



Deposition of:
**Historic Review Board Public Hearing -
5/18/2021**

May 19, 2021

In the Matter of:
**DE Audio - NCC Department of Land
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HISTORIC REVIEW BOARD PUBLIC HEARING
NEW CASTLE COUNTY
87 READS WAY, NEW CASTLE, DELAWARE 19720

TRANSCRIPT OF PROCEEDINGS
BEFORE CHAIRMAN JOHN DAVIS

May 18, 2021

5:00 p.m.

Transcribed by: Sarah E. Cobetto

A P P E A R A N C E S

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2
3 BOARD MEMBERS : JOHN DAVIS (CHAIR)
4 PERRY PATEL
5 BARBARA SILBER
6 KAREN ANDERSON
7 STEVE JOHNS

8
9 ALSO PRESENT : BETSY HATCH

10
11 APPLICATION 2021-0179-H :

12 DAVE SARDO
13 PRESTON CARDEN

14
15 APPLICATION 2021-0248-H :

16 JAMES GROGG
17
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I N D E X

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MS. HATCH: All right. I just hit record.

MR. DAVIS: Okay.

MS. HATCH: All right. We're good to go.

MR. DAVIS: Good. Okay. Thank you. So with that, let's call to order the New Castle County Historic Review Board Public Hearing of May 18th, 2021. It is 5:02, and we'll start with roll call. Betsy, if you will.

MS. HATCH: Sure. All right. Ms. Silber?

MS. SILBER: Present.

MS. HATCH: Mr. Johns?

MR. JOHNS: Here.

MS. HATCH: Mr. Patel?

MR. PATEL: Here.

MS. HATCH: Ms. Anderson?

MS. ANDERSON: Here.

MS. HATCH: And Mr. Davis?

MR. DAVIS: Here.

MS. HATCH: And Mr. Zahralddin is currently absent.

MR. DAVIS: Next onto Rules of Procedure.

MS. HATCH: Sure. Shane, if you could go to the next slide and then one more slide. So this is

1 the Rules of Order. This is a public hearing
2 conducted by the New Castle County Historic Review
3 Board. The purpose of these hearings is to compile a
4 record of relevant information regarding each
5 application and how the proposed projects affect the
6 county's historic resources. To make the most
7 efficient use of time at this hearing, the following
8 Rules for Order are established. Following the
9 reading of each agenda item, the applicant and their
10 representatives will make a presentation not to exceed
11 a total of 15 minutes. Board members may ask
12 questions of the applicant at the conclusion of the
13 presentation. The public will then be invited to
14 speak in the following order. Those who wish to speak
15 in favor followed by those who wish to speak in
16 opposition and then followed by those who wish to
17 offer general comments. Speakers are encouraged to be
18 brief and to focus their remarks on historic issues.
19 So that everyone has an, has had an opportunity to be
20 heard, all speakers are limited to five minutes. Any
21 speaker may ask the Board to hold the record open for
22 submittal of written testimony if the time limit is
23 not sufficient for their needs. Because they are not
24 permitted to debate the application but may ask

1 questions that the applicant may choose to answer
2 during his or her rebuttal period at the close of the
3 public comment period. All testimony is reported and
4 transcribed. Therefore, all speakers must come
5 forward to be called one at a time and state their
6 name, address, and organization affiliation, if any,
7 before offering comments. Random comments from the
8 audience will not be recognized, and the public is
9 asked to respect the applicant's right to an orderly
10 hearing. No recommendations or decisions will be made
11 by the Historic Review Board at the hearing today.
12 The Board will evaluate the information, testimony,
13 and comments received here at a public business
14 meeting to be held the first Tuesday of next month.

15 MR. DAVIS: Great. Thank you. Next we're
16 on to Old Business. We have one item under Old
17 Business.

18 MS. HATCH: Okay. And, Shane, if you could
19 -- yep. Thank you. Thanks, Shane. Under Old
20 Business we have Application 2021-0179-8 2314 Glasgow
21 Avenue. It's parcel 11-026.00-043. This is on the
22 west side of Glasgow Avenue north of the intersection
23 with Glasgow Avenue and Pulaski Highway. Pencader
24 Hundred. This is building permit renovate a circa

1 1850 historic barn affiliated with the Brooks House
2 circa 1795. Affiliated building permit number is
3 application 2018-05785, NC10, CR, and Historic Overlay
4 Zoning, Council District 11. And I will note the
5 applicant and the owner are here. And just as way of
6 background. This, this did appear before the Historic
7 Review Board last year, the work, the skip over to the
8 barn and the vote. The Historic Review Board had
9 voted to recommend that the applicant come back with
10 additional materials that met the New Castle County
11 Historic and Cultural Resource Design Guidelines. So
12 since that, that meeting, we have worked with the
13 applicant and the owner on this. And they do, they
14 did provide some additional information including
15 materials such as siding, windows, gutters, and, and
16 fenestration. So I will let Dave Sardo and Preston
17 Carden take over from there.

