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MINUTES
HISTORIC REVIEW BOARD PUBLIC HEARING
NEW CASTLE COUNTY
DEPARTMENT OF LANE USE
87 READS WAY, NEW CASTLE, DELAWARE
JANUARY 18, 2022

TRANSCRIPT OF PROCEEDINGS
BEFORE CHAIRPERSON JOHN DAVIS

1 24 Transcribed by: Angela M. D'Amico

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3 1 A P P E A R A N C E S

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5 3

6 4 BOARD MEMBERS: JOHN DAVIS (CHAIRPERSON)

7 5 RAFAEL ZAHRALDDIN

8 6 PERRY PATEL

9 7 KAREN ANDERSON

10 8 BARBARA SILBER

11 9 NANNETTE SWADEY

12 10

13 11 ALSO PRESENT: BETSY HATCH

14 12 COLENE NORRIS

15 13 NANCY DEPUTY

16 14 ED OTTER

17 15 D. DURHAM

18 16 DAVE CARTER

19 17 DON SHAW

20 18

21 19 FOR APPLICATION 2021-0319-H922

22 20 MS. BILL

23 21 MR. BILL

24 22

23

1 FOR APPLICATION 2021-0782H

2 JOHN TRACEY

3 TODD BRECK

4 DOUG BARRY

5 ROBERT WHITAKE

6

7 FOR APPLICATION 2021-0842-H

8 JOHN TRACEY

9 CAROLYN CROUSE

10 CHRIS DUKE

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

2 2 MS. HATCH: -- the time and state their
3 3 name, address and organization affiliation, if any,
4 4 before offering comments. Random comments from the
5 5 audience will not recognized and the public is asked
6 6 to respect the applicant's right to an orderly
7 7 hearing. No recommendations or decisions will be made
8 8 by the Historic Review Board on the applications heard
9 9 today. The board will evaluate the information,
10 10 testimony and comments received here at a public
11 11 business meeting to be held the first Tuesday of next
12 12 month.

13 13 MR. DAVIS: Great, thank you. And I
14 14 also want to just remind everyone that the Historic
15 15 Review Board deals only with historic issues, so while
16 16 public comment is certainly welcome, only comments
17 17 specifically related to the historic properties will
18 18 be heard as part of this meeting. The Historic Review
19 19 Board is usually, only one of several public hearings
20 20 for any given land use project. So, you know, other
21 21 hearings will occur and they'll -- those hearings will
22 22 hear the broader issues related to plans and -- and I
23 23 think Betsy, those meetings will be posted, right --

24 24 MS. HATCH: Correct.

1 MR. DAVIS: -- in the newspaper and
2 online, so just a friendly reminder to everyone as we
3 move forward into our business items here. Old
4 business, I see we have none, so we'll move right into
5 new

6 MS. HATCH: Shane, if you could go to
7 the next slide and one more and one more. Let's see
8 here. So our first application this evening is 2021-
9 0319-H922 Otts Chapel Road, tax parcel 11-008.00-028.
10 This is on the west side of Otts Chapel Road, south of
11 the intersection with West Chestnut Hill Road,
12 Pencader 100. This is a demolition permit to demolish
13 the S. Ott house circa 1865 and C21 zoning council
14 district five. And just as way of some background as
15 mentioned in the agenda description, the application
16 is for the demolition of the Steven Ott, which is
17 identified on the 1868 Beers Atlas as well as the 1888
18 Hopkins Map. Shane, if you could go to the next
19 slide.

20 So the demolition permit is a result of
21 an active code violation on the property due to
22 property maintenance concerns and was forwarded to the
23 Historic Review Board due to the buildings age and
24 associated -- and association with the founder of Otts

1 Chapel. So the Department of Land Use was able to
2 visit the site and take some pictures of the property
3 in May and I am going to promote the property owners
4 so they can speak to the board and answer any
5 questions that the board might have.

6 MR. DAVIS: Thank you.

7 MS. HATCH: All right. Mr. Bill, are
8 you able to hear us? I believe if you unmute your
9 microphone. Hi, Mr. Bill. I think we can hear you
10 now.

11 MR. BILL: Hi. How are you?

12 MS. HATCH: And Ms. Bill.

13 MS. BILL: Yeah. It's actually my
14 property. I own it.

15 MS. HATCH: Sorry.

16 MS. BILL: Yeah. My stepfather had
17 owned it and lived on the farm next door where the
18 large Oak Tree Apartments are now. I guess I'm just
19 curious as to why you think it's historic or what you
20 think is historic about it. Because the thing is that
21 my mom had -- she had sold it to somebody and was
22 holding the mortgage and her children and her, they
23 trashed it. It's just demolished, like beyond
24 whatever, so I don't really understand. And I never

1 really got an explanation as to what it was that you
2 found historic about that because like I said, my mom
3 grew up a block away from there and that's a bunch of
4 apartments now and has been for quite some time.

5 MR. DAVIS: Betsy, do you want a --

6 MS. HATCH: I'm good.

7 MR. DAVIS: Do you want a quick --

8 MS. HATCH: Sure.

9 MR. DAVIS: -- give an -- sort of an
10 overview of the historic analysis that the department
11 has done?

12 MS. HATCH: Sure. So -- and I believe
13 I did forward you a copy of the background report.
14 Whenever we review demolitions of buildings that are
15 over 50 years of age, we do have to review properties
16 against certain criteria. One of them is association
17 with a person that's important to county history and
18 based on the background research that was done on Otts
19 Chapel and the historic maps, it looks like this house
20 was originally associated with Steven Ott who was the
21 founder of Otts Chapel and that property is also
22 listed on the National Register of Historic Places.
23 So for those reasons, that is why the department found
24 it historic. We do recognize it's in bad shape, that

1 is one of the things that the Historic Review Board
2 will have to discuss. But as one of the criteria,
3 that is the criteria that was sent through the
4 Historic --

5 MS. BILL: Well --

6 MS. HATCH: -- Review Board for.

7 MS. BILL: -- I want you to know and
8 I'm saying this in a nonaggressive manner, but I have
9 no interest in listing it as historic. My parents
10 did not want it listed as that and they're dead. So I
11 don't feel -- I don't know how to say this. I am the
12 opposite of compelled to -- to list it as something
13 that my parents that passed on did not want, you know.
14 So I don't feel -- I don't want to do it.

