

BEFORE THE NEW CASTLE COUNTY  
HISTORIC REVIEW BOARD  
STATE OF DELAWARE

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Department of Land Use  
New Castle, DE

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July 5, 2017

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PRESENT

DEPARTMENT OF LAND USE

Valerie Cesna

DPP. 2017 - 03705  
-1773 Old Cooch's Br. Rd.

HISTORIC REVIEW BOARD

Barbara Benson, Chair  
Karen Anderson  
John Brook  
John Davis  
Steve Johns  
Barbara Silber  
Rafael Zahralddin

Adam Singer



Department of Land Use

**AGENDA**  
**HISTORIC REVIEW BOARD**  
**Business Meeting**  
Department of Land Use, New Castle Room  
87 Reads Way  
July 5, 2017  
5:00 p.m.

**ROLL CALL**

**MEETING TRANSCRIPTS:** June 6, 2017 Business Meeting  
June 20, 2017 Hearing

**OLD BUSINESS**

**NEW BUSINESS**

**App. 2017-03705: 1773 Old Cooch's Bridge Rd.** (E side Old Cooch's Bridge Rd., N of Eggerts La.), Newark vicinity (TP 11-014.00-042). Demolition permit application for a barn located in the **Cooch's Bridge Historic District**, listed in the National Register of Historic Places. CD 11.

**REPORT OF THE PRESERVATION PLANNER**

**REPORT OF THE CHAIR**

**PUBLIC COMMENTS**

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MS. BENSON: Good evening. I want to call the New Castle County Historic Review Board business meeting for July 5, 2017 to order. We will begin with roll call. I'm Barbara Benson.

MR. DAVIS: John Davis.

MR. JOHNS: Steven Johns.

MS. ANDERSON: Karen Anderson.

MR. BROOK: John Brook.

MR. ZAHRALDDIN: Rafael Zahralddin.

MS. SILBER: Barbara Silber.

MS. BENSON: We also have with us Valerie Cesna from the Department of Land Use and Adam Singer from the Law Department. Meeting transcripts. We have two June 6, 2017 which is a business meeting and June 20, 2017 which is a hearing. Have we all had time to look at those? Any major corrections?

MR. BROOK: Madam Chair I move that we accept the minutes.

MR. DAVIS: Madam Chair.

MS. BENSON: Yes.

MR. DAVIS: I was not present for the entirety of the meeting on June 20th.

MS. BENSON: Okay.

MR. DAVIS: So I'll abstain from that one.

MS. BENSON: All right then we'll take these one at a time. John would your motion be revised.

MR. BROOK: I move that we accept the minutes from June 6th.

MS. BENSON: All in favor.

. . . (Everybody said aye) . . .

MS. CESNA: Did anybody seconded it?

MR. JOHNS: I seconded.

MS. BENSON: Oh. I'm sorry. Is there a second? And one abstention.

MR. BROOK: I think that's not the one he abstained.

MS. BENSON: Oh the next one is the abstention. Okay. All right.

MR. BROOK: Madam Chair Person I move that we accept the minutes from June 20th.

MS. BENSON: All right is there a second?

MR. JOHNS: Second.

MS. BENSON: All in favor. Aye.

MR. BROOK: Aye.

MS. SILBER: Aye.

MR. JOHNS: Aye.

MR. DAVIS: Abstain.

MS. ANDERSON: Abstain.

MR. ZAHRALDDIN: Abstain.

MS. BENSON: And three abstentions. Thank you. There is no old business. New business. Valerie will you read all the official information into the record please.

MS. CESNA: Application 2017-03705, 1773 Old Cooch's Bridge Road. This is a demolition permit application for a barn located in the Cooch's Bridge Historic District listed in the National Register of Historic Places.

MS. BENSON: Thank you. We heard this application. Do we have any discussion? John.

MR. DAVIS: Madam John before we get started with the

discussion again I want to emphasize that I was not present for the entire meeting but have read the minutes and am prepared to participate in the discussion.

MS. BENSON: Thank you.

MR. ZAHRALDDIN: I as well.

MS. BENSON: Thank you.

MS. ANDERSON: Also I have done the same thing. I repeat everything and I've read the minutes.

MS. BENSON: Yes. Thank you. Any discussion?

MR. BROOK: Madam Chair.

MS. BENSON: Yes John.

