

BEFORE THE NEW CASTLE COUNTY  
HISTORIC REVIEW BOARD  
STATE OF DELAWARE

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L.P.P. 2014-02487 : 5701 KENNETT RD.

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Department of Land Use  
New Castle, DE

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April 15, 2014

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PRESENT

DEPARTMENT OF LAND USE

Valerie Cartolano

HISTORIC REVIEW BOARD

Barbara Benson, Chair

John Brook

Alexine Cloonan

John Davis

Ken Freemark

Steve Johns

William Krauss

Rafael Zahralddin

Judy Mitchell

MS. BENSON: All right I would like to call the Historic Review Board public hearing for April 15, 2014.

MR. BROOK: The 15th.

MS. BENSON: Oh God it's tax day. How could I forget that. April 15, 2014 to order. It is 5:09 by the meeting room clock. We'll begin with roll call. I'm Barbara Benson.

MR. JOHNS: Steven Johns.

MR. KRAUSS: Bill Krauss.

MS. CLOONAN: Alexine Cloonan.

MR. DAVIS: John Davis.

MR. BROOK: John Brook.

MR. ZAHRALDDIN: Rafael Zahralddin.

MS. BENSON: We also have with us Valerie Cartolano, from the Department of Land Use, the Preservation Planner. Judy Mitchell from the Law Department.

MS. BENSON: Old business.

MS. CARTOLANO: There is none.

MS. BENSON: I was waiting for applause.

MS. CARTOLANO: Oh. Sorry.

MS. BENSON: That is correct there is none. New business. Valerie would you like to read this into the record.

MS. CARTOLANO: Application 2014-02487 located at 5701 Kennett Pike, Centreville Historic Overlay District. This is a building permit application for a 3,218 square foot, two-story rear addition. The applicant is Centerville Crossing, LLC.

MR. DRIES: Sorry.

MS. CARTOLANO: Just generally while you are getting set up the

general rules of the hearing are the applicant has 15 minutes to make a presentation. The Board members after that if they want to ask questions. This is a hearing so no decision will be made by the Board. They can ask questions for informational purposes. And then at their next business meeting they will have further discussion and render a decision. And if there is any public they will invite public comment at the end.

MS. BENSON: All right are the applicants ready to begin?

MR. DRIES: We are.

MS. BENSON: If so when each of you speak first would you give us your name for the record.

MR. DRIES: My name is Woody Dries. I'm with Dewson Construction Company. Joining us this evening are George Hobbs of Brandywine Fine Properties and Centerville Crossing, LLC, the owners and developers of the property and Tim Dewson of Dewson Construction Company. As we've figured out now our architect is AWOL but we are going to forge on without him. I wanted to thank you for the opportunity to present our project this evening and and for your patience with our problems.

What we are proposing is a two-story addition to an historic structure on the property at 5701 Kennett Pike in Centreville. The property is one that you, this group, the Historic Review Board maybe familiar with, ought to be familiar with. It was not that long ago that you looked at this property from the point of view of it being a subdivision project at the time and which has now been completed and recorded and so forth. It's at the corner of Kennett Pike and Center Meeting Road. It's in the Centreville Historic

Overlay District. What we are talking about today is the 2.27 acre parcel that was divided off from the one acre parcel.

MR. HOBBS: Actually can I say just one thing?

MR. DRIES: You have to identify yourself.

MR. HOBBS: I'm sorry. I'm George Hobbs. When this property was purchased it was two lots when we purchased it and then the County made a modification and came back and made it back into one lot. There have been two lots. It had been paying taxes on two lots for over 40 years. And apparently it's supposed to be folded back into one. I think that's why they allowed us. We had been eight months proposing to reconfigure the parcel so, you know, it was a subdivision in the end but when it was purchased our understanding and our title search told us it was two lots.

MR. DRIES: There was mostly some confusion with a parcel that was farther north on the north side of Kennett Pike. The process that was done a couple of months ago and has since been finalized and was before you for that purpose was to take the 3.27 acres and break it into a 2.27 and a one acre parcel. The project that we are talking about tonight is on the larger of those two parcels and it involves an historic, an existing historic structure of about 5,000 square feet built in the 1790's. The primary material is stone. It faces Kennett Pike. In fact it's rather close to Kennett Pike and it's right behind a stone wall. I would suggest that when it was built it was farther from Kennett Pike but it was probably a one lane carriage road at the time and Kennett Pike has grown since.

The plan of the owners is to convert it to, to convert it to office space in which Brandywine Fine Properties will run their

operation. They are about a block down the street on the other side of the road and they are going to move their operation in here. That's an historic house. What we are here tonight to talk about is the addition to that historic house. The proposed addition is 3,200 square feet. It will be oriented at the rear of the stone structure as depicted in this drawing right here. It's a two-story gabled roof, clabbered siding, and it's separated by a stair story. It's not a shared stair tower but it's a stair tower that kind of breaks off the line so that it stands apart and yet it's attached to it.

And the intended use, well there you go is that if you go back there one, there that's how the house appears from Kennett Pike and you can see the wall that was put up to get some privacy because Kennett Pike sort of creeped its way over to the house over a couple of hundred years. The intended use for the addition, for the clabbered siding addition in the rear will be rental space. Office rental space. We've been consulting in the process of designing here, we've been consulting with. Sorry.

MS. BENSON: That's a teaching moment. Everyone who has devices please silence them.

MR. DRIES: Yes. I'm sorry.

MS. BENSON: And for the record Ken Freemark has joined our group.

MR. DRIES: In the process of design we've been working with a likely tenant and with Bernardon Haber Holloway. Doug Hertsenberg is the lead architect for us. And along the way we've also consulted with Joan Larribee from the Delaware Division of Historic and Cultural Affairs. I think some of you may know her. She is, her

card reads Architectural Historian, Historical Preservation Tax Credit Program Coordinator. It's a big card. And as you probably know the state program for tax credits for money spent on historic properties piggy backs on the federal program. And so we've been consulting with Joan for her guidance on what would be acceptable from that point of view. The federal program is under the Department of the Interior administered by the National Park Service and all designs even before, before the Delaware program can go into effect designs have to be approved by the federal authorities and become a part of the federal program. And then as I said the state program piggy backs on it. I'm probably telling you some of what you already know.

