



Department of Land Use

HISTORIC REVIEW BOARD

June 21, 2022

5:00 p.m.

In accordance with 29 Del. C. Section 10006A., the June 21, 2022 Historic Review Board Hearing will be held as a virtual meeting utilizing Zoom Webinar. The Gilliam Multi-Purpose Room at 67 Reads Way will be accessible during the scheduled hearing time for members of the public to attend the virtual meeting in-person.

ZOOM Video Conference beginning at 5:00 P.M.

The appropriate weblink, call-in number(s) can be found at the Historic Review Board
Webpage:

newcastlede.gov/313/Historic-Review-Board

ROLL CALL

RULE OF ORDER

OLD BUSINESS

NEW BUSINESS

App. 2022-0369-H: *501 Mount Lebanon Road.* (TP 06-064.00-030.) Located on the north side of Mt Lebanon Road, east of Severn Road. Brandywine Hundred. Application for the renovation of the Harmon House, ca. 1800. NC15 zoning. CD 2.

App. 2022-0370-H: *3850 Mill Creek Road.* (TP 08-025.00-011.) West side of Mill Creek Road, at the intersection with Graves Road. Mill Creek Hundred. Application to demolish the structures associated with Camp Wright, ca. 1921. S zoning. CD 3.

App. 2022-0371-H: *200 Greenbank Road.* (TP 07-037.20-246.) Southwest corner of the intersection of Greenbank Road and Albertson Boulevard. Christiana Hundred. Application to demolish the John L. Webb Correctional Facility, ca. 1929. SR zoning. CD 9.

App. 2022-0372-H: *710 American Boulevard.* (TP 12-006.00-023.) East side of Red Lion Road south of the Conrail Railroad Line, 2,600 feet north of Wrangle Hill Road. Red Lion Hundred. Minor Land Development Plan involving the W. Casperson House, ca. 1830 (App. 2022-0190-S). I zoning. CD 12.

REPORT OF THE PRESERVATION PLANNER

PUBLIC COMMENT

ADJOURNMENT

.....
The next meeting of the Historic Review Board will be a business meeting held on
Tuesday, July 5, 2022

Please visit the Historic Review Board homepage for additional time and Zoom Meeting information.

.....
Individuals needing reasonable accommodations according to the Americans with Disabilities Act call 395-5400
(TT/TTY/TTD: DRS, 1-800-232-5460).

New Castle County Historic Review Board
Background Report
June 21, 2022

| | |
|---------------------------------------|--|
| APPLICATION | 2022-0369-H |
| APPLICANT / PROPERTY OWNER | J Stevens Construction, Inc. PO Box 8220 Wilmington, DE 19803 |
| TAX PARCEL | 06-064.00-030 |
| LOCATION | 501 Mt Lebanon Road - North side of Mt Lebanon Road, east of Severn Road |
| SUBJECT | Application for the renovation of the Harmon Talley House, ca. 1800. |
| Affiliated CRS No. | N-00550 |

The applicant intends to pursue building and demolition permits for improvements to the Harmon House. The application was forwarded to the Historic Review Board pursuant to **Section 06.03.020.A of the New Castle County Code**.

BACKGROUND

The house located at 501 Mount Lebanon Road, referred to as the Harmon Talley House, was constructed sometime between 1797 and 1803. Situated within the vicinity of Talleyville in Brandywine Hundred, the house was originally part of an agricultural complex that once included 145 acres of land.

The house was purchased by the previous owner after the property went through the Sheriff Sale process in March of 2019. The prior owner met with the Department of Land Use in early 2019 to discuss the project and the plans for the property, which proposed Historic overlay zoning and adaptive reuse (App. 2019-0709-S/Z). After difficulties in coming to a consensus with the community on an appropriate solution regarding the design and use, the prior applicant withdrew the application and sold the property.

In December of 2019, a demolition permit application (App. 2019-16209), which proposed the demolition of the rear ell, appeared before the Historic Review Board. The demolition permit was approved for release by the Historic Review Board given the expected land development plan. The permit was issued in January 2020; however, the permit was not pursued and was closed as the demolition of the rear ell was not completed.