15 In addition to that, I know that you're
16 not responsible for the code enforcement thing, but
17 that has been very rough since I cannot get ahold of
18 the people that I need to talk to about that. So it's
19 almost like an undue burden that has been placed on
20 myself and I have to wonder how many other individuals
21 in the community this is happening to. And like I
22 said, I want to say that in the most nonaggressive,
23 not -- I'm not trying to be mean but it's, like, you -
24 - one judge says to me, "Get this taken down

1 immediately," and then you're like, "Oh, you can't
2 take it down." So that makes it very hard.

3 MS. NORRIS: Excuse me. Excuse me.

4 MR. DAVIS: Well --

5 MS. NORRIS: Colene Norris and I'm the
6 attorney for the Historic Review Board and the law
7 requires that we have this hearing. This is an
8 open --

9 MS. BILL: And I want you to
10 understand, I contacted an attorney --

11 MS. NORRIS: Okay.

12 MS. BILL: No. I contacted an attorney
13 prior to this because I did not know that because the
14 other judge did not say to me, hey, you need to make
15 sure you go through this door or whatever. I
16 contacted an attorney about this, I talked to an
17 attorney about this woman that was tearing up this
18 property to begin with. It's been one nightmare after
19 another that I did not set up for myself, okay? So I
20 am aware of what you are saying as an attorney but I
21 want you to also be aware that I've already discussed
22 it prior to that. And if the other, you know,
23 judge -- I don't even know what type of judge -- it
24 was -- does not tell me that, how would I have known

1 that? I would not know that, right? He told me I
2 needed to have it down by last Christmas, that's what
3 I would know.

4 MR. DAVIS: Okay. I think your -- your
5 comments are on record, so we have them recorded here.
6 Questions from the board for the applicant?

7 MS. HATCH: I'm not -- Mr. Patel has
8 his hand raised.

9 MR. DAVIS: Perry.

10 MR. PATEL: Well, I just want to make
11 sure that our attorney gets the chance to explain you
12 what it is. Sometimes we find people get caught in
13 the middle of not knowing, so I understand you are
14 aggressive and passionate about what you're going
15 through but it would be (inaudible) not to explain to
16 you how the process worked, what you have, what you
17 are going through too. So if you would allow, Colene
18 would be more than happy to explain to you maybe in
19 about less than two to three minutes what we are
20 dealing with here.

21 MS. BILL: Yes. That's totally fine.
22 What I was saying is I do not feel aggressive about it
23 is what I'm trying to say. However, I had already
24 went through all this, like, stuff with go to this

1 person and talk to this person and then go see a
2 judge. And they did not notify me of this stuff, they
3 told me something completely opposite. So you have to
4 understand, that's not a good thing and needs to be
5 rectified somewhere along the line for people in the
6 future because that's confusing.

7 MR. DAVIS: Thank you. Colene, would
8 you like to finish what you were saying there earlier?

9 MS. NORRIS: All I was trying to say
10 before you cut me off was that it is a required
11 process. However, much of the time, it's simply a
12 routine hearing. And the applicant, you, the owner,
13 have the right to appear before the board and to let
14 them know what your wishes are and to present any
15 information that you wish as to why you're seeking the
16 demolition permit. Just because it falls under the
17 category of being a historic property doesn't mean
18 that the permit is not going to be approved but the
19 board is duty bound by law, to hear these
20 applications.

21 So helpful to the board are things
22 like, some of the things you have already said, so you
23 inherited the property, the condition of the property
24 or any efforts, you know, that you have made, why you

1 want to have it demolished, the expense that it would
2 take you to have to restore it and whether or not
3 that's feasible and these are just things that people
4 present. I'm not suggesting that you should or
5 shouldn't present any of them but at the end of the
6 day, the board has to decide whether or not the permit
7 should be issued and the board doesn't have the power,
8 legally, to prevent the demolition permit from being
9 issued but they can delay it up to nine months or set
10 certain conditions.

11 So all they really want to know from
12 you is, you know, the condition of the house, which we
13 have the photos as part of the application and just a
14 little bit about you and why you want to take it down,
15 that's all. So if -- I appreciate that the process is
16 frustrating and I think the board can understand that
17 as well, but we want to give you the floor and the
18 opportunity to tell us about the house and tell us
19 about why you've sought this permit to demolish it
20 and, you know, the process and whatever the judge told
21 you, that doesn't have anything to do with any of the
22 people that are here, that's a whole other entity,
23 that's a judge who works for the state and this is the
24 board as part of the county. So I totally appreciate

1 and I'm sure the board members do too, that process
2 can be frustrating, you can get conflicting
3 information. But basically, the floor is yours now
4 and we want you to use that time to explain why you're
5 here today and why you are seeking this permit for
6 demolition.

7 MS. BILLS: So I'm going to --

8 MS. NORRIS: So tell the board why
9 you're here.

10 MS. BILLS: I'm going to try to do this
11 quickly because I think that you misunderstood. It's
12 not necessarily that it was just annoying, it's that I
13 could have to pay another \$3,000 fine is what I was
14 trying to get at here, which is what I'm annoyed
15 about. And then it could cost me \$15,000 to demo the
16 house in addition to that. So that's what I was
17 trying to say, not just like oh, you're annoying me,
18 that's not what I was trying to say. I'm saying that
19 it can become cumbersome and financially burdensome,
20 you know, is what I was trying to say, but I
21 apparently did not say that in a way that came across.
22 So I can answer all those questions to you.

23 Oh, gosh. When I looked into trying --
24 first of all, the house was restored somewhat at one

1 time before this woman purchased it and my parents
2 held the mortgage for her. My parents were older,
3 they were in a position where, I guess, they felt they
4 needed to sell the place because I don't know. I
5 don't remember if it was during, like, the last
6 housing bubble or what but something was going on
7 there, so they did. And they held the mortgage and
8 they trusted this woman. And basically she let her
9 kids -- she lived somewhere else and let her kids come
10 in there and when they would get mad at her, they
11 would have these crazy parties and do stuff. They cut
12 the electric, they oh gosh, the stuff that's in the
13 basement that is essential for all homes, not just the
14 hot water heater but, like, the other -- the other
15 essential things that are very expensive -- I don't
16 know, like, the furnace. All those things have been,
17 like, gutted from there.