They require, they really put out a pretty nice piece of information on what they are looking for on additions to historic properties. But in a nutshell they require a couple of things and I think we meet these criteria and I hope their criteria that are meaningful to this group as well. The addition needs to be subordinate to the original structure. You can't over power it. It needs to be subordinate in mass, in scale, and so forth. It has to reach a balance between differentiation and compatibility. By that I mean it has to be compatible with the historic character of the historic structure but must, there must be a distinction between the original structure and the addition. It shouldn't look like well they just tried to make it bigger and fake it. It has to be distinct. In fact some of Joan's suggestions were that we vary setback lines on the building and so forth and move things around a little bit to create obvious lines of distinction between new and

old.

And finally, the final big thing that they stress is that the addition should be located where its visibility from primary views of the historic structure are minimized. So it's not out in front. It's not the first thing you see that it's an addition and as I said it's subordinate.

We got a lot of good feedback and and from Ms. Larribee. And we incorporated most of those things into our design. Just to give you that in a way of background so that it, it's, you understand that we've designed something here that I think meets our needs. We think it's attractive. We think it fits the Centreville Historic District. And, you know, evidently Ms. Larribee does as well.

Here's where I say Doug Hertsenberg will now elaborate on some of those elements and I can't say that so.

MR. DEWSON: I can jump in. I'm Tim Dewson with Dewson Construction. I work with Woody. And we put together a pallet of materials that I think would be important for you to get a flavor of the exterior of the building. And, you know, the thought process is that we would use a laminated shingle that's a 50-year shingle. It's very heavy, probably dark in color to go with the white siding and possibly dark shutters. I have a shutter in the car. I just only had two hands coming up here. So that just gives you a little bit of a flavor.

The thought process it is that the windows that we are using are the hollow window which, you know, again full size but I'll put this baby up here. Hollow window. And it's simulated, divided light so it's an architectural series window which I think is consistent

with the structure and with the original structure so simulated by light which means that it's a cladbed extruded maintenance free mullion on the outside and on the in with the heavier sills and the heavier molding going around them. So, you know, it just gives you a flavor of, you know, it doesn't look like an inexpensive window. It's consistent with the rest of the structure. So that's the window that we were proposing.

And then the other items that we put together were the siding material. We were thinking that the siding for the building again looking at what we are working with here so this would be a, thanks Woody. This would be a concrete siding. It gets primed and two coated but, you know, it's got nice reveal lines. It's more or less a maintenance friendly material. A half round gutter. I believe on the plan it shows a six-inch. I could only get a five but it gives you the flavor of what the gutter and the down spout would be on the property. That would be the board at the top where the siding meets the soffit. So that does kind of just gives you a flavor of that. And then also we put together what the material could look like that goes when I look up so again it would be a beaded board so when you look up it will characteristic of, you know, what you may see in a building like this. So again just trying to give you a flavor that this is the real deal. It's not aluminum other than the vent strip.

So, you know, I think one of the items that we are trying to communicate to everyone that the building exterior skin from the siding to the windows to the shutter, I actually have the shutter in the car. I could run and get it if you'd like. It's a very heavy



composite shutter. It's probably a better more maintenance friendly shutter then wood but it's the real deal with the hardware too. It's heavier then wood. But it actually has the hardware consistent with the era of the front structure as well. It's a working shutter. We just prefer the composite prefinish. They just hold up a lot better then like I'll call dixon hill. They cost actually a little bit more too.

So when you start looking the mission here the real deal in siding, simulated and divided lights and, you know, all the glass, all pella. Pella and marvin they are comparable. The shutters would be railed with active hardware and hold backs. The light fixtures would be, you know, historic friendly. All the ceilings would be the beaded board and the roof material would be a 50-year, they call it a life time but it's an extra heavy laminated shingle in black. So I think that gives you a pallet of materials that might be consistent with what you would expect to see on a project like this.

MR. DRIES: For some reason I really didn't think I was going to need these because Doug was preparing this was an early sketch that we did and as you can see it's hand done and it's in pencil. But for some reason I made multiple copies of these not imagining that I was going to need them. But this gives some of the detail of what is how we are planning to finish this off. It was for our early review and yeah that way. And this gives you a sense of the size and the scale of the materials that Tim was talking about including the six inch round gutter and the siding, the frieze board, the facia and so forth. That's kind of a typical, Tim, I'm

sorry Doug was putting together a nice colored rendering of that but you'll just have to take my word for it.

I wanted to take a second here maybe this is the best place to do it because this is where it would have been shown. Back up just a bit. The existing structure actually well this is the same picture. Thank you. The existing structure actually consists, I was a little misleading, consists of the stone that's there right now and an addition that was put on somewhere along the line. In fact this was done in phases too because what you are looking at here on the side there's evidence of where we started dissecting the building that this was actually a side porch and then it was closed, it was roofed over, closed in. This was added on and that's how it sat for quite some time. That's how you find it today. The addition is it begins with an inset here. This is where the stair tower sits. I'll show you in a different view and then the main structure here that is a two-story office. Here's a better idea of how that stair tower works. Okay.

MS. CARTOLANO: I downloaded them.

MR. DRIES: Thank you. Oh you had these? Right?

MS. CARTOLANO: Well you sent them to me.

MR. DRIES: Yeah that one. Well anyway that's the rear view looking from somewhere down just off of.

MR. ZAHRALDDIN: Where the garden was.

MR. DRIES: Pardon me.

MR. ZAHRALDDIN: Where the garden was.

MR. HOBBS: Yeah where the garden is. Yes.

MR. DRIES: The garden is more over this way but your correct.

And then the.

MR. ZAHRALDDIN: The old house.