MR. BROOK: I was at the meeting and I have read the minutes and I have to tell you that I don't see a whole lot of reasons for us not to release the demolition permit for this application. I'd be interested in hearing from anybody who thinks that.

MS. BENSON: Is there anybody who starts out with a strong feeling the other way? A luke warm feeling the other way?

MR. BROOK: Any proviso's the other way? And I didn't, I didn't see anything that should be preserved. Perhaps some timbers could be reused but I think that's up to the owner of the property.

MS. BENSON: I mean if we wish in the recommendation we could make that as a suggestion.

MR. JOHNS: I think he actually suggested he was going to do that any way.

MR. BROOK: He did say that he was going to. I don't know. I think that was a response to my question though.

MR. JOHNS: Right.

MR. BROOK: Was there any interest in having the building documented at all?

MS. BENSON: Yeah that was my other question. Is there sufficient value there especially at that one end to have it documented.

MR. BROOK: You mean the older portion of the.

MS. BENSON: Yeah the oldest portion.

MR. BROOK: The barn.

MR. JOHNS: I don't see where the building actually has that much historic value.

MR. ZARHALDDIN: The changes right. The adjustments were added later.

MR. JOHNS: Right. The adjustments really impacted it. I guess it's a bank barn. It's not that old.

MS. BENSON: Yeah it's been so altered as they turned it into a dairy barn. Yeah. I mean my concern is it's a safety hazard.

MR. JOHNS: Right.

MR. BROOK: Madam Chair.

MS. BENSON: Yes John.

MR. BROOK: I move that we release the permit for this project.

MS. BENSON: Is there a second?

MS. ANDERSON: I second that.

MS. BENSON: Further discussion? All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Against. Abstentions. Thank you. Motion carries.

MS. CESNA: So it was unanimous?

MS. BENSON: Yes.

MS. CESNA: Seven in favor.

MS. BENSON: Yes. Valerie do you have a report?

MS. CESNA: I do. I just wanted to comment on, to the pieces of correspondence I mailed to you and to tell you why I mailed them to you. First was a response from the State Historic Preservation Office to a question that I had asked a couple of months ago when we were being criticized for releasing a demolition permit for a barn on Silverside Road. There had been an accusation by a member of the public that we were in violation of our historic preservation certified local government agreement because not every application was subject to public review. And I posed that question to the State Historic Preservation Office. They are the agency that administers the certified local government program and the response we got back is yes we are in compliance with that agreement.

MR. BROOK: Was that before the ordinance was changed? Before our rules were changed?

MS. CESNA: Yes.

MR. BROOK: It was. Okay.

MS. CESNA: But um I'm, maybe by just way of explanation all of you may not be familiar with what the certified local government program is. It is a certification that New Castle County's Historic Preservation Program meets federal historic preservation program guidelines. And there's certain requirements. It requires that we have a historic preservation ordinance. It requires that we have a historic district commission. It requires that we provide public notice for our historic district commission meetings and that we have someone who meets the professional qualification standards on

staff for historic preservation.

So and we are monitored annually by the State Historic Preservation Office for all of those things and they are required to prepare an annual report for the status of our program so that they can make sure on an annual basis that we are still meeting these requirements.

What we get in return for that as a local government is access to grant funds. It's a limited amount of grant funds that's available but we are able to apply for grant funds that they mail them to us about federal historic preservation grant funds. And it also gives us an opportunity to participate in the review of nominations to the National Register of Historic Places. So that's what that is all about.

And like I said because there was a question about whether or not we were meeting the program standards I asked the question and the response back was yes we do meet those standards.

And then the second letter I think we got in response to the notice letters that we sent out for the demolition by neglect inspections. We send out the general notice letter that the Demolition by Neglect Ordinance had been passed and that a County Inspector would be out to take a look at their properties. And this is from a property that was just sharing with us some information about the history of this property and some roadside traffic issues and roadside issues that they wanted us to be aware of. So I just wanted to share these things with you as well.

MS. BENSON: Thank you. Report of the Chair. Well I can't remember did I report to you that as we were going through this



discussion of amending our, the description of our work and delegating to the Historic Preservation Planner administrative activities. I did go and speak briefly to a Land Use meeting. And I was very pleased to have a sense that they really were listening and were very supportive as that turned out when they voted they were supportive of this. I also gave it a chance to speak with the Co-Chair of that committee, Janet Kilpatrick, because I think we need to have good ties with the chairs of that committee. Also I hope you all have and nobody said anything to me but we all got requests from the County Executive Office to send in our CVs and if we were interested in continuing.

