

MEETING

NEW CASTLE COUNTY DEPARTMENT OF LAND USE

HISTORIC REVIEW BOARD PUBLIC HEARING

Conducted by John Davis

October 17, 2023

5:00 P.M.

NEW CASTLE COUNTY GOVERNMENT CENTER

AND ZOOM VIRTUAL MEETING

87 READS WAY

NEW CASTLE, DELAWARE 19720

JOB No.: 6169264

Transcribed By: Terri Wolfe

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Board Members:
John Davis, Chairperson
Ms. Silver
Karen Anderson
Nannette Swadey
Jean Hershner
Robert Duke
Kevin Barni

Application Speakers:
Zachary Hawkins
Charles Ryan
Sharon Foery

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M E E T I N G

MR. DAVIS: All right. So with that, we'll call to order the New Castle County Historic Review Board public airing of October 17, 2023. It is 5:03. Let's start with rollcall.

UNKNOWN SPEAKER 1: All right. Mr. Davis?

MR. DAVIS: Present.

SECRETARY: Ms. Silver (ph)?

MS. SILVER: Present.

SECRETARY: Mr. Atel (ph) is absent.

Ms. Anderson?

MS. ANDERSON: Present.

SECRETARY: Mr. Johns (ph) is absent.

Ms. Swadey?

MS. SWADEY: Present.

SECRETARY: Ms. Hershner?

MS. HERSHNER: Present.

SECRETARY: Mr. Barni is currently absent.

And Mr. Duke?

MR. DUKE: Present.

SECRETARY: Okay.

MR. DAVIS: Thank you. On to the Rule of Order.

SECRETARY: (Technical difficulty) at this

1 time.

2 MR. DAVIS: Okay.

3 SECRETARY: This is a public hearing
4 conducted by the New Castle County Historic Review Board.
5 The purpose of this hearing is to compile a record of
6 relevant information regarding each application and how the
7 proposed projects affect (technical difficulty) main
8 historic resources. To make the most of this use of time at
9 this hearing, the following rules of order are established.

10 Following the reading of each agenda item,
11 the applicant and their representatives will make a
12 presentation not to exceed a total of 15 minutes. Board
13 members may ask questions of the applicant (technical
14 difficulty). The public will then be invited to speak in
15 the following order. 1) Those who wish to speak in favor,
16 2) those who wish to speak in opposition, and 3) those who
17 wish to offer general comments. Speakers are encouraged to
18 be brief and to focus their remarks on any historic issues.

19 So that everyone has had an opportunity to be
20 heard, all speakers are limited to five minutes. Any
21 speaker may ask for the Board to pull the record of
22 (inaudible 0:01:36) testimony at the time (technical
23 difficulty). Speakers are not permitted to debate
24 (inaudible) but may ask questions of the applicant

1 (inaudible) may choose to answer during their rebuttal
2 period (technical difficulty) public comment (technical
3 difficulty).

4 All testimony is recorded and transcribed.
5 Therefore, all speakers must come forward one at a time and
6 state their name and address and organization or
7 affiliation, if any, before offering comments. Random
8 comments from the audience will not be recognized, and the
9 public is asked to respect the applicant's right to an
10 orderly hearing. No recommendations or decisions will be
11 made by the historic review board at the hearing today. The
12 board will evaluate information, testimony, and comments
13 received here in the public business meeting to be held the
14 first Tuesday of next month. And I do just want to note for
15 the record that (technical difficulty).

16 MR. DAVIS: Thank you. (Technical
17 difficulty) no -- no old business, we'll move on to new
18 business.

19 SECRETARY: Our first application of this
20 meeting is Application 2023-0494, 1600 Rockland Road,
21 Tax Parcel 06-118.00-002. This is the southwestern side of
22 Rockland Road and southeastern side of Powder Mill Road,
23 north of Alapocas Drive. It's within Brandywine Hundred.
24 And this is a building and demolition project for the

1 Renovation of the Murphey Farmhouse located at Nemours,
2 circa 1800, OR (inaudible) Council District 2.

3 MR. DAVIS: Thank you. Ms. Hershner?

4 MS. HERSHNER: Yes. I just would like the
5 Board to know I need to recuse myself from this --
6 considering this application due to (technical difficulty).

7 MR. DAVIS: Great. Thank you.

8 SECRETARY: (Technical difficulty)
9 presentation (technical difficulty) able to (technical
10 difficulty).

11 UNKNOWN SPEAKER (Technical difficulty). How
12 about here?

13 UNKNOWN SPEAKER (Technical difficulty).

14 SECRETARY: You should be able to, like, do a
15 (inaudible).

16 UNKNOWN SPEAKER (Technical difficulty)?

17 SECRETARY: Yeah, there should be, like, the
18 full screen options. Maybe the three dots?

19 MR. HAWKINS: (Technical difficulty) see one.

20 SECRETARY: Okay. All right --

21 (Crosstalk)

22 MR. HAWKINS: It's probably (technical
23 difficulty).

24 SECRETARY: Yeah.

1 MR. HAWKINS: Is that too zoomed in? Should
2 I go back (inaudible)?

3 MR. DAVIS: Oh, no --

4 MR. HAWKINS: That's -- that's (Inaudible) --
5 (Crosstalk)

6 MR. HAWKINS: -- for this as we go. We may
7 need to adjust it, but I think that should work for the
8 time.

9 Good evening, everybody. My name is Zachary
10 Hawkins. I am here representing the Nemours estate. I'm
11 the design and construction project manager for all the
12 historic preservation projects at the Nemours estate. I
13 want to, you know, be very transparent. Nemours is very
14 committed to the preservation of the Nemours estate and
15 Brandywine Valley and the history within. The project that
16 we -- (inaudible) stay on the cover page, I'll kind of
17 outline the project that we're looking at.