18 In addition to that, it has a tendency
19 to draw people to it that I wouldn't want there, if
20 you know what I mean. So one of the final straws as
21 to why -- I tried to work with this woman because I
22 never want to, like, just try to be like -- take
23 something from them even though she caused all this
24 damage. I caught her sons ripping down the garage

1 and, you know, then they had a big fire and they told
2 me if it caught on fire, they could just urinate it
3 out, you know. So this house and the location, where
4 it is because it's Delaware but close to Maryland,
5 like, I'm not allowed to board it up because they
6 don't think that's safe enough, you know what I mean?
7 It, like, draws in a negative type of person that can
8 create damage and cause more problems in the future.
9 I can't tell you all the problems that I've had, not
10 just with, like, the coding thing which I can't get
11 rid of but just in general. You know, just so much
12 issues and I don't -- I don't know why that is. From
13 what I'm told, it's just because of its location and
14 people being able to get directly into another state
15 and somehow that, I don't know, being beneficial for
16 criminals and what not. I don't know. So . . .

17 MR. DAVIS: So how long have you owned
18 the house?

19 MS. BILLS: And I can't get insurance
20 too.

21 MR. DAVIS: How long have you owned it
22 -- the property?

23 MS. BILLS: Let's see, my mom passed in
24 2013. I always owned the property after she passed,

1 however, my mom was holding the mortgage for this
2 woman. Well, this woman was paying it and told me
3 that she was going to fix it up and she sort of did in
4 some ways and then she let her sons move in again,
5 they got angry, cut the power and did all this other
6 stuff to it, then it went downhill. Then I later got
7 contacted by the coding people, so I'm harassing her
8 trying to get her to fix it, she puts in a couple
9 windows to kind of drag me along, so I'm dragging the
10 officer along, it's wonderful. But nothing really
11 happens because, you know, it's this.

12 MR. BILL: She's also contractually
13 obligated to dig her own well and other things, which
14 she never did either.

15 MS. BILL: They don't care.

16 MR. BILL: Well, that's part of the
17 reason why --

18 MS. BILL: Maybe you do care about
19 that, I don't know. And so . . .

20 MR. DAVIS: And so how long -- how long
21 was -- how long was the tenant in the property then
22 when --

23 MS. BILL: Well, so that was the thing.
24 She lied to my parents and she lived in -- I don't

1 know, are you familiar with Belleau across the street?

2 MR. DAVIS: No.

3 MS. BILL: So it's an -- it's a nicer
4 neighborhood across the street, her parents lived
5 there. She said she wanted to get away from them
6 because -- I don't know. See I feel horrible saying
7 this because I'm telling you all this ridiculous
8 drama, it does not sound appropriate. She said they
9 were, like, after her or whatever but she never
10 physically -- and she had younger children at the
11 time, so they matured over the years until these, you
12 know --

13 MR. BILL: (Inaudible).

14 MS. BILL: No. She never ended up
15 living there is basically what happened.

16 MR. DAVIS: Okay.

17 MS. BILL: You know, but my mom caught
18 them over there, like, growing things, so she had to
19 get rid of that and other things. Have you seen
20 inside of it?

21 MR. BILL: I was --

22 MS. BILL: We lived there at one point.

23 MR. BILL: I wasn't aware -- one person
24 -- when I -- after college, I stayed there for a

1 couple months.

2 MS. BILL: Well, they did have the --
3 kids did live there, like, on and off.

4 MR. BILL: Then I guess they kind of
5 did a little bit better. It was little but when I was
6 there, like, 20 years ago or 15 years ago.

7 MS. BILL: Okay. You're --

8 MR. BILL: Sorry.

9 MS. BILL: So the point is --

10 MR. DAVIS: Are there -- are there --

11 MS. BILL: It draws in bad stuff. I
12 have another tenant next door -- I own the house next
13 door -- okay. I -- all right. I don't --

14 MR. DAVIS: I think we got the picture.

15 MS. BILL: (Inaudible).

16 MR. DAVIS: Sure. Are there -- are
17 there other questions from the board?

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

20 MR. DAVIS: Okay. Okay. Thank you Ms.
21 Bill, let's move on to public comment.

22 MS. HATCH: Okay. All right.

23 MR. DAVIS: And we'll --

24 MS. HATCH: Bear with me one moment.

1 MR. DAVIS: Yeah.

2 MS. HATCH: Okay. Okay. So if you
3 want to make a call Mr. Davis --

4 MR. DAVIS: Yeah. We'll make a call
5 first in -- for public comment in favor of the
6 application.

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

9 MR. DAVIS: Okay. We'll give it a
10 second.

11 MS. HATCH: There are no hands raised.

12 MR. DAVIS: Okay. We'll make a call
13 for those in opposition.

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

16 MR. DAVIS: Okay. Thank you. And one
17 final call for general comments related to this
18 application.

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

21 MR. DAVIS: Okay. Very good.

22 MS. HATCH: All right.

23 MR. DAVIS: Thank you.

24 MS. HATCH: All right. Thank you. All

1 right. All right. Bear with me one moment while we
2 switch gears here. All right. So our next
3 application this evening is 2021-0782-H 1925 Old
4 Capital Trail, tax parcel 08-054.40-151. The -- this
5 is on the northwesterly corner of Old Capital Trail
6 and Old Harmony Road, Mill Creek Hundred, a major land
7 development plan to subdivide existing three lots and
8 construct a three story 49,989 square foot self-
9 storage building containing the circa 1900 dwelling CN
10 zoning, council district nine.

11 And just as way of background and for
12 benefit of the board and for any public that might be
13 on the call. The subject application is one of the
14 first applications to appear before the Historic
15 Review Board following adoption of recent legislation
16 requiring all major land development plans with
17 historic resources to undergo evaluation for
18 eligibility for historic overlay zoning. This
19 legislation was a result of a joint initiative by the
20 administration but part of land use, county council
21 and the Historic Review Board to ensure the protection
22 of historic resources.

23 The subject application was forwarded
24 to the Historic review board pursuant to 40 15 010B of

1 the UDC for consideration. So currently the Historic
2 Review Board is charged with evaluating the subject
3 site in accordance with the criteria for designation
4 in 40 15 110 of the UDC. So during the public
5 hearing, the board should be taking in testimony and
6 members -- from members of the public that deal with -
7 - only with the historic nature of the subject site.
8 So -- and at the business meeting, the board will
9 consider the information submitted by the applicant,
10 the discussions that occurred at the public hearing as
11 well as a recommendation by land use that will be
12 provided.

13 Procedurally, should the Historic
14 Review Board find that the site is not -- does meet
15 the criteria for designation in 40 15 110 of UDC, the
16 applicant will be required to incorporate historic
17 resources into the land development plan in addition
18 to rezoning any historic resources to historic overlay
19 zoning pursuant to section 40 15 310 of the UDC. The
20 rezoning application and preservation plan will be
21 required to go before the Historic Review Board and
22 Planning Board for the recommendation to county
23 council for final approval. In the event that the
24 Historic Review Board finds that the subject site does

1 not meet the criteria, the plan will proceed through
2 the land development process as proposed without
3 further involvement from the Historic Review Board.