MR. BROOK: Was that a long time ago?

MS. BENSON: Yeah quite a while ago.

MR. JOHNS: Two months ago.

MS. BENSON: I don't think any of us have heard anything and I'm hoping that I can meet with at least one of his assistants to talk about this. John.

MR. DAVIS: Madam Chair I did not receive that.

MR. JOHNS: I didn't receive one either. A request for a resume.

MS. BENSON: Are you still?

MR. BROOK: It says if you are interested in remaining on board you have to send your vita doesn't it?

MS. BENSON: Yeah.

MR. BROOK: Doesn't it?

MS. BENSON: Yeah.

MR. JOHNS: That was a long time ago.

MR. BROOK: Yeah it was months ago.

MS. BENSON: It was a couple of months ago probably.

MR. JOHNS: Yeah it's more then that.

MR. DAVIS: I did not receive one.

MR. JOHNS: It was definitely last year.

MS. BENSON: Karen did you get one?

MS. ANDERSON: I received a request to fill out another form.

MR. ZAHRALDDIN: The ethics form.

MS. ANDERSON: Yeah the ethics form.

MR. BROOK: We all get that every year.

MS. BENSON: No. No. We all get those every year.

MS. ANDERSON: That's all I received.

MS. CESNA: Karen your term has not expired so you would not get one.

MS. BENSON: You wouldn't get it. And John yours probably has not so.

MS. SILBER: Mine has not.

MS. BENSON: And did you get one?

MS. SILBER: I did not.

MS. CESNA: Only Karen and Barbara Silber have terms that have not expired so they are the only two that would not have received that message. So who else?

MR. JOHNS: But that was a while ago.

MS. BENSON: John did not get it.

MR. JOHNS: Maybe it was not so long ago that his hadn't expired.

MR. BROOK: Did you get one Rafael?

MR. ZAHRALDDIN: Yeah I got it.

MR. BROOK: Yeah I did too.

MS. BENSON: Yeah because I figured we would all, we would all do it.

MR. BROOK: So it looks like Steve and John are the two that haven't gotten them.

MR. JOHNS: No I did get one.

MR. BROOK: Oh you did get it.

MS. BENSON: John got one.

MR. JOHNS: I think I did.

MR. BROOK: So it's John Davis.

MR. ZAHRALDDIN: I have a vague memory of it of so.

MR. JOHNS: Yeah a real vague memory.

MR. BROOK: Maybe one of the things you need to do is check and see who they have heard back from.

MS. BENSON: Well I'm willing to be able to talk to anyone.

MR. JOHNS: I don't think they put a lot into the CV.

MR. ZAHRALDDIN: I should have asked Matt when I saw him at the Hockessin 4th of July party yesterday. He came over and said hello and I should have said, you know.

MS. BENSON: Hey what's going on. Okay. Well that's all I have.

MR. BROOK: Okay. Well it will be interesting to see what you find out Barbara.

MS. BENSON: Yes. Yes Adam.

MR. SINGER: Thanks Madam Chair. While we were discussing the matter the applicants for the Cooch's Bridge demolition permit came in. And I just want to let you guys know that before you got here

the Board did discuss your permit and moved for it to be released.

MR. GOLOVANOV: All right. So we can move forward.

MS. BENSON: Yes. You missed the big discussion.

MR. GOLOVANOV: All right. No problems. So we will have a release for that.

MS. CESNA: Yeah tomorrow I will complete the historic review and then we will be able to see if there are any outstanding items on the permit or not. The historic review will be complete and then you will be able to continue processing that permit.

MR. GOLOVANOV: And what should we do next after tomorrow?

MS. CESNA: I will let the permits section know that the historic review is complete and ask them to contact you.

MR. GOLOVANOV: Okay. All right sounds good. Thank you very much. And if I don't get the response from them in the next couple of days I guess I'll just call them.

MS. CESNA: Yeah.

MR. GOLOVANOV: To the officer about the application in the first place. Thank you very much.

MS. BENSON: Thank you. Now we have no potential for public comment. And since there is none.

MR. BROOK: Madam screwed it up.

MS. BENSON: Is there a motion for adjournment?

MR. BROOK: So moved.

MS. ANDERSON: Second.

MS. BENSON: All in favor.

. . . (Everybody said aye) . . .

MS. BENSON: Motion carries. Thank you very much.