MR. DRIES: It's on the other side of that. So that's the rear view if you will. You already saw that. This is, this is the side if I were standing more or less with my back to Center Meeting Road. Yeah Center Meeting Road. This is the, again the existing addition with kind of a screened porch thing there. And I believe George I believe you said you were going to keep that. Right? You were going to work with that.

MR. HOBBS: The screened porch. No. I think that needs to come off.

MR. DRIES: Okay.

MR. HOBBS: Count as square footage.

MR. DRIES: Okay. And then the, and then the additional building is out here. The stair tower sits back in there. And again those were some of the things that Joan suggested that this thing be consistent and yet distinct.

MR. HOBBS: If I could add this plan has been formed in conjunction with the Wealth Management Company that's already interested in leasing it. So they have been involved with, you know, every step of the way. And we are trying, you know, I mean my friend Tim and Woody they do a really really nice job on building so we are trying, you know, make it really, you know, fit.

MR. DEWSON: Anybody have any questions?

MR. DRIES: That's pretty much our presentation.

MS. CARTOLANO: I just like to offer Woody had emailed me a series of photographs of the building as it exists now.

MR. DRIES: Yeah. Do you have them?

MS. CARTOLANO: Would it be helpful if I run through them?

MR. DRIES: All right I think that would be great.

MS. CARTOLANO: So everyone can see what it is now and they will be able to see where the addition is going to go.

MS. CLOONAN: Alexine Cloonan. Can you clarify where the stair is. Is that in the existing or is that going to be new?

MR. DEWSON: The new stairs will service the new addition and will be a part of the new addition.

MS. CLOONAN: Okay.

MR. DEWSON: There is an existing stairs in the stone structure.

MS. CLOONAN: Okay.

MR. DRIES: This is the end of the old addition that was done years ago but this is the stair tower in here.

MS. CLOONAN: Yeah but that just doesn't seem like it's tall enough.

MR. DRIES: Well if.

MR. HOBBS: It actually works and Doug has engineered it to meet Fire Marshall and all building standards.

MS. CLOONAN: Okay. All right.

MR. DRIES: We are finished.

MR. ZAHRALDDIN: Yeah it might help to have a picture of it. That's the back end.

MR. DRIES: I'm sorry.

MR. ZAHRALDDIN: No the picture that's up right now.

MR. DRIES: Yes.

MR. ZAHRALDDIN: That's almost impossible to see from Center Meeting. Yeah it's pretty far away. You can see it from the satellite photo it's quite far away.

MR. DRIES: Yeah. It's quite a distance.

MR. ZAHRALDDIN: It's far away.

MR. DRIES: The photographer here is standing here taking the picture is quite a distance back to the intersection.

MR. ZAHRALDDIN: Right.

MS. CLOONAN: And is this the existing screened porch that you see coming off?

MR. DRIES: Yeah.

MR. HOBBS: Yes.

MS. CLOONAN: Okay. So that won't be there.

MR. DRIES: Yep. I wasn't sure about that because there was some debate and that's why I deferred to George. This again is the back.

MS. CLOONAN: And then how does the stair tower align with the back of that well the former addition the white part?

MR. DRIES: Well the stair tower is here.

MS. CLOONAN: Does it jet forward or back in?

MR. DRIES: It actually sits back in.

MS. CLOONAN: Back that way.

MR. HOBBS: You see it on the white part.

MR. HERTSENBERG: May I?

MR. DRIES: I'm sorry.

MR. HERTSENBERG: I'm so sorry.

MR. DRIES: It's inset on both sides.

MS. CLOONAN: They gave a great presentation and they showed us materials which look great too.

MR. BROOK: It looks good enough now.

MS. CLOONAN: Yeah but the only thing is I'm confused about the stairs.

MR. HERTSENBERG: I am so sorry.

MR. ZAHRALDDIN: It looks like it sits flush with the old building.

MS. CLOONAN: Can you?

MR. ZAHRALDDIN: But it's set back in on the front. Yeah the parking lot is in the old garden now.

MS. CARTOLANO: For the purposes of the recording could you introduce yourself.

MR. ZAHRALDDIN: Well that garage.

MS. BENSON: The Board needs to not muddle the tape.

MR. BROOK: Sorry. Madam Chair.

MS. BENSON: And we need an introduction.

MR. HERTSENBERG: I am Doug Hertsenberg with Bernardon Haber Holloway Architects. Hopefully this presentation that you are seeing here is going to give some clarity in terms of how this will go. If it would be helpful I would be glad to show the tower, to show it through.

MS. CLOONAN: Sure.

MS. BENSON: Well I have a question on the one that has just been passed out the stair tower that we were questioning. Is it this narrow white insertion right here?

MR. HERTSENBERG: Yes. This area here.

MS. BENSON: Oh this whole thing here.

MR. DRIES: Yeah.

MS. BENSON: Yes.

MR. DEWSON: This is the shutter and I'm sorry I had to run but this is the hardware that we were thinking up here. This is the shutter. There's a couple of super heavy, super dense. It's, you know, the real deal this one. We don't have to have a mood in it but it gives you a little flavor of what the, you know, the real deal and all the equipment that goes with it.

MR. HOBBS: The whole back and the door and all that stuff.

MS. CLOONAN: And Doug.

MR. HERTSENBERG: Yes.

. . . (Inaudible) . . .

MR. FREEMARK: Question. This elevation here with the second floor. It makes a dramatic difference.

MR. HERTSENBERG: That elevation.

MR. FREEMARK: There was a comment before you just came in it was about the fact that it was just low and I was wondering why he commented about that. When I look at this I can see why you commented because it's much different then from what you see.

MS. BENSON: Yes, I'm sorry we really must have an orderly discussion for the record.

MR. FREEMARK: I'm sorry.

MS. BENSON: So I'm going to ask the Board to please ask to be recognized and then direct a specific question to the applicant.

MR. FREEMARK: My apologies. Ken Freemark.

MS. CARTOLANO: If the applicant is still making a presentation

the Board should wait until after the presentation.

MR. HERTSENBERG: May I continue with the presentation?

MS. BENSON: Oh yes.