4 So I'm going to promote John Tracey, I
5 think he is speaking on behalf of the applicant and
6 then I can also promote the applicant -- applicant's
7 architect.

8 MR. TRACEY: Hey folks. Can you hear
9 me?

10 MR. DAVIS: Yes. We can hear you.

11 MS. HATCH: Yes.

12 MR. TRACEY: Thanks. For the record,
13 my name is John Tracey, I'm an attorney with the Young
14 Conaway, Stargatt and Taylor, here on behalf of the
15 the property owner and the developer. With me on the
16 line, probably to be promoted are Todd Breck from
17 Breckstone Architecture, Doug Barry from Pennoni
18 Associates and Robert Whitake on behalf of the
19 property owner. Betsy stole a lot of my thunder as I
20 was going to, kind of, lead in with the same thing
21 that she just did with this is a fairly new process as
22 part of these major land development applications and
23 as part of the process, there's now this added
24 consideration to determine whether or not there's any

1 structures on the site that qualify for historic
2 zoning and to address those as to whether or not they
3 should proceed in that fashion under the process. And
4 there's obviously a number of things that go into
5 that.

6 In this instance, I'll let the board
7 know that there's no proposal to demolish these
8 structures, the structures are used -- at least the
9 barn structure is used by the folks at Richardson, if
10 you're familiar with Kirkwood Highway in this area. I
11 believe they use it for storage of materials and my
12 understanding is that would continue. Nevertheless,
13 we have prepared a report for the boards
14 consideration, you know, in terms of the determining
15 whether or not this actually would meet the criteria
16 for historic zoning and would warrant such a label.
17 So with that introduction, what I was going to do is
18 turn things over to Todd Breck from Breckstone as the
19 architect. He's the one that evaluated the structure
20 for purposes of determining whether or not it should
21 qualify for an age overlay.

22 MR. BRECK: Thank you. So now you're
23 ready for me to say something? Is that what happens
24 now?

1 MR. TRACEY: Fire away my man.

2 MR. BRECK: Well, we went and took a
3 look at the site, read the documentation from the
4 county and I -- I'm assuming -- so that you don't want
5 me to duplicate all of the information that I provided
6 in the report, I would certainly like to show a raise
7 of hands to make sure that everyone has read the
8 report and understood it. Can I understand that that
9 is so with the board?

10 MS. HATCH: Yeah. (inaudible) can read
11 the report, yes.

12 MR. BRECK: Okay. Yeah. Yeah. All
13 right, good. So I don't have to repeat a lot of
14 things that I've already written. I think the house
15 is, you know, somewhere around World War I, the --
16 there are areas of it that have been added on to, so
17 there's question as to whether or not the full project
18 itself is historic. But the old house has original
19 construction. We did review, as you saw, the deeds
20 and we do not think that when it was sold in 1906 that
21 there was a house on the site. Interestingly enough,
22 the barn, which is to the right, has had two additions
23 on it, it looks like they were -- they occurred after
24 1992. Otherwise, the barn, I'm -- you know, without -

1 - without going into far more detail, I -- we didn't
2 find in the aerial photographs, anything before 1937,
3 so we know it was there then. I am familiar with some
4 of the hardware and that does relate to somewhere in
5 the early 1900s.

6 So buildings are there, they're going
7 to stay there and they're -- I think I was clear at
8 the end of the report that I questioned whether or not
9 the buildings themselves fall under the necessity of
10 falling under the overlay. I did take a look at the
11 items in 40 15 110 and I had talked to Betsy about it
12 and she indicated that she thought that element B,
13 which has significant character, interest or value as
14 an example of the development heritage, where cultural
15 characteristics of the county, state or the US. It's
16 an old -- it's an old house. It is still in use and
17 is going to be continuing in use. It has been updated
18 with heat and light and HVAC and all of the things
19 that you need when you bring a house into current
20 times. Otherwise, as it relates to the barn, the barn
21 really never showed up any of the -- any of the county
22 documentation, ever. It's always been there, we've
23 seen the pictures on that. So that -- that really is
24 the information on the building. It was built around

1 -- somewhere between 1906 and 1912 or something like
2 that is my -- is my guess.

3 And it's a question as to whether it is
4 not historically significant and there are other
5 examples of this type of architecture. But in the
6 fact that it's still going to be there and be used the
7 way it is, I think that -- you know, since this is the
8 first go around, it really is a question that if -- if
9 it comes to the point where you say, okay, well gee,
10 we don't want the house to come down. Well, okay it's
11 not and the barn is going to remain there, then what
12 is it that the board would require in order for the
13 project that the developer is interested in doing,
14 what would you need done other than to, you know,
15 recognize that that buildings going to be there, maybe
16 some mandate that the building is there and until such
17 time that they want to do something with it, it can't
18 be demolished or something like that. It just seems
19 to me that that might be an easier path for it.

20 MR. DAVIS: Thank you. Questions for
21 the applicant?

22 MR. WHITAKE: Guys can you hear me?

23 MR. DAVIS: yes.

24 MR. WHITAKE: Sorry, it's Robert

1 Whitake. Can I add a point to what Todd had said?

2 MR. DAVIS: Absolutely. I'm sorry. I
3 thought the presentation was done. My apologies.

4 MR. WHITAKE: No. No. No. Todd did a
5 fabulous job. So as Todd alluded to, you know, it's
6 as new to you as it is to us guys. Our original
7 application contemplated using both the area where the
8 shed is and the residence. The new code requirement
9 being what it is required that we go back and revisit
10 out site plan, we have done that and in doing so, we
11 are curious what it will mean going forward for those
12 properties other than the fact that we are not going
13 to attempt to tear them down and include them in the
14 development plan to the south. So I think what we're
15 trying to do is attempt to meet with the spirit of
16 this new historic ordinance; is that correct? Would
17 you say that's correct, John?

18 MR. TRACEY: Yeah, Robert. That's
19 correct, Robert.

20 MR. DAVIS: Do I understand --

21 MR. BRECK: I'm sorry. Can I -- I'll
22 ask a question and maybe as you -- do I understand it
23 correctly that you all, as the board need to provide a
24 recommendation as to how the property proceeds before

1 anything else can happen in relationship to the
2 overall development. I think maybe some clarity would
3 be helpful there.

