH: There are no hands raised.

8 MR. DAVIS: Okay. Thank you, folks.

9 MR. CAPANO: Thank you.

10 MS. CAPANO: Thank you.

11 MS. HATCH: Okay. John, I did promote  
12 Becker Morgan and Michael Emmons. Is there anyone  
13 else I should be promoting?

14 MR. TRACEY: Is Todd Breck or  
15 Breckstone up there?

16 MS. HATCH: I'm not seeing the  
17 Breckstone. I see that there's a -- let's see here.  
18 There's a person with a -- with a number and letters.  
19 I don't know if that is them.

20 MR. TRACEY: Let me look at the  
21 attendees list because obviously, Todd knows about it.

22 MS. HATCH: Yeah. Yeah. He emailed us  
23 today. So --

24 MR. TRACEY: Yeah. I don't -- I -- I

1 do not know what that number is. I'm emailing Todd  
2 now.

3 MS. HATCH: Okay.

4 MR. TRACEY: Did you also promote --  
5 and pardon me if I forgot that -- Michael Emmons from  
6 CHAD?

7 MS. HATCH: I did, yes.

8 MR. TRACEY: Okay. Okay. Let me see.  
9 I mean, I also have his cell number here.

10 MR. EMMONS: He just said he's on, so  
11 that may be his account.

12 MR. TRACEY: Okay. That -- that may be  
13 that -- that --

14 MS. HATCH: Let's try.

15 MR. TRACEY: -- because I don't -- I  
16 don't see the name of his assistant anywhere on there.

17 MS. HATCH: (Cross talk).

18 MR. TRACEY: (Inaudible). There we go.

19 MS. HATCH: (Inaudible).

20 MR. TRACEY: Well, now, I don't know  
21 why you can't -- can you see a picture?

22 MS. HATCH: Now we can.

23 MR. TRACEY: Yeah. Todd, we -- we got  
24 you. We just --

1 MR. EMMONS: There we go.

2 MR. TRACEY: -- didn't recognize you --  
3 we didn't recognize your alias on the list there.

4 MR. EMMONS: Well, yeah. Sorry about  
5 that.

6 MR. TRACEY: No worries. All right.  
7 Thanks. And I don't know if Mike Riemann is in  
8 separately, but if you see him, Betsy, you can promote  
9 him, not that I'm expecting it. Also, Bill Croft I  
10 saw, I think, on the attendees. You can promote him  
11 as well. But in the interim, I'll -- I'll get  
12 started.

13 Again, members of the Board, John  
14 Tracey from Young, Conaway, Stargatt and Taylor here  
15 on the behalf of the property owner and the applicant.  
16 Virtually, we have Ryan Musacchio and Mike Riemann  
17 from Becker Morgan Group, Todd Breck who you see from  
18 Breckstone Architecture, Michael Emmons from CHAD, as  
19 well as Bill Croft from the ownership group for the  
20 property.

21 I'm going to speak a little bit about  
22 this. Then I'll be turning it over to Todd. But  
23 again, at the outset, I want to thank the department  
24 and its staff. Similar to a project that the Board

1 considered a few months ago, Carter Farm, the  
2 Department is very -- been very generous with its time  
3 and resources as we've worked through this  
4 preservation plan. And in a manner similar to how we  
5 did with the Carter Farm project, which I mentioned  
6 previously, which the sister project for this one. So  
7 we do believe this has been a collaborative process.

8 We are here this evening to provide the  
9 Board with an opportunity to review and comment on a  
10 preservation plan put forward by the property owner  
11 and its consultants as part of an overall major  
12 subdivision plan and ultimate H-overlay for this  
13 parcel. The plan proposes the renovation,  
14 restoration, and preservation of the historic Manor  
15 Farm house, as well as several outbuildings on the  
16 property, all of which exists currently on an  
17 approximately 4.5 acre lot that takes access directly  
18 from Churchtown Road. The house, as the report notes,  
19 dates back to approximately the 1920s, while the  
20 various outbuildings date from that time period up  
21 into the 1960s and 1970s.

22 As the report notes, this project -- or  
23 this -- this parcel has kind of been in and out of the  
24 project as a whole. Some of you may recall, we were

1 before you last year for determination of whether this  
2 qualified for potential H-overlay, this parcel, which  
3 it did. Subsequent to that, we actually proposed,  
4 because it made it less complicated for development,  
5 removing the parcel from the overall subdivision plan  
6 as it sat already as a 4-and-a-half-acre parcel, and  
7 simply allowing it to maintain as such, and not be  
8 integrated into the community.