18 The project that we're here to discuss is the
19 preservation of the original farmhouse within the Nemours
20 estate. You can see here the front massing is considered
21 the primary section of the farmhouse with the rear,
22 something that we call the Donnelly (ph) (inaudible). The
23 intent of the project is to really restore the original
24 massing of the farmhouse, and really, restore the original

1 glory and honor the history and legacy of the building in
2 doing so, and honoring its original habitants and original
3 use. It is part of a much larger, ongoing stewardship and
4 master plan throughout the estate, but the intent of this
5 particular project is to really kind of reactivate this
6 section of our campus.

7 And so in doing so, we have engaged TD
8 Ball (ph) Architects, so here representing TD Ball are
9 Charles Ryan and Sean Goodrup (ph) in the audience. So far
10 to date, (inaudible) conducted a feasibility study to
11 (inaudible) the building as well as structural analysis of
12 all aspects of the building. In doing so, they then
13 developed some construction documentation and have been
14 working hand-in-hand with the construction manager to talk
15 about the constructability and feasibility of the project.

16 So at this point, I'm going to hand it off to
17 Charles Ryan. He'll kind of walked through the feasibility
18 study and their findings and conclusions.

19 MR. RYAN: Hi, my name is Charles Ryan. I am
20 (technical difficulty) architect with TD Ball Architecture
21 and project manager (technical difficulty).

22 I think to -- the -- what's important to
23 maybe note about this particular slide is -- is the -- the
24 construction dates of the pieces of the building that we're

1 considering here. So the -- what we consider the main
2 portion of the -- of the farmhouse, which is the front
3 massing or (technical difficulty) massing, was original to
4 this site when they -- they had to (inaudible) this property
5 a few days (technical difficulty) purchase of the property.
6 Built circa 1810 according to some research.

7 The -- the appendage to the west of the
8 building, that first piece of -- of two-story structure that
9 you see, that's not a (inaudible 0:06:58) that that's
10 (inaudible). We're not sure exactly when that was built,
11 but a -- a -- an archaeologist told me one time to be
12 careful about farmhouses because often the little appendage
13 off the back was the (inaudible) piece. And this one seems
14 to bear some of those characteristics, but the floor
15 structure was exposed (inaudible) before we got started on
16 the project. And the (inaudible) first floor and its
17 roughhewn lumber. It's not (inaudible) like it is
18 everywhere else in that 1810 structure. So it wouldn't
19 surprise me if that little appendage was the beginning of --
20 of this farmhouse and (technical difficulty).

21 The -- the proposed demolition of the
22 Donnelly additions are -- what we expect are early 20th
23 century, mid-20th century additions to this building.
24 (Inaudible) the last piece on (inaudible) documentation

1 (inaudible) that shows a lean-to shed structure where the
2 second happen of that -- that Donnelly addition (technical
3 difficulty) out of -- that was added sometime after
4 (technical difficulty) documentation to exactly (technical
5 difficulty). That's a little bit of history about that.

6 Moving on to the next slide. So the team
7 we've assembled for this project; that includes JD Bartek
8 (ph), TD Ball Architecture; Will Michusing (ph), DCI (ph)
9 Engineers. The documentation that you'll see in -- in this
10 presentation is (inaudible 0:08:39) Macintosh Engineering in
11 2021. Macintosh merged with another national company at DCI
12 Engineers, so you'll see that name mixed in there. But they
13 came back as part of our work on this project at the
14 beginning of this year and -- and did a reassessment to
15 confirm or change their original assessment.

16 Also involved is Wade Cotts (ph) (inaudible)
17 archaeologist. The Nemours have engaged Mr. Cotts to be on
18 site as needed to -- to be able to (technical difficulty)
19 situations that come up as part of the demolition process.
20 Tim O'Connell (ph) and Sons is the construction manager on
21 the project. Tim has (inaudible) amount of experience at
22 Nemours and is one of those contractors (inaudible) trust to
23 do things (technical difficulty), so (technical difficulty)
24 good team member for us.

1 I already went through the dates. The
2 structural engineering reports: One of the things that's in
3 this -- the -- these first couple of pages from TD Ball
4 Architecture is -- is a -- a request to consider replacement
5 windows as part of the renovation project as our base course
6 of action as opposed to restoration of those windows. I
7 think the Nemours had some good experience with replacement
8 windows by Pella. And so that's part of what we're doing in
9 terms of the restoration.

10 The balance of the restoration is -- I -- I
11 would characterize it as consistent with the (inaudible
12 0:10:27) (technical difficulty) from my point of view by the
13 book in terms of that. The documentation we provided, that
14 is part of the submission (inaudible). It's what I would
15 consider sort of a (inaudible) documentation (inaudible)
16 where we -- we've very carefully delineated all of the
17 existing conditions, including all the window details
18 (technical difficulty) details for the entire building
19 (technical difficulty). They are not in a (inaudible)
20 format; they are in a (inaudible) documents format, but
21 (inaudible) is there (technical difficulty).

22 The other thing is that you'll be seeing some
23 photographs that are (inaudible) quality photography that
24 the Nemours retained the photographer to do of the existing

1 building to document (technical difficulty) as they
2 (technical difficulty) or -- or (technical difficulty)
3 documentation.

4 Next on my line is the structural report. So
5 (inaudible) we did have Macintosh, DCI Macintosh (inaudible)
6 say a couple of times, the 1810 project or an -- 1810
7 portion of the building is in remarkably good shape. There
8 was some (inaudible) to the building, mostly due to water
9 intrusion, which Nemours has -- has spent some time and
10 effort to re-root to the building in -- two years ago, I
11 think. Actually when -- when Macintosh was out there for
12 their first initial study, they were actually re-rooting the
13 building then, (inaudible) out some windows that were having
14 some leaks. Some of the -- -- the the damage to the finish
15 of the exterior (inaudible) stones was I think due to water
16 infiltration (inaudible) stone (technical difficulty) back
17 out to the exterior and pushing some of the -- the
18 (technical difficulty) off the building.