4 MR. TRACEY: Yeah, maybe -- because we
5 had this -- that's a good question, Todd. Because we
6 had this conversation with Betsy and Doug in order to
7 move our land use plan and John move our land use plan
8 forward, we had to come before you guys to get -- to
9 get your buyin for lack of a better word. So I think
10 that's what we're here for, right?

11 MR. DAVIS: Okay. So Betsy -- is Betsy
12 still on the line there?

13 MS. HATCH: I am, yes.

14 MR. DAVIS: Okay. I mean, did you want
15 to field that question as to why it's before us? I
16 think that was the question.

17 MS. HATCH: I can. At this point, the
18 Historic Review Board should only be weighing in on
19 whether the site meets the minimum requirement for
20 designation. As I mentioned, kind of, in my blurb, my
21 kind of opening statement is that if the site does --
22 if it is sound that the site meets the minimum
23 criteria for designation in the code, there is a
24 process in Division 40 15 300 of the UDC, which is a

1 new section that was adopted as part of the new
2 legislation that would require that the property be
3 rezoned to historic overlay zoning as well as a
4 preservation plan be completed for the structures.

5 If the site is determined not to meet
6 the minimum criteria, then the application would
7 proceed as submitted with no further recommendation or
8 review by the Historic Review Board because at that
9 point, the Historic Review Boards purview would --
10 would end. It would stop there because it was
11 determined ineligible for historic overlay zoning. So
12 before the board currently is simply a determination
13 of whether it meets the minimum criteria for
14 designation. Does that answer the question?

15 MR. WHITAKE: Are you asking me?

16 MR. BRECK: Betsy, let me ask a
17 question. When you say approval of and then
18 preservation of and the overlay. So we get this
19 historic overlay zone -- zoning, number one, how long
20 does that take? Does that go before New Castle
21 County? And when you talk about preservation, are you
22 alluding to the fact that you may warrant work to be
23 done on the properties or . . .

24 MS. HATCH: The exact process is

1 outlined in 40 15 310 but it would include insuring
2 that the property is maintained, that it's in a
3 livable condition and meets minimum property
4 maintenance. It would require that the property be
5 inspected on an annual basis to ensure there is no
6 demolition by neglect. The historic overlay zoning
7 would be wrapped into the land development process, so
8 it would require going before Planning Board and
9 County Council for final approval. In addition, I
10 believe that there are variances that are requested as
11 part of this plan so that it would just be bumped into
12 the overall timeline of the plan beforehand. That
13 being said, I think, you know, that is further down
14 the line at this point, what's before the board first
15 and foremost, is to determine whether it does or does
16 not meet the minimum criteria.

17 MR. DAVIS: Okay. I did see that Ms.
18 Silber had her hand raised. I didn't know if -- Barb,
19 do you still have questions or not?

20 MS. SILBER: No. I'm good. I'm good,
21 thank you.

22 MR. DAVIS: Okay. Sure. Do we have
23 any questions for the applicants?

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

1 raised.

2 MR. DAVIS: Okay.

3 MS. HATCH: All right.

4 MR. DAVIS: We'll move on to public
5 comment.

6 MS. HATCH: Bear with me, one moment.

7 MR. DAVIS: Thank you. Yeah. Yeah.

8 As you --

9 MS. HATCH: I'm going to change role to
10 attendees and then if there's public comment, the
11 applicant will have rebuttal period at the end.

12 MR. DAVIS: Right.

13 MS. HATCH: Bear with me one moment.

14 MR. DAVIS: Yes.

15 MS. HATCH: Okay. Mr. Davis, if you'd
16 like to make the call for public comment.

17 MR. DAVIS: Yeah. Yeah. If we're
18 ready, we'll make a call for public comment in favor
19 of the application.

20 MS. HATCH: All right. There is one
21 hand raised. Nancy Deputy, you should be able to
22 unmute yourself and provide comment. Ms. Deputy, are
23 you there? Give her a moment. Okay. It looks like
24 she's having some trouble unmuting herself but she did

1 include in the chat and she did mention that the house
2 was originally across the road.

3 MR. DAVIS: Okay. And we should remind
4 folks, right, that the record remains open if they
5 would like to submit any -- any written comments,
6 right? They are free to do so.

7 MS. HATCH: Correct. And actually, I
8 will go ahead and add my email address in the chat box
9 in case, if anyone runs into tech issues, please, feel
10 free to send public comment our way.

11 MR. DAVIS: Good. Okay.

12 MS. HATCH: All right. Okay.

13 MR. DAVIS: One last call for public
14 comment in favor of the application?

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

17 MR. DAVIS: Okay. We'll make a call
18 for public comment in opposition to the application.

19 MS. HATCH: I am not seeing any hands
20 raised but Ms. Deputy did include in the chat that she
21 said should not be historic.

22 MR. DAVIS: Thank you. And we'll make
23 a call for general comments related to this
24 application.

1 MS. HATCH: I am not seeing any hands
2 raised.

3 MR. DAVIS: Okay. Thank you.

4 MS. HATCH: All right. All right. Mr.
5 Davis, would you like to give the applicant their
6 rebuttal period since we did receive some comments?

7 MR. DAVIS: Yes, please. Apologies, I
8 was writing a note here.

9 MS. HATCH: Okay. All right. John, I
10 believe I see your hand raised.

11 MR. TRACEY: Yeah. I don't think that
12 there's a need for any comment other than to say I
13 concur with, I guess, Ms. Deputy's comment that this
14 does not appear to be historic. I guess, Robert, I
15 think -- Whitake, just indicated in the chat he
16 couldn't get on. Robert, I think you need to raise
17 your hand if you wanted to add anything --

18 MS. HATCH: Yes.

19 MR. BRECK: -- or you can promote him,
20 Betsy, either way.

21 MS. HATCH: I did just give him ability
22 talk now that the public comment is over.

23 MR. WHITAKE: Thank you. I'm over here
24 -- I'm over here like felling totally inadequate to

1 how I use this thing, sorry. Yes. I would concur
2 with Ms. Deputy, you know, we don't see it to be
3 historic and would like you all to find as such.