The current owner purchased the property in March of 2022. The applicant contacted the Department regarding the proposed renovations to the dwelling. In the spring of 2022, a demolition permit (App. 2022-07707) was issued by the Department to demolish the c. 1985 addition on the westerly side of the structure based on the previous review by the HRB due to safety concerns, as well as concerns for the stability of the historic portions of the building, as portions of the floor and roof had collapsed.

Deed Restrictions

The property located at 501 Mount Lebanon Road is subject a deed restriction that was imposed by the Woodlawn Trustees in 1975 when they sold the property to Ronald and Sandra Mask. The deed restriction required that any exterior modifications to the house must first be approved by the Woodlawn Trustees. In July of 2014, the restrictive covenant was reassigned to the Council of Civic Organizations of Brandywine

Hundred (CCOBH). CCOBH still maintains control over the deed restrictions and any exterior modifications to the structure is also subject to their approval.

HISTORIC ANALYSIS

The Harmon Talley House is a two-story, three-bay, double-pile stone dwelling, arranged within as a variation of a Hall-Parlor Plan, built in a vernacular form that was popular in Brandywine Hundred in the early-nineteenth century. The house features at least five periods of construction. The main block of the dwelling is a two-story, double-pile stone dwelling; to the rear is the Period II, two-story frame ell, added prior to 1850. The rear ell was expanded at least twice more, incorporating an attached garage in the early-twentieth century. The rear ell of the dwelling was expanded to the west c. 1985.

The Harmon House possesses distinguishing characteristics of a dwelling built in the Piedmont Region in northern Delaware, as well as fits in to an established thematic historic context of stone houses in Brandywine Hundred. The dwelling serves as an example of an early variation of a hall and parlor plan constructed in stone.

BASIS OF REVIEW

Alterations to historic structures eligible for Historic overlay zoning are subject to the requirements of **Section 06.03.020.A and Section 40.15.210 of the New Castle County Code.**

Section 06.03.020.A Review for historic structure.

1. The Department shall not issue any permit for an exterior historic alteration, demolition, relocation, construction or reconstruction on any historic resource within, or eligible for, Historic overlay zoning unless first heard by the Historic Review Board ("HRB"). An Historic Resource application must be filed with the Department in order to appear before the Board. Historic Resource applications are reviewed in accordance with Section 40.15.160 and Section 40.15.210 of this Code.
 - a. Based upon its public review for properties within an Historic overlay zoning district, the HRB shall provide a written decision in accordance with Section 40.31.370.
 - b. Based upon its public review for properties outside of Historic overlay zoning districts, the HRB shall provide a written recommendation in accordance with Section 40.31.370.
2. Once a building permit has become invalid, the applicant must reapply to the HRB before a new building permit is issued.
3. Failure to comply with permit conditions.
 - a. If the HRB grants approval under this Section, the person seeking to construct or alter any structure or addition shall do so in strict compliance with the features of the construction documents submitted to and approved by the HRB. Before any certificate of occupancy is granted to the owner, the Department shall inspect the property to determine if the improvements comply with the construction documents and conditions as set forth by the HRB. If the Department finds that the structure does not conform, no certificate shall be issued, and written notification shall be provided to the applicant.
 - b. If within thirty (30) working days of the date of issuance of notice to the applicant that a structure does not conform, the person has made no apparent effort to bring the structure into compliance or arrange for an alternative approval from the HRB, the Code Official shall request the County Attorney

to institute the appropriate legal proceedings. Failure to comply with the terms of a permit granted under this Section or in violation of a plan approved by the HRB, shall constitute a violation.