18 MR. DAVIS: Great. Thank you. Welcome.

19 MR. SARDO: Good evening, everybody. Thank
20 you for your time. Betsy, did you have the photos of
21 the materials we --

22 MS. HATCH: I do.

23 MR. SARDO: -- we proposed.

24 MS. HATCH: Yes, Shane.

1 MR. SARDO: Are you able to, are you able to
2 put them up on the screen, by any chance?

3 MS. HATCH: Yep. Shane, if you could
4 advance one more slide and then one more slide.

5 MR. SARDO: There you go. Okay. So just a
6 brief overview of why we're back in front of you. We
7 had attempted to make a board and batten appearance
8 out of T1-11 plywood and some battens and had mocked
9 up where some window locations were going to go. And
10 the Board rejected the, the siding that we were going
11 to leave on the building. And after a few attempts at
12 trying to improve the look with the T1-11, the owners
13 agreed and, and, and are okay with installing Hardie
14 Siding's vertical board and batten system of
15 (inaudible) of the gray board and batten that Betsy
16 has put on the screen for us. And the windows that we
17 would like to use are an Andersen 200 wood sash
18 window. The picture I see currently is the interior,
19 which is an unfinished wood window. And, Betsy, I
20 think I had sent you a picture of the exterior as
21 well, which is basically a clad window.

22 MS. HATCH: Shane, if you could go back one
23 slide.

24 MR. SARDO: Oh. Yeah. I don't see -- okay.

1 There you go. That's just, that's a rendering of the,
2 of the list of materials we, we, we currently want to
3 use. And then somebody could go back. Possibly
4 should be a slide with the gutters and the exterior of
5 the window, Betsy?

6 MS. HATCH: Let me, let me pull them up. I
7 don't think that --

8 MR. SARDO: Okay.

9 MS. HATCH: -- they were able to fit on the
10 slide, but bear with me.

11 MR. SARDO: Well, let's do this. While this
12 slide is up, the, the picture of the sliding barn door
13 is a similar wood door and track system that we
14 propose installing on the operable side of the
15 building, which is, is not the road side. I believe
16 it would be the side facing the west. So if you went
17 back one slide to the rendering that I drew, that is
18 the side facing the parking lot. And that, those two
19 doors, the barn doors will be on a sliding track
20 operable for to get in and out of the building. The
21 man door over in the left corner is existing. It's
22 currently a steel door for security. We proposed to
23 clad that and, with wood to make it look like a wood
24 door. On the right side of that rendering is the

1 board and batten system. The battens will be placed
2 on a 16 on center. And, again, it's the, it's the
3 Hardie system, which is cementitious siding. While
4 we're on that slide, you can see the 6 inch half-round
5 gutter. We're going to -- we're proposing to go with
6 white there. The metal roof is already complete. And
7 that is the window configuration that we are proposing
8 and sizes for the Andersen 200 wood windows. The
9 picture on the right of this slide is a photo of the
10 existing building with a mockup and a sketch of where
11 the door is and where we want to place the windows.
12 So if we can advance the slide.

13 MS. HATCH: And I do. I will, I will share
14 my screen so I do, did have the picture of the gutters
15 here.

16 MR. SARDO: Here. Yep. There is the
17 gutters, 6 inch half-round gutters and 4 inch round
18 downspouts. Ours will be white. That was a picture I
19 found in black. And then I -- the only, the only
20 thing I haven't seen is the, the exterior of the
21 windows we're proposing clad for maintenance and
22 security. And I believe we're thinking black exterior
23 cladding.

24 MR. DAVIS: Betsy, there were two, there

1 were two window submittals. Yeah. There they are in,
2 in the, in our packet.