4 MR. DAVIS: Okay. Thank you.

5 MS. HATCH: All right. So bear with me
6 one moment, I believe that we lost Ms. Swadey, so I'm
7 going to see if I can find her --

8 MR. DAVIS: Okay.

9 MS. HATCH: -- in the attendees as we -
10 - as we switch over. Okay. I am -- I am not seeing
11 her and I'll keep an eye out for Ms. Swadey if she
12 does rejoin us. Shane, if you could go to the next
13 slide. All right. So our last application this
14 evening is application 2021-0842-H 1208 Bethel Church
15 Road, tax parcel 11-061.00-005. Approximately 1,850
16 feet west of Choptank Road, the west side of Choptank
17 Road 3, 500 feet south of Bethel Church Road. This is
18 Pancater hundred and this is a major development plan
19 to construct an open space plan development and it
20 includes the JT Bird house, circa 1770 with associated
21 out buildings as zoning council district six.

22 And just like the last application,
23 this is another application that is one of the first
24 to appear before the board, following the adoption of

1 the recent legislation requiring that all major land
2 development plans with historic resources undergo
3 evaluation for eligibility for historic overlay
4 zoning. Again, it was a joint initiative by the
5 administration, Land Use, County Council and the HRB
6 to ensure the protection of historic resources.
7 Following submission of the application, the
8 Department of Land Use did conduct a site visit to
9 evaluation the eligibility of the site for historic
10 overlay zoning. The Department, upon visiting the
11 site, did find the buildings to be in a significant
12 state of disrepair due to neglect and is currently
13 evaluating regulatory next steps in relation to
14 property maintenance.

15 The application was, again, forwarded
16 to the Historic Review Board pursuant to section 40 15
17 010B of the UDC for consideration. So again,
18 currently before the board, the board is charged with
19 evaluating the subject site in accordance with the
20 criteria for designation included 40 15 -- included in
21 40 15 110 of the UDC. During the public hearing, the
22 board should take in testimony from the applicant and
23 members of the public that deal only with the historic
24 nature of the subject site. At the February 2, 2022

1 HRB business meeting, the HRB will consider the
2 information submitted by the applicant. Discussions
3 that occurred at this public hearing, as well as a
4 recommendation that will provided by the Department of
5 Land Use. So should the Historic Review Board find
6 that the site does meet the criteria for designation
7 in 40 15 110 of the UDC, the application will be
8 required to incorporate the historic resources into
9 the land development plan in addition to rezoning any
10 historic resources to historic overlay zoning pursuant
11 to the process that is in 40 15 310 of the UDC.

12 The rezoning application and
13 preservation plan will be required to go before the
14 Historic Review Board and Planning Board for the
15 recommendation to County Council for final approval.
16 In the event that the Historic Review Board finds that
17 the subject site does not meet the minimum criteria,
18 the plan will proceed through the land development
19 process as proposed without further involvement from
20 the Historic Review Board.

21 MR. DAVIS: Thanks.

22 MS. HATCH: So with that, I will
23 promote John Tracey again and then let me promote --
24 let's see here, Chris Duke.

1 MR. TRACEY: Can you hear me, Mr.
2 Davis?

3 MR. TRACEY: We can hear you, Mr.
4 Tracey.

5 MR. TRACEY: Okay. Thank you. Of
6 course I said that the first time and I had muted
7 myself, so you'd think after two years, we'd figure
8 this out. Again, for the record John Tracey on behalf
9 of the property owner. With me are Carolyn Crouse and
10 Chris Duke from Becker Morgan Group, along with Ed
11 Otter from Ed Otter Inc. a historic consultant who
12 came out and looked at the property as well. This is
13 -- as was noted by Betsy, similar to the last
14 application, although somewhat different in nature
15 given the current condition of the building. It was
16 my understanding that there were two buildings that
17 were potentially eligible for denomination for
18 historic zoning, one was the existing house and then
19 one was one of three outbuildings.

20 As we advised the department this
21 morning, one of -- there were two outbuildings that
22 were destroyed by an arson event on the property
23 within the last month. One of them was clearly not
24 something that was subject to potential historic

1 zoning but the other, I think, was the one
2 outbuildings that the department expressed an interest
3 in and we sent the department pictures as well as the
4 fire marshal's report with regard to that. So I think
5 what we're really left to evaluate at this point is
6 the existing house that's on the property, which has
7 been vacant for roughly 20 years. Certainly vacant by
8 legal occupation, although I think there's been some -
9 - at least for some period of time, there was some
10 squatters and you'll see as we run through the slide
11 show, there were some other things that were
12 apparently taking place in this house.

13 So what I'm going to do, if it's okay
14 with you Mr. Chairman, is I'm going to pass the baton
15 to Ms. Crouse from Becker Morgan Group and then
16 following her presentation, Ed Otter will join as
17 well.

18 MR. DAVIS: Thank you.

19 MS. CROUSE: Hi, I'm Carolyn Crouse and
20 I'm the structural engineer that surveyed the
21 property. We made two site visits on June and August
22 of 2021. We observed the existing conditions of the
23 components and cladding of all the elements of the
24 building.

1 MR. DAVIS: And for the record, when
2 you say the building, you're talking about the house,
3 right?

4 MS. CROUSE: As of right now, I'm just
5 going to talk about the house because obviously the
6 outbuilding is no longer there, so I'm just going to
7 talk about the house for right now, if that's okay.

8 MR. DAVIS: Yes. Thank you. Thank
9 you.

10 MS. CROUSE: But we did do -- we did do
11 a survey of each.

12 MR. DAVIS: Okay.

13 MS. CROUSE: As you can see, the --
14 there is -- the existing house is a brick structure
15 with two additions that were later put on. We entered
16 the crawl space, we went in the second floor and we
17 observed the roof framing. As we found, the brick is
18 in really poor condition, there is extreme damage with
19 openings on the bearing walls of the brick, the
20 foundation is in disrepair, it will all need to be
21 repaired. That's okay. So there's -- you can go to
22 the next slide, please. And then the evidence of the
23 -- there's evidence of long-term termite damage,
24 there's significant water damage as the joists have

1 actually failed at this location and this was in a
2 couple spots. And then in the walls, there were
3 bullet holes, which has caused structural damage. The
4 interior walls had long term water and termite damage.

5 MR. TRACEY: Next slide, Betsy.
6 Please. Thank you.

7 MS. CROUSE: Yeah. And then there was
8 also areas where the vegetation on the outside of the
9 house has caused damage to the walls. So overall,
10 this structure is not habitable and is -- would have
11 to be completely rebuilt, so you would actually just
12 be getting a replica.

13 MR. TRACEY: Is that all Carolyn, for
14 you?

15 MS. CROUSE: Yes, it is.

16 MR. TRACEY: Can I have Ed Otter
17 promoted so he can offer comment as well? If he's not
18 promoted already.

19 MS. HATCH: He should be promoted.

20 MR. OTTER: Trying to figure out how to
21 get myself back in here.

22 MR. DAVIS: We can hear you.

23 MR. OTTER: Oh, there I am. Well, the
24 structural engineers basically said it. What is left

1 out there is in extremely poor condition. Twenty
2 years ago, it would have been a very worthy house to
3 save but that's not the case today. I don't know what
4 else you want me to say in that regards.