Section 40.15.210.A Building and Demolition Permit Review

Pursuant to Section 6.03.020 of the New Castle County Code, the Historic Review Board (HRB) is responsible for reviewing permit applications and associated historic resource applications for properties that are eligible for Historic overlay zoning. The following standards and procedures shall apply to the HRB's review:

- A. Building permits. The HRB makes recommendations to the applicant regarding building permits subject to Section 6.03.020.A. of the New Castle County Code. The HRB may consider various aspects when providing advice on building permits and may consider impacts to the landscape and historic context of the surrounding area.
 1. Items to consider for evaluation:
 - a. The significance and historic context of the resource on an individual and district level;
 - b. Material integrity of the resource in relation to the period of significance;
 - c. Level of deterioration of the resource; and
 - d. Potential presence of archaeological resources.
 2. Impact to historic character of a resource
 - a. Compatibility with the historic character of the resource regarding style, materials, scale, or location;
 - b. Impact to historic objects, sites, or structures as defined in Section 40.33.300. of this Chapter;
 - c. The protection, preservation, and enhancement of the character-defining features of the resource; and
 - d. Proposed use of the resource.

Enclosures:

[Applicant Submission](#)

[501 Mt. Lebanon Road Historic Zoning Report \(Previous Application\)](#)

[CRS N-00550](#)

New Castle County Historic Review Board
Background Report
June 21, 2022

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|---------------------------|--|
| APPLICATION | 2022-0370-H |
| APPLICANT | Department of Public Works 187A Old Churchmans Road New Castle, DE 19720 |
| PROPERTY OWNER | NCC Fiscal Unit Department of Public Works 87 Reads Way New Castle, DE 19720 |
| TAX PARCEL | 08-025.00-011 |
| LOCATION | 3850 Mill Creek Road - West side of Mill Creek Road, at the intersection with Graves Road. |
| SUBJECT | Application to demolish the structures associated with Camp Wright, ca. 1921. |
| Affiliated CRS No. | N-14422 |

An Historic Resource application for the future demolition of an historic resource was received by the Department of Land Use and was referred to the Historic Review Board pursuant to **Section 40.15.010.B of the New Castle County Code**.

BACKGROUND

A report was created by McCormick Taylor, Inc. in August 2007 to summarize the history of the site, with the concept of the camp beginning in 1889, as well as to document the structures. The report references Phase I archaeological assessment which “concluded that no significant archaeological resources are contained within the core area of the Camp Wright property.” The report also notes that at the time it was determined that the “property is eligible for inclusion in the NRHP (National Register of Historic Places) under Criterion A. Camp Wright is considered to be NRHP-eligible as a good example of an early twentieth century recreational resident camp and also due to its temporal association with the Fresh Air movement.” It does not appear a National Register of Historic Places nomination was ever pursued.

A memorandum from the Department of Public Works notes “the site is planned to be used as a publicly accessible trailhead for additional pathway expansion within the Mill Creek Greenway system”. An existing 19th century spring house that pre-dates the camp is proposed to be preserved on the site. All of the existing structures are within the floodplain, with the majority in severe states of disrepair. According to the report, eleven (11) building structures and two (2) secondary structures (pool and basketball court) were included in the investigation.

BASIS OF REVIEW

Section 06.03.020.B of the New Castle County Code (“Demolition of historic structures”)

1. A demolition permit shall not be issued until the Department has determined whether the structure is eligible for Historic overlay zoning as defined by the criteria for designation in Section 40.15.110 of this Code. The Department shall determine the eligibility within twenty (20) days of receiving a complete application.
 - a. Where the resource is found eligible for Historic overlay zoning, the applicant must provide a complete Historic Resource application to the Department, at which time the application shall be scheduled before the HRB at its next available public hearing after required public notice. A demolition permit shall not be issued until the HRB has issued a recommendation or decision on the application.
 - b. Where the resource is not found eligible for Historic overlay zoning, the demolition permit shall be processed by the Department as otherwise provided by the Code.
2. In order to seek mitigation or alternatives to demolition, the HRB may hold the issuance of the demolition permit for a period not to exceed nine (9) months from the date of the HRB written opinion to the Code Official. HRB findings shall be issued to the Code Official in a written recommendation in accordance with Section 40.31.370.
 - a. The HRB has the authority to deny demolition permits that are located within an Historic overlay zoning district pursuant to Section 40.15.160 of the New Castle County Code.
 - b. The HRB has the authority to require documentation in accordance with Section 40.15.210.B of this Code prior to the release of a demolition permit for any structure determined eligible for Historic overlay zoning as defined by the criteria for designation listed in Section 40.15.110 of this Code.

