

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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March 21, 2017

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PRESENT

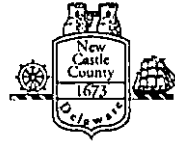
DEPARTMENT OF LAND USE

Valerie Cesna  
Matt Rogers

HISTORIC REVIEW BOARD

John Davis, Acting Chair  
Karen Anderson  
John Brook  
Barbara Silber

Adam Singer



Department of Land Use

HISTORIC REVIEW BOARD

March 21, 2017

5:00 p.m.

Public Hearing Agenda

Department of Land Use

87 Reads Way, Corporate Commons, New Castle DE

HRB meetings are held on the 1<sup>st</sup> (Business Meeting) and 3<sup>rd</sup> (Hearing) Tuesdays of each month.

ROLL CALL

OLD BUSINESS

NEW BUSINESS

P. 5-6 App. 2017-02336: 29 Terminal Avenue, Eden Park Gardens (TP 10-002.30-011). Demolition permit application for circa 1940 detached garage. CD 10.

P. 6-11 App. 2017-01865: 2100 Ogletown Road (SR 273), Newark vicinity (TP 09-016.00-007). Demolition permit application for Phase 1, approximately 53,631 SF section, of circa 1950s warehouse/office building. An Exploratory Major Land Development Plan for **Asante Sana Village** (App. 2014-0700-S/Z, **formerly Avon Site**) is associated with this application. CD 3.

REMOVED  
TO 5 PHASE  
LESS THAN  
50 YRS.  
OLD

App. 2017-02434: 2100 Ogletown Road (SR 273), Newark vicinity (TP 09-016.00-007). Demolition permit application for Phase 2, approximately 128,599 SF section, of circa 1950s warehouse/office building. An Exploratory Major Land Development Plan for **Asante Sana Village** (App. 2014-0700-S/Z, **formerly Avon Site**) is associated with this application. CD 3.

App. 2017-02433: 2100 Ogletown Road (SR 273), Newark vicinity (TP 09-016.00-007). Demolition permit application for Phase 3, approximately 152,164 SF section, of circa 1950s warehouse/office building. An Exploratory Major Land Development Plan for **Asante Sana Village** (App. 2014-0700-S/Z, **formerly Avon Site**) is associated with this application. CD 3.

No  
QUORUM.  
NOT  
HEARD.

P. 14-21 App. 2017-01931: 698 Naamans Road (SE corner Naamans and Peachtree Roads), Claymont vicinity (TP 06-047.00-296). Demolition permit application for circa 1965 gas station. This application is associated with a recorded Minor Land Redevelopment Plan for PMIG DPNJ LLC (Instrument No. 20161212-0065124). CD 8.

P. 21-24 App. 2017-02463: 1408 Barley Mill Road (NE corner Barley Mill and Hedge Apple Lane), Wilmington vicinity (TP 07-029.00-007). Demolition permit application for house built 1950. CD 2.

P. 11-14

**App. 2017-02595:** 100 Garden of Eden Road, Talleyville vicinity (TP 06-051.00-014). Demolition permit application for the **former Pilot School**, built 1962. This application is associated with a recorded Major Land Development Plan for **Columbia Place at Garden of Eden Road** (Instrument No. 20130612-0037649). CD 2.

**PUBLIC COMMENT**

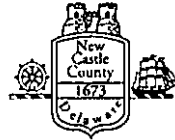
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**NOTICE OF BUSINESS MEETING**

**Immediately following this public hearing, but no sooner than 5:30 p.m., the Historic Review Board will hold a Business Meeting to consider the applications listed above.**

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



Department of Land Use

**AGENDA**  
**HISTORIC REVIEW BOARD**  
**Business Meeting**  
Department of Land Use, New Castle Room  
87 Reads Way  
March 21, 2017  
5:30 p.m.

**ROLL CALL**

**MINUTES/TRANSCRIPTS**

**OLD BUSINESS**

**NEW BUSINESS**

P. 25 - 26 **App. 2017-02336:** 29 Terminal Avenue, Eden Park Gardens (TP 10-002.30-011). Demolition permit application for circa 1940 detached garage. CD 10.