19 So I, you know, the -- the -- the 1810 and
20 the -- the -- the appendage off the back of the building,
21 which I think predates the 1810 building, or could predate
22 the 1810 building, are in pretty good shape in terms of
23 their (technical difficulty) and (technical difficulty)
24 building.

1 The -- the two Donnelly additions, the report
2 will detail the fact that it's -- it's in very poor
3 condition. It doesn't -- it's not consistent with
4 (inaudible) for something that's built in the early 20th
5 century not to have foundations, but (technical difficulty)
6 case that there are no foundations. The existing first
7 floor structure is actually laying on dirt right now.
8 (Technical difficulty) know if that's because the foundation
9 sunk a little bit and there wasn't much of a crawlspace or -
10 - anyhow, so the floor structure is -- is -- is -- taken a
11 hit in terms of that kind of contamination. And the
12 exterior wall is in the same condition.

13 The second-floor structure and the roof
14 structure our -- our in sound enough condition, but
15 (technical difficulty). But Nemours has undertakings
16 (inaudible) over the years (inaudible) the building, but
17 (inaudible) so I don't know when that was done exactly. But
18 some of that (inaudible) was -- was done some years ago
19 (technical difficulty).

20 So our assessment for a couple of reasons,
21 the -- the (inaudible) about the -- the Donnelly additions,
22 and we'll see a little bracket a little later in the
23 presentation, is that the -- the Donnelly additions aren't
24 connected to the original building. Nor are the floor

1 elevations associated in any way with the original building.
2 Each of the -- the -- the two additions -- what we consider
3 two additions are the Donnelly additions -- have different
4 floor elevations that (technical difficulty). And -- and it
5 really was that -- that understanding of the existing
6 conditions that led us to recommend that -- that -- those
7 two latent additions be removed to make way for (technical
8 difficulty). This report -- these photographs are -- are
9 from the -- the Macintosh DCI report. You can see some of
10 the conditions are not (technical difficulty).

11 (Inaudible) scroll down a few more
12 (inaudible). So this is the section, the building sections
13 of the house. This was actually one of the -- one of the
14 first projects that TD Ball actually employed our own
15 technology for -- for laser survey. So I know these are all
16 correct, but you can see the -- the -- the back two masses
17 of the building are different floor elevations. They don't
18 connect to the existing 1810 and appendage. The headroom in
19 them is, like, 6 feet 7 inches, which is (technical
20 difficulty) is not even to code today.

21 So I don't know how we would make that part
22 of the building (technical difficulty) in our renovation
23 project. And by the time we restructured it, we would be
24 talking about a -- a reconstruction rather than (technical

1 difficulty) the whole process -- the whole intent.

2 Next. This is a plan and elevation. This
3 would be the south elevation of the existing structure.
4 (Inaudible) documenting for post demolition of the back two
5 Donnelly additions and the preservation and restoration of
6 the original 1810 and associated appendage. Even that --
7 that 1810 appendage is only really accessible from the main
8 building through a single door that you see directly next to
9 the stairs in that central hall. There is an opening up on
10 the second floor into that addition, but (technical
11 difficulty) so it's not a useful space.

12 Some of the photography that we've done and
13 Nemours had done. So this top picture is (inaudible)
14 quality photography and (inaudible) pictures is photographs
15 that either we or Nemours has taken over the years. To
16 generally describe, the -- the restoration process will --
17 will include removal of all of (inaudible) exterior paint
18 because it has been blistered (technical difficulty) so much
19 that it just can't be saved as it is. Some of the
20 (inaudible) or -- or borderdash (ph) is loose, part of what
21 the restoration will include will be studied by the -- by
22 the Mason to determine what areas are (technical difficulty)
23 the border (inaudible). And then new paint on top of that
24 (inaudible). The idea being, once we get this building

1 button and up (technical difficulty).

2 Window replacements throughout. Trim
3 replacements. Cornice repairs and replacement as needed.
4 (Inaudible 0:18:48) of some of the masonry above in the
5 chimneys. We're proposing a -- a new porch on that south
6 elevation because the existing porch is -- most of it's
7 going to be taken down along with the Donnelly additions,
8 but we still need to have some access of that side of the
9 building. And the front porch (inaudible) the replaced and
10 (technical difficulty) that piece will be restorative
11 (technical difficulty).

12 And I think that's the meat of the -- of what
13 I have to say. And the only thing remaining is the -- the
14 location on site -- maybe scroll down a little further.
15 It's located on the, you know, the northwest quadrant of our
16 site here. So it's located along Rockland Road and Powder
17 Mill Road. Let me scroll down the next two pages, TD Ball
18 did document the (inaudible) shed?

19 (Crosstalk)

20 MR. HAWKINS: So I -- I did discover -- I
21 mean, the only two places you can see this -- this building
22 from a public way is at the main entrance into the -- to the
23 site. Which if you look really hard, you can get really
24 close, you'll see -- you'll see the farmhouse back there

1 through that (inaudible) of trees. It's not a -- it -- it's
2 not -- and -- and this was taken while it was still leaves
3 on the trees, so (technical difficulty) right there you can
4 see -- you'll be able to see it some more. But the -- the
5 place where you can see it the most is off of 141 through an
6 existing gate that's centered along the Carolina (ph) Tower.
7 Just to the right of that -- that gave here, you can see the
8 -- the gate (inaudible) of the farm structure and distance
9 there.

10 While that specific (inaudible) will not be
11 part of the building (technical difficulty) the Donnelly
12 additions, there will still be a gate line (ph) there
13 (inaudible) just have (inaudible) gate line (technical
14 difficulty) appendage. So I don't believe that the -- the
15 aesthetics on the public view will (technical difficulty).

