

**MINUTES  
BUSINESS MEETING  
NEW CASTLE COUNTY HISTORIC REVIEW BOARD  
DEPARTMENT OF LAND USE - NEW CASTLE ROOM  
87 READS WAY, NEW CASTLE, DELAWARE  
September 3, 2019  
5:00 P.M.**

The Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, September 3, 2019 in the New Castle room of the Government Center Building, 87 Reads Way, Corporate Commons in New Castle, DE.

The meeting was called to order by Chairperson Barbara Benson at [5:00 p.m.]

The following Board members were present:

Dr. Barbara Benson  
John Davis  
Perry Patel  
John Brook  
Steve Johns  
Karen Anderson  
Barbara Silber

The following Board members were absent:

Rafael Zahralddin

Historic Review Board, Department of Law

Colleen Norris

The following Department of Land Use employees were present at the meeting:

Elizabeth Caufield  
Christopher Jackson

The following members of the public were in attendance:

Jon Sibert  
Mary Nantz

**RULES OF PROCEDURE**

Ms. Caufield read the rules of procedure into the record.

**MINUTES**

August 6, 2019 Business Meeting Minutes

On a motion made by Mr. Brook and seconded by Mr. Johns, the Historic Review Board voted unanimously to approve the August 6, 2019 Business Meeting Minutes.

**OLD BUSINESS**

None.

## NEW BUSINESS

App. 2019-06448: 0 Delaware Street. (South side of Delaware St., at the southeast corner of the intersection of Delaware St. and N Broad St.). Red Lion Hundred, (TP 12-027.40-070). Single-family dwelling permit to construct a dwelling in the St. George's Historic District. NC5 & HTO Zoning. CD 12.

At a business meeting held on September 3, 2019, the New Castle County HRB considered the public testimony provided by the applicant at its August 20, 2019 public hearing, as well as the recommendation provided by the Historic Preservation Planner. On a motion made by Mr. Johns and seconded by Mr. Brook, the HRB voted unanimously to **TABLE** the application based on the applicant's request. The applicant is to consult with an architect and engineer to assemble site drawings and renderings to show the proposed construction in the context of the site and neighborhood.

In discussion preceding the vote, the Board members offered the following comments:

Ms. Caufield indicated that the Staff had provided a recommendation to the HRB to table the application based on discussions that occurred with the applicant after the public hearing.

App. 2019-09085: 2273 Harvey Straughn Road. (West side of Harvey Straughn Rd., south of the intersection with Oak Hill School Rd.). Blackbird Hundred, (TP 15-020.00-134). Demolition permit to demolish a single-family dwelling constructed ca. 1932. SR Zoning. CD 6.

At a business meeting held on September 3, 2019, the New Castle County HRB considered the public testimony provided by the applicant at its August 20, 2019 public hearing. On a motion made by Mr. Brook and seconded by Mr. Patel, the HRB voted unanimously to **RELEASE** the demolition permit.

In discussion preceding the vote, the Board members offered the following comments:

Mr. Brook commented that the structure looked like an old school house. Mr. Johns stated that he questioned the historic value of the structure. Dr. Benson stated that it appears extremely deteriorated inside and while she regrets the house was left to deteriorate, she sees no reason for the structure's maintenance.

App. 2019-09509: 385 Vandyke Greenspring Road. (North side of Vandyke Greenspring Road, west of the intersection with Sawmill Rd.). Appoquinimink Hundred, (TP 14-018.00-024). Demolition permit to demolish the Vandyke Heath House constructed ca. 1780. SR & H Zoning. CD 6.

At a business meeting held on September 3, 2019, the New Castle County HRB considered the public testimony provided by the applicant at its August 20, 2019 public hearing, as well as the recommendation provided by the Historic Preservation Planner. On a motion made by Mr. Brook and seconded by Ms. Anderson, the HRB voted unanimously to:

- **Release a partial demolition permit for the structure to be completed within 90 days of decision, while the exploration of the stability / reuse / salvaging of the original log cabin is completed.**
- **Place a hold on the demolition permit pending historic evaluation of the original log structure, which may either be extended or revised depending on full demolition or repair of the structure.**

In discussion preceding the vote, the Board members offered the following comments:

Ms. Caufield indicated that the Staff provided a recommendation on the application. Mr. Brook asked for clarification on the recommendation. Ms. Caufield read the language of the Staff recommendation to the HRB for the record. Dr. Benson stated that she took to heart the property owner's interest in pursuing salvage to the extent salvage was possible. Mr. Brook stated that it appears that the logs are singed, but he is amazed how much remains from the photographs.