3 MR. SARDO: Yeah. That -- the unfinished
4 one would be the interior and the clad --

5 MR. DAVIS: Right.

6 MR. SARDO: -- picture would be the
7 exterior.

8 MR. DAVIS: Okay.

9 MR. SARDO: And I believe the owners are,
10 are looking to do the black clad exterior on the
11 window.

12 MR. DAVIS: Okay. Thank you.

13 MR. SARDO: Uh-huh.

14 MR. DAVIS: Questions from the Board? Ms.
15 Anderson.

16 MS. ANDERSON: Yes. So for the Hardie
17 panel, there is a couple different vertical sidings
18 that they have. I would strongly recommend the
19 HardiePanel Vertical Siding Select CedarMill. That
20 one has a -- mimics the wood texture. The other --

21 MR. SARDO: I believe that's the one I
22 picked.

23 MS. ANDERSON: -- is just the flat plain
24 one.

1 MR. SARDO: That's the one.

2 MS. ANDERSON: Okay. So I, I -- it didn't

3 --

4 MR. SARDO: I probably should have clarified
5 that. But, yes, it's the Wood Grain CedarMill Select.

6 MS. ANDERSON: Okay. Thank you.

7 MR. SARDO: You're welcome.

8 MR. DAVIS: Mr. Johns.

9 MR. JOHNS: Yes. I was just wondering what
10 the color scheme is being proposed.

11 MR. SARDO: The color scheme is arctic white
12 siding, black exterior on the windows, white half-
13 round gutters, and we're thinking of painting the
14 sliding barn door and the wood clad man door black.

15 MR. JOHNS: So, so the building and all the
16 trim will be white?

17 MR. SARDO: Correct.

18 MR. DAVIS: Ms. Silber.

19 MS. SILBER: Yes. Could you just remind us
20 what is the intended use of the building, you know,
21 functional use once, once that --

22 MR. SARDO: Well --

23 MS. SILBER: -- it is completed.

24 MR. SARDO: Yeah. We, we don't have a

1 tenant.

2 MS. SILBER: Okay.

3 MR. SARDO: It, it's part of a larger
4 property, and we are just proposing exterior
5 renovation with these materials while we actively try
6 to obtain a tenant. We're hoping for a small
7 engineering firm or a shop of some sort. And once we
8 obtain a tenant, we will propose filing for a permit
9 for the fit out, obviously. This is strictly to
10 address the exterior of the building to improve the
11 look and marketability. One of the slides you may
12 have seen is a, a white building. The -- you know,
13 the T1-11 plywood is on the building painted white.

14 MS. SILBER: Yeah.

15 MR. SARDO: With black mockup frames where
16 possible locations are for windows. Really just to
17 try to spark some interest in the lease community.
18 It's been a very difficult lease with the pandemic and
19 the market. And so for right now, just these exterior
20 finishes until we can find a, a tenant and understand
21 their use and their needs for the interior.

22 MS. SILBER: Thank you.

23 MR. SARDO: You're welcome.

24 MR. DAVIS: Ms. Anderson?

1 MS. ANDERSON: Yes. Just to follow onto Mr.
2 Johns's question. Was there a reason why it's white
3 with black? It seems very stark, I guess, that color
4 scheme. I, I don't know. I mean, it was a barn,
5 which is a lot warmer building. And if you look to
6 the, I believe to the right of the building, there is
7 a brick historic structure that's sitting right next
8 to it that was restored. I think it's on the same
9 property. I think that was the Brook --

10 MR. SARDO: That's correct. That's the
11 Brooks House.

12 MS. ANDERSON: Yeah.

13 MR. SARDO: The red, the red brick building.

14 MS. ANDERSON: Were there any color studies
15 to -- I guess I'm just wondering how you got to this
16 all white with just black trim.