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REMOVED

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NO QUORUM

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P. 27

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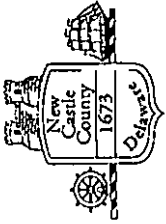
P. 28

**REPORT OF THE PRESERVATION PLANNER**

**REPORT OF THE CHAIR**

**PUBLIC COMMENTS**

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



DEPARTMENT OF LAND USE  
HISTORIC REVIEW BOARD

ATTENDANCE RECORD

MEETING DATE: 3/21/2017

*Please print legibly!*

NAME	MAILING ADDRESS	AGENDA ITEM(S) OF INTEREST
1. Frank Madonich	611 Mt Lebanon Rd, Wilm. DE 19803	Columbia Place
2. Caleb Jervay	29 TERMINAL AVE New Castle DE 19720	29 Terminal - Garage
3. Patricia Hitchens/William Keadrich	265 S. Dillwyn Rd Newark	
4. P.J. Sale	198 Airport Rd	1408 Barley Md
5. J. Heister	Rt. 1	
6. Lisee Behr	20 Wyndham Circle	
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MR. DAVIS: I like to call the March 21, 2017 Historic Review Board Public Hearing to order. By the meeting room clock it is 5:30. We'll start with roll call. I'm John Davis. I'll be the Acting Chair for tonight's meeting.

MR. BROOK: John Brook.

MS. SILBER: Barbara Silber.

MS. ANDERSON: Karen Anderson.

MR. DAVIS: Also with us are Matt Rogers and Valerie Cesna with the Department of Land Use. Is Adam joining us?

MS. CESNA: He is intending but he is not present right now.

MR. DAVIS: We can continue right.

MS. CESNA: Yes.

MR. DAVIS: Proceed.

MS. CESNA: Yes.

MR. DAVIS: Okay. We'll start with roll call. Oh we did roll call. I'm sorry. Is he in coming now?

MR. BROOK: Yeah.

MR. DAVIS: Okay. We are also joined by Adam Singer with Legal.

MR. SINGER: Office of Law.

MR. DAVIS: Next on the agenda is old business. We have none so we'll move onto new business and we have several applications before us.

MS. CESNA: Okay this is Valerie Cesna. I just like to make a few announcements. First there is one application on the agenda that has been deleted because after it was posted on the agenda we discovered that it was built in 1980 and that is Phase One of the former Avon site, the Asante Sana Village property. The Phase One

portion of that was built in 1980 and so no historic review is needed.

And I just want to make some announcements regarding the rules of the hearing. This is a public hearing, a formal hearing conducted by the County Historic Review Board. The purpose of these hearings is to compile a record of relevant information regarding each application on how the proposed projects affect the County's historic resources. To make the most efficient use of time at this hearing the following rules of order are established.

Following the reading of each agenda item the applicant and their representatives will make a presentation not to exceed a total of 15 minutes. Board members may ask questions of the applicant at the conclusion of the presentation. The public will then be invited to speak in the following order. Those who wish to speak in favor, those who wish to speak in opposition, and those who wish to offer general comments. Speakers are encouraged to be brief and to focus their remarks on historic issues. So that everyone has an opportunity to be heard all speakers are limited to five minutes. Any speaker may ask the Board to hold the record open for submittal of written testimony if the time limit is not sufficient for their needs. Speakers are not permitted to debate the applicant but may ask questions that the applicant may choose to answer during his rebuttal period at the close of the public comment period.

All testimony is recorded and transcribed therefore all speakers must come forward to the table one at a time and state their name, address, and organization affiliation if any before



offering comments. Random comments from the audience will not be recognized and the public is asked to respect the applicant's right to an orderly hearing.

No recommendations or decisions will be made by the Historic Review Board at this hearing. The Board will evaluate the testimony. I do want to update that rule. We had, we have a number of applications on the agenda this evening and we decided in the interests of these applications since they are fairly recent buildings that we would hold a business meeting immediately at the conclusion of the public hearing so that the Board if it feels it has enough information to make a decision on these application they may do so.

Again just as some further background the number of these applications again are fairly recent and the reason we have scheduled these for a public hearing today where some people may not think these are necessarily old enough to be historic is that our demolition review procedure in the code as was pointed out to us states that any building or structure that is over 50 years of age will be referred to the Historic Review Board. And although we have been handling the procedure in a slightly different way we are currently under at least temporarily procedures simply by age alone to schedule things for the Historic Review Board.

The Department is in the process of proposing a text amendment that will clarify the manner in which we have previously reviewed demolition applications to allow a staff level review before deciding whether a demolition application should be scheduled for the Historic Review Board. So right now we are under our temporary

regulations simply by the age of a building alone scheduling it for the Historic Review Board. So that's just some background for what we have on the agenda.

So the first application is 2017-02336 at 29 Terminal Avenue in Eden Park Gardens. This is a demolition permit application for a detached garage. On our assessment records the house is apparently built around 1940. There's no specific date assigned to the garage. Is there anyone here representing this application? So come forward.