5 MR. TRACEY: You would -- correct me if
6 I'm wrong, but you had submitted a letter report to
7 the board and I think you had indicated at one point
8 it was evaluated for the National Register but it was
9 determined that it was not eligible, correct?

10 MR. OTTER: It's not been -- it's not
11 been officially determined, it was recommended as not
12 eligible in a report that was done and that's -- that
13 was actually noted in the county letters, I think in
14 the assessment letter. So it's been looked at and no
15 one has thought it significant in terms of Nation
16 Register. Of course, we're not dealing with those
17 criteria at this point. But yeah, it was decided at
18 that point that it shouldn't be submitted as
19 potentially eligible.

20 MR. TRACEY: And then you concur and I
21 think your letter does this but just for the record.
22 You concur that at this point, what you would be left
23 with is essentially a complete tear down and a replica
24 of what was a historic building if any attempts are

1 made to repair it, correct?

2 MS. OTTER: Well, yeah. And that's why
3 I said the structural engineer pretty much said it,
4 there's very -- there's not a whole lot of original
5 material left. The interior has been stripped of what
6 was in there, most recently was actually imported from
7 other historic houses. So you've got some wood
8 elements which are heavily infested with termites and
9 water damage, tin roof which wouldn't be original. So
10 basically you've got some bricks that are still
11 original but even that is not in good shape, so
12 there's not a lot of original material. It would be a
13 rebuild, not a rehabilitation.

14 MR. TRACEY: Okay. Thank you Mr.
15 Odder. With that, Mr. Davis, obviously we open it up
16 for questions.

17 MR. DAVIS: Great. Thank you. Ms.
18 Silber, I see you've got your hand raised.

19 MS. SILBER: It's Barb. Hi. My guess
20 is -- was this one of the old original peach farms?
21 Do you know?

22 MR. OTTER: Probably older than a peach
23 farm.

24 MS. SILBER: Okay. So the other thing

1 is, I know that there's a bunch of fields that are
2 still -- that are still fields back there, what's the
3 archeological potential of that entire parcel in
4 regard to like, you know -- you know, historic Native
5 American archeology as well as, you know, historic
6 archeology as well, post contact?

7 MR. OTTER: I've not made an
8 evaluation. I've not been asked that question before.

9 MS. SILBER: Okay. Thanks.

10 MS. TRACEY: It's Mr. Tracey on behalf
11 of the applicant with regard. My assumption would be
12 that even if it's determined that it's not
13 historically eligible, we would maybe still have to
14 come back to you for a demolition permit and I presume
15 that there would be the necessity to, you know,
16 obviously survey the site or survey the area around
17 the house and then obviously, if and when a
18 development plan is ultimately approved, guidelines
19 with regard to archeological preservation would apply,
20 you know, when -- and if construction were ultimately
21 to start.

22 MS. SILBER: Okay. Thanks.

23 MR. DAVIS: Additional questions from
24 the board?

1 MS. HATCH: Not seeing any other hands
2 raised. There are no further hands raised from the
3 board members.

4 MR. DAVIS: Okay. Thank you.

5 MS. HATCH: So bear with me while I --

6 MR. DAVIS: Yeah. Move on to public
7 comment, yeah.

8 MS. HATCH: Okay.

9 MR. DAVIS: Are you ready, Betsy, for
10 the --

11 MS. HATCH: I am. Yes.

12 MR. DAVIS: So we'll make a call for
13 public comment in favor of the application first.

14 MS. HATCH: There are no hands raised.

15 MR. DAVIS: Okay. We'll make a call
16 for public comment in opposition.

17 MS. HATCH: Okay. All right. D.
18 Durham, you should be able to unmute yourself and
19 provide comment.

20 MS. DURHAM: Thanks so much. Good
21 evening everyone. I'm not necessarily for or against,
22 I guess I just had some questions and observations
23 maybe.

24 MR. DAVIS: Sure.

1 MS. DURHAM: First of all, I'm not
2 quite sure that being a common type is necessarily a
3 disqualifying feature, in fact we've been trying to
4 fight for our vernacular architecture across Delaware
5 for a while now and seem to be losing ground. But I
6 did not know that being a common type is necessarily
7 something that would make a resource ineligible, nor
8 would necessarily a state of deterioration. And I
9 guess, I would ask, you know, has this property been
10 paying -- has it been on the vacant property and been
11 paying the vacant property fee every year. And -- not
12 that that's directly connected to your considerations
13 here tonight but, you know, why has the property been
14 deteriorating. I think that, you know, that's
15 something that we need to look at heading down the
16 road, which is a rhetorical question for tonight
17 perhaps. But I would also just observe that sometimes
18 -- I don't know this property specifically at all but
19 just note the fact that sometimes even repairs can be
20 considered historic, so I guess I'm just looking,
21 maybe, for more information and -- and put those
22 comments out there for your consideration. Thank you.

23 MR. DAVIS: Thank you, councilwoman
24 Durham.

1 MR. PATEL: Thank you, Council.

2 MS. HATCH: Councilman Dave Carter.

3 Councilman, I did unmute your microphone, so you
4 should be able to unmute yourself.

5 MR. CARTER: Yeah. Thank you.

6 Disappointing to me, this is a long series of homes as
7 you know, we went through a difficult time with
8 Houston House and Bayberry and a number of others
9 here. This has been an -- in court and a development
10 plan with the developer for quite some years. I hope
11 that is considered if we do consider a rebuild, I
12 think a rebuild -- I wouldn't throw is out completely
13 yet, I don't know. I haven't seen it, I haven't read
14 the reports that have been provided through -- but I
15 would keep that door open because some of these sites
16 in a rural landscape, unlike the work that we do to
17 protect Odessa or the work we do to protect New Castle
18 where we have concentrated districts, it's very
19 different in a rural area and we're drastically and
20 rapidly losing the character. Ironically, this one is
21 getting a lot of develop in and around this that will
22 significantly change an agricultural character. Oddly
23 enough, that's part of the transfer development rate
24 that was done through a legal settlement, not through

1 a public process.