MR. HERTSENBERG: May I make that presentation? Again I'm the one that obviously has thrown this into the flux. What you see before you starts out with the site plan showing the addition relative to the existing building. And then if you go to the next page with the floor plan those are pictures of the existing building. The sheet with the floor plan is what I'd like to direct your attention to the first floor. Within that first floor it shows the existing building relative to the addition. The whole purpose with the addition relative to the stair was the stair would create a non-connection. First the guy would say there is no physical connection floor to floor from the existing building to the addition. You can't get into the addition from the existing building. It was specifically designed to keep the existing building intact unless, you know, modifications keep all the historic fabric in place. The stair tower that we added was designed to create a visual separate issue. In perspective from when you look at the site line down the existing building you look past the stair tower and you see the addition.

When we do additions for these types of structures and we look at the Centerville area the path we choose to take on this was to make it very distinctive and to take the architecture and make it sort of characteristic of the street line of Centerville down 52. There's a lot of different architectures. There's victorian, there's colonial, there's just different styles and different ways



of handling it. This existing building to itself obviously carries its own beauty, its own style, and its own architecture. We felt like there was no way to make an addition that wouldn't look like a mini-me for trying to be something that it cannot be in my opinion. So with the architectural style that we choose to implement was one that was more of what's called colonial, more of a traditional architecture but again let the stair tower kind of be there as the connector to the existing building. No physical connection between floors but also stepping back so that there was a visual break between the existing and the new addition.

The step back that you see on the back side I'm sure Woody already talked to the fact that we referred this with Ms. Larribee and we've gone through and some of the things that she commented on we've incorporated into the plans. And that is when we look at the back of the addition we have a one foot off set of the stair tower to the existing building. So the previous schemes did not have that. So if you, if that's, you know, where you are looking at some of the things that we are still connecting on line that is not the case that we are projecting for the Board tonight in our presentation. So we wanted that again that physical corner to make a very distinctive separation between the new stair tower and the existing building.

The porch as was discussed is coming off. The only intent right now is to build a patio back so that we have a platform to come out from the doorway of the existing building and also engage the new addition. Any questions please?

MR. JOHNS: Is there a structural connection between the stair

tower and the existing building?

MR. HERTSENBERG: Not a structural connection. It's just touching it on the end. It's going to have its own separate foundation systems. We are not trying to tie into that. Excuse me the other thing that I might add in from Joan Larribee's point of view is some of the height relationships of the existing to the new. She was originally when we presented to her we actually had the roof line just a little bit higher than what's in the presentation now. We brought that down. We truncated as much as we feel architecturally responsible but still maintain the character of the addition in not having such a flat roof. So again all those are incorporated into the presentation you see before you.

MR. ZAHRALDDIN: The brick paving that used to be or is I guess in front of there what's happening with that?

MR. HERTSENBERG: Yes. It's still there.

MR. ZAHRALDDIN: Okay. Because my only concern is not what you guys are doing there but what's across the way from that which is the old grange fall which is.

MR. HERTSENBERG: Yep.

MR. ZAHRALDDIN: It's a garage, a bar, or whatever. And then the paving and it's already you've, which we've approved right? You got rid of the garden in the back and your putting new asphalt down and parking but I hate to see the wall, the paving, all the stuff that seems like it's been there for a long time to start disappearing and put that garage in peril at some point because someone decides well we got rid of all the historic stuff. It's just kind of sitting there and, you know, we didn't keep it up and

now it's going to go away. So I want to make sure that we keep that whole thing intact.

MR. HERTSENBERG I will tell you that you are going to see that presentation at your Board meeting for the, you know, for the reuse of that building probably within a month.

MR. ZAHRALDDIN: Okay.

MR. HERTSENBERG: But it is we are absolutely committed to maintaining that building.

MR. DRIES: That use is going to be more office.

MR. HERTSENBERG: And that is going to be more office space.

MR. ZAHRALDDIN: Yeah I just hate to see it because, you know, a historic property, particularly this one it's got all these pieces and and these other things. It's one entire whole and when you start chipping it away then all of a sudden you are going to start losing it and then we start going down the right slope.

MR. HERTSENBERG: That piece is actually a more significant historical piece than anything.

MR. ZAHRALDDIN: I know it is.

MR. HERTSENBERG: So that's why I, we are absolutely committed to maintaining that structure.

MR. DRIES: That front, that door we are looking at to the right that's going to be the back door of the office. The back door to the left is going to be the front door to our office. So that the horseshoe paving that you are talking about there that's there now I don't know, I mean I don't know how we were planning to reconfigure that paving because that's really just a back door. Because it's right now the tree that is dead there, the big tree.

MR. ZAHRALDDIN: Yeah.

MR. DRIES: Okay. It's gone. That was dead. Okay. And it had holes in it and made it, everything was buckling. It's not even, you know, we have to think about the element of safety if you are actually walking in and out of there. It has to be a level usable path. I mean the bricks are there but we, you know, it's up to a landscape design guy to figure out how exactly how that path, you know, is going to go. I mean.

MR. ZAHRALDDIN: Yeah what I'm saying is that I need to know more information about how long those bricks have been there and everything else before that gets all torn up. That would be my personal opinion.

MR. HERTSENBERG: And again from George's point of view.

MR. ZAHRALDDIN: Oh I know. I've been on this property a couple of times.

MR. DRIES: So have we. It's got all the roots from the tree are underneath it. So I mean I think it's a, you know, a big time, we are talking about a big time safety hazard if you just leave it in place.

MR. ZAHRALDDIN: Right. But in the same way that we looked at the garden and the garden was, there was problems with the garden, problems with the upkeep of it. And we said okay that's fine. I think we have to go through that same analysis of any of the other pieces of this property including the paving because the paving has been there for a long time. So we are going to need to have information about the paving to be able to go one way or other as a Board and that's my, that's my thought. It maybe that your right,

maybe you can't do anything. Maybe you can't salvage it. But we can't just sit there and gloss over it because right now it's covered with a bunch of dirt and it looks like it might get torn up and before that happens we should know about it.