9 After subsequent conversations with the  
10 Department and a historic preservation planner, they,  
11 the Department, was kind of urging us to actually re-  
12 incorporate this back into the project, which after  
13 discussing it and looking at the plan, we have done  
14 so, which now has us in front of you for purposes of  
15 this preservation plan.

16 The report itself, as I assume you have  
17 all seen, is very similar to what we did. In fact, we  
18 involved the same team with the Carter Farm project.  
19 The initial pages of the report provide the  
20 background, the existing condition of the house and  
21 associate structures. In fact, Ryan, if you can pull  
22 up -- if you can allow, Betsy, Ryan to share his  
23 screen. He can pull up the aerial photograph of the  
24 remaining structure -- structures. This was



1 surrounded by both, at one time, significant  
2 landscaping and a -- and a number of outbuildings.  
3 Over time, many of which have either disappeared or  
4 have been replaced for a variety of reasons.

5           So you note on this, you will see, A,  
6 B, and C are what we are proposing to preserve by this  
7 plan, which is the house and two existing  
8 outbuildings. G and E are non-historic buildings that  
9 are proposed to be removed by this plan. D and F  
10 could in some extent qualify as -- as historic, but as  
11 the report notes, either need a combination of  
12 significant work and/or have no functional utility at  
13 this point based on how the buildings were originally  
14 designed, and how they were modified over time. So we  
15 were proposing to demolish those as well, as the  
16 report notes. All of these structures have been  
17 documented by CHAD. And they have been both written  
18 documentations for -- for all of the buildings with  
19 the exception of Buildings G and E which are simply  
20 photo documented, as again, they are not historic.

21           For contextual classification as part  
22 of this overall plan, we have basically done what  
23 amounts to kind of a hybrid, open classification,  
24 again, partially due to the fact that this is already

1 a very large lot.

2 Ryan, you can kind of show the -- the -  
3 - there you go -- the context site.

4 So as you can see, this shows both  
5 historic and non-historic structures. For instance,  
6 the large structure on the right is a pole barn that  
7 is not historic. But as you can see, it's largely  
8 open context on three sides. The traditional view  
9 into the property from Churchtown Road, the view from  
10 the east, and the view from the north into the  
11 property. In addition, while there are some lots  
12 proposed on the left-hand side, we still meet,  
13 essentially, the closed context classification because  
14 the new structures will be 200 feet or more from the  
15 house.

16 This again is consistent with not only  
17 how the traditional house was shielded by trees and  
18 the like on that side, but also consistent, as  
19 Michael's report notes, for historic treatment of lots  
20 such as this, where the initial farm complex,  
21 particularly the historic aspects, are no longer there  
22 or are no longer relevant. And what you're left with  
23 is essentially a house and -- and a few outbuildings.  
24 As it is, the house and the few outbuildings will be

1 on a lot that's substantially larger than what you  
2 would typically find in this area. But as it already  
3 exists, the 4-and-a-half-acre lot, there seems to be  
4 no need to further modify that. This again is  
5 addressing our report on pages 8 and 9.

6 Mike, I don't know if you wanted to add  
7 anything to just the conversation about the contextual  
8 classification that we're proposing.

9 MR. EMMONS: No, I really don't have  
10 much to add, John. But I think what is key is -- is  
11 just being aware of the substantial amount of loss to  
12 the complex. There's more buildings that have been  
13 lost here than -- than survive on the property. So as  
14 far as being intact agricultural property, or an  
15 agricultural landscape, it's been pretty decimated.  
16 And so we urge that, you know, the -- the domestic  
17 core, the house and the two small outbuildings, B and  
18 C there behind the house, which is A, we're -- we're  
19 especially keen to preserve since large -- large scale  
20 agriculture will no longer be a use of this property  
21 moving forward.

22 MR. TRACEY: Thanks. And you can see,  
23 for instance, that large footprint in the middle is a  
24 former barn structure that's been gone for a number of

1 years. There have been silos that have come and gone  
2 on the property, and other structures that have come  
3 and gone, both as a result of just wear and tear, as  
4 well as, quite frankly, weather, which I think  
5 Michael's report has noted. There has been storm  
6 damage over the years on the property. So that's kind  
7 of the background for the contextual classification  
8 that we're proposing.