Section 40.15.110 of the New Castle County Code ("Criteria for Designation")

A building, complex of buildings, structure, site, object or district may be designated for preservation as an Historic overlay zoning district if it is significant to the County as identified in this section. The resource must be at least fifty (50) years old, or exceptionally important to the County, and meet one (1) or any combination of the following criteria:

- A. Listed or determined to be eligible for the National Register of Historic Places as provided in the National Historic Preservation Act of 1966, 16 USC 470 et seq.
- B. Has significant character, interest, or value as an example of the development, heritage or cultural characteristics of the County, the State or the United States.
- C. Is the site of a significant historic event.
- D. Exemplifies the cultural, political, economic, social or historical heritage of the community.
- E. Embodies distinguishing characteristics of an architectural style or engineering specimen.
- F. Is the work of a designer, architect, landscape architect or engineer whose individual work has significantly influenced the development of the County, the State or the United States.
- G. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.
- H. Is the singular known example of a design or use of material or style of architecture within the County.
- I. Is part of the historic context of a square, park or other distinctive area which should be preserved according to a plan based on a historic, cultural or an architectural context.

- J. Is a landmark; that is, an established and familiar visual feature which assists in defining the character of the neighborhood, community or County due to its unique location or singular physical characteristic.
- K. Has yielded or is likely to yield information of importance to prehistory State's or United States' history.
- L. Is associated with the lives of persons important to the County's past.
- M. Provides the historic setting for an identified resource or historic district.
- N. Is part of a view into or out of an existing historic district and contributes to the integrity, understanding and appreciation of that existing historic district.

Section 40.15.210.B of the New Castle County Code ("Historic Review Board standards", "Building and demolition permit review")

- B. Demolition permits. The HRB shall review demolition permits for historic resources that the Department has determined to meet the criteria for designation included in Section 40.15.110. The HRB may hold a demolition permit for nine (9) months in accordance with Chapter 6, during which time alternatives to demolition shall be sought. In addition to the criteria for designation, the HRB shall consider factors such as the following when reviewing demolition applications.
 - 1. State of the resource.
 - a. Level of deterioration and modification to original fabric of the resource.
 - b. Reasons for deterioration which may include lack of maintenance, vacancy, loss of material integrity, or an act of God.
 - c. Structural integrity as determined by a registered design professional licensed in the State of Delaware.
 - 2. Cost of rehabilitation and financial hardship.
 - a. Nature of ownership (*e.g.*, individual, for profit business, or nonprofit).
 - b. Cost of repairs to the subject property demonstrated through a third-party independent cost estimate to perform the proposed work.
 - c. Fair market value of the land and improvements.
 - d. Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship between the seller and purchaser or other means of acquisition of title, such as by gift or inheritance.
 - e. For income-producing property only, itemized operating and maintenance expenses for the property for the prior two (2) years and annual cash flow, for the prior two (2) years.
 - f. Any and all listings of the property for sale or rent, price asked, and offers received for the prior two (2) years.
 - 3. Documentation of the resource may be required at the discretion of the HRB prior to the Department's release of a demolition permit. Such documentation shall be in accordance with the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER) guidelines and may include the following:

- a. Written historical narrative. Such narrative shall include a general history of the resource, an analysis of its relationship to its surrounding environment, and the persons and events associated with its establishment and development, if applicable.
- b. Field documentation including measured drawings and digital photography.
- c. State of Delaware Cultural Resource Survey (CRS) forms.

