

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
October 5, 2021
5:00 P.M.**

The Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, October 5, 2021 via Zoom meetings.

The meeting was called to order by John Davis, at [5:03 p.m.]

The following Board members were present:

John Davis
Steve Johns
Karen Anderson
Barbara Silber
Rafael Zahralddin
Perry Patel
Nannette Swadey

The following Board members were absent:

None.

Historic Review Board, Department of Law

Colleen Norries

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

Betsy Hatch
Shane Bailey

RULES OF ORDER

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

MEETING MINUTES

July 6, 2021 Business Meeting Minutes

On a motion made by Ms. Silber and seconded by Mr. Patel, the Historic Review Board voted to approve the meeting minutes from July 6, 2021.

August 3, 2021 Business Meeting Minutes

On a motion made by Mr. Patel and seconded by Mr. Johns, the Historic Review Board voted to approve the meeting minutes from August 3, 2021.

Discussion preceding the vote included the following:

Mr. Davis noted he was not present at the meeting. Ms. Swadey inquired if the applicant representing the Nemours Collection Storage Facility provided a letter from the archaeologist as requested by the Historic Review Board. Ms. Hatch noted that the Director of the Nemours Estate provided a letter to the Department of Land Use that outlined the ground penetrating survey that had been completed by their archaeologist and that the letter was available at the Department of Land Use.

HISTORIC MARKER PROGRAM

None.

OLD BUSINESS

None.

NEW BUSINESS

App. 2021-0531-H: 3901 Centerville Road. (TP 07-025.00-010.) West side of Centerville Road, 700 feet north of Hillside Road. Christiana Hundred. Building permit to construct a 7,400 square foot structure for the Intercollegiate Studies Institute Bean Conference Center (Worth Estate, ca. 1937). SE & H Zoning. CD 2.

At a meeting held on October 5, 2021, the Historic Review Board considered the proposed application, public testimony provided at the September 21, 2021 public hearing, and the Department of Land Use recommendation.

On a motion made by Ms. Anderson and seconded by Mr. Johns, the Historic Review Board voted [In Favor: Anderson, Johns, Patel, Zahralddin, Silber, Swadey, Davis; In Opposition: None; Abstention: None; Absent: None] to recommend **CONDITIONAL APPROVAL** of the proposed of the proposed application with the following conditions:

1. An archaeological survey be completed in accordance with **Section 40.15.160.B.3 of the New Castle County Code** prior to the issuance of a building permit for the proposed addition.
2. The applicant resubmit a lighting package that addresses dark sky mitigation, light intrusion, and lighting standards that take into account the historic nature of the structure and landscape, as well as the New Castle County Historic and Cultural Resource Design Guidelines.

Discussion preceding the vote included the following:

Ms. Hatch read the Department's recommendation into the record.

Ms. Anderson noted that she had concerns regarding the lighting fixture packet and the comments from the surrounding neighbors regarding lighting. She stated that the lighting package was missing some lights and that there was a flood light proposed without a dark sky cut off. She stated there was an exterior step light that did not have a cut-off proposed, as well as a floodlight proposed that appeared to be bright that may create an intrusion to the existing area around the building. Ms. Anderson noted that it was unclear whether they were proposing 15ft. streetlamps or 20ft. streetlamps. She stated that she believed that the lighting package needs to be revisited and perhaps revised.

For these reasons, Ms. Anderson moved to amend the motion for approval to include a condition that requires the applicant to resubmit a lighting package that addresses dark sky mitigation, light intrusion and lighting standards that take into account the historic nature of the structure and landscape, as well as the New Castle County Historic and Cultural Resource Design Guidelines. Mr. Patel seconded the motion. The Board adopted the amendment [In Favor: Anderson, Johns, Patel, Zahralddin, Silber, Swadey, Davis; In Opposition: None; Abstention: None; Absent: None].

Ms. Silber noted that she would like to clarify in the decision that an identification survey meant an archaeological identification survey. She noted that she read the proposed Phase I scope of work provided by the applicant's archaeologist and found it acceptable. On a motion made by Ms. Silber and seconded by Mr. Johns, the Board voted to amend Ms. Anderson's motion to update the wording in the first condition to include archaeological [In Favor: Anderson, Johns, Patel, Zahralddin, Silber, Swadey, Davis; In Opposition: None; Abstention: None; Absent: None].

App. 2021-0544-H: 2401 St James Church Road. (TP 08-043.40-328 & 08-043.40-539.) West side of St. Francis Street, east side of Lindell Boulevard and St. James Church Road intersection. Mill Creek Hundred. Minor subdivision plan (App. 2021-0422-S) to subdivide 1.97 acres into three lots, associated with Locust Grove Farm (ca. 1790). NC6.5 zoning. CD 9.