App. 2019-10229 & App. 2019-10398: 505 Wooddale Road. (North side of Wooddale Rd., East of Intersection with Covered Bridge Rd. and South of Foxhill Ln.). Mill Creek Hundred (TP 08-021.00-020). Demolition permit to demolish an open porch and a permit to construct a one-story, screened-in porch on a single-family dwelling located within the Wooddale Historic District. NC40 Zoning. CD 3.

At a business meeting held on September 3, 2019, the New Castle County HRB considered the public testimony provided by the applicant at its August 20, 2019 public hearing. On a motion made by Ms. Anderson and seconded by Mr. Patel, the HRB voted unanimously to **RELEASE** the demolition permit of the existing deck and pergola and recommended **APPROVAL** of the proposed screened-porch and encouraged the replacement of shutters that are consistent with the existing structure.

In discussion preceding the vote, the Board members offered the following comments:

Dr. Benson stated that when she reviewed the proposed design, she did not find the proposed porch offensive to the historic character, and thought it was important that the property owners are maintaining the oldest portion of the house. The Board members outlined the scope of work that was being completed. Mr. Johns stated that what the property owners were proposing seemed to be an acceptable solution to their home and that the use of a screened-in porch is an expected residential improvement. The Board members agreed that the pergola seemed inappropriate to the historic character.

Ms. Anderson stated that her concern involved the shutters and what would be replaced on the structure. Mr. Johns stated that the property owner had indicated that the shutters were rotting, and their plans were to replace them with vinyl shutters and maintain the old, wood shutters within their home. Mr. Brook stated he did not believe the shutters were original to the house. Ms. Caufield indicated that a permit is not required to replace shutters. Ms. Anderson stated that she would like to encourage the replacement of shutters in-kind. Mr. Brook stated that there should be uniformity in the style of shutters across the façade.

National Register of Historic Places Nomination: "Newark Union Church," 8 and 20 Newark Union Public Rd., Brandywine Hundred, (TPs 06-103.00-101 & 06-103.00-100). NC10 Zoning. CD 8.

- *CFY2019 Certified Local Government Grant Project*

At a Business Meeting held on September 3, 2019, the New Castle County HRB considered the public testimony and proposed National Register Nomination for Newark Union Church provided by the University of Delaware's Center for Historic Architecture and Design (CHAD).

On a motion made by Mr. Patel and seconded by Mr. Brook, the NCC HRB voted unanimously to accept the proposed nomination and forward the document to the State Review Board for consideration under Criterion A and C.

In discussion preceding the vote, the Board members offered the following comments:

Mr. Brook recommended that the nomination be forwarded to the State Review Board under Criterion A. He stated that he believed it was remarkable how many different congregations occupied the church, including the Quakers and Methodists. He stated it has been a part of the

history of the whole State of Delaware and it was a positive that there are people interested in its future.

Dr. Benson stated that the nomination was eligible under A and C. She stated it is significant in its own right given the period of time it has existed and for the adaptive reuse by different congregations, as well as the care put into upkeeping the cemetery.

Mr. Johns recommended the nomination be approved under Criterion A and B. He stated it is associated with the life and times of Brandywine Hundred and that the cemetery includes the graves of the important historic characters that established Delaware in the Brandywine Hundred.

Mr. Davis stated he supported the nomination under Criterion A, as it is a prime example of religious practices of early European settlers in the area, as well as it served religious groups for nearly three centuries.

Ms. Silber stated she supported the nomination under Criterion A, as the property represents the settlement patterns of the surrounding area. She stated it is significant under Criterion C, as the property maintains physical integrity, especially because it is still utilized to this day as a cemetery.