MR. JERVAY: Good evening. My name is Caleb Jervay. I live at 29 Terminal Avenue. And the property is my property. I do live there. The reason I asked for the demolition is because we had a storm and a tree fell on the garage and destroyed the roof and part of the wall. I had been given a citation for it being out of code. And I paid for the citation. And I came and I asked for some assistance to get it repaired. I'm 76. I don't work on whatever. And I could not get any assistance. And the officer that cited it said well if you can't repair it you have to destroy it so I came to ask if I could do that and it's in your review.

It's an old garage. It has a dirt floor. I seriously doubt that it was built in 1940 because I don't think they had cars back in those days but, you know, that's besides the point.

MR. DAVIS: Questions for the applicant?

MR. BROOK: I have none.

MS. SILBER: No.

MS. ANDERSON: No.

MR. DAVIS: Nothing. No questions.

MR. BROOK: No I have no questions. I think it's before us because we believe it's 50 years of age. Do you know of any historical significance that it has other than that?

MR. JERVAY: None.

MR. BROOK: Was it a historic tree that fell on it?

MR. JERVAY: Probably. The tree was old. Very big. Luckily the tree fell that way on the garage rather than forward toward the house.

MR. BROOK: Yeah.

MR. JERVAY: We would have really had a problem then.

MR. BROOK: Okay. And in your judgement the best thing to do is just take the garage down?

MR. JERVAY: We all did. I talked to my neighbors. I talked to the officer and he said this is nothing. You can't get rid of it.

MR. BROOK: Okay. That's all the questions I have Mr. Chair.

MR. DAVIS: Thank you.

MR. JERVAY: Your welcome.

MR. DAVIS: Any, no we are going to do public comment for each application?

MR. BROOK: Yes. Those in favor.

MR. DAVIS: So the first would be public comment in favor. Hearing none any comments opposing? Any general comments? Okay. Thank you.

MS. CESNA: Okay onto the next application. As I mentioned previously there are three separate applications for a building at what we know as the former Avon site. And the first one that's identified as Phase Number One is removed from the agenda because

that section of the building dates to 1980. So we have two applications for this property and would the Board want to discuss them together?

MR. BROOK: I think that we should Mr. Chairman. I think we should deal with both of them together without objection from the applicant or other members?

MS. CESNA: Oh let me announce what they are first. There are two application numbers. Application 2017-02434. The second one is 2017-02433. The site location is 2100 Ogletown Road. And as I said this is in association with an exploratory land development plan referred to as Asante Sana Village but known by most people as the former Avon site outside Newark.

MS. SILBER: Hi Barbara Silber with respect to Application 02434 and Application 02433 I am recusing myself and will not participate at all in the hearing, the discussion, or the vote of these two applications. Do I have to leave the room?

MR. SINGER: No you do not have to leave the room. This is Adam Singer, Office of Law.

MR. BROOK: Can we proceed with no quorum?

MR. SINGER: No I'm sorry but regrettably the Board now does not have a quorum to consider those two applications. I'm not sure if anybody else, any of the other Board members are showing up tonight?

MS. CESNA: No.

MR. SINGER: Okay.

MR. BROOK: Would it be appropriate to ask the reason for the abstention or the recusal?

MR. SINGER: No. The general rule on recusal is the Board member does not have to give their reasons.

MR. BROOK: Okay.

MR. SINGER: So with that I apologize because we didn't know until now that there will be no, this will have to be continued to the next available public hearing for consideration of the demolition permits.

MR. HEISLER: When will that be?

MR. SINGER: I don't know.

MS. CESNA: April 18th.

MR. HEISLER: I need to start taking this building down. I mean.

MR. SINGER: There's nothing that can be done if the Board cannot consider the permit.

MR. HEISLER: Wow. Thank you. Can it be done at the next meeting?

MR. DAVIS: Yes. Before you leave the table with this applicant also has another application here.

MR. HEISLER: Is there an ability to have a special meeting? We did all the posting we were supposed to do. This is a big project. I've already been held up a month.

MR. SINGER: I understand that. The only thing before the Board is the permit. Unfortunately there is a recusal. There's a problem with quorum. In terms of your questions about whether something else can be done we can discuss that but that's not really a Board issue because the Board has no power to hear your permit. I understand your questions and concerns about the timing but that's

not before the Board right now. Sure.

MR. HEISLER: Well I'm sorry about that. It's just very frustrating if you were in my position. This is, you know, I had another problem with the County today. And it's just getting very frustrating how there's nothing but ways to stop projects.

MR. SINGER: I empathize with you 100 percent but to the Board hearing tonight nothing can be done with respect to the permit. And I think the Acting Chair had mentioned that perhaps you have another permit before.

MR. HEISLER: Yeah a permit. Yes. The problem is though I need to get this done. I can't just keep waiting around. We have deadlines and it seems a little unfair that.