17 MR. SARDO: Just purely --

18 MS. ANDERSON: Gray or something? Just --

19 MR. SARDO: -- purely, the, the, the owner's
20 preference and, and marketability --

21 MS. ANDERSON: Okay.

22 MR. SARDO: -- to be honest with you.

23 MS. ANDERSON: Okay. Thank you.

24 MR. SARDO: You're welcome.

1 MR. DAVIS: Ms. Silber, did you have another
2 question?

3 MS. SILBER: No, no, no. Sorry. I
4 apologize --

5 MR. DAVIS: Okay.

6 MS. SILBER: -- for not lowering my hand.

7 MR. DAVIS: No, that's, that's quite all
8 right. Ms. Anderson, your, do you have another
9 question?

10 MS. ANDERSON: (No audible response.)

11 MR. DAVIS: Any more questions for the
12 applicant?

13 MS. HATCH: No. I'm not seeing any hands
14 raised.

15 MR. DAVIS: Okay. Well, thank you for your
16 presentation.

17 MR. SARDO: You're welcome, and thank you
18 for your time.

19 MR. DAVIS: Move on to Public Comment.

20 MS. HATCH: Shane, if you could go back one
21 -- there we go.

22 MR. DAVIS: Yeah. Yeah.

23 MS. HATCH: We do not have any phone-in
24 callers. I am not seeing any hands raised.

1 MR. DAVIS: Okay. We'll, we'll officially
2 make, make the call though for anyone who wishes to
3 speak in favor.

4 MS. HATCH: Okay. There are no hands
5 raised.

6 MR. DAVIS: Okay. Anyone who wishes to
7 speak in opposition to this application?

8 MS. HATCH: There are no hands raised.

9 MR. DAVIS: And a call for General Comments.

10 MS. HATCH: There are no hands raised.

11 MR. DAVIS: Okay. Thank you, Betsy.

12 MS. HATCH: Okay. Shane, if you could go to
13 the next slide. And then one more. Thank you. All
14 right. So under New Business this evening, we have
15 application 2021-0248-H, 751 Hopkins Bridge Road.
16 That's parcel 08-040.00-016. This is the north side
17 of Hopkins Bridge Road southwest of the intersection
18 with Thompson Station Road. Mill Creek Hundred. This
19 is a building permit to construct a two-story garage
20 addition on the A.J. Hopkins house circa 1945. NC
21 Zoning. Council District 3. And I will note to the
22 applicant, James, you should be able to unmute
23 yourself and, and then speak. And you can turn on
24 your video. You have that capability.

1 MR. GROGG: How about now?

2 MR. DAVIS: Great. Yeah. We can hear you.

3 MS. HATCH: We can hear you.

4 MR. GROGG: Good evening. My name is James
5 Grogg, and I'm with Pine Grove Development. Thank you
6 all for taking the time to let me put our information
7 forward this evening. Basically, you can see from the
8 building, it's a stunning federal building. We're
9 looking to put a garage on the left-hand side of the
10 building. It's hard to tell here, but the front of
11 the building is on the right. So if you look at the
12 building face on, that is the front of the building.
13 If you look at the aerial shot, the right-hand side
14 there is actually the front of the building. The
15 left-hand side is the side of the building, and that's
16 where we're attempting to put the extension onto the
17 building. The road is just hidden behind the tree on
18 the left-hand side there. What we're looking to do is
19 to put a two-story extension onto the side of the
20 building and make sure that it fits in with the
21 existing building. If we go to the next -- thank you.
22 So the next plan just shows you -- if you can see
23 there, you can see how we're looking to lay that out
24 with the main structure of the building and then a

1 shed that ells off from the building. All of this
2 space here, it's the only place on the property where
3 they can actually put it where they still have easy
4 access to a garage. As I said, everything to the
5 right side, which is the open land, is all the front
6 of their property. It's the road, it's the building
7 you see as you drive up the building, drive up the
8 road there. And if you took that away, it would just
9 be very strange to have a garage at the front of the
10 building. Whereas nestled on the side here, it's, it
11 fits in quite nicely. Our concerns, obviously, are
12 very similar to yours. We're big into preservation,
13 making sure everything is done correctly. And if we
14 go to the next plan. Betsy, we should be able to see
15 what we're looking at doing. And what I would like to
16 do is -- Betsy, is the, is the photograph of the, of
17 the existing extension on that one or the next one?

18 MS. HATCH: I believe it's on the next
19 slide.

20 MR. GROGG: Okay.

21 MS. HATCH: (Inaudible).

22 MR. GROGG: If on the next slide there, you
23 can see in the top right-hand corner it looks a little
24 overgrown. But that was one of the original

1 extensions for the building. And that sat towards the
2 back of the building, and it was taken down about 20
3 years ago. What we would like to do is basically take
4 a version of that extension and use that as the
5 garage. And you can see if you go back to the
6 previous slide -- sorry to jump around -- that's a
7 front on view. If you look at the front of the house,
8 that's what you'll be looking at. So we have got two
9 original custom made garage doors both of them
10 operating as two individual doors horizontally, not a
11 rollup. We're looking at a architectural series
12 windows to go in to match, to match the original
13 windows to the house, not the ones that are in place
14 on that -- some of the windows on the house have been
15 replaced, and they're not that attractive. And --
16 but we have found some of the original windows at the
17 back of the house, and we're matching that, which is
18 the four -- which is the two over two. And then to do
19 a simple louvered shutter to match the front of the
20 house, round-down spouts, HardiePlank siding,
21 architectural shingle on the roof. Basically
22 everything that we can that will tie in nicely with
23 the existing building. I'm taking the color scheme
24 from the main house. Not completely confirmed on, on