2 I do have deep concerns about the land.
3 I don't know what to place on that land as we begin to
4 dig in, we know in this area, many of our farms have
5 large roots particularly to a kind of a forgotten
6 often African American community down here. Much of
7 the rural area down here in southern New Castle County
8 was historically had free societies unlike a lot of
9 other areas in Delaware. You know, we know the new
10 discovery area, you know, we had it listed in the
11 green book with the old hotel there. We know just
12 down the road here where 301 went through, we found
13 some of that.

14 So I'm not -- Indian and those type of,
15 you know, archeological digs are important but there
16 are other that I think would be really important for
17 this area as well. And I think the land is important,
18 you know or it would be very important depending on
19 what we see. So I hope you will take those into
20 consideration. I hope there will still be land, at
21 least we did protect a good footprint in the historic
22 character when they did tear down Houston House, a
23 little bit of it. They traded some for a park but,
24 you know, I'm getting a little bit frustrated to be

1 honest with you, with some of this type of neglect
2 that takes form. As I said here tonight, I am
3 thinking about more legislation whether if it's on the
4 record plan, maybe we need to find a way to extend
5 that, you know, protection as we did with the zoning
6 requirements as well. Because this has just been
7 sitting there waiting, it's tied up in court for a
8 long time and allowed this neglect to take place --
9 demolition by neglect. And it's just getting
10 intolerable to me down here and we need to do a better
11 job of these spot location to protect a little bit of
12 that integrity of our rural character and some of
13 those locations at the extent possible.

14 I mean, I will get my opportunity to,
15 you know -- when it comes through the plan process in
16 the council, so I just wanted to express those
17 concerns. I have not -- I know where the site is, I
18 know the property well, I know the area and the
19 surrounding area quite well. I've never been to this
20 particular site, you know but the pictures do look
21 like there's damage but, you know, I don't know.
22 Maybe our fees for vacant lots are just way to low.
23 Something needs to be done to stop this. So I'm going
24 to stop there, please, look at that land. Please, go

1 beyond the historic and archeological stuff for the
2 Indians and look for what was in the land, if
3 anything, and some other signs we may have had because
4 we have lost an awful lot of history for this area.
5 Thank you.

6 MR. DAVIS: Thank you, councilman
7 Carter.

8 MS. HATCH: All right. I'm not seeing
9 any other hands raised. Okay. Don? Don, you should
10 be able to unmute yourself. Don, are you there? I'm
11 going to give him a moment. Okay. I haven't a Don
12 Shaw, if you are able to speak, you should have
13 permission to. If that's not working, the chat
14 function should also work on the meeting and I did put
15 my email address in the chat box, so please feel free
16 to send public comment to the department as well if
17 you're not able to get your microphone to work. I
18 think they're trying. Give them one more try.

19 MR. DAVIS: Sure.

20 MS. HATCH: I see they just muted
21 themselves, they may be trying to get their microphone
22 to work.

23 MR. DAVIS: Okay. We'll give it a few
24 seconds here.

1 MS. HATCH: Okay. All right. We can -
2 - we can come back to them.

3 MR. DAVIS: Okay.

4 MS. HATCH: Okay. I'm not seeing any
5 other hands raised. There are no further hands
6 raised.

7 MR. DAVIS: Okay. Thank you. We'll
8 make a call for general public comment again, related
9 to the application.

10 MS. HATCH: I'm not seeing any other
11 hands raised. The applicant does have their hand
12 raised, I assume for rebuttal period.

13 MR. DAVIS: Right. Yeah. And we'll
14 come back.

15 MS. HATCH: Okay. There are no hands
16 raised under general comment.

17 MR. DAVIS: If there are no hands
18 raised, why don't we invite the applicant back for
19 rebuttal.

20 MS. HATCH: Okay. All right, John.
21 You should be able to unmute yourself.

22 MR. TRACEY: Just did. It's amazing
23 technology working. So, yeah. Just a couple follow
24 up. Betsy, first of all, how long is the record open

1 for submission of additional information?

2 MS. HATCH: Through the business
3 meeting.

4 MR. TRACEY: Okay. So up to the date
5 of the business meeting?

6 MS. HATCH: Correct. Yes.

7 MR. TRACEY: Okay, thank you. And then
8 secondarily, appreciate the comments from Ms. Durham -
9 - or Councilwoman Durham and Councilman Carter on
10 this. I do want to say it's not something that we
11 take lightly or dismissive of. In fact, Mr. Carter
12 had referenced other projects going on in that area,
13 there is a companion project associated with this one,
14 which also has a historic structure on it that's in
15 some bad shape, although, not as bad as this one and
16 that's not proposed to be taken down, it's actually --
17 we'll be coming to you for review of a buffer in the
18 like with regard to that piece. So it's not something
19 we just automatically do, I just wanted the board to
20 be aware that in the companion project there is a
21 historic structure that we are seeking to preserve and
22 renovate and come to you obviously for a review of the
23 buffer. So I think that's the only thing that I
24 wanted to make clear. Obviously with the board's

1 indulgence, we will submit some additional materials
2 before the business meeting at the beginning of next
3 month.

4 MR. DAVIS: Thank you.

5 MR. TRACEY: Thank you.

6 MS. HATCH: I'm not seeing any other
7 hands raised from the board members.

8 MR. DAVIS: Okay.

9 MS. HATCH: All right.

10 MR. DAVIS: That was the last
11 application for the new business, so we'll move on
12 then to report of the perseveration planner.

13 MS. HATCH: I don't have anything for
14 you this evening other than just as a friendly
15 reminder for everyone listening in, the Historic
16 Review Board will deliberate on the agenda items on
17 Tuesday, February 1st as a public business meeting, so
18 feel free to tune in and listen. Other than that,
19 that's all I have.

20 MR. DAVIS: Great, thank you. And
21 we'll make one last call for public comment.

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

24 MR. DAVIS: Okay. Do we have a motion

1 1 to adjourn?

2 2 MR. PATEL: I make a motion to adjourn.

3 3 UNKNOWN FEMALE: I second the motion.

4 4 MR. DAVIS: Thank you. All in favor?

5 5 BOARD MEMBERS: I.

6 6 MS. HATCH: All right.

7 7 MR. DAVIS: I think that was everyone.

8 8 MS. HATCH: Thanks everyone.

9 9 MR. DAVIS: Thank you.

10 10 MR. PATEL: Thank you guys, bye. Bye.

11 11 (Whereupon, this hearing concluded.)

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

I, Angela M. D'Amico, certify that the foregoing
is a true and accurate transcript from the official
electronic sound recording.

Angela M. D'Amico

Approved Transcriber

Dated: February 14, 2022

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