MR. SINGER: I really apologize but this, I get your frustration 100 percent but nothing can happen tonight to move your projects forward on those two applications.

MR. HEISLER: But why can't it be heard at the next meeting?

MR. BROOK: Well it could be.

MR. SINGER: I don't think anybody said it could not be done.

MR. HEISLER: But that would be in April, the first week of April wouldn't it?

MR. SINGER: I don't think any final determination has been made.

MR. HEISLER: Somebody said April 17th but isn't April 7th the first meeting? There are two meetings a month correct?

MR. BROOK: We would have to combine a hearing and a business meeting.

MR. SINGER: I'm sure that.

MR. HEISLER: Could we do the hearing tonight and not have a vote?

MR. SINGER: No. The Board does not have a quorum to hear your application. I'm sure Land Use and the Board will try to do everything they can to get you back on the calendar consistent with all the requirements posed by the State Freedom of Information Act as well as the notice and requirements of the County Code.

MR. BROOK: And will we assure the applicant we'll do that as rapidly as possible?

MR. SINGER: I'm sorry.

MR. BROOK: Will we assure the, can we assure the applicant that we will do that as rapidly as possible?

MR. SINGER: As rapidly as reasonably possible.

MR. BROOK: Okay. And I feel badly that the applicant is facing this situation.

MR. HEISLER: Is that?

MR. BROOK: No. How about the other one.

MR. DAVIS: Yeah so we can.

MS. ANDERSON: Well is there any way that we can discuss having a combined meeting on in our first meeting?

MR. SINGER: You have to notice it. There's all kinds of noticing and timing requirements. But we'll look into that.

MR. BROOK: That's really out of our hands.

MR. SINGER: Yeah. Not tonight.

MR. DAVIS: So this applicant has another application before us and if there are no objections by the other applicants on the agenda can we hear this one?

MR. SINGER: Which application number is that?

MR. BROOK: That would be.

MR. HEISLER: There's only a couple more. I'll wait.

MR. DAVIS: Okay.

MR. BROOK: You sure?

MR. HEISLER: Yeah.

MR. HAZEL: I have no problem with him going ahead. You can go ahead of me.

MR. DAVIS: Well lets hear it. It would be the last one.

MR. DAVIS: 02595.

MS. CESNA: Application 2017-02595, 100 Garden of Eden Road in the Talleyville vicinity. A demolition permit application for the former Pilot School built in 1962.

MR. HEISLER: My name is Jerome Heisler. I'm managing member of the Reybold Group. On the application before you is about the Pilot School located on Garden of Eden Road. This is a record plan that was done several years ago. The Pilot School was built over a number of years in two and three phases. The older buildings went back to the sixties actually. At the time of the proposed plan it didn't meet the 50 year standard.

There's a little written overview. You can see the Carol property from Tab A. It's 15 acres. There is really no historical aspect to the property. There's actually another house on it which probably dates from around the same period. This is in Tab B is a proposed plan which is a mixed use community, a mixed product community of townhomes and two condo buildings and single-family homes. In Tab C you'll find the, a phased plan showing what is over



50 years old and what is under 50 years old. Please be made aware that the area in blue sometime this year will become 50. But again there's really no historical significance that we know of related to this building.

We did provide you with a soil report. And the reason we did that is to provide archeological information. There doesn't appear to be anything of interest in the soils there. And then if you notice in Tab E Christine Quinn when she was a part of the Department back in 2009 said I don't know of any historical issues related to this property so it will not be on the morning meeting related to the Historic Review Board. Pardon me I think that's what it was for. And then we provide some pictures in the next section going with the exterior and interior it looks like. And then the application that was made for the project. Again this was a school. There was a significant amount of asbestos in it which is now under remediation. And we'll probably begin demolition if the Board approves it in the next week or two.

MR. DAVIS: Questions?

MR. BROOK: The school was built and there's no further interest in it being used for a school building?

MR. HEISLER: The school has moved to Woodlawn Road. It moved there in November and there is no further interest in the building.

MR. BROOK: Okay.

MR. HEISLER: The Pilot School is a special needs school for special education. So the hallways are smaller. There's not sprinklers. It has to have a major retrofit in the individual AC, HVAC units so it doesn't meet the contemporary standards for a

school there.

MR. BROOK: I know that you included Ms. Quinn's assessment of an absence of historical significance. Do you know of any other issue that would cause this to be of historical value?