Mr. Patel stated he supported the nomination under Criterion C, as it maintains its original form and represents the settlement patterns of early settlers of the surrounding area.

Ms. Anderson stated she supported the nomination under Criterion A as an example of early European heritage in the area, as well as under Criterion C for the structure's use of late Gothic and stone construction that is often associated with churches. She stated that the original stone wall was significant as it was stacked stone, an earlier construction method over the use of mortar.

National Register of Historic Places Nomination: "Florence and Isaac Budovitch House," 4611 Bedford Boulevard, Brandywine Hundred, (TP 06-112.00-033). NC15 Zoning.

- *CFY2019 Certified Local Government Grant Project*

At a Business Meeting held on September 3, 2019, the New Castle County HRB considered the public testimony and proposed National Register Nomination for the Florence and Isaac Budovitch House provided by the University of Delaware's Center for Historic Architecture and Design (CHAD).

On a motion made by Mr. Brook and seconded by Ms. Anderson, the NCC HRB voted unanimously to accept the proposed nomination and forward the document to the State Review Board for consideration under Criterion C.

In discussion preceding the vote, the Board members offered the following comments:

Mr. Brook stated that he believed it was a remarkable property and wasn't aware it was in Delaware. He stated that he believed that the architect who designed the house stayed true to the form of several Frank Lloyd Wright style dwellings seen across the country. He stated that it was remarkable how much original integrity the house has, and that the recommended approval of the nomination under Criterion C.

Mr. Davis stated he supported the nomination under Criterion C, as it is an excellent example of mid-century, contemporary architecture completed by Edgar Tafel. He stated its unaltered appearance lends to the house's material integrity.

Ms. Silber stated she supported the nomination under Criterion C because of its material integrity and architectural style. She stated she believed it to be eligible under Criterion A because this mid-

century architecture is not just a style but represents a shift in culture in regard to aesthetics and design.

Mr. Johns stated he supported the nomination under Criterion B due to the dwelling's association with its architect, Edgar Tafel, who helped develop the Prairie School style architecture. He stated he also supported the nomination under Criterion C, as it is an excellent example of this style of architecture that has been well maintained.

Mr. Patel stated he supported the nomination under Criterion C, as it is a strong example of the mid-century style architecture.

Ms. Anderson stated that she believed the site was eligible under Criterion C, as it is a strong example of mid-century Prairie School style architecture. She stated that she also supported the nomination under Criterion B due to the association with Edgar Tafel, a well-known architect who contributed to the mid-century style architecture movement.

Dr. Benson stated that she supported the nomination under Criterion A, as it is an excellent example of mid-century design in America. She stated she also believed the nomination was eligible under Criterion B, as Edgar Tafel was in his own right an architect who contributed to the mid-century architecture movement. She stated the nomination was eligible under Criterion C, as it one of the best examples of this style of architecture in Delaware.

#### **REPORT OF THE PRESERVATION PLANNER**

Ms. Caufield provided the HRB with an update and indicated that the following month's agenda will include two pieces of legislation to be discussed. One being changes to Chapter 6 regarding the nine month hold on demolition permits, the second item being a discussion regarding potential changes to Chapter 14 regarding tax exemptions. Dr. Benson strongly encouraged the Board members to attend the next meeting.

#### **REPORT OF THE CHAIRPERSON**

None.

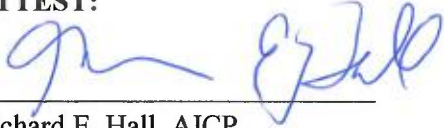
#### **COMMENTS FROM THE PUBLIC**

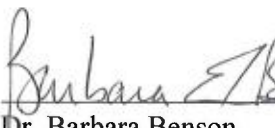
Mr. Jonathan Sibert stated that he missed the discussion around his application and that he hoped to get revised materials to the Historic Review Board soon.

#### **ADJOURNMENT**

The Board voted to adjourn the meeting at 5:40 p.m.

#### **ATTEST:**

  
 Richard E. Hall, AICP  
 General Manager  
 Department of Land Use

  
 Dr. Barbara Benson  
 Chairperson  
 Historic Review Board