9           What I would ask, Todd, if you could,  
10 kind of generally and generically, give them the  
11 20,000 square foot view of -- foot view of the  
12 proposed restoration for the existing house and  
13 related structures. And Ryan, you can put up -- there  
14 you go. Put up the pictures of the house while Todd  
15 kind of walks them through this.

16           MR. BRECK: Right. Well, the -- the  
17 existing house is in moderate condition. Obviously,  
18 the exterior siding is going to be taken off, and  
19 we're going to restore the wood that's there. Either  
20 replace what's necessary. The front porch is in  
21 pretty bad shape, so we'll probably have to rebuild  
22 that. The existing windows in the main house, we're  
23 planning on keeping. As you can see in the -- Exhibit  
24 13, there is -- to the right-hand side, that used to

1 be an open porch. It was enclosed at some point. And  
2 the windows that are currently there, which can be  
3 seen in the report, you probably -- I'm sure you pored  
4 over it in great detail. But if you go to -- I think  
5 it's Exhibit 4 in the report, you can kind of see the  
6 windows. It's not really in keeping with the rest of  
7 the house. So we're recommending putting in new  
8 windows there that are far more architecturally in  
9 keeping with the existing house.

10 The roof is going to be redone in  
11 shingles because that's what's there. Well, not in  
12 very good shape, but that's what was there, and that's  
13 planned on. Actually, the shingles are on site ready  
14 to be installed. The small outbuildings will just be  
15 restored. And I think the -- if you take a look at  
16 Exhibit 13 and 14, those -- that gives you an  
17 indication of the way we're planning on having it look  
18 when -- when we're done.

19 I -- I think that -- that's the 20,000  
20 square foot view. There is some work to be done on  
21 the inside, that's of less interest, you know, to make  
22 it a little more habitable. Obviously, the kitchen is  
23 going to need to be redone, and I think I indicate --  
24 I do indicate in the restoration and the preservation

1 plan that some different -- some window modification  
2 may be necessary on the opposite side of the house  
3 just in order to accommodate the kitchen.

4 MR. TRACEY: And Todd, if I could, just  
5 because I didn't see it right away in the report in  
6 fingering through it, what's the overall proposed  
7 square footage of the house?

8 MR. BRECK: It's about -- it's about  
9 2500 square feet.

10 MR. TRACEY: Okay. That's what I  
11 thought. So -- so at the end of the day, members of  
12 the Board, you'll have a completely restored historic  
13 structure with the associated outbuildings sitting on  
14 a very large 4-and-a-half-acre lot, retaining its  
15 original driveway access from Churchtown Road up to  
16 the house. There will be no interconnection from the  
17 house or this lot into the community itself. And it  
18 would be, as you saw in the picture, buffered on three  
19 sides by open space as well.

20 And so with that, I think that's a good  
21 overview. We're happy to take any questions. Or  
22 Todd, if you have something to add.

23 MR. BRECK: Well, I -- I -- I've had --  
24 before you go there, I mean, the -- the -- well, why

1 don't we take the questions? And then -- and then --  
2 and then if there are any questions that refer to what  
3 I'm thinking about, we'll talk about them.

4 MR. DAVIS: Ms. Anderson first, and  
5 then Steve Johns.

6 MS. ANDERSON: Yes. My question is in  
7 regards to the material that's going to be used for  
8 repairing or replacing the siding, and also the  
9 windows. I'm not sure I understood what was going to  
10 happen with the windows. Are all of the windows going  
11 to be replaced, or are some of them going to be  
12 replaced? So if you could address those two issues,  
13 please.

14 MR. TRACEY: Todd, I'll defer to you.

15 MR. BRECK: Okay. The -- the idea of  
16 the -- the existing windows are in reasonable shape.  
17 And the idea is that we would keep them and trim,  
18 repaint. The windows that would be new would be the  
19 ones -- thank you for -- there -- you can see it's  
20 being pointed out on the -- on the screen, and go  
21 ahead and do that on the upper one as well, Ryan.  
22 Yep, right there.