MR. HERTSENBERG: Okay. Can I ask it in a different way? Right now the paving goes up to the meeting house garage doors.

MR. ZAHRALDDIN: Yeah.

MR. HERTSENBERG: And with the intent of that being a future office space and have it filled in and not clash and having a much nicer entrance. You know, that's the area where it obviously we would like to study some paving designs and concepts that maybe bring something back into it that isn't blacktop, you know, and it kind of gives that entrance to that piece. That kind of sort of a different way in here.

MR. ZAHRALDDIN: I don't know. I'm just bringing it up. I'm just bringing up the issue that that's what has been there for a while. We don't know how long it has been there. I'd like to know how long it has been there.

MR. HERTSENBERG: Fair enough.

MR. ZAHRALDDIN: In the same way as we've examined the other pieces of the property because it is one big parcel and I, you know, we want to make sure we don't lose something inadvertently where you guys think it's okay and then it goes away. And then later we come back and go wait a second what happened to it?

MR. HERTSENBERG: There is a half round pattern on that door that I know it's the walkway up to it that I know was buckled through the root system of the trees that would have to be redone

regardless.

MS. BENSON: Well it would be very helpful to give us a history of that portion of the property so we know how long it has been there.

MR. ZAHRALDDIN: Right.

MR. HERTSENBERG: I would believe it's the same brick that's on the front stoops and I would think it's even the original because that was the main entry to the house.

MS. BENSON: Well that would make a difference to us.

MR. HERTSENBERG: I believe so.

MR. ZAHRALDDIN: Yeah.

MR. HERTSENBERG: But what it would engage now with the driveway coming through would be that it would be negating the driveway. It wouldn't and I don't know that that would be the best of circumstances from a usability standpoint given that it is now really truly the back door versus the front door.

MS. CLOONAN: Are you talking about this right here?

MR. HERTSENBERG: Yes. In front of that front piece yes.

MS. CLOONAN: And this is going to be a back door?

MR. ZAHRALDDIN: Yeah I don't understand how it's the back door.

MR. HERTSENBERG: Well it became the back door when we had to make an accessible entrance. And that we made the accessible entrance this door here for the very fact we made this new accessible entrance for the very fact that we didn't want to mess with that stoop on the front door because of its historic significance.

MR. ZAHRALDDIN: So how does someone park and then get to that accessible area?

MS. CLOONAN: The handicap ramp is right here so they could access that.

MR. ZAHRALDDIN: Oh I see. Okay.

MR. HERTSENBERG: That's the accessible path that we had to create.

MR. ZAHRALDDIN: I gotcha. Oh your saying, okay, I gotcha. It's a secondary entrance. Not a back door?

MR. HERTSENBERG: Fair enough. Yes.

MR. ZAHRALDDIN: Your saying that used to be the main entrance into the building? Right now it goes into your kitchen?

MR. HERTSENBERG: Right.

MR. ZAHRALDDIN: Was it always the door into the kitchen because it seems they must have renovated that into a kitchen sometime?

MR. HERTSENBERG: I can't speak to the interior.

MR. DRIES: I think the front door on the house was on the back of the house. No other side.

MR. HERTSENBERG: Other side.

MR. DRIES: The one that comes in that was the front door. It was a pretty formal, you know, looking door in that which is in there was a big kind of family room on the back with a fireplace and I think that's how the house was originally done.

MS. CLOONAN: Say which door you are talking about. This one? This door?

MR. DRIES: No the door behind it. Down. Down that wall, the

other wall. Down the middle wall. Right there. I think that was the front door because see the steps.

MS. CLOONAN: Oh yes.

MR. DRIES: So that was the front door.

MS. CLOONAN: That would make sense. Interesting. Okay.

MR. DRIES: So I'm not guessing that they redid this thing in the 60's when they put the addition on is when they put the bricks down.

MS. CLOONAN: I have a whole series of questions.

MS. BENSON: Let me ask have you finished your presentation before we start peppering you?

MR. HERTSENBERG: I have. Yes.

MS. BENSON: Okay. Alexine.

MS. CLOONAN: Go.

MS. BENSON: Go.

MS. CLOONAN: Okay. So are you replacing all these windows with the new yeah?

MR. DRIES: No those windows are not being replaced.

MS. CLOONAN: Okay so no. And then I thought this paneling and the light details were kind of interesting. So and then when I look at your addition well let's go back to that later. So have you figured out sort of the history, like the history of these additions the way this is stone here and this is wood here and do you have an idea of how this building kind of grew?

MR. HERTSENBERG: I don't think we've identified the date.

MS. CLOONAN: Because it's kind of confusing.

MR. HERTSENBERG: Right.



MS. CLOONAN: But even without the dates I know just like one, two, three have you kind of pieced that together yet?

MR. DRIES: I have not identified them. I don't know whether Doug did.

MR. HERTSENBERG: Well the sense that I would that the, you know, obviously the main house and then the stone pieces was added on.

MS. CLOONAN: This is one?

MR. HERTSENBERG: Yes.

MS. CLOONAN: So yeah because we have this, is this really a stone wall here? It's just drawn thick like a stone. Is it really or because it doesn't seem right?

MR. HERTSENBERG: No. That is not a stone wall.

MS. CLOONAN: So why is that so thick?

MR. HERTSENBERG: It's just a heavier wall with the way that it's been built out with the greenhouse component and the inside.

MS. CLOONAN: Oh okay, all right. So then, okay, so probably something like this.

MR. HERTSENBERG: I can tell you that this piece right here this piece of stone overhangs that main room that you had your.

MS. CLOONAN: Right here?

MR. HERTSENBERG: Actually down towards the bottom of the page. It's right there. It's right across that line is where that stone wall is. And that addition this piece was added on to I would think as another component.

MS. CLOONAN: Oh that's why yeah that looks thin.

MS. BENSON: The numbers, the original part is that?

MR. HERTSENBERG: Yes.

MS. BENSON: The stone part is two?

MR. HERTSENBERG: Yes.