MR. HEISLER: Just community opposition to it. The community saying they felt it had historical significance. I don't, you know, it's a, the materials on the building aren't historical from any perspective like shingles or anything like that. Cedar shingles. I mean architecturally I don't know of anything in the school that would be historical or need to be documented as I've done in the past with other buildings. But the configuration of the building is not atypical for a special needs school and it's an old tired building at this point.

MR. BROOK: Okay.

MR. DAVIS: Yes.

MS. SILBER: Do you know what the property was used for prior to the construction of this school as a field?

MS. SILBER: I did. Well see the problem with more than Wilmington is, you know, your in the fourth and fifth tree stand growth and it would probably clear the remaining farms around there. Dairy farms dating back 100 years. But it's not a really good soil to grow things in. The PH is a little sour and it's a silky type material and a high water table or a higher water table. Not super high. So that's probably I don't think it was much more than a field or a forested area similar to what is when you walk back into the state park area, probably something similar to that.

MS. SILBER: Thank you.

MR. DAVIS: Any more questions? Thank you.

MR. HEISLER: Thank you.

MR. DAVIS: Public comment. Anyone in favor of the project? None. How about any opposition to the project? Any general comments? Hearing none we'll move onto the next.

MR. BROOK: Good.

MR. HEISLER: Thank you.

MR. DAVIS: Thank you.

MR. HEISLER: Have a good evening.

MR. DAVIS: Thanks for your patience.

MS. CESNA: Application 2017-01931, 698 Naamans Road. This is a demolition permit application for a gas station built around 1965.

MR. HAZEL: I was told I could put my magic up drive in.

MS. CESNA: Yes.

MR. HAZEL: And make a presentation on the screen.

MR. BROOK: Perhaps you know how to do that.

MR. HAZEL: Well it's just a. Oh all right. I have lots of things that I can talk with you about but I'm going to try to make this pretty brief.

MR. DAVIS: Can you introduce yourself for the record.

MR. HAZEL: I'm sorry. My name is Chip Hazel. I'm a civil engineer. I am the engineer for the redevelopment of the parcel at 698 Naamans Road.

MR. DAVIS: Thank you.

MR. HAZEL: So I did not bring copies I submitted, many copies previously. So if I was supposed to bring copies for you all then

I apologize.

MR. BROOK: I think we have it.

MR. DAVIS: Yeah we have it.

MR. HAZEL: Great. Thank you. So what I like to do is talk a little bit about the building and then I'm going to use this copy of your report which has been highlighted and marked up a little bit to try to take us through this pretty quickly. At the end I'll be happy to take your questions and hopefully we can get through this without a whole lot of time spent.

So lets see. So you can see a picture of this gorgeous building. It was constructed in about 1965. And the building description is it was constructed in 1965 insofar as we can tell and I know that from the assessment cards that the County holds and that makes it about 52 years old. I've highlighted just a sense or two. The building is rectangle in shape. Slab on grade which means it has no foundation and no basement. And it's brick and masonry low bearing exterior walls and a simply pre-engineered A-frame pitched roof. So basically it's a rectangular box with a simple roof on top of it.

This is a picture from Google Maps. This is Naamans Road and this is Peachtree Road. And across the street is a Home Depot and right up here is the Naamans Road and I-95 Interchange. That's a zoom in to see the top of the building. You can see that there have been lots of things tacked on to the sides and back of this building. This is what it looks like from Naamans Road. So I guess that would be looking from the north. This is the Peachtree side or the west side and you can see it's a simple masonry building with

a simple roof. It has all kinds of things tacked onto the sides of it. This is a view moving back. The door to the restroom no longer functions. Things like propane tanks and ice boxes have been attached. There's a room air conditioner that has been put on that side.

These are some of the rag tag concrete slabs that make up the area where you approach the building and this is zooming back. Basically at one time this was a three bay service station with an office. So I'm going to call this Bay Three, Bay Two, Bay One, and then the office and this is the canopy that I think it still exists although the permit, the demo that I believe has been approved and I think it's still there. Zooming back a little bit more you can see the whole building. You can see the simple structure and the simple roof. This is the east side and again the only thing on this side of the building is a door.

So rolling around towards the south a little bit I have highlighted here an additional vehicular door cut into the back of the building to allow for the installation of a car wash. And a shed was added and these are what you would use to drive up in buy yourself a car wash. This is just another view of the back of the building. Again more of the back of the building. And I put a highlight here this is close up, this is zoomed out, and I put a rectangle here to show all of the electrical conduits that have been hung on the back of the building. These are the air conditioning and refrigeration units in the back of the building.

So we are getting back around toward where we started. And as you can see again there are large five or six inch diameter

conduits that bring the power in and it actually draws power from two different directions. There's now a single phase transformer on the back of the site which we are going to have removed.