1 that color scheme but basically looking at a -- for
2 the, for the garage doors we're looking right now at a
3 color for the garage doors probably mirroring the
4 doors on the main house. The doors on the main house
5 are black. The doors on the extension would probably
6 go black. The shutters would go black. The trim on
7 the windows would be white. The house -- the siding
8 itself might be white. That would tie in. But it
9 could also be complimented. It doesn't have to be
10 white. The usage for the garage is fairly obvious.
11 We're going to use the, they're going to use the
12 garage for their vehicles, and he actually has a train
13 set that he would like to set up on the second floor
14 and then a tool shed on the first floor. They have no
15 outbuildings for that to be able to use that. So that
16 for them is a -- their usage. Right now, the vehicles
17 are parked to the left-hand side of the property
18 anyway. And they'll create a courtyard there so they
19 can still walk in that side door. I think that's
20 everything that I have. I'm willing to open up to
21 answer questions.

22 MR. DAVIS: Great. Thank you. Questions
23 from the Board? Mr. Johns.

24 MR. JOHNS: Yes. The ramshackle shed that's

1 in that photograph up on the right on the screen.

2 MR. GROGG: Uh-huh.

3 MR. JOHNS: I, I assume that's been torn
4 down. Where was that when it was part of the
5 building?

6 MR. GROGG: It sat going backwards from the
7 front of the building. So it headed out to what was
8 the pool, what is the pool at the back of the house.
9 So very similar. Like from where it is right now, the
10 corner of that is where the new corner of the garage
11 is going. It's just going perpendicular to where that
12 was.

13 MR. JOHNS: Okay. I'm still a little
14 confused, but that's all right. So the other question
15 I had was where the garage is going, there is a side
16 entry to the house. Are you removing that? It looks
17 like that entry is in the way of the garage door. So
18 you would not be able to actually access that garage
19 with a vehicle.

20 MR. GROGG: The aim is not to remove the
21 side entrance at all. It may end up being a still
22 entrance. For the garage door on the right, you mean?

23 MR. JOHNS: Right.

24 MR. GROGG: Yeah. No. The hope is that if

1 we get our measurements right, we should be able to
2 still access everything with the space that we have.
3 It's going to be tighter on that right-hand side, but
4 it should be fine so that the side access can still be
5 -- obviously, we don't want to do any effect to the
6 main building at all. So everything we'll do will be
7 changed to the extension.

8 MR. JOHNS: Just need to have a small car in
9 that right-hand garage.

10 MR. GROGG: That's exact -- listen. He is
11 from England. So it's fine.

12 MR. JOHNS: There you go. (Inaudible) would
13 be perfect.

14 MR. GROGG: Yeah. There you go.

15 MR. DAVIS: That it, Steve?

16 MR. JOHNS: Yes. Sorry.

17 MR. DAVIS: Okay. No, that's okay. Ms.
18 Anderson.

19 MS. ANDERSON: Yes. I guess I'm a bit
20 confused. I, I'm looking at this. I'm looking at the
21 original all day. When I say original, I do not mean
22 the, the photos that you were speaking of because
23 those are just old additions that people did. So the
24 building itself is the, is the tall hipped roof

1 building, the three-story hipped roof building. That
2 is the one that's in the federal style and that is the
3 one to me that holds the most significant historical
4 value.

5 MR. GROGG: Yes, it is.

6 MS. ANDERSON: Of the property.

7 MR. GROGG: But the fact that it was on the
8 back of the building was probably built at a very
9 similar time frame.

10 MR. DAVIS: I think, I think (overlapping
11 conversation).

12 MS. ANDERSON: I read the, I read the piece.
13 I read the article that was written by Mr. Scott
14 Palmer.

15 MR. GROGG: Right.

16 MS. ANDERSON: There was, there, there was a
17 lot of history on here. So it's, it's unclear,
18 actually, when a lot of the items were done.

19 MR. GROGG: Right.

20 MS. ANDERSON: But we still, with or without
21 that little appendage, it, it still -- the
22 significance of the building is the federal style
23 residence that is sitting there with the hipped roof.
24 So that piece right there is the piece that can, can

