

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
January 7, 2020
5:00 P.M.**

The Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, December 17, 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 John Davis at [5:00 p.m.]

The following Board members were present:

John Davis
John Brook
Karen Anderson
Perry Patel
Barbara Silber
Steve Johns
Rafael Zahraiddin

The following Board members were absent:

Dr. Barbara Benson

Historic Review Board, Department of Law

Colleen Norris

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

Elizabeth Hatch
Christopher Jackson

The following members of the Public were present:

None.

RULES OF PROCEDURE

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

MINUTES

None.

OLD BUSINESS

None.

NEW BUSINESS

App. 2019-16321: 706 New London Road. (East side of New London Road, south of the intersection with Wedgewood Road.) (TP 09-005.00-074). Demolition permit of a single-family dwelling known as the "William Kennedy PO and Store" constructed ca. 1860. NC21 Zoning. CD 3.

On a motion made by Mr. Brook and seconded by Mr. Patel the Historic Review Board voted unanimously to **HOLD** the demolition permit in order to ask the applicant to have the structure historically documented and to reconsider and pursue other options to demolition. Discussion preceding the vote included the following:

Mr. Johns stated that he was not at the previous meeting and did not have the opportunity to read transcripts for the meeting; however he read the analysis provided to the Board by the Historic Preservation Planner. He inquired if there was anything presented that may have a bearing on the application.

Mr. Brook stated that the applicant purchased the property with the intention of rehabilitating the structure. He stated that was constructed ca. 1850 in downtown McClellandville, located north of Newark. He stated the structure was a home and a store and that the applicant seemed sincere in his attempt to rehab the building, as the structure had been stripped of outside, modern materials. Mr. Brook stated the applicant indicated that they had run into problems with the foundation and termite damage; however he felt that it was not the applicant's first time working on an historic structure as the applicant testified they had worked on historic buildings before. Mr. Brook stated that he believed the applicant may have the skillset to rehab the structure and fix damage to the foundation and beams in the house, and that he ran into some unexpected issues when working on the house; however he stated that he believed the structure could be restored.

App. 2019-15508: 2501 Old County Road. (North side of Old County Road, west of the intersection with Glasgow Avenue.) (TP 11-031.00-062). Pencader Hundred. Demolition permit to demolish a barn constructed ca. 1900. NC40 Zoning. CD 11.

Mr. Brook stated that the property appears to be in bad repair and is isolated on the property. He stated that he did not see any other use for the structure that would justify the cost to required to repair the structure.

Ms. Silber stated that while barns have merit to documentation, the subject barn had lost context in regards to the structure's landscape. She stated that she did not see anything present on the landscape or viewshed to justify the preservation of the barn.

App. 2019-0415-S: 2466 Pulaski Hwy. (Centrally located in Route 40, west of the intersection with Glasgow Avenue.) (TP 11-026.00-058). Pencader Hundred. Exploratory Minor Land Development Plan to remove existing impervious, subdivide the parcel into two lots, demolish an existing commercial structure formerly known as The Glass Kitchen (constructed ca. 1951), and construct a 5,400 sq. ft. car wash with associated parking and stormwater facilities. CR Zoning. CD 11.

On a motion made by Mr. Brook and seconded by Mr. Patel, the Historic Review Board voted unanimously to **APPROVE Application 2019-0415-S, with the recommendation that a documentation in accordance with HABS Guidelines for Documentation with an**

accompanying historic context of the structure be prepared prior to the release of the demolition permit for the structure. Discussion preceding the vote included the following:

Ms. Silber stated that a historic context is a crucial part of documentation, particularly the structure's use as a restaurant during its period of importance. She stated that the property was a commercial operation that was a milestone in the Newark area and that a background history of the property, the beginnings of the Glass Kitchen, ownership history, menus, marketing materials, etc. should be part of the package rather than just measured drawings and photographs. She said while the building is not super unique, the restaurant was unique.

Mr. Davis asked Ms. Hatch if the owner is able to be put in contact with the University of Delaware. Ms. Hatch stated that the owner could reach out to the Center for Historic Architecture and Design. She stated that the owner had expressed concerns over the cost of such a documentation. She stated that the Historic Review Board has the ability to hold a demolition permit for nine months when a demolition permit is filed.

Ms. Silber stated that the property owner likely has access to historic photos and memorabilia that could be digitally scanned and compiled to be submitted to the Delaware State Archives. She stated that could be more cost effective rather than having someone perform background research. Ms. Hatch stated that the Board could ask for such information to be brought before them. Ms. Silber stated that documentation could be curated in meaningful depending on where documentation is stored and filed, such as the Delaware Public Archives and that compiling it in a digital file could be much more cost-effective.

Mr. Brook stated that he amended his motion to include the points Ms. Silber made regarding the applicant's ability to compile their own historical information. Mr. Patel seconded the amendment. Mr. Johns inquired if there was an opportunity for adaptive reuse. Mr. Brook stated that applicant had indicated that he building was on the market for quite some time; however, there was no interest in use of the structure. Ms. Silber added that the property owner had mentioned that they were in contact with groups that may reuse fixtures from the structure.

App. 2019-16209: 501 Mount Lebanon Road. (North side of Mt Lebanon Road, west of the intersection with Concord Pike.) (TP 06-064.00-030). Brandywine Hundred. Demolition permit of a wood-frame addition on an historic dwelling to enable an adaptive reuse and Historic Overlay rezoning. NC15 Zoning. CD 2. Discussion preceding the vote included:

The Historic Review Board considered the public testimony at its December 17, 2019 Public Hearing, as well as the information provided to the Board by the Department of Land Use. On a motion made by Mr. Brook and seconded by Mr. Patel, the Historic Review Board voted to release the permit Application 2019-16209 (In Support: Davis, Brook, Patel, Silber, Zahralddin; Recused: Johns). Discussion preceding the vote included the following:

Ms. Silber inquired what the approximate date of construction for the wood addition on the structure. Ms. Hatch stated that the original portion of the wood addition dated to the mid-nineteenth century and had a ca. 1950 portion and ca.1980 portion. Mr. Brook stated that the property had come before the Board several years ago under a demolition permit, and that he was pleased to see someone proposing and adaptive reuse of the house. Mr. Zahralddin inquired if the applicant was a different individual from the previous demolition permit. Ms. Hatch indicated that it was and that the applicant was proposing to reuse the structure as an office under the adaptive reuse provisions in Article 15.

REPORT OF THE PRESERVATION PLANNER

None.

REPORT OF THE CHAIRPERSON

None.


COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 5:36 p.m.

ATTEST:



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



Dr. Barbara Benson
Chairperson
Historic Review Board