16 MR. DAVIS: Great. Thank you --

17 UNKNOWN SPEAKER Thank you.

18 MR. DAVIS: Do we have questions for the
19 applicant? Ms. Swadey?

20 MS. SWADEY: Yes, I was just wondering after
21 the building is restored what it's going to be used for.

22 MR. HAWKINS: We're still working on the
23 programming on exactly what that would be used -- previously
24 it was used for (inaudible) program, but it would be some --

1 some sort of similarities (inaudible).

2 MS. SWADEY: Thank you.

3 SECRETARY: Ms. Silver, Mr. Duke, Ms.
4 Anderson, and Mr. Barni all have their hand raised.

5 MR. DAVIS: Okay, we'll take them in that
6 order. Ms. Silver?

7 MS. SILVER: Hi. First of all, does this
8 building have a completed CRS, Cultural Resource Survey form
9 that is on file with the Division of Historical and Cultural
10 Affairs? Has any -- does -- has that ever been completed
11 for this property?

12 UNKNOWN SPEAKER I don't know the answer to
13 that question.

14 MS. SILVER: Okay --

15 UNKNOWN SPEAKER I -- I'm -- I am not aware
16 of one.

17 MS. SILVER: Okay, because there is a
18 building that is logged with the -- on file with the CRS
19 system that is very close. I -- it doesn't -- it's
20 (inaudible) right on top of that building and am wondering
21 if that is the same one. And if (inaudible) I think a -- I
22 recommend a form be completed for that considering a part of
23 that building that you're doing is going to be removed.

24 Next question I have is, when you remove --

1 when you demolish the Donnelly component, have you taken
2 into consideration perhaps -- since it is sitting on -- on
3 dirt, right, there's no -- there is no basements --
4 considering doing any archaeological testing within the
5 footprint of --

6 (Technical difficulty)

7 MS. SWADEY: -- that Donnelly thing
8 (inaudible) scans?

9 MR. HAWKINS: Yes, that -- that is the reason
10 that -- that Nemours has retained the archaeologist to -- to
11 -- to be available when that building comes down.

12 MS. SWADEY: Um --

13 MR. HAWKINS: If -- to be able to be on site
14 and do whatever investigation he -- he or she thinks is
15 appropriate based on what they see.

16 MS. SWADEY: And -- excellent. Because I
17 think, you know, there's a series of these -- these houses
18 that are somewhat contemporaneous in that corner, you know,
19 of -- of the world. And it's unusual because they were of --
20 in -- originally individual properties that then eventually
21 became part of a larger property. So --

22 MR. HAWKINS: (Inaudible).

23 MS. SWADEY: It's a kind of the -- the -- the
24 land -- the land use history before the Nemours parcel is --

1 is created -- is a little vague. So I think the archaeology
2 may the be able to help fill in some of those gaps. So --

3 MR. HAWKINS: Yes.

4 SECRETARY: Thank you. And --

5 MR. HAWKINS: They -- they absolutely will --
6 will have an archaeologist present during any disturbance,
7 which we don't foresee, and we will be sure to make
8 (technical difficulty) underneath the addition.

9 SECRETARY: And if I may refer to (inaudible
10 0:24:23) the question is what the use of the building would
11 be, it would be for (inaudible) offices.

12 MS. SWADEY: Okay, thank you.

13 MR. DAVIS: Who's next, Mr. Duke or
14 Ms. Anderson?

15 SECRETARY: Mr. Duke was next (inaudible) --

16 MR. DAVIS: Okay.

17 SECRETARY: -- (inaudible) department.

18 MR. DAVIS: Okay. Mr. Duke?

19 MR. DUKE: I -- so are the aluminum window --
20 is the aluminum window replacement alternate part of the --
21 part of this application?

22 MR. HAWKINS: It is part of our construction
23 documents for permit at this point, yes.

24 MR. DUKE: Got it. And then as -- as part of

1 that --

2 MR. HAWKINS: And they are -- they are --
3 they are wood windows that are clad on the exterior.

4 MR. DUKE: Understood.

5 MR. HAWKINS: Yeah.

6 MR. DUKE: As -- as part of that alternate,
7 are you proposing to repair and replace the existing trim
8 around the window, the brick mold, and subsill, or would
9 those be replaced the manufacturer's aluminum details?

10 MR. HAWKINS: No. We're planning to --
11 actually, we're planning to -- to leave that window casing
12 that is not already deteriorate -- deteriorated and needs to
13 come out will stay in place. The windows will be removed
14 from the interior and installed new (technical difficulty)
15 interior. I'm -- I'm afraid trying to remove the -- the
16 trim; it's so interval with the -- the stucco and stone
17 surround that we would lose half of it trying half of it
18 trying to get it out of there. So we are -- we are
19 replacing that which is rotten and -- and restoring that
20 which is not.

21 MR. DUKE: Gotcha. And the -- the -- it
22 looks like it's pretty -- it's tied in pretty tightly to the
23 existing millwork on the interior. That's all -- I -- this
24 is just a question out of curiosity. That's all going back

1 as well, or is that going -- would that be turned out
2 differently as part of this --

3 MR. HAWKINS: That would all go back -- all
4 go back as well.

5 MR. DUKE: Got it.

6 MR. HAWKINS: (Technical difficulty) back or
7 replaced (inaudible) if it's too deteriorated with
8 (technical difficulty) manufacturer (technical difficulty).

9 MR. DUKE: Okay. And then you had -- you had
10 said there that the -- that there was a concern about the
11 stone on the exterior there. When I -- when I look at your
12 details, it looks like they're reading as -- as wood. Is
13 that -- is that subsill at -- below those windows, or is
14 that all wood or are those -- is that stone? There's a
15 continuous band as well across those second-story windows
16 that's, you know, a string course and then a subsill at the
17 windows.