So now I'm going to go bay door by bay door. This is Bay Number One. And instead of a roll up door to drive into a garage you now have an entry door and a roll down security gate that comes down at night.

Bay Number Two there is no longer a bay door. It's simply a commercial building. The side has been replaced where the door was. And now on Bay Three it's still a roll up door as if it were a garage but it is the exit from the car wash and there is a facade here and these are heavy duty blowers that dry the car off after it's been washed.

So now some interior photos. Bays One and Two and some of the office are now a store. It's now a convenience store. There is no vehicular service at all. And if you walked over, lets see if you walked over here and took a picture this is what you would see along this wall there was coffee machines and I think you could heat up a hot dog over there.

The office has been turned into inventory storage. And you can see that they put stuff up to block the windows so that the people couldn't see what was in this inventory area. And in the next view we are going to basically turn to the right and this is the place where the cashier operates. There was a walk up cashier window and the materials are still there but it's not been used. Here's where the attendant would be. This is the electronic system that operates the self-serve pumps. And for some reason they elevated the floor

in this area by about six inches.

So going back into the back where customers don't go you can see partition modifications have been made with steel studs. Lots of wiring has been done. This is refrigeration. In here the HVAC system has been modified so that it could serve as a convenient store instead of a service station.

Up in the ceiling they've installed drop ceilings and above those drop ceilings there is a myriad of colorful wires going all kinds of places. These are some of the electrical boxes. So here is the main box that was replaced some years ago. Here's an added electrical panel to run all the things that a convenient store has that a service station doesn't have. There are also I guess the fuel lines to the furnace which is up above your head in this store these are the oil lines that take up heating oil up to that furnace. It looks like they were unceremoniously replaced at some time. This little box here is where a main wire comes in and you can see the wires are as thick as your thumb. And this is the replacement main box that was put in some years ago.

So this is the car wash. It hasn't been runned in many years. But you can see the top view is the extra door that was cut into to allow entry and the bottom view is the front door. If you open that door and looked up you would see those blowers and that facade that we talked about.

So in trying to sum that up two of the bays were converted from service bays to sales space including some of the old office space to create a small store instead of a service facility. The third bay was converted to a car wash with an entrance created by

an opening in the rear wall. Inside there was the installation of extensive glass front refrigerated product shelving. Grocery shelves and some self-served coffee and hot and fast food areas. The office area was converted for an enclosed cashier area and a place to store a convenient store inventory. There was a walk up cashier window that has not operated in some years. The office windows were covered with opaque coatings to secure the items that were stored there.

In my assessment of the building the worst is the wiring modifications. There were wires going all kinds of places. I'm not suggesting that they don't meet code but I suspect you can find some flaws in there or something. The modifications have affected this basically a very simple building. It was built in about 1965. I couldn't find a single system roof walls, doors, windows, partitions, plumbing, electrical, mechanicals, and storage I couldn't find a single system that wasn't modified and in my opinion compromised.

So what you have is a building which over 50 years has been changed time after time after time and many of those changes weren't well designed or executed. So what they accomplished over the years was the degradation of the building and it's been so heavily modified that there's you have to look pretty hard to find the old three bay service station that it started out to be. I think it's pretty clear that this is no longer a good example of a sixties service station. It's been so significantly compromised and modified that it is very much the case.

The, we have spent almost three years working on the



redevelopment of the site. The record plan is approved. Everything is designed and the building permit will be issued very shortly. When we went to get our demo permit what befell us was what was befalling every building that's over 50 years old. We like to answer your questions and say anything that, you know, try to help you understand that we don't think we'll be depriving the County of a historic resource in any way by demolishing this building. I'm open to your questions.

MR. DAVIS: John.

MR. BROOK: Yes I guess the only interesting thing that I've found was that the way this building has been changed over the years kind of demonstrates how buildings change to meet changing conditions. There aren't many three bay garages left any more.

MR. HAZEL: Right.

MR. BROOK: And what not. But in all the pictures and what not that you showed us I did not see anything that appeared to me to be of redeeming historical significance. And I'm wondering if there is anything that I've missed that I should have seen that would indicate that?

MR. HAZEL: Well I'm of the opinion that that there isn't. I've lived here, graduated Brandywine High School not too far from this location. And it's a style of service station that did exist I had a picture on my thumb drive of what one looked like. And this one doesn't look like anything like it if you would look to see that.

MR. BROOK: No.

MR. HAZEL: But we really feel that it was, it was a way that people made money for 50 years.

MR. BROOK: Sure.

MR. HAZEL: And they did what they needed to do to meet the new markets and that wasn't always pretty.

MR. DAVIS: Any other questions? Thank you.

MS. SILBER: No.