MS. BENSON: And then this one piece.

MR. JOHNS: It wraps all the way around.

MR. HERTSENBERG: That's in the.

MR. JOHNS: There's a third, the third edition seems to wrap all the way around the second.

MR. HERTSENBERG: Yes.

MR. JOHNS: There's a second stone addition. Then there's a third that wraps all the way around.

MS. BENSON: Wraps all the way around.

MR. HERTSENBERG: That's correct.

MR. DRIES: Excuse me may I add something here? We noticed standing inside right in about here this stone structure sits back so there's a face here that runs back of it and in doing some ripping and tearing inside we found a window in the stone, the original stone wall that goes back along there. We actually found a window in there which suggests that this was open to here and opened to this. And it appears as if this was kind of a porch.

MS. CLOONAN: So this is the window your talking about?

MR. DRIES: With a shed roof.

MR. HERTSENBERG: That's in the drawing.

MR. DRIES: With a shed roof and then it was enclosed. Now whether that was the same as Mr. Johns suggested that was done in coordination with this addition on the back or how that was done. We are not sure if they happened together or separately.

MS. CLOONAN: Interesting. But can you tell anything from the basement to the foundations. Are there basements under here or?

MR. HERTSENBERG: There is a basement under the main space.

MS. CLOONAN: Under this the original piece.

MR. HERTSENBERG: Yes.

MS. CLOONAN: But not under this?

MR. HERTSENBERG: That's correct.

MS. CLOONAN: All right. All right.

MR. HERTSENBERG: There's actually some pairings that we can't even access but it seems like they are wood floors.

MS. CLOONAN: And then on this elevation are we to expect that you are going to have muttons there? Muttons on this part of this addition?

MR. HERTSENBERG: I would defer to the perspective of that part. The perspective shows the muts and the wood design is the full thing.

MS. CLOONAN: Okay. That stone there. Okay. And then these two pop outs I guess.

MR. HERTSENBERG: Yes.

MS. CLOONAN: Are they, are they going to be the regular siding, the cement board siding or are those going to be paneled?

MR. HERTSENBERG: I think the intent right now is to be paneled. But Alexine I don't want to say that there are trying to mimic anything like.

MS. CLOONAN: That's okay. I'm just trying to.

MR. HERTSENBERG: They are truly elements to their own.

MS. CLOONAN: Yeah. Yeah.

MR. HERTSENBERG: To the addition.

MS. CLOONAN: Just trying to get a better idea of what's what's going on. And then on the site plan you have the asphalt coming right up to this space and I know that this isn't a full view at the moment but I'm assuming that you are going to put the paving in there.

MR. DEWSON: Yes. The goal is to get the site work and the paving in.

MS. CLOONAN: So are you going to keep that look of the two garage? Because I see a loading, I see a loading zone there and I'm not quite sure what that means.

MR. HERTSENBERG: The intent right now is to make it office space is to indulge an entry way and actually infill those garage doors which is black. It's to give it, its presence again and give is some.

MS. CLOONAN: But there will be an entrance off of?

MR. DEWSON: Yes.

MS. CLOONAN: This side.

MR. DEWSON: Yes.

MS. CLOONAN: So ideally you'd like some sort of more a nicer scale.

MR. DEWSON: I think there would be some type of brick inlay maybe asphalt with extra paving separating the hard surface from the building.

MR. HERTSENBERG: And that's where I was really going with the, you know, you were talking about the other paving. That's where, you know, we are trying to do something relative to that.

MS. CLOONAN: Okay.

MR. DRIES: It's asphalt right now.

MS. CLOONAN: Yes. I know. We can only take authenticity so far. Sorry.

MR. HERTSENBERG: But it goes back and I meant what I say that is the key piece. I mean it really is historically the key piece to the site. That was where it began. Not the house.

MS. CLOONAN: Yeah.

MR. HERTSENBERG: So, you know, going back to the one, two, three it's actually the meeting house room and then the stone house two.

MS. CLOONAN: Yes.

MR. HERTSENBERG: You know what I mean. So I mean really that's where it was built.

MR. ZAHRALDDIN: I think it was also City Hall at some point.

MR. JOHNS: A town hall.

MR. ZAHRALDDIN: A town hall.

MS. CLOONAN: But would it have had those two big garage doors there then?

MR. ZAHRALDDIN: Yeah because that's where you would have met if you were a little country stock in between two spots.

MR. HOBBS: Well there's a big front door on it.

MR. ZAHRALDDIN: Yeah.

MR. HOBBS: There's a big front door that faces 52 on it.

MS. CLOONAN: This direction?

MR. HOBBS: Yes.

MS. CLOONAN: But your not going to?

MR. HOBBS: So we would probably leave that, you know, the way it looks but that would probably wouldn't be the access.

MS. CLOONAN: Not be the access.

MR. HOBBS: I mean it depends on how you would lay it out but.

MS. CLOONAN: Okay.

MR. HOBBS: You know.

MS. CLOONAN: Sometime in the future.

MR. HOBBS: I mean our landscape architect lives in Centerville. His name is Bill Duncan. It's White Oak and he's very involved with what happens in Centerville and he lives there. So he is the one to recognize.

MS. CLOONAN: So I would think it would enhance this if.

MR. ZAHRALDDIN: If there was something in there.

MS. CLOONAN: Exactly. If that driveway looked more like a driveway and less like a sea of paving.

MR. ZAHRALDDIN: Especially if you look at the old, you can see the old paving there. And I have no idea of what's underneath that asphalt. And again who knows but that would make it look a lot more like Centerville and tie those pieces all together.

MR. HERTSENBURG: I agree.

MS. CLOONAN: But I do like the materials.

MR. ZAHRALDDIN: Yeah.

MS. CLOONAN: And I like the design. You've done a good job of putting it together. And it's a great presentation. There's a lot of information here.

MR. KRAUSS: It really is.

MR. ZAHRALDDIN: They covered for you.