18 MR. HAWKINS: Yes. (Inaudible) the -- the
19 exterior sill is -- is -- both the exterior sill and the
20 (inaudible) interior are wood.

21 MR. DUKE: Got it. And then --

22 MR. HAWKINS: There -- but there is a masonry
23 band that runs -- projection that runs around the -- the
24 perimeter.

1 MR. DUKE: And then when I -- when I look at
2 the photos you provided, it looks like there is some shutter
3 hardware on there as well, some -- some -- at the -- at the
4 sill and then at the -- at the jambs on both sides. I don't
5 know if those are shutter dogs or not. Are -- am I reading
6 that right?

7 MR. HAWKINS: No, that's exactly what they
8 are. They're -- they're remnants of shutters that used to
9 be there. And part of this project is to bring those back
10 and -- and have them re-created and installed.

11 MR. DUKE: All right. And then the -- the
12 windows that are going in there, are those going to be
13 simulated divided lights with applied muntins? Is that the
14 -- is that the plan?

15 MR. HAWKINS: Yes.

16 MR. DUKE: Gotcha. All right. Thanks very
17 much.

18 MR. HAWKINS: Yeah, I think overall the --
19 the goal is to retain as, you know, as much as the original
20 details (inaudible) as possible.

21 MR. DAVIS: Okay. Ms. Anderson?

22 MS. ANDERSON: Yes. Just following up on the
23 -- the question about the windows, can -- can you restate
24 how -- what windows are going to be news as replacement

1 windows?

2 MR. HAWKINS: Do you have the -- I --

3 UNKNOWN SPEAKER (Inaudible) --

4 MR. HAWKINS: I can pull up that detail, but
5 it is -- it is a Pella window used in the National Park
6 Services (technical difficulty) detail for it (technical
7 difficulty).

8 MS. ANDERSON: And are all -- I -- in the
9 drawings --

10 MR. HAWKINS: Yes, they're --

11 MS. ANDERSON: -- there is the -- the
12 schedule that's there for each of the different windows. So
13 are each of those different windows going to be re-created
14 using the Pella window?

15 MR. HAWKINS: Yes. And those -- the Pella
16 Reserve windows, they're very historically appropriate for
17 this use and (technical difficulty).

18 MS. ANDERSON: Okay, thank you.

19 MR. DAVIS: Okay, Mr. Barni?

20 MR. BARNI: Hi, I had a -- can you guys hear
21 me?

22 MR. DAVIS: Yes.

23 MR. BARNI: Perfect. I had a couple of
24 questions, so please just bear with me. So I'm -- I missed

1 it. Where was the -- you said you had a photo, an earlier
2 photo of the house that had a lean-to addition off of the
3 back. Where was that at?

4 MR. HAWKINS: That's not included in this
5 report --

6 (Crosstalk)

7 MR. HAWKINS: -- (inaudible) try and provide
8 --

9 UNKNOWN SPEAKER Yes --

10 MR. BARNI: Yes. So --

11 (Crosstalk)

12 MR. BARNI: Perfect. I guess my followup
13 question to that is, was the lean-to addition demolished to
14 make -- make room for this addition that you'll be removing?

15 MR. HAWKINS: (Technical difficulty) --

16 MR. BARNI: Or was it appended to -- you
17 don't know that?

18 MR. HAWKINS: We don't (inaudible).

19 MR. BARNI: Okay.

20 MR. HAWKINS: We just know --

21 MR. BARNI: And then --

22 MR. HAWKINS: -- that the back two-story
23 portion of the Donnelly addition isn't the same footprint as
24 that being -- that -- that one-story shed roof structure.

1 MR. BARNI: The -- the back. So the -- the
2 -- it's two rooms, so the back of the two rooms, isn't that
3 the front of that lean-to --

4 MR. HAWKINS: Yes.

5 MR. BARNI: -- addition? Okay. All right.
6 And then to -- I just want just a little bit of
7 clarification on how the -- the foundations and the -- the
8 walls of the additions are tied to the, what you're calling
9 the main block of the building.

10 MR. HAWKINS: Not sure what the question is.

11 MR. BARNI: So when -- when looking at the
12 foundation or the -- the walls, the exterior walls of the --
13 the Donnelly addition, how are they tied into the -- the
14 main block foundation and the main block walls?

15 MR. HAWKINS: That I'm not sure. We have not
16 done that destructive investigation work to find that
17 particular detail out --

18 MR. BARNI: So were you able to see any --

19 MR. HAWKINS: (Inaudible) --

20 MR. BARNI: -- seams, any, like, any --

21 MR. HAWKINS: I'm sorry?

22 MR. BARNI: -- seams on -- were you able to
23 see, like, any seams in the foundation. Like, you don't
24 have to -- to -- to do any destructive work to see that.

1 I'm just asking, did you see any seams in the --

2 MR. HAWKINS: There --

3 MR. BARNI: -- foundations or anything?

4 MR. HAWKINS: There are scenes in the
5 building if -- if -- I mean, I think you can see a purple
6 line in between the -- the original 1810 building and the
7 Donnelly additions.

8 MR. BARNI: Uh-huh.

9 MR. HAWKINS: That -- that's a material
10 change from stone exterior to wood frame exterior.

11 MR. BARNI: Right.

12 MR. HAWKINS: So I'm assuming the -- the wood
13 framing with stud framing was fastened to the existing stone
14 wall as it would for even a contemporary addition.

15 MR. BARNI: Okay.

16 MR. HAWKINS: Again, the -- the -- the -- the
17 engineers, the structural engineer's work suggests that
18 there is no foundation under the -- the Donnelly additions.

19 MR. BARNI: Uh-huh.

20 MR. HAWKINS: I -- I'm -- I'm not sure I
21 agree with that, but that's what their findings were based
22 on, a visual observation of what they could see.