Enclosures:

[Recordation Document](#)

[Site Photos](#)

[Demolition Exhibit](#)

[Repair Estimates](#)

[Structural Report](#)

[Bridge Design](#)

[Camp Wright Spring House](#)

**New Castle County Historic Review Board
Background Report
June 21, 2022**

| | |
|---------------------------|--|
| APPLICATION | 2022-0371-H |
| APPLICANT | Delaware State Police 1441 N. DuPont Highway Dover, DE 19903 |
| PROPERTY OWNER | State of DE c/o Div. Facilities & Management 245 McKee Road Dover, DE 19904 |
| TAX PARCEL | 07-037.20-246 |
| LOCATION | 200 Greenbank Road - Southwest corner of the intersection of Greenbank Road and Albertson Boulevard. |
| SUBJECT | Application to demolish the John L. Webb Correctional Facility, ca. 1929. |
| Affiliated CRS No. | N-13728 |

An Historic Resource application for the future demolition of an historic resource was received by the Department of Land Use and was referred to the Historic Review Board pursuant to **Section 40.15.010.B of the New Castle County Code**.

BACKGROUND

The applicant has contacted the Department regarding the vision for the Delaware State Police site at 3850 Greenbank Road, which would include the demolition of the John L. Webb Correctional Building, in support of future redevelopment plans to enhance the current operations and provide improved community outreach and services. According to the report prepared by the University of Delaware Center for Historic Architecture and Design for New Castle County Workhouse – Women’s Prison (#N13728):

The New Castle County Workhouse-Women’s Prison, built in 1929 at Greenbank, is the first women’s prison built in New Castle County and in the State of Delaware. It is representative of a small, early-twentieth century prison, its design reflecting then popular concepts in penal reform, such as construction without exterior prison walls, dormitory-style inmates’ quarters instead of cell blocks, and improved lighting and sanitation, as well as outdoor space for exercise, recreation, and fresh air.

The New Castle County Workhouse-Women’s Prison was designed in a vernacular, institutional form with reserved Art Deco features and minimal ornamentation. It operated as a women’s correctional facility until 1975, when the building was converted to use as a pre-trial annex for male inmates. The building was renamed Webb Correctional Facility in 1994 in honor of John L. Webb, Delaware’s first Black corrections officer and warden, who served first as officer in charge and then as warden of the Pre-Trial Annex. In more recent years, the building was utilized as part of a work-release program. The Department of Correction permanently closed the facility in 2016.

The State of Delaware plans to demolish the subject property to expand the headquarters for Delaware State Police Troop 6. As part of the planning process, and in anticipation of historical documentation required by New Castle County Unified Development Code 40.15.210 for Historic-eligible properties that will be demolished, RG Architects hired the Center for Historic Architecture and Design (CHAD) at

the University of Delaware to create a comprehensive documentation package for the property, including a Historical American Building Survey (HABS) Outline Report, four measured floor plans, comprehensive architectural photography, and Delaware Cultural Resource Survey (CRS) forms.

BASIS OF REVIEW

Section 06.03.020.B of the New Castle County Code (“Demolition of historic structures”)

1. A demolition permit shall not be issued until the Department has determined whether the structure is eligible for Historic overlay zoning as defined by the criteria for designation in Section 40.15.110 of this Code. The Department shall determine the eligibility within twenty (20) days of receiving a complete application.
 - a. Where the resource is found eligible for Historic overlay zoning, the applicant must provide a complete Historic Resource application to the Department, at which time the application shall be scheduled before the HRB at its next available public hearing after required public notice. A demolition permit shall not be issued until the HRB has issued a recommendation or decision on the application.
 - b. Where the resource is not found eligible for Historic overlay zoning, the demolition permit shall be processed by the Department as otherwise provided by the Code.
2. In order to seek mitigation or alternatives to demolition, the HRB may hold the issuance of the demolition permit for a period not to exceed nine (9) months from the date of the HRB written opinion to the Code Official. HRB findings shall be issued to the Code Official in a written recommendation in accordance with Section 40.31.370.
 - a. The HRB has the authority to deny demolition permits that are located within an Historic overlay zoning district pursuant to Section 40.15.160 of the New Castle County Code.
 - b. The HRB has the authority to require documentation in accordance with Section 40.15.210.B of this Code prior to the release of a demolition permit for any structure determined eligible for Historic overlay zoning as defined by the criteria for designation listed in Section 40.15.110 of this Code.

