

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
September 1, 2020
5:00 P.M.**

The Virtual Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, September 1, 2020 via Zoom meetings.

The meeting was called to order by John Davis at [5:02 p.m.]

The following Board members were present:

Perry Patel
Karen Anderson
Barbara Silber
Rafael Zahralddin
John Davis
John Brook

The following Board members were absent:

Steve Johns

Historic Review Board, Department of Law

Colleen Norris

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

Betsy Hatch
Chris Jackson

RULES OF PROCEDURE

Ms. Hatch read the rules of procedure into the record.

MINUTES & NOTICE OF DECISIONS

August 4, 2020 Business Meeting Minutes

On a motion made by Mr. Patel and seconded by Mr. Zahralddin, the HRB voted to approve the August 4, 2020 Historic Review Board meeting minutes (In Favor: Silber, Davis, Patel, Zahralddin; In Opposition: None; Abstention: Brook; Absent: Anderson, Johns. Discussion preceding the vote included:

Mr. Brook stated that he was not present for the meeting and noted that on the first item under old business should be updated to reflect that he did not accept a motion. Ms. Silber noted that she had an edit to the Section 106 language on page 3.

OLD BUSINESS

App. 2019-0676-S: 4353 Summit Bridge Road. (East side of Summit Bridge Road, 2,500 feet north of Boyds Corner Road.) (TP 13-007-00-078). St. Georges Hundred. Historic Overlay rezoning and associated parking plan for an adaptive reuse of the A. Eliason House, listed on the National Register of Historic Places, constructed ca. 1856. NC21 Zoning. CD 12.

At a meeting held on September 1, 2020, the Historic Review Board considered the application, public testimony provided at its August 18, 2020 public hearing, as well as the recommendation provided by the Department.

On a motion made by Mr. Brook and seconded by Mr. Patel, the Historic Review Board voted unanimously to grant **APPROVAL** of the of the landscape plan and scope of work to be completed by a certified archaeologist. Discussion preceding the vote included the following:

Ms. Hatch gave a brief presentation on the application and provided a recap of the public hearing. Ms. Hatch informed the Historic Review Board that the applicant had contracted with a professional archaeologist and provided the scope of work to be completed on the site. Ms. Silber commended the applicant on the project, noting that the pool demolition is an unusual situation and noted that the surface observation by the archaeologist will satisfy the condition. Ms. Anderson noted that the information provided by the applicant was well documented regarding the landscaping and lighting on the site. Ms. Hatch noted that the archaeological report would be shared with the Historic Review Board.

App. 2018-05785: 2314 Glasgow Avenue. (West side of Glasgow Ave., north of the intersection of Glasgow Ave. and Pulaski Hwy.) Pencader Hundred, (TP 11-026.00-043). Building Permit to renovate historic barn (Brooks House, c.1795). NC10, CR, and Historic Overlay Zoning. CD 11.

At a meeting held on September 1, 2020, the Historic Review Board considered the application, public testimony provided at its August 18, 2020 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Mr. Brook and seconded by Mr. Patel, the Historic Review Board voted unanimously to **DENY** the proposed permit as the proposed materials are inconsistent with the New Castle County Historic and Cultural Resource Design Guidelines for exterior modifications, as well as the surrounding National Register Historic District. The Historic Review Board recommended the applicant bring forward different materials that maintain historic character and nature of the building. Discussion preceding the vote included the following:

Ms. Hatch gave a brief presentation on the application and read into the record the Staff Recommendation. Mr. Davis confirmed with Staff that the Historic Review Board has the ability to deny the proposed materials for the exterior of the structure, as the property was located within the bounds of an Historic overlay zoning district. Mr. Brook noted that the staff is following the required design guidelines and asked Staff if they had talked with the applicants about alternative materials. Ms. Hatch noted that the Department had talked with the applicants regarding what materials are appropriate based on the proposed design guidelines; however, the applicants wished to proceed with the T1-11 siding. Mr. Brook stated that the Historic Review Board is charged with ensuring that Historic overlay properties follow the appropriate design guidelines. Mr. Zahralddin concurred, noting the applicants had not demonstrated why they would not consider higher quality materials that align with the NCC Historic and Cultural Resource Design Guidelines.

NEW BUSINESS

None.

REPORT OF THE PRESERVATION PLANNER

Ms. Hatch noted that the demolition permit for 565 Walker School Road was not on the agenda this evening, as the Staff has been trying to work with both the DE Division of Fish and Wildlife and the DE Division of Historic and Cultural Affairs for an update on the application prior to bringing it back before the Historic Review Board for consideration. Ms. Hatch noted that the Department is continuing to work on the Historic Marker Program proposed by Councilwoman Durham and noted that the Department is close to ironing out final details. Finally, Ms. Hatch stated that the next meeting would be on September 15, 2020 at 5:00 pm.

Mr. Patel asked if there was an update on the demolition application for 2203 W Newport Pike. Ms. Hatch stated that the Department is meeting with the engineer and the legal counsel in the upcoming week regarding the application. Ms. Hatch stated the County is also considering utilizing Certified Local Government Grant funds to have the structure documented. Ms. Hatch stated the application should be appearing before the HRB at its October business meeting.

REPORT OF THE CHAIRPERSON

None.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 6:31 p.m.

ATTEST:

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

John R. Davis
Chairperson
Historic Review Board