23 MR. BARNI: Okay. So then those -- so that --
24 -- those two additions, were they -- were they still on

1 ground? Were they -- they, like, post in hole? What -- if
2 they're not, there's just no foundation at all, so just
3 (inaudible 0:32:15) ground?

4 MR. HAWKINS: It looks like they're just
5 setting on the ground, yes.

6 MR. BARNI: Okay. And then --

7 MR. HAWKINS: (Technical difficulty) --

8 MR. BARNI: I guess this is just like a -- an
9 overall general question. Is anybody on your team aware
10 that a really common building trend within Brandywine
11 Hundred and -- and within the Piedmont of -- of Delaware and
12 New Castle County -- the common trend is that there are
13 these larger stone houses that are appended to smaller
14 (inaudible) and log dwellings later in the use cycle of the
15 house. And looking at the footprint of what's considered
16 sort of the -- the Donnelly additions and the -- the large
17 room with the winder staircase --

18 UNKNOWN SPEAKER (Technical difficulty).

19 MR. BARNI: -- at least looks to me as
20 somebody who's been, like, a preservationist for -- for many
21 years now, looks like it -- it does conform with what would
22 be an older floor plan style. So I didn't know if -- if in
23 that research any -- any investigation into the possibility
24 that -- that -- what you're calling the -- the sort of main

1 stone block is actually a later addition that is fitting in
2 with -- with trends of the time than of the -- the period
3 and the --

4 MR. HAWKINS: Yes.

5 MR. BARNI: -- location on which the building
6 is built.

7 MR. HAWKINS: So I -- I believe that -- that
8 the -- the stone -- the stone portion appendage to the back
9 of the (inaudible), you're looking at the photo that's on
10 the screen right now.

11 MR. BARNI: Uh-huh.

12 MR. HAWKINS: So the main (inaudible)
13 structure to the east. The -- to the west there is a --
14 another two-story stone structure.

15 MR. BARNI: Uh-huh.

16 MR. HAWKINS: I believe there is a good
17 possibility, although I've not found any documentation of
18 it, that that's -- that stone appendage was the original
19 farmhouse structure. It may not have been a two-story
20 building at the time, but it -- it has, as I mentioned
21 earlier, it -- it has -- the floor structure of the first
22 floor above that appendage is roughhewn lumber. They're
23 essentially tree trunks that are supporting that floor
24 structure.

1 MR. BARNI: Uh-huh. So are you seeing
2 between the -- the first and the -- the new second floor,
3 are you -- were you seeing any sort of ghosting of a -- a
4 hatch that would have provided access to the -- if there
5 wasn't a second floor just, like, an attic space? What do
6 -- what is that looking like, the (inaudible)? I don't see
7 --

8 MR. HAWKINS: No, we're not --

9 MR. BARNI: -- any material photos in this
10 packet.

11 MR. HAWKINS: No, we're not seeing any of
12 that kind of (technical difficulty).

13 MR. BARNI: Okay. All right. Well, thank
14 you so much.

15 UNKNOWN SPEAKER That we -- and we are --
16 we're confident (technical difficulty) based on visual
17 imagery that the wood frame portions are additions
18 (technical difficulty).

19 MR. BARNI: Okay. And -- and what -- what
20 derives that confidence? Were you --

21 MR. HAWKINS: Aerial -- aerial imagery and
22 historic photos.

23 MR. BARNI: Okay. But -- well I guess if the
24 -- if the main block of the house is -- is considered to be

1 built in the 1800s, I don't -- are you saying that that
2 addition is built post 1930?

3 MR. HAWKINS: Sometime before (inaudible)
4 century, yes.

5 MR. BARNI: So are you seeing photos of this
6 building without those additions?

7 MR. HAWKINS: Yes, some time post 1920s
8 (technical difficulty).

9 MR. BARNI: Okay. Yeah, because I had done
10 some poking around and I didn't see any -- any aerial photos
11 or historic photos that had the building without the
12 additions on it already so I didn't know if you had seen
13 something -- something else. So thank you so much.

14 MR. DAVIS: Mr. Duke?

15 MR. DUKE: Sorry, I just had a quick followup
16 question to Ms. Anderson's question about the windows. Are
17 the -- the windows that are being proposed, the aluminum
18 windows, they're -- they are -- I mean, tell -- tell me if I
19 have this incorrect -- they are customized in that you are
20 working within the manufacturer's available options. It's
21 you're not proposing, like, meeting the exact, you know,
22 muntin profile or the sash or the -- the frame depth or the
23 -- or the sidelines of the windows. It -- you'll be close,
24 but it's not going to be an exact match. Do I -- do I have

1 that right?

2 MR. HAWKINS: Yes.

3 MR. DUKE: Okay. Thank you.

4 MR. HAWKINS: Sure.

5 MR. DAVIS: Mr. Barni, do you have more
6 questions, or are you -- is your hand raised there?

7 MR. BARNI: Oh. It -- it doesn't look like
8 it's raised on my end, but I do have one more question.

9 MR. DAVIS: Okay.

10 MR. BARNI: The -- the first floor, the -- in
11 the -- what you're -- you're considering to be the -- the
12 period run of the house, that small stone section --

13 MR. HAWKINS: Uh-huh.

14 MR. BARNI: The doorway into the addition, is
15 that a standard door width or does it look like it may have
16 been a window that had been removed to provide access to
17 that back space?

18 MR. HAWKINS: Well, it -- it looks like it
19 was originally a -- an -- a door (technical difficulty).

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

21 UNKNOWN SPEAKER Sorry, just to clarify. The
22 addition being the Donnelly addition? Or the addition being
23 the --

24 (Crosstalk)

1 MR. BARNI: -- the Donnelly addition.

2 UNKNOWN SPEAKER So there -- there are no
3 connections between the stone, interior connections between
4 the stone house and the Donnelly addition. There are no
5 windows, no doors.