MS. ANDERSON: No.

MR. DAVIS: Thank you.

MR. HAZEL: Thank you.

MR. BROOK: Thank you.

MR. HAZEL: Shall I stay in case there are any?

MR. DAVIS: Sure. Any public comment in favor of the project? Anyone opposed? Any general comments? Hearing none thank you.

MR. HAZEL: Thank you.

MR. BROOK: Thank you.

MS. CESNA: The last application on the agenda in this hearing is 2017-02463 located at 1408 Barley Mill Road. This is a demolition permit application for a house thought to have been built in 1950. The photographs that you sent me electronically.

MR. BALE: Yes.

MS. CESNA: I can bring those up on the screen.

MR. BALE: That would be great because I didn't make copies for anybody.

MR. BALE: My name is P. J. Bale and this is my wife Lisa Bale. We are the owners of 1408 Barley Mill Road. We purchased the property from basically the estate of the people who owned it. They passed away the last month in 2009 so it's been vacant. And we purchased it with the intent to take it down and put in a new home

for ourselves. I'm not aware of anything historically significantly there. Just caught by surprise with having to go through this process because of age. I think those pictures speak for themselves. It's been in disrepair for many years.

MS. CESNA: We have the selection.

MR. BALE: Yeah. That's from the rear. There's a semi-detached garage. It's a ranch. It's brick in the back and stone in the front. It's of an older style, you know, a very small kitchen. It would remind you of something from back in the fifties. It sits, it's a little closer to the road than where the majority of the properties on Barley Mill Road are. So our intention was to remove it and then build another home back a little further.

MS. ANDERSON: Where is that stone?

MR. BALE: The stone is along the front elevations of the home.

MR. BROOK: I see it's the facade.

MR. BALE: Yeah. And on that's the one side. When you get along to the back they introduced brick all the way along the back. There's a little bit of siding, you know, gables.

MR. BROOK: Okay.

MR. BALE: The roof is an asphalt roof, shingled roof that's just, you know, from over the years covered in moss. But, you know, other than that if you have any questions there's not too much to tell you about it then that.

MR. DAVIS: Any questions for the applicant?

MS. SILBER: No questions from me.

MR. BROOK: None from me.

MR. DAVIS: Thank you.

MR. BALE: Thank you.

MR. DAVIS: Call for general comments. Oh public comments excuse me in favor. Any opposition? Any general comments? Hearing none thank you.

MR. BALE: Thank you.

MR. BROOK: Thank you.

MR. DAVIS: Thank you for your patience.

MR. BALE: Valerie do we hear tomorrow or should we wait?

MS. CESNA: There will be a business meeting at the conclusion of this hearing.

MR. BALE: Oh this is a public meeting?

MR. BROOK: Yeah.

MS. CESNA: So you might want to stay.

MS. ANDERSON: I do have one question.

MR. BALE: Yes.

MR. SINGER: Sir could you please return to the table so your comments can be picked up by the mike.

MS. ANDERSON: I'm sorry. The stone that's on the house is there any intention for any of that to be incorporated into the new construction?

MR. BALE: I don't know if it will be part of the house or maybe landscaping but I have a building in Newark that's 200 years old that I'm taking down that's already, it's an old barn that's coming down. We are going to salvage the stone from there for this house because the house we are replacing it with will be a two-story, much larger. So the quantity of that stone won't be enough to do anything significant so we have some from another project we

are using.

MS. ANDERSON: I guess then the question would be are there any plans for when you do demoing to maybe work with somebody so that stone can be used.

MR. BALE: Not unless sometimes the masons takes it. Like we have a man in Jersey that does our stone work and he comes gets our extras when we do demos. It's common to have excess stone but somebody typically will use it or will use it. We intend to put a barn in the back and we will have some stone features to it. So in some way it will get used. We are not going to just dump it. It's not worth disposing of it in that manner.

MS. ANDERSON: Okay. Thank you.

MR. DAVIS: That's the last thing on the agenda.

MS. CESNA: That was the last application for the public hearing.

MR. DAVIS: Okay. Okay. Do we have a motion to adjourn?

MR. BROOK: I move we adjourn.

MS. SILBER: Second.

MR. DAVIS: All in favor.

. . . (Everybody said aye) . . .

MS. CESNA: Okay well now we can begin the business meeting and I will just announce for the record that this is the March 21, 2017 business meeting of the Historic Review Board beginning at 6:13 p.m.

MR. DAVIS: We'll start with roll call again. John Davis.

MR. BROOK: John Brook.

MS. SILBER: Barbara Silber.

MS. ANDERSON: Karen Anderson.