MR. DRIES: I may have said this to you last time I visited with you guys but our office is right next to a veterinarian hospital in an old house was converted into an office. And for me I would have just moved our office right in there without doing anything. I mean I love the house with it being the way it is. So, you know, we are trying to really do something nice and know that it's going to be there for a while.

MR. KRAUSS: Is it fair to say that the pallet of materials is similar to Rockwood Grove?

MR. HOBBS: It is.

MR. KRAUSS: If anybody wanted to go by to see a live presentation.

MR. DEWSON: Yeah. Tim Dewson again. What I would probably say in comparison to Rockwood Grove the siding is the same material. The windows and the window trim are the same material. The shutters are the same material. The roofing is similar. The cornice work at Rockwood Grove is heavy extruded aluminum especially made for that project. We are actually using a wood product here.

MR. KRAUSS: Right.

MR. DEWSON: And that's kind of a three dimensional image so to your point it's not as embellished as the Rockwood Grove project.

MR. KRAUSS: Right.

MR. DEWSON: But everything else is.

MR. KRAUSS: Right.

MR. DEWSON: The purpose that I have with these by the way is the eave condition here is pretty typical for main box houses. When you look at the front entry piece you do expect it to have been

embellished a little bit because we are not having gutters off of it.

MR. KRAUSS: Right.

MR. DEWSON: So you would expect that.

MS. BENSON: Ken did you have a question?

MR. FREEMARK: Well I just want to be sure of what I'm looking at here. These pictures here and I'm going to make the assumption I'm not part of this presentation any more that we are dealing with this packet of stuff.

MR. HERTSENBERG: Yes.

MR. FREEMARK: Why am I looking at two different front elevations? Did I miss something because I was late coming in?

MR. ZAHRALDDIN: I think he said, I think some of the perspective is what we should look at and not the.

MR. FREEMARK: This is one here which is.

MR. HERTSENBERG: The elevations, I truly, they are kind of a work in progress.

MR. FREEMARK: And this one here, well that's quite a difference.

MR. HERTSENBERG: Well the perspectives, the reason I brought the elevations were to make sure that everybody saw that the two dimensional relationships in groups. I got that strictly because, you know, they truly are the work in progress and they will be embellished to have, you know, all the materials that you see here, the shutters, and things like that.

MR. FREEMARK: So when you are looking at the end result more of this elevation?



MR. HERTSENBERG: Absolutely.

MR. FREEMARK: Because that does affect how this thing looks here.

MR. HERTSENBERG: This doesn't have any of the shutters on top of it. It doesn't have any embellishments here. It doesn't have any.

MR. FREEMARK: That's question number one. So we are going to see an update?

MR. HERTSENBERG: Absolutely. Again it's truly to show the roof line adjacent to the property.

MR. FREEMARK: The only other thing which is really minor but it really sticks in my craw every time people do historic preservation and that that's vent strip.

MR. HERTSENBERG: Okay.

MR. FREEMARK: I mean you go to the expense of doing something like this and people look up and they see a Home Depot vent strip and to me that that strip should be detailed. Not something that can be purchased out of aluminum.

MR. HERTSENBERG: Okay.

MR. FREEMARK: And I think it's an easy enough thing to do.

MR. HERTSENBERG: We could actually do a routed groove in there.

MR. FREEMARK: Yeah.

MR. HERTSENBERG: So it's more in the characteristic of the era if that's what you prefer to see.

MR. FREEMARK: Yeah. Because you know what happens in time it rusts.

MR. HERTSENBERG: Yeah.

MR. FREEMARK: And then that's what you see.

MR. HERTSENBERG: Okay.

MR. FREEMARK: I mean it's a small point.

MR. HERTSENBERG: No. No. It's not an issue.

MR. FREEMARK: It goes to what you are doing.

MR. HERTSENBERG: Absolutely. Great comment. That's interesting.

MS. BENSON: This is a comment to the Board. I hope you are each writing down what you would want in the decision that we make next time. So that they get a full detail.

MR. FREEMARK: The only other comment I might have and this still bothered me about this connecting piece here and the windows and the elevation of the second floor area, the roof area in relationship to what else is going on down there. I think it would be helpful if that rendering of the front could be done at people's eye level. And then that, it's hard for me to tell whether that is or not. But I think you would get a fair correlation of how that is going to look versus this to me has, I have a problem with it because it just doesn't look like it fits. But it might when we get back and you look at it it may have a different and I think if you just embellish that so we could see more of what it's going to look like from a distance because that's the way people are going to see the front area.

MR. HERTSENBERG: Let me ask a different question. I mean when we did that addition or that stair enclosure, you know, the concept was transparent as much as transparent could be right. I struggled with whether we put muttons in the window but it seemed like they

needed to have something in there.

MR. FREEMARK: I think your right. It needs something. I mean.

MR. HERTSENBERG: So to your point I think that's a great comment.

MR. FREEMARK: Yeah.

MR. HERTSENBERG: Because I struggled with that myself when we started designing this because it is truly meant to be that sort of.

MR. FREEMARK: Yeah I know.

MR. HERTSENBERG: Again transparent.

MR. FREEMARK: Well that's a tough connection.

MR. HERTSENBERG: But I would tell you that those perspectives were intended to be at eye level.

MR. FREEMARK: Okay. I mean just even I think from the Board's position if we look at things the way it's going to be seen and not the typical architect's rendering that makes it look pretty but that's not really the way it's going to look when you see it. I mean it's.

MR. HERTSENBERG: Fair enough.

MR. FREEMARK: It may not be the same thing but it's going to be viewed differently from the eye.

MR. HERTSENBERG: I'll speak to that even more. When you look at the actual makeup of that stair connector now when we went before Joan Larribee and talked through it was that she had concerns about how the height of the room.

MR. FREEMARK: Right.

MR. HERTSENBERG: She didn't want to impact the cornice of the

existing building. So when we pulled that down to address that it did maneuver some of the things where the walls, the second floor walls, you know, don't align purely with the first floor walls. So it did have impact to what we were trying to accomplish there. So what you see is again the result of that.

MS. BENSON: Now I'm a little concerned when I hear that these are works in progress because we are not going to vote on anything until we see the final.