6 MR. BARNI: What is that opening on the first
7 floor (inaudible) happening (inaudible) my drawing's on?

8 UNKNOWN SPEAKER Which (inaudible) --

9 MR. BARNI: So I am looking -- goodness.

10 UNKNOWN SPEAKER Which slide is it?

11 SECRETARY: Floor plans.

12 UNKNOWN SPEAKER Oh, floor plans.

13 (Technical difficulty).

14 UNKNOWN SPEAKER This one?

15 SECRETARY: (Technical difficulty) --

16 MR. BARNI: Yes, that is the first floor,
17 yeah.

18 MR. HAWKINS: Yes.

19 MR. BARNI: Yeah, so the -- the corner there,
20 that looks -- you know, you have, like, a -- a dashed line.
21 There's also a solid line. But there's no (inaudible
22 0:38:36) on that -- that stone wall. What is -- is that?

23 MR. HAWKINS: (Inaudible) I -- I'm not -- I'm
24 sorry, I -- I -- I'm not sure where --

1 MR. BARNI: Okay. It was -- it's --

2 MR. HAWKINS: -- (inaudible) --

3 MR. BARNI: Maybe it's just misrepresented on
4 the drawing. It looks like it's an opening between the --
5 the square stone section of the house and the Donnelly
6 addition.

7 MR. HAWKINS: Are you talking about just
8 above the -- the -- what looks like a chimney?

9 MR. BARNI: Yes.

10 UNKNOWN SPEAKER (Inaudible) there?

11 MR. HAWKINS: Okay. All right, he's talking
12 about (inaudible), okay, yeah. That is, if it was
13 (inaudible) would be an original window on the -- the gable
14 line.

15 MR. BARNI: Okay. Thank you.

16 MR. HAWKINS: It's a little confusing because
17 there isn't one balancing that addition for that -- that
18 structure on the other side of the -- of -- of -- of the
19 fireplace.

20 MR. BARNI: Yeah.

21 MR. HAWKINS: I don't know if that was an
22 effort to make a connection to the -- the Donnelly additions
23 at some point. It's --

24 (Technical difficulty)

1 MR. HAWKINS: The only windows we're putting
2 back into that -- that existing westerly appendage are the
3 attic windows that we believe existed at the time. Because
4 the openings are still there for those attic windows in the
5 existing stone structure.

6 MR. BARNI: All right. Thank you.

7 MR. DAVIS: Any further questions? If not,
8 we'll move on to public comment. And we'll make a call for
9 public comment in favor of the application.

10 SECRETARY: (Technical difficulty) hands
11 raised.

12 MR. DAVIS: Okay, call for public comment in
13 opposition?

14 SECRETARY: There are no hands raised.

15 MR. DAVIS: Okay. Any general public comment
16 related to this application?

17 SECRETARY: There are no hands raised.

18 MR. DAVIS: Okay, great. Thank you.

19 (Crosstalk)

20 UNKNOWN SPEAKER Thank you very much.

21 MR. DAVIS: (Technical difficulty) start the
22 interval (inaudible)?

23 SECRETARY: Sure.

24 MR. DAVIS: Okay.

1 SECRETARY: (Technical difficulty).

2 MR. DAVIS: That's (inaudible), yeah.

3 Because I don't know because I can't see you --

4 SECRETARY: Oh, yeah, she's still --

5 (Crosstalk)

6 SECRETARY: All right.

7 MR. DAVIS: All right. Then moving on to the
8 next application, right?

9 SECRETARY: All right. Our second
10 application is 2023 -- 2023-0496-H, 2665 Pulaski Highway --

11 (Crosstalk)

12 SECRETARY: -- Tax Parcel 11-026.10-205.

13 MR. DAVIS: (Inaudible)

14 SECRETARY: North side of Pulaski Highway,
15 north of the intersection with Biddle Avenue. Pencader
16 Hundred. Signed permit for AutoZone at the La Grange
17 Center, Building -- Building B. (Inaudible) CR & H. And
18 it's within Council District 5. (Technical difficulty)
19 documents here.

20 MR. DAVIS: (Technical difficulty).

21 SECRETARY: I believe so, yeah. Sharon, you
22 should be able to share your screen with the other
23 presentation (inaudible 0:42:06).

24 MS. FOERY: Good evening. Can you hear me?

1 UNKNOWN SPEAKER Yes, we can hear you.

2 MS. FOERY: Thank you. My name's Sharon
3 Foery.

4 UNKNOWN SPEAKER (Technical difficulty).

5 MS. FOERY: My location is Richmond,
6 Virginia, and I'm affiliated with Jones Sign Company. I'm
7 standing in for the applicant, EZ Signs (ph), who's put in
8 the application for our customer, AutoZone, who's going into
9 the address there at La Grange Center. Kind of a -- a train
10 effect here. Unfortunately EZ signs was unable to attend
11 the meeting tonight. I'm here to present our request for
12 your review and approval.

13 Back in January of 2023, we received approval
14 of a sign signed permit for a set of channel letters on the
15 east elevation of the AutoZone building where they plan to
16 be going in. They are non-illuminated letters themselves,
17 but there is external gooseneck lighting provided by the GC
18 who's building the building so that's how they're being
19 illuminated.

20 We were then applying for applications to
21 have the same style, size channel letters on the south
22 elevation that faces towards Pulaski Highway as well as the
23 West elevation. Again, same size, same square footage, same
24 look. And at that time we were then informed the historical

1 review was a requirement. Our proposed --

2 UNKNOWN SPEAKER (Inaudible).

3 MS. FOERY: Our proposed signs do fall within
4 all the guidelines of the County's sign regulations for that
5 jurisdiction. We followed the La Grange sign design as
6 being they're not a cabinet sign. The illumination is only
7 from an external gooseneck signing onto the face of the
8 letters. We streamlined the signage to be just the
9 nationally trademark of the AutoZone. They do not have any
10 of their standard striping effect. It's just their
11 registered trademark color of the face.