MR. DAVIS: Also with us for the record are Valerie Cesna and Matt Rogers from the Department of Land Use and Adam Singer from.

MR. SINGER: Office of Law.

MR. DAVIS: Office of Law.

MS. CESNA: Just a general announcement. This is a business meeting and as such the purpose of this meeting is for the Historic Review Board to discuss and evaluate the information and testimony received at the prior public hearing. So the public is invited to listen but will not be able to speak at the business meeting. So the first item is Application 2017-02336, 29 Terminal Avenue, Eden Park Gardens, a demolition permit application.

MR. DAVIS: Valerie before we do that we also have the meeting minutes that were sent out.

MS. CESNA: Oh.

MR. DAVIS: That's okay. Really let me just quickly are we prepared to act on the minutes from the meeting or should we defer till our next business meeting to approve those?

MS. ANDERSON: I would suggest that we wait until the next business meeting.

MR. BROOK: I don't disagree.

MR. DAVIS: Okay. We'll wait. Sorry about that.

MS. CESNA: Okay so this is Application 2017-02336, 29 Terminal Avenue, a demolition permit application.

MR. DAVIS: John.

MR. BROOK: Mr. Chairman I fail to see anything of historical significance to this building that's already severely damaged and

probably in its current condition creates some sort of a hazard and

MOTION

I think that we should release the permit to have it demolished.

MR. DAVIS: Okay.

MS. ANDERSON: I second.

MR. DAVIS: Any further discussion? None here. I agree with your assessment. A vote. All in favor.

. . . (Everybody said aye) . . .

MS. CESNA: The vote was unanimous.

MR. BROOK: Yes.

MS. CESNA: Four in favor and we have four members absent. The next application for consideration is Application 2017-01931, 698 Naamans Road. This is a demolition permit application for a circa 1965 gas station.

MR. DAVIS: John.

MR. BROOK: Mr. Chairman as I noted in my remarks during the hearing I find nothing to substantiate any significant historical parts of this building and I recommend that we release the permit so that it may be demolished.

MOTION

MS. ANDERSON: Second.

MR. DAVIS: Any further discussion? All in favor.

. . . (Everybody said aye) . . .

MS. CESNA: The next item is Application 2017-02463 located at 1408 Barley Mill Road. This is a demolition permit application for a house built circa 1950.

MR. DAVIS: John.

MR. BROOK: Mr. Chair while this house could possibly be restored and used as a residence it does not hide the fact that

there is nothing presented to indicate that this of historical significance beyond it being over 50 years of age. And I believe that we should release the permit for this property and but encourage the owner to reuse any materials that can be reused rather taking them to a landfill.

Motion

MS. ANDERSON: Second.

MR. DAVIS: We have a second. Any discussion? All in favor.

. . . (Everybody said aye) . . .

MS. CESNA: The vote is four in favor and four members absent. And the next application is 2017-02595 located at 100 Garden of Eden Road. This is a demolition permit application for the former Pilot School built in 1962.

MR. DAVIS: Anyone other than John want to make a motion?

MS. ANDERSON: I move that we based on the information that was provided in regards to the school it does not appear to have any significant historic value and I would recommend that we approve the demolition permit.

MR. BROOK: Second.

MR. DAVIS: Discussion? All in favor.

. . . (Everybody said aye) . . .

MS. CESNA: And again that's four in favor of the motion and four members absent.

MR. DAVIS: Okay.

MS. CESNA: And those are all the items of business that we can vote on.

MR. DAVIS: Okay. Do we have a report from the Preservation Planner?



MS. CESNA: I just want to provide you with a little follow up from the last meeting. You recall the Department presented the issue of the wording of the building code as it relates to the demolition permit process and in that meeting you were presented with some draft language to amend that text. The purpose of that text is not to change the way we've done the review but to certainly clarify the text to say how we have typically handled the demolition review process. We are moving forward with that and hoping to have that accomplished as soon as possible.

In the meantime we are still under the temporary procedure to schedule everything that is 50 years or older for Historic Review Board meetings so right now it looks like we are going to have a long agenda for the April 18th hearing. If the text amendment is adopted prior to that time we may strike those items from the meeting agenda. But right now the text amendment is in the process but not yet accomplished.

MR. DAVIS: Thank you.

MR. BROOK: Do you have a report John?

MR. DAVIS: There is no report from the Acting Chair. That leads us to public comment. Hearing none do we have a motion to adjourn.

MR. BROOK: Move we adjourn.

MS. SILBER: Second.

MR. DAVIS: All in favor.

. . . (Everybody said aye) . . .

MR. DAVIS: Thank you. (Whereupon this hearing was concluded at 6:22 p.m.).