MR. FREEMARK: The final.

MR. HERTSENBERG: Then what I would tell you is you can tear the elevation sheets out because they are truly just there for one diagrammatic purpose and that is not displaying the accuracy of the perspectives.

MR. DRIES: Can I clarify something here? The term work in progress I think was intended for the two dimensional line drawn.

MR. HERTSENBERG: That's all it is. The two dimensional line that's all it is.

MR. DRIES: The renderings are final.

MR. HERTSENBERG: Yes.

MS. BENSON: All right. We have to be clear.

MR. DRIES: Yes. Mr. Hertsenberg I think he mentioned that he gave those so you could see.

MS. BENSON: Yes.

MR. DRIES: Without any pretty colors or trees or anything else. You just see the roof lines as they one relate to the other.

MS. BENSON: Yes.

MR. DRIES: And that's the only reason they were put in there.

MR. FREEMARK: Well I think that that question is important the next time it comes back before the Board that we only see the things together. Not.

MS. BENSON: I think that they should not come before the Board again which means that maybe this packet should be revised before it's given to us as the final product.

MR. HERTSENBERG: Again I would just eliminate the two D's drawings.

MS. CLOONAN: Okay. I have one more question.

MS. BENSON: Yes.

MS. CLOONAN: So I'm looking at this drawing here and I think this is where the porch is where this light gray is and I think there's really a connection between that handicap half and the porch. So that's a really snug fit between the building and the paving right?

MR. HERTSENBERG: Yes.

MS. CLOONAN: Like three feet?

MR. HERTSENBERG: About three feet. That's correct.

MS. BENSON: John.

MR. BROOK: Madam Chair will you remind me whether or not Centerville is one of those communities in Delaware that has an organization that passes on these?

MR. FREEMARK: Yes.

MS. CARTOLANO: Yes, they have a hometown overlay district.

MR. BROOK: Then my question is have they seen it and have they blessed it and where are you with them?

MR. HERTSENBERG: They have seen the original way back when. We

actually have a meeting the 28th of this month to present our presentation that you see before you.

MR. BROOK: And will you communicate the results of that meeting to this Board?

MR. HERTSENBERG: We certainly will be happy to.

MS. BENSON: Steve.

MR. JOHNS: Doug on the perspective for the stair tower it looks like on the first floor it just looks like there are three large paneled windows across the front. Is one of those a door?

MR. HERTSENBERG: One of those is a door yes.

MR. JOHNS: But it's going to look like just like the window?

MR. HERTSENBERG: Yes. There again it's truly not meant to be in any competition with the front entrance.

MR. JOHNS: It's just a fire.

MR. HERTSENBERG: That's correct.

MR. JOHNS: And the front entrance to the new building is that porch.

MR. HERTSENBERG: Yes.

MR. JOHNS: Because there's no connection between that porch and the front? There's a three foot break between the parking area and the porch and there's no walkway up there.

MS. CLOONAN: Yeah it looks like that. That's what I was just asking about.

MR. JOHNS: Yeah it looks like to me I don't know what the ADA accessibility is. Your going to have look at that too.

MR. HERTSENBERG: It is intended to be that way right now. Yes.

MR. JOHNS: Okay.

MR. HERTSENBERG: Permanent.

MR. JOHNS: Permanent. And the parking would be at the same level as that porch?

MR. HERTSENBERG: Yes.

MS. CLOONAN: It kind of showed on this exterior perspective Steve.

MR. HERTSENBERG: It's why it would be green with two big potted plants to stop there. And I mean that. That's true.

MS. CLOONAN: Your going to need something there.

MR. HERTSENBERG: There would have to be some kind visual barrier.

MS. BENSON: Do you have any more questions? Comments?

MS. CLOONAN: Thank you.

MR. DRIES: Your welcome.

MR. KRAUSS: Woody thanks for the presentation to get us started.

MR. DRIES: Yeah your welcome.

MR. HERTSENBERG: Yeah Woody thanks. You saved my day. Right. Again I apologize to the Board.

MR. DRIES: Thank you so much for your time. May I ask what the process is?

MS. BENSON: The process is we have a meeting the first Tuesday in May which is our business meeting and we will discuss the project and vote on it at that time.

MR. DRIES: Okay.

MS. BENSON: And then the materials will get conveyed to you.

MR. DRIES: Okay.

MS. CARTOLANO: And then you as you know this is also a hometown overlay district and you are all scheduled for that. They have their own design issues that they will discuss.

MR. HERTSENBERG: I'm sorry could you repeat that.

MS. CARTOLANO: The designer of the advisory committee Centerville.

MR. HERTSENBERG: Yes. Oh yeah. That's on the 28th.

MS. CARTOLANO: This Board will follow details. That they may have some other issues that this Board did not ask you. So this is an unusual district. You have two boards to go through. This Board has decision making authority of the exterior architectural design. The hometown overlay design review advisory committee is an advisory.

MR. DRIES: Okay.

MS. CARTOLANO: So once you get through that then you can receive your building permit.

MR. HERTSENBERG: May I offer that I will change the presentation to eliminate those drawings and resubmit as a final perspectives.

MS. BENSON: That would be I think helpful.

MR. HERTSENBERG: Fair enough. Okay.

MS. BENSON: Thank you very much gentlemen.

MR. DRIES: Thank you. And thank you for your patience.

MS. BENSON: The second item of business has been deferred and we will be hearing that at the next hearing.

MS. CARTOLANO: May 20th.

MS. BENSON: May 20th. All right. Public comments. Hearing



none. Valerie do you have anything that falls under public comment?

MS. CARTOLANO: No.

MS. BENSON: All right hearing none I will entertain a motion for adjournment.

MR. ZAHRALDDIN: So moved.

MR. BENSON: A second.

MR. BROOK: Second.

MS. BENSON: All in favor?

. . . (Everybody said aye) . . .

MS. BENSON: Motion carries. Thank you very much. (Whereupon this hearing was concluded at 6:07 p.m.).