23 Those windows there are the new  
24 windows. The other windows exist as they appear in

1 that rendering. And we will match them in the lower.  
2 If you -- if you take a look on the report on -- on  
3 Exhibit 4, you'll see what those windows look like  
4 now, and they are really, you know, little, teeny --  
5 they're inappropriate windows for a restored building  
6 like this. Did that (cross talk) the question?

7 MR. TRACEY: Todd, I think there was a  
8 question, too, about the siding.

9 MS. ANDERSON: Yes. Yes, the siding.

10 MR. BRECK: Oh, sorry. Yeah. The --  
11 the existing building has vinyl German siding. And so  
12 it's -- it's in one portion of the building, and in  
13 the exhibits it shows. We're going to take all of  
14 that off, and we will repair or replace the existing  
15 siding with similar siding that will have the beveled  
16 -- I think it's 5-and-a-half inch reveal siding.

17 MS. ANDERSON: Okay. So then the  
18 siding -- the existing vinyl siding is going to be  
19 repaired or replaced with similar vinyl siding; is  
20 that correct?

21 MR. BRECK: No. No. The existing  
22 vinyl siding will be removed, and that's German siding  
23 which --

24 MS. ANDERSON: Okay.



1 MR. BRECK: -- (cross talk)  
2 configuration. If you take a look again on Exhibit 4,  
3 on the upper middle picture, you will see that --  
4 you'll see a little bit of the German siding. But  
5 underneath the German siding, you will see the beveled  
6 siding, which is the wood. And we're planning on  
7 removing the vinyl, and restoring or replacing the  
8 wood so that it is a beveled siding that matches what  
9 was originally installed on the building.

10 MS. ANDERSON: Thank you.

11 MR. BRECK: Yep.

12 MR. DAVIS: Mr. Johns, and then Mr.  
13 Barni.

14 MR. JOHNS: Okay. So after the  
15 structure is restored, is the intent to sell it to  
16 somebody to live in as a fee-simple residence?

17 MR. BRECK: (Cross talk). Yes. I'm  
18 sorry. John, you want to add something?

19 MR. TRACEY: Yeah. Yeah. No. The  
20 intention is it will be listed for sale. It would be  
21 -- it -- assuming that the H-overlay is placed on it,  
22 and it would be subject to the requirements of that,  
23 and whatever restrictions that the County requires as  
24 part of that process.

1 MR. JOHNS: Thank you.

2 MR. DAVIS: Mr. Barni?

3 MR. BARNI: We talked in detail about  
4 the house. What are the -- the plans for the other  
5 outbuildings, not just, like, the two that are  
6 adjacent to the -- the dwelling?

7 MR. TRACEY: As I mentioned -- and I'll  
8 have Michael chime in on this as well. As I  
9 mentioned, two of the outbuildings, Building G and  
10 Building E, are not historic. They're going to be  
11 removed. They're a pole barn and a machine shed.  
12 Building F is a corn crib granary, and Building D is a  
13 milking parlor. Those are both proposed to be removed  
14 as well.

15 The milking parlor dates to the 1960s,  
16 does not have any functional utility at this point.  
17 It would need substantial work in order to be  
18 utilized. The corn crib granary dates back to  
19 probably the '20s. It has been modified over time, a  
20 number of -- a number of times. It is not really  
21 functional or useful, and -- and candidly, would be a  
22 burden, we believe, on any potential owner of the  
23 property.

24 But Michael, if you want to chime in a

1 little bit that because -- or Todd, either one,  
2 because you guys covered it in the -- in the report.

3 MR. BRECK: Well, Michael, why don't  
4 you start, and then I'll talk after you do it.

5 MR. TRACEY: And I -- let -- let me --  
6 let me interrupt before they both go. Both of these  
7 structures, D and F, have been documented by -- fully  
8 documented and photographed by CHAD at this point.  
9 The proposal is -- would be to take -- would be to  
10 take portions of, certainly, Building F, the granary,  
11 and incorporate it into an exhibit or a display that  
12 would be placed in the ultimate clubhouse for this  
13 project. So there would be whole exhibit about the  
14 original farm that was once here.