1 really be traced historically, significant
2 architectural style. So when I look at that, that's
3 what I'm looking at. And when I see the addition, I
4 really don't see any, I, I see no attempt to blend in.
5 I, I don't understand how one would want to go back
6 several hundred years and find an old dilapidated
7 appendage and then use that as your point of
8 departure. It doesn't seem to make a lot of sense.
9 The idea that there is this -- the, the type of Hardie
10 siding doesn't match the building. I mean, maybe if
11 you had selected -- I mean, I went online and there
12 are other options for that, the siding choices
13 including something that might work better with the
14 existing building. The Hardie textured panels or --
15 the Hardie textured panels, they have a smooth sand,
16 and they also have a multi groove, both of which come
17 in a standard, looks like white that would actually
18 match the building that's already there. That
19 building doesn't have any kind of siding on it right
20 now. The main federal style building with the hipped
21 roof, it doesn't. Okay? It's a smooth-sided
22 building. The other item that does not seem to align
23 is that huge hipped -- or not hipped. The huge roof
24 that has now become prominent in elevation. Whereas

1 with the federal style building, it was a very demure
2 hipped roof that was, that's placed on the building.
3 That is part of the architecture. You find that in a
4 lot of neoclassicism. Okay? So --

5 MR. GROGG: Along, along with the extensions
6 that go on there as well.

7 MS. ANDERSON: However, in this particular
8 instance, this style that is on this particular piece
9 of land and that as existing as it is right now, that
10 is not what was utilized. So I'm, I'm perplexed in
11 the kind of mismatch that seems to be happening with
12 the roof. I, I don't understand that at all.

13 MR. GROGG: Well, like you would if you took
14 -- the most of the extensions taken from most of the
15 federal buildings throughout the east coast. And the
16 extensions we have done is --

17 MS. ANDERSON: But we're talking about this
18 building.

19 MR. GROGG: But I'm talking about using
20 extensions on buildings very similar to this
21 throughout the east coast because that's what's
22 typically been done. So we have tried to match in to
23 be as, as careful to match in with existing structures
24 that have done this and to line up with that to keep

1 in, keep in kind with how these buildings were done.
2 I mean, these buildings -- it's not about building a
3 new extension on an old building. And it's about
4 being kind to the existing structure. And that --

5 MS. ANDERSON: Well, I wouldn't call this
6 kind. So, I guess, there we're going to differ.

7 MR. GROGG: Okay.

8 MS. ANDERSON: It, it doesn't acknowledge
9 the existing style of this building.

10 MR. GROGG: I think that -- I, I, I mean I
11 know what you think.

12 MS. ANDERSON: Maybe if there was a
13 rendering. If you had a rendering of this, that would
14 probably help significantly.

15 MR. GROGG: Yeah. I see what you're saying.
16 (Cross talk.)

17 MS. ANDERSON: The way it's drawn right now,
18 it really doesn't indicate --

19 MR. GROGG: It's almost impossible to build
20 an extension on a federal that doesn't look like a
21 wart on the side of it if you make it in the same
22 design as a federal building. So if you were to try
23 to just use stucco or to try and line it up with the
24 same roof and frame.

1 MS. ANDERSON: Even if you put -- I'm just
2 saying even if you put a hipped roof on it. That
3 would, that would hugely, that would immensely improve
4 this.

5 MR. GROGG: I think at this stage from our
6 point of view, we're not, we're not opposed to making
7 changes that need to be made.

8 MS. ANDERSON: Okay. Those are my, those
9 are, those are my two main comments. I would just
10 strongly, strongly advise that the roof line be looked
11 at. And then the other item is I would also strongly
12 advise that the exterior paneling may be looked at the
13 Hardie textured panels.

14 MR. GROGG: But the Hardie paneling is a
15 standard paneling to be used throughout these
16 buildings. This -- the Hardie panel is used up and
17 down the east coast in this format consistently. I
18 don't know why you would end up putting in a --
19 changing that.

20 MS. ANDERSON: The -- I, I -- and going back
21 to -- I, I hear what you're saying. But if you -- and
22 I, I, I am listening to what you're saying. I
23 understand that you have looked at buildings up and
24 down the east coast, and you are correct. There are a

1 lot of different applications for the federalist
2 style. But when you look at those, you have to look
3 at the context of it. A lot of those buildings are in
4 suburban and urban settings. This particular building
5 is in a very bucolic setting. It is unique all to
6 itself. It doesn't have, it doesn't have this need to
7 mimic something that is, that exists up and down the
8 east coast.

9 MR. GROGG: No. But I think it's part of --

10 MS. ANDERSON: It's alone and by itself.

11 MR. GROGG: (Cross talk.)

12 MS. ANDERSON: Therefore, the building
13 itself is the influencer. The building. The building
14 that's already there is the influencer.

15 MR. GROGG: I, I think that the building is
16 developed over time. Architecture doesn't come from a
17 single building. It comes from a, from development
18 over time. And so what we're trying to do is to try
19 and tie in with an existing design that has come to be
20 known as a federal building throughout the east coast.