12 MR. DAVIS: Thank you. And is that -- is
13 that it for your presentation?

14 MS. FOERY: Yes, sir.

15 MR. DAVIS: Okay. Do have questions from the
16 Board?

17 UNKNOWN SPEAKER (Technical difficulty)?

18 UNKNOWN SPEAKER Okay.

19 SECRETARY: Oh, I'm sorry. Mr. Duke?

20 MR. DUKE: I -- I just had one question. I'm
21 -- I'm just trying to make sure I can understand the sign.
22 I'm -- I'm looking at -- I -- I'm looking at the Auto Sign
23 (sic) sign page. So it -- it's going to be the red
24 lettering on basically a -- a black field over the brick?

1 Is -- is that what we're looking at?

2 MS. FOERY: My understanding is it's just the
3 red letters on the brick background.

4 MR. DUKE: So when they -- is --

5 MS. FOERY: That black -- that black field
6 may be -- I -- I don't have the image in front of me because
7 I did not prepare the document that was submitted to you.
8 So I'm not sure what you're seeing.

9 MR. DAVIS: Are -- are you able to share that
10 -- that document --

11 MS. FOERY: Um --

12 MR. DAVIS: -- showing (inaudible 0:46:02) --

13 SECRETARY: All right, let me see if I can --
14 (Technical difficulty)

15 MR. DUKE: Yeah, that's (technical
16 difficulty).

17 MR. DAVIS: Okay.

18 SECRETARY: (Technical difficulty) one
19 moment. I'm sorry, Mr. Duke, could you remind me where you
20 were looking at again?

21 MR. DUKE: So I -- I was looking at Page 46
22 of 60 of the application, the colored sign.

23 MR. DAVIS: It's at 45, Page 45; 46 hasn't
24 been published --

1 SECRETARY: Okay.

2 MR. DAVIS: -- read --

3 (Technical difficulty)

4 MR. DUKE: That's it. So the -- the black
5 field in the -- right --

6 MS. FOERY: That --

7 MR. DUKE: -- on the middle there.

8 MS. FOERY: That is just an illustration of
9 the nighttime view, so that the black would illuminate the
10 dark building behind it. It's not a panel, it is not a
11 painted background. It's just giving the illusion of what
12 this might look like at nighttime with the external
13 gooseneck lights shining on the face of the letters.

14 MR. DUKE: So the gloss black in the center
15 of the page there, that's on the side of the letters and the
16 red is on the front? Is that -- am I reading that right?

17 MS. FOERY: Yes, that just -- yes.

18 MR. DUKE: Okay. Thanks.

19 MR. DAVIS: Ms. Anderson?

20 MS. ANDERSON: Yes. So the only thing that's
21 going to be up there -- so AutoZone -- each one of those is
22 going to be a individual letter by itself without a
23 background.

24 MS. FOERY: Yes, ma'am.

1 MS. ANDERSON: Okay.

2 MR. DAVIS: (Inaudible) Mr. Barni?

3 SECRETARY: It's Mr. Barni.

4 MR. DAVIS: Mr. Barni.

5 SECRETARY: I think you're muted, Mr. Barni.

6 MR. BARNI: Sorry about that. What is --
7 what are the letters made out of, what material?

8 MS. FOERY: They are aluminum returns, the
9 sidewalls --

10 MR. BARNI: Uh-huh.

11 MS. FOERY: -- with a acrylic face that's
12 opaque.

13 MR. BARNI: Okay. Thank you.

14 MR. DAVIS: Any more questions of the Board?

15 SECRETARY: I'm not seeing any hands.

16 MR. DAVIS: Okay. If there's no more
17 questions, we'll move on to public comment.

18 SECRETARY: (Inaudible), can you bring up the
19 public comment's slide?

20 MR. DAVIS: So we'll make a call for public
21 comment in favor of the application.

22 SECRETARY: There are no hands raised.

23 MR. DAVIS: Okay. Call for public comment in
24 opposition.

1 SECRETARY: There are no hands raised.

2 MR. DAVIS: Okay. And general public comment
3 pertaining to this application.

4 SECRETARY: There are no hands raised.

5 MR. DAVIS: Okay. Great. Sharon, thank you.

6 MS. FOERY: Thank you all for your time.

7 MR. DAVIS: Thanks. On to the Report of the
8 Preservation Planner.

9 SECRETARY: Right. I don't have a report
10 this evening other than our business meeting will be
11 November 7th at 5 p.m.

12 MR. DAVIS: Great. One last call for public
13 comment?

14 SECRETARY: Ms. Silver has her hand raised.

15 MR. DAVIS: Oh, sorry. Ms. Silver?

16 MS. SILVER: Yeah. I just wonder -- that's --
17 would there be a way if you could -- see if you could get us
18 a copy of the CRS form N543 (ph). It's listed very close to
19 the -- the Nemours property, but it's not directly on in the
20 CRS, you know, GIS (ph) application, online application. So
21 I'm trying to figure out if it is the same building or not.

22 SECRETARY: Sure, I can look at Crestor (ph)
23 if I need to consult Chevelle (ph), I can look at that.

24 MS. SILVER: Thank you.

1 MR. DAVIS: And one last call for public
2 comment?

3 SECRETARY: There are no hands raised.

4 MR. DAVIS: Okay. If there's no public
5 comment, do we have a motion to adjourn?

6 UNKNOWN SPEAKER I make a motion.

7 MR. DAVIS: Thank you.

8 UNKNOWN SPEAKER Second.

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

10 ALL SPEAKERS: Aye.

11 MR. DAVIS: Thank you, everyone.

12 (Meeting adjourned.)

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TERRI WOLFE

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