15 But Michael, based on that, why don't  
16 you chime in further if need be?

17 MR. EMMONS: Yes. So, I mean, as -- as  
18 John said, Buildings G and E don't have historical  
19 significance. They're really run-of-the-mill common  
20 pole barns and a machine shed made of telephone poles.  
21 Building D is over 50 years old. If it was part of a  
22 more intact dairy complex, it would have more  
23 preservation value and significance. But on its own,  
24 it's -- it's kind of orphaned with the rest of the

1 dairy complex gone. It's also a problematic building  
2 because any kind of adaptive re-use would require,  
3 probably, pretty heavy modifications to the building  
4 to make it useful to a future user/buyer, including a  
5 milking pit.

6 It's also had some integrity issues as  
7 far as the milk tank removed, milking stanchions  
8 removed, the iron bars. So there's -- there's been a  
9 fair amount of alteration there. So yeah, the  
10 question really has been focused the most, I think,  
11 on, as -- as John said, Building F and the corn crib  
12 granary, which out of all the outbuildings probably  
13 has the most preservation value, but also does have a  
14 lot of structural challenges and condition issues, and  
15 -- and has been altered. It's -- it's not in its  
16 original 1920s condition.

17 The Fike (ph) family who was the dairy  
18 family who it from 1963 onwards, I believe, you know,  
19 made a lot of alterations as they do for agricultural  
20 purposes as their farming changed, as their grain  
21 farming moved from -- from different crops to  
22 different crops. They altered it and made changes to  
23 the upstairs especially, and -- and other kinds of  
24 changes. So I think that's been the one question that

1 I can let Todd speak to as far as what the options  
2 were seen for that building.

3 MR. BRECK: Well, yes. And we -- we  
4 discussed this in-house and with the historic review  
5 team in New Castle County. And we thought that we  
6 would give an option. Now, this is an option that the  
7 Board will need to weigh in on. It's fairly well  
8 documented on pages 9 and 10 in the report, which I am  
9 sure you have all covered and understand completely.

10 Well, one of them is that since it does have  
11 structural issues, and it has no functional value, and  
12 is sufficiently far from the house, we're recommending  
13 that in order to maintain its legacy, that parts of it  
14 be removed. And the developer has agreed that this  
15 would be the preferred method to proceed -- would be  
16 to take parts of that building and move it into the  
17 new clubhouse, and then create an exhibit of the  
18 overall farm, including some of the pictures that you  
19 have already seen, and anything else that we can  
20 locate. And the historic information that Michael's  
21 team has pulled together, and create an exhibit in the  
22 main building. That is the -- the recommendation that  
23 is preferred.

24 We did have as an option, leaving it

1 the way it is, just making sure it's buttoned up, and  
2 let an owner who may buy the property make a decision  
3 as to whether or not he really wants to keep it. But  
4 -- so -- and then within that, we wanted to give the  
5 owner the flexibility that, if he doesn't want to keep  
6 it, that he's allowed to get a demo permit and take it  
7 down.

8                   So that's kind of -- those are the two,  
9 you know, Michael and I had spoken about that as to  
10 whether or not somebody might like to keep it, but  
11 they would probably want to modify it, and it would no  
12 longer look like the building that it is now because  
13 it's going to be, you know, it's -- it's not going to  
14 have open slatted sides, and things like that. So  
15 then, we'd have to go through a restoration. So those  
16 are the two options that I -- I think that we place  
17 before the Board and your infinite wisdom.

18                   MR. DAVIS: Thank you so much.

19                   MR. BRECK: Yeah.

20                   MR. DAVIS: Is that Mr. Duke that had  
21 his hand raised?

22                   MS. HATCH: Uh-huh.

23                   MR. DAVIS: Mr. Duke?

24                   MR. DUKE: Hi. Thank you. I had -- I

1 had a couple of questions. So looking at the  
2 rendering, it looks like whatever material on there is  
3 red, and when I -- when I look at the documentation of  
4 the existing house, it -- either those are really  
5 curled asphalt shingles, or that's -- those are wood  
6 shakes. Are those wood shakes? And if they are --

7 MR. BRECK: They are not shakes. They  
8 are shingles.

9 MR. DUKE: Shingles?

10 MR. BRECK: And actually, I don't have  
11 the spec in front of me, but we do have a spec because  
12 the shingles are right there on the site ready to be  
13 installed. But they are smooth shingles, and they are  
14 wood.