Section 40.15.110 of the New Castle County Code (“Criteria for Designation”)

A building, complex of buildings, structure, site, object or district may be designated for preservation as an Historic overlay zoning district if it is significant to the County as identified in this section. The resource must be at least fifty (50) years old, or exceptionally important to the County, and meet one (1) or any combination of the following criteria:

- A. Listed or determined to be eligible for the National Register of Historic Places as provided in the National Historic Preservation Act of 1966, 16 USC 470 et seq.
- B. Has significant character, interest, or value as an example of the development, heritage or cultural characteristics of the County, the State or the United States.
- C. Is the site of a significant historic event.
- D. Exemplifies the cultural, political, economic, social or historical heritage of the community.
- E. Embodies distinguishing characteristics of an architectural style or engineering specimen.

- F. Is the work of a designer, architect, landscape architect or engineer whose individual work has significantly influenced the development of the County, the State or the United States.
- G. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation.
- H. Is the singular known example of a design or use of material or style of architecture within the County.
- I. Is part of the historic context of a square, park or other distinctive area which should be preserved according to a plan based on a historic, cultural or an architectural context.
- J. Is a landmark; that is, an established and familiar visual feature which assists in defining the character of the neighborhood, community or County due to its unique location or singular physical characteristic.
- K. Has yielded or is likely to yield information of importance to prehistory State's or United States' history.
- L. Is associated with the lives of persons important to the County's past.
- M. Provides the historic setting for an identified resource or historic district.
- N. Is part of a view into or out of an existing historic district and contributes to the integrity, understanding and appreciation of that existing historic district.

Section 40.15.210.B of the New Castle County Code ("Historic Review Board standards", "Building and demolition permit review")

- B. Demolition permits. The HRB shall review demolition permits for historic resources that the Department has determined to meet the criteria for designation included in Section 40.15.110. The HRB may hold a demolition permit for nine (9) months in accordance with Chapter 6, during which time alternatives to demolition shall be sought. In addition to the criteria for designation, the HRB shall consider factors such as the following when reviewing demolition applications.
 - 1. State of the resource.
 - a. Level of deterioration and modification to original fabric of the resource.
 - b. Reasons for deterioration which may include lack of maintenance, vacancy, loss of material integrity, or an act of God.
 - c. Structural integrity as determined by a registered design professional licensed in the State of Delaware.
 - 2. Cost of rehabilitation and financial hardship.
 - a. Nature of ownership (*e.g.*, individual, for profit business, or nonprofit).
 - b. Cost of repairs to the subject property demonstrated through a third-party independent cost estimate to perform the proposed work.
 - c. Fair market value of the land and improvements.
 - d. Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship between the seller and purchaser or other means of acquisition of title, such as by gift or inheritance.

- e. For income-producing property only, itemized operating and maintenance expenses for the property for the prior two (2) years and annual cash flow, for the prior two (2) years.
 - f. Any and all listings of the property for sale or rent, price asked, and offers received for the prior two (2) years.
3. Documentation of the resource may be required at the discretion of the HRB prior to the Department's release of a demolition permit. Such documentation shall be in accordance with the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER) guidelines and may include the following:
- a. Written historical narrative. Such narrative shall include a general history of the resource, an analysis of its relationship to its surrounding environment, and the persons and events associated with its establishment and development, if applicable.
 - b. Field documentation including measured drawings and digital photography.
 - c. State of Delaware Cultural Resource Survey (CRS) forms.

Enclosures:

[HABS Documentation](#)

[CRS Forms](#)

[Existing and Proposed Site](#)

[Women's Prison Floor Plans](#)

**New Castle County Historic Review Board
Background Report
June 21, 2022**

| | |
|---------------------------|---|
| APPLICATION | 2022-0372-H |
| APPLICANT | J.G. Petrucci Company, Inc. 171 State Route 173 Asbury, NJ 08802 |
| PROPERTY OWNER | D.M. Peoples Investment Corp 2750 Wrangle Hill Road Bear, DE 19701 |
| TAX PARCEL | 12-006.00-023 |
| LOCATION | 710 American Boulevard - East side of Red Lion Road south of the Conrail Railroad Line, 2,600 feet north of Wrangle Hill Road. |
| SUBJECT | Minor Land Development Plan involving the W. Casperson House (ca. 1830), listed on the National Register of Historic Places. (App. 2022-0190-S) |
| Affiliated CRS No. | N-05054 |

A minor land development plan was received by the Department of Land Use and was referred to the Historic Review Board pursuant to **Section 40.15.010.B of the New Castle County Code**.