At a meeting held on October 5, 2021, the Historic Review Board considered the proposed application, public testimony provided at the September 21, 2021 public hearing, and the Department of Land Use recommendation.

On a motion made by Mr. Anderson and seconded by Mr. Patel, the Historic Review Board voted [In Favor: Anderson, Johns, Patel, Zahralddin, Silber, Swadey, Davis; In Opposition: None; Abstention: None; Absent: None] to recommend **CONDITIONAL APPROVAL** the proposed application with the following conditions:

1. The applicant continue to work with the Department of Land Use and Historic Review Board to provide an appropriate landscape plan to mitigate any potential impact to the historic dwelling.

2. The applicant and property owner consider the utilization of deed restrictions as part of the proposed land development plan, as well as future consideration of National Register of Historic Places eligibility and New Castle County Historic overlay zoning.
3. Completion of State of Delaware Cultural Resource Survey forms be completed and updated to the State's CHRIS Database.

Discussion preceding the vote included the following:

Ms. Hatch read the Department's recommendation into the record.

Ms. Silber noted that the house does have a State CRS number, but it looks like there are only photocards available from the early 1980s. She stated that because the property is being subdivided, basic CRS forms should be completed and uploaded to the State's CHRIS database. She noted that photos should be included of the current site conditions prior to the subdivision to close up loose ends in the database.

On a motion made by Ms. Silber and seconded by Ms. Anderson, the Board voted to to amend the motion to add a condition that recommends the completion of State of Delaware Cultural Resource Survey forms be completed and updated to the State's CHRIS Database. [In Favor: Anderson, Johns, Patel, Zahralddin, Silber, Swadey, Davis; In Opposition: None; Abstention: None; Absent: None]

App. 2021-0545-H: 3703 Kennett Pike. (TP 07-027.00-017.) East side of Kennett Pike, 850 feet south of Buck Road. Christiana Hundred. Building permit for exterior improvements to the Holladay Harrington House (ca. 1925), listed on the National Register of Historic Places. NC15 & H Zoning. CD 2.

At a meeting held on October 5, 2021, the Historic Review Board considered the proposed application, public testimony provided at the September 21, 2021 public hearing, and the Department of Land Use recommendation.

On a motion made by Mr. Johns and seconded by Mr. Zahralddin, the Historic Review Board voted [In Favor: Anderson, Johns, Patel, Zahralddin, Silber, Swadey, Davis; In Opposition: None; Abstention: None; Absent: None] to recommend **CONDITIONAL APPROVAL** the proposed application with the following conditions:

1. The roofing material installed will be comprised of the composite shake roof as revised and submitted by the applicant.
2. Clarification be provided regarding the exterior cladding and parapet caps material proposed to ensure alignment with the historic character of the building. Clarification shall be provided to the Historic Preservation Planner, who may approve the materials.

Discussion preceding the vote included the following:

Ms. Anderson noted that she wanted additional clarification provided regarding the exterior treatment of the siding, noting that horizontal siding would be more appropriate. She noted that there didn't appear to be information regarding the parapet cap treatment, which can have a

significant impact on the historic character of the structure. Ms. Norris noted that because the site is within Historic overlay zoning, the Board can require the applicant provide the materials to the Board prior to the permit's release. She noted that the permit would not be released until the materials are provided to the Board.

Ms. Anderson noted that there should be clarification regarding the proposed hardie siding as well as the proposed parapet cap to ensure that the work is completed that is congruent with the existing architecture. Mr. Johns stated that he remembered the applicant noted they planned on utilizing the hardie panels and noted that they had discussed the parapet cap. Mr. Zahralddin noted that he agreed with Ms. Anderson that the applicant should be clear about the materials proposed, noting that inquiring about the materials is not a big ask. Mr. Zahralddin inquired what the process would be for the applicant to follow up on the materials. Ms. Norris and Ms. Hatch clarified that if it was the Board's intent to relay material approval to the Department's historic preservation planner, the Board can make it clear in their motion.

On a motion made by Ms. Anderson and seconded by Mr. Zahralddin, the Historic Review Board voted to amend the motion for conditional approval to provide an additional condition that requires the applicant provide clarification be provided regarding the exterior cladding and parapet caps material proposed to ensure alignment with historic character. Clarification shall be provided to the Historic Preservation Planner, who may approve the materials.

REPORT OF THE PRESERVATION PLANNER

Ms. Hatch noted that the next Board meeting would be on October 19, 2021.

REPORT OF THE CHAIRPERSON

None.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

ATTEST:

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

John R. Davis
Chairperson
Historic Review Board