21 MS. ANDERSON: And I, and I still -- I, I'm
22 just going to stop there. I strongly suggest that you
23 take a look at your roof line. You take a look at the
24 type of finish on the exterior. I, I think that it's

1 just something that maybe (cross talk) reviewed.

2 MR. GROGG: So, so I, I don't see we having
3 a problem changing the roofline and, and I don't see
4 us having a problem or issue with that. I just want
5 to make sure that we're, we're, we're saying apples to
6 apples. On the siding, on the side of the building,
7 you're talking about putting in a textured siding and
8 more exaggerated textured siding as opposed to having
9 something that's simpler.

10 MS. ANDERSON: Now would you -- what I --
11 well, what I'm reading here, it looks like you're
12 saying you were putting in a HardiePlank lap siding.

13 MR. GROGG: Yes.

14 MS. ANDERSON: Oh, okay. And what I am
15 stating is that HardiePlank has a very subtle -- it,
16 it's called Hardie Textured Panels. But if you look
17 it up, you will see that it's a very smooth type of
18 panel. It mimics the existing building much closer
19 than having all of these plank, lap planks.

20 MR. GROGG: Oh, you're looking, you're
21 looking for an 8 x 4 paneled structure. That's what
22 you want to put in there. Basically, a plywood
23 structure is, in effect, what it is.

24 MS. ANDERSON: It's not, it's not

1 (inaudible).

2 MR. GROGG: It looks better than that, but
3 that's basically what it is. It's a full, it's a,
4 it's a full-bayed heat structure with batten boards
5 running --

6 MS. ANDERSON: I'm just put, I'm just
7 putting out there a, a suggestion. What I'm saying is
8 that the existing building doesn't have lap siding.

9 MR. GROGG: Okay.

10 MS. ANDERSON: I'm not sure why the lap
11 siding is going to come in or --

12 MR. GROGG: Well, there is plenty on the
13 back of the building.

14 MS. ANDERSON: It -- or how it -- but at
15 what -- but in, in the sense that I am, in the sense
16 that I am reviewing this, I'm reviewing it based on
17 the historic building. The piece -- and I looked at
18 the ones that are on the back of the building. Those
19 are all appendages also. The original building is
20 that one hipped roof building that's in a federal
21 style. That's the one that I am taking into
22 consideration when I'm looking at the addition that's
23 going into this space. So that's where -- that, that
24 is --

1 MR. GROGG: Well, there is some discussion
2 at this stage as to whether the original building is,
3 was the lap siding building at the back or whether is
4 the federal building at the front. My gut says that
5 it's the lap siding building at the back of the
6 building that was the original building, not the
7 federal building at the front based on the foundations
8 behind.

9 MS. ANDERSON: Well, the elevations that
10 you're presenting are presenting the federal building
11 in the front.

12 MR. GROGG: Yeah.

13 MS. ANDERSON: So information that you're
14 giving me, that's what I'm using to try to make a, a,
15 a -- to, to, to come to an understanding of what the
16 point of this is.

17 MR. GROGG: Right.

18 MS. ANDERSON: You're the one who said that
19 this was the front of the building.

20 MR. GROGG: Yes, it is the front of the
21 building.

22 MS. ANDERSON: Okay. So you can't have it
23 both ways. I, I don't understand. So you want me to
24 evaluate this based on the back of the building, not

1 the front of the building?

2 MR. GROGG: No. I'm just saying that I, I
3 believe --

4 MS. ANDERSON: Okay.

5 MR. GROGG: -- that the back of the building
6 was an original thought. So I was --

7 MS. ANDERSON: So I think that, that, I
8 think that I made, I have voiced my concerns. And I'm
9 going to leave it at that. Thank you.

10 MR. DAVIS: Thank you, Ms. Anderson. I, I
11 do have a question about the west elevation. Betsy,
12 if you could bring that up.

13 MS. HATCH: Per Shane, if you could go one
14 more.

15 MR. DAVIS: Yeah, one more. It's, it's
16 difficult to see on, on, at least on my screen. But,
17 you know, in looking at the, the west elevation in
18 the, in the packet, had a question about where the --
19 to which wall does the addition align? Does it align
20 to the single story piece? The, the west wall of the
21 addition, does it align with the single story piece or
22 the, the two-story ell roof ease behind that?

23 MR. GROGG: It's the two-story.

24 MR. DAVIS: Okay. All right. So, so you --

1 and, and so you, you will have, you know, sort of, you
2 know, to what Ms. Anderson was, was talking about.
3 You will have a bit of a, a, a bit of the roof of the
4 addition kind of projecting above, right? The, the,
5 that, that little ell addition there?