BACKGROUND

The application proposes a 361,930sf Industrial Facility to be constructed in Peoples Park, on the north side of the parcel containing DOT Foods constructed in 2020. The site contains the National Register listed W. Casperson House, which is currently in a state of disrepair. After discussions with the Department of Land Use, the applicant has proposed to preserve the resource. The stabilization plan proposes a 200' landscape buffer for the Enclosed Context Site, along with secured site access and mitigation for the effects of water and vegetation. The Unified Development Code allows the plan to be reviewed as a Minor Land Development Plan. As such, the project is not subject to the requirements of Section 40.15.300.

HISTORIC BACKGROUND

As summarized from the National Register nomination:

The W. Casperson House, a five-bay, two-and-a-half story, brick house with center hall plan, has a low two-story wing with attached modern garage. Both the main block and wing are gable roofed with composition shingles with two dormers on each slope. Those on the front slope have segmental arches and pilasters surrounding six-over-six windows; those on the rear slope are gable roofed and embellished with diminutive bargeboards. Previously, a five-bay hipped roof wooden porch was supported by four Tuscan columns along the front, and two half-round Tuscan columns on the facade wall sheltered a plain moulded doorway with fanlight. The porches can be seen in the photographs associated with the National Register nomination, but the current site photos show that only the foundations of the porches are extant.

The structure is one of only two five-bay, center-hall plan buildings dating to the 1830's, which has survived in present day Red Lion Hundred. Like Linden Hill, it is tangible evidence of the renewed prosperity in Red

Lion Hundred as a result of the application of novel agricultural techniques in the second quarter of the nineteenth century. Unlike Linden Hill, which faces a busy four-lane highway, this structure is surrounded by land only minimally developed and largely agricultural. For this reason, it possesses an unusual degree of environmental and historical integrity.

BASIS OF REVIEW

Before the Historic Review Board for consideration is the proposed Minor Land Development of the parcel containing the W. Casperson House. Because the dwelling is listed on the National Register of Historic Places, the dwelling is eligible for Historic overlay zoning. When considering land development plans the impact resources eligible for Historic overlay zoning, the Historic Review Board shall consider Section 40.15.220 of the New Castle County Code.

Section 40.15.220 of the New Castle County Code (“Historic Review Board Standards”, “Land Development Plan Review and Historic Resources”)

The Historic Review Board (HRB) shall consider the following (as applicable) when making recommendations in accordance with Section 40.15.010.B on land development applications:

- A. Historic context in relation to past themes, time periods, geography, events, and cultural values.
- B. Surrounding environment and landscape:
 - 1. A conceptual landscape plan showing proposed plantings that enhance, or mitigate impact to, an historic resource and its historic context.
 - 2. Site context as defined by features such as a parcel size, vegetation, topography, surrounding character and proximity to nearby development.
 - 3. Potential for archaeological resources.
- C. State of extant historic resources:
 - 1. Level of deterioration and modification to original fabric of the resource.
 - 2. Reasons for deterioration which may include lack of maintenance, vacancy, loss of material integrity, or an act of God.
 - 3. Structural integrity as determined by a registered design professional licensed in the State of Delaware.
- D. Compatibility of the proposed development with extant historic resources:
 - 1. Consistency with exterior style and features of surrounding resources, as well as preservation and enhancement of character-defining attributes.
 - 2. Harmony between existing and proposed structures regarding massing, proportions, scale, and building orientation.
 - 3. Suitability of the proposed development’s location and siting regarding sensitivity to historic resources.

Enclosures:

[Scope of Services](#)

[Exploratory Minor Land Development Plan](#)

[Site Photographs](#)

[Site Photographs](#)

[NRHP Nomination Form](#)

[NRHP Nomination Form \(Processed\)](#)