

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
November 4, 2020
5:00 P.M.**

The Virtual Business Meeting of the Historic Review Board of New Castle County was held on Wednesday, November 4, 2020 via Zoom meetings.

The meeting was called to order by John Davis at [5:05 p.m.]

The following Board members were present:

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

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:

Betsy Hatch
Marisa Lau

RULES OF PROCEDURE

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

MINUTES & NOTICE OF DECISIONS

October 6, 2020 Business Meeting Minutes

On a motion made by Mr. Brook and seconded by Mr. Patel, the HRB voted to approve the October 6, 2020 Historic Review Board meeting minutes (In Favor: Davis, Silber, Brook, Patel; In Opposition: None; Absent: Zahralddin, Anderson; Abstain: Johns).

HISTORIC MARKER PROGRAM

3203 Silverside Road: McClintock-Dougherty House. Placement of a New Castle County Historic Marker.

On a motion made by Mr. Johns and seconded by Mr. Patel, the Historic Review Board voted unanimously (In Favor: Davis, Silber, Brook, Patel, Anderson, Johns; In Opposition: None; Absent: Zahralddin; Abstain: None) to approve the placement of an historic marker on 3203 Silverside Road.

Ms. Hatch gave a brief background on the McClintock-Dougherty House, which was rezoned to Historic overlay zoning in January 2020. The Board asked the property owner, Alan and Marian Fischer, to discuss the proposed marker. The owners thanked the County for the opportunity to place a marker on their historic home, noting they rezoned their property to Historic in order to protect their home. The Historic Review Board thanks the owners for their interest and stewardship of a New Castle County Historic Resource.

OLD BUSINESS

App. 2020-0572-H: 2466 Pulaski Highway. (TP 11-026.00-058). Centrally located along US Rt. 40, west of the intersection with Glasgow Avenue. Pencader Hundred. Minor land development plan proposing the demolition of an historic restaurant. (Autobell Car Wash, App. 2019-0415-S). The Glass Kitchen, ca. 1951. CR zoning. CD 11.

At a meeting held on November 4, 2020, the Historic Review Board considered the code violation case, public testimony provided at its October 20, 2020 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Ms. Brook and seconded by Mr. Patel, the Historic Review Board voted unanimously (In Favor: Davis, Silber, Brook, Patel, Anderson, Johns; In Opposition: None; Absent: Zahralddin; Abstain: None) to recommend **APPROVAL** of the proposed land development plan and subsequent demolition of the restaurant structure.

Discussion preceding the vote included the following:

Ms. Hatch gave a brief background on the application and read the staff recommendation into the record. Mr. Brook noted that the staff had reviewed the documentation and found it to be acceptable. Ms. Silber noted she had fond memories of the Glass Kitchen but thanked the owner and those who documented the building as part of the archival record.

NEW BUSINESS

App. 2020-0571-H: 901 Mt. Lebanon Road. (TPs 06-075.00-006 & 06-075.00-026). Located on the northwest side of Mt. Lebanon Road, northeast of the intersection with Rockland Road.

Brandywine Hundred. Proposed rezoning of 6.82 acres from NC40 to NC40 and Historic overlay zoning, containing an historic residence. “901”, 1950, listed on the National Register of Historic Places. (Ord. 20-089 / App. 2020-0438 R/Z). NC40 zoning. CD 2.

At a meeting held on November 4, 2020, the Historic Review Board considered the proposed rezoning, public testimony provided at its October 20, 2020 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Mr. Johns and seconded by Mr. Patel, the Historic Review Board voted unanimously (In Favor: Davis, Silber, Brook, Patel, Anderson, Johns; In Opposition: None; Absent: Zahralddin; Abstain: None) to recommend **APPROVAL** of the proposed Historic overlay rezoning.

Discussion preceding the vote included the following:

Ms. Hatch gave a brief presentation on the rezoning application, noting the site was eligible for Historic overlay zoning Criteria A, E, G, and L pursuant to **Section 40.15.110 of the New Castle County Code**. Mr. Book stated that the property was unique, noting that it is younger than most properties that appear before the Board for Historic overlay zoning. Mr. Brook spoke to Criterion L, which is regarding the site’s association with the lives of persons important to the County's past.

Ms. Silber noted that she also thought the site was eligible for Historic overlay zoning pursuant to Criteria B and D. She stated the property represents the later historic contexts specifically the suburbanization of Wilmington and the surrounding vicinity. She noted that these types are properties are unique and represent the post WWII trends of development. Mr. Patel concurred with Ms. Silber and thanked Councilwoman Durham for pursuing Historic overlay zoning for her property.

The Board members individually noted the Criteria in **Section 40.15.110 of the New Castle County Code**. for which they believed the property met regarding eligibility for Historic overlay zoning:

John Davis:	<i>G</i>
Barbara Silber:	<i>A, B, D, E, G, and L</i>
John Brook:	<i>L</i>
Steve Johns:	<i>A</i>
Perry Patel:	<i>A, E, G, and L</i>
Karen Anderson:	<i>A, E, G and L</i>

App. 2020-0553-H: 1578 Whittaker Road. (TP 11-013.00-007). Pencader Hundred. Located on the west side of Whittaker Road, approx. 1,100 feet north of the intersection with Old Baltimore Pike. Nomination to the National Register of Historic Places. St. Daniels UAME Church. NC21 zoning. CD 5.

At a meeting held on November 4, 2020, the Historic Review Board considered the code violation case, public testimony provided at its October 20, 2020 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Ms. Anderson and seconded by Mr. Patel, the Historic Review Board voted unanimously (In Favor: Davis, Silber, Brook, Patel, Anderson, Johns; In Opposition: None; Absent: Zahralddin; Abstain: None) to recommend **APPROVAL** of the proposed National Register Nomination under Criterion A and C and requested that the nomination be signed by the County Executive and be forwarded to the Delaware State Review Board for Historic Preservation for consideration.

Discussion preceding the vote included the following:

Ms. Hatch gave a brief background on the National Register nomination. Ms. Silber stated that the site includes a standing structure that is an example of the history of the development Iron Hill Community. Mr. Brook noted he was pleased that this building is still standing and that the site was important to the history of the area and the development of Black churches in New Castle County. Mr. Johns stated the structure is important to the history of New Castle County and the Country, noting the building is a distinctive example of a simple building that was used as a center for a community that should remain standing. Ms. Anderson stated that the building should be listed on the National Register for its distinctive appearance, its significance to African American History, and the fact that the building is an example of Peter Spencer related architecture for African American Churches. Mr. Davis noted that the building is the oldest Black Church that was constructed under the Spencer African Union Church movement, noting that the building may be simple in nature but also had early twentieth century renovations to it.

John Davis:	A, C
Barbara Silber:	A, C
John Brook:	A, C
Steve Johns:	A, C
Perry Patel:	A, B, C
Karen Anderson:	A, C

REPORT OF THE PRESERVATION PLANNER

Ms. Hatch noted that the next public hearing would be on Tuesday November 17, 2020 at 5pm. She noted that the Comprehensive Historic Ordinance was passed by County Council through a substitute ordinance that included comments from the State Historic Preservation Office. Ms. Hatch noted that the Department of Land Use is continuing its Comprehensive Plan update efforts. Finally, Ms. Hatch noted that there will be an Historic Marker Placement ceremony at 3203 Silverside Road.

REPORT OF THE CHAIRPERSON

None.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 5:50 p.m.

ATTEST:

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

John R. Davis
Chairperson
Historic Review Board