15 MR. DUKE: Okay. (Cross talk).

16 MR. BRECK: And we are -- we are  
17 basically replacing what was there.

18 MR. DUKE: Understood. And then I  
19 imagine it's -- it's challenging imagining what the --  
20 what that eave, that raking eave in particular, looks  
21 like underneath all of that aluminum. But if you look  
22 at those images of the existing condition, it looks  
23 like that might be a really nice, you know, builder's  
24 eave with the -- with the rake landing top of that

1 little hip roof right there. And the -- the rendering  
2 -- and I -- I realize it's a rendering, and it's --  
3 it's an early thought, you know, as to, you know, what  
4 this is going to look like. But reading the  
5 description, it seems like the intent is to, you know,  
6 basically recreate that -- those eaves and rakes, and  
7 -- at both the porch and the existing roof. Am I  
8 reading that right when I look at the report?

9 MR. BRECK: Are you talking about the -  
10 - the porch or the outbuildings?

11 MR. DUKE: I'm talking about the porch  
12 on the house, and I'm -- I'm talking about the -- the  
13 -- the gable end on the house itself.

14 MR. BRECK: Okay. Let's start with the  
15 porch. Everything is there in order to be able to  
16 recreate it. We just don't think that what's there is  
17 sufficiently sound. But those are decisions that  
18 we'll make in the field. But what it will look like  
19 is what it looks like now, except appropriate. You  
20 know, it won't be falling apart with cracked  
21 foundations. And if you've seen those pictures, you  
22 can see the issues that exist there.

23 In relationship to the buildings in the  
24 back, I mean, they're in very good shape. There's



1 nothing wrong with the masonry that's there. And  
2 we're just going to repair what's necessary. One of  
3 the doors got -- looks like got chain sawed in half.  
4 So we're going to have to redo the door. So -- but  
5 that picture that we show you in the rendering, it  
6 should be pretty close to looking like that. That's  
7 what we intend.

8                   And the one thing we don't know right  
9 now is up at the eaves and the -- and the rakes at the  
10 building -- I don't know whether you asked this  
11 question, but I'll share with you anyway. Right now,  
12 it's aluminum soffit. And we're not quite sure what's  
13 under there because we just haven't been up there to  
14 tear it apart. So once we tear it apart and take a  
15 look at it, we're going to restore it as to what it  
16 was. I'm sure it was not aluminum when it was put in.

17                   MR. DUKE: Great. Thank you.

18                   MR. BRECK: Yeah.

19                   MR. DAVIS: Are there further  
20 questions?

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

23                   MR. DAVIS: Okay. We'll put it up for  
24 public comment. So again, we'll make the call for

1 public comment in favor of the application.

2 MS. HATCH: There are no hands. Well,  
3 (technical difficulties). There are no hands raised.

4 MR. DAVIS: Okay. Public comment in  
5 opposition.

6 MS. HATCH: There are no hands raised.

7 MR. DAVIS: The general public comment  
8 related to this application.

9 MS. HATCH: There are no hands raised.

10 MR. DAVIS: Great. Thank you, all.

11 MR. TRACEY: Thank you, Mr. Chairman,  
12 members of the Board, and Ms. Hatch.

13 MS. HATCH: My report is that the Board  
14 will discuss these items. Apologies, I meant to  
15 update that date. July 5th, which is a Wednesday,  
16 because the County is closed on July 4th. So we will  
17 be holding the business meeting on Wednesday, July  
18 5th. (Inaudible) there for everyone. And that --  
19 that's my only report.

20 MR. DAVIS: Great. Thank you. One  
21 last call for public comment?

22 MS. HATCH: No hands raised.

23 MR. DAVIS: Great. Do we have a motion  
24 to adjourn?

1 UNIDENTIFIED MALE: I move we adjourn.  
2 MR. DUKE: Second it.  
3 MR. DAVIS: Thank you. All in favor?  
4 MR. JOHNS: Aye.  
5 MS. HERSHNER: Aye.  
6 MS. SWADEY: Aye.  
7 MS. ANDERSON: Aye.  
8 MR. PATEL: Aye.  
9 MR. DUKE: Aye.  
10 MR. BARNI: Aye.  
11 MS. HATCH: All right.  
12 MR. DAVIS: Thank you, everyone.  
13 (Whereupon, this hearing concluded.)  
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C E R T I F I C A T I O N

I, LUANN H. PARKS, certify that the foregoing is  
a true and accurate transcript from the official  
electronic sound recording.



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LUANN H. PARKS  
Approved Transcriber

Dated: July 18, 2023

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