6 MR. GROGG: Yes. Yes.

7 MR. DAVIS: Okay. Okay.

8 MS. HATCH: Oh, Mr. Davis, Ms. Silber has
9 her hand raised. Is --

10 MR. DAVIS: Oh, I'm sorry. I did not see
11 Ms. Sibling's --

12 MS. HATCH: That's okay.

13 MR. DAVIS: -- image on the, on the screen
14 hear. Ms. Silber.

15 MS. SILBER: I'm, I'm actually very glad
16 that I, I'm, I'm speaking in this order because I
17 think there are a couple things. One of the first
18 things is that this property has a long historic
19 occupancy. The other thing is that we, we seem to be
20 in agreement that there is a, the potential based on
21 an archival research as well as on, you know, what is
22 existing and what was existing at one point. That
23 there is definitely, you know, a strong probability
24 that there was a previous house, an 18th century house

1 located on the property, and that the current house,
2 extend house is actually a replacement that was built,
3 you know, during the mid-19th century based on the
4 property history and occupancy and, and all of the
5 various owners and their, their -- whether or not they
6 were living on or off the property at the time.

7 MR. GROGG: I think --

8 MS. SILBER: My guess is that at one point
9 this was, probably functioned as a -- prior to the,
10 the construction of the, the current extend house, it
11 was probably functioned as probably a small tenant as,
12 as an, a tenant, tenancy, a tenant occupancy based on
13 the historic chronology regarding the owners were
14 absent at, at one point. I, I would ask is has
15 anybody conducted an archaeological assessment of the
16 property given that there are a couple things? One,
17 there is an archaeological site. In the field, I
18 would say, is northeast to that, this particular
19 building, it, it, it's, it's within about 850 feet
20 northeast in that field. I don't know what that
21 archaeological site is because I do not have the
22 existing documentation at this time. Whether or not
23 that is remains of a historic site or whether or not
24 is a remains of a precolonial Native American site is

1 unknown. But I do know that this area also has
2 evidence of precolonial Native American archaeological
3 sites. What I do think is that given that a structure
4 is going to, you know, is proposed to be built on, on,
5 on the side of this extend house, I think an
6 archaeological assessment of this property is
7 definitely warranted. Whether or not where that, the,
8 the proposed new construction is going is whether or
9 not that is the footprint, it's, it's going on top of
10 the footprint of the original earlier dwelling or
11 whether or not there are any evidence of any
12 archaeological remains associated with the 18th
13 century occupation and habitation of this, this
14 property is, is definitely warranted in this case. I
15 think that will also answer whether or not what the --
16 I think the, the, the addition or extension, the older
17 one is on there. I'm looking currently at the
18 Delaware CHRS photo cards, which are on file at the
19 State of Delaware. And based on what, what they're
20 looking, those photos were taken -- they're actually
21 black and white photos. And they show sort of a
22 little more of the sides of where, where this addition
23 was at one point that is no longer there, the frame
24 addition. And I think that this is maybe something

1 the archaeological assessment may be able to kind of
2 address some of these questions that are outstanding.
3 (a) One, whether or not there is evidence of a earlier
4 dwelling on this property either immediately, you
5 know, or adjacent to the extend house. And (b)
6 whether or not, you know, that the, the former
7 addition may constitute, you know, whatever was
8 remaining of the, of the prior, the, the dwelling
9 prior to that. So that, that, that's -- so my
10 question is in sum. Has an archaeological assessment
11 been conducted of this property at all?

12 MR. GROGG: Not to my knowledge, no. I
13 mean, we have walked through the -- I mean, the, the
14 thing to remember in this particular session, and I, I
15 think this is important to say this. We have an owner
16 and a construction company that is very concerned
17 about restoring and bringing back that have both have
18 brought forward to the Board to make sure that you
19 guys are seeing everything that we're seeing. We have
20 some wonderful deeds and information that's come out
21 that wasn't there before. This is a house that could
22 end up, could have stayed in, you know, in obsolescence.
23 It, it could have, it could have stayed quiet, not
24 done anything. But it's, it's coming forward because

1 they're interested in history. They're interested in
2 keeping things going. This is something that's more
3 than -- this is their home. This is not something
4 that they're looking to do an extension and sell the
5 house. They live there. I mean, this is something
6 that they love about the place. And so anything they
7 do, they want to make sure it looks good. And
8 anything that happens, they want to make sure that if
9 there is a chance to do something, they'll certainly
10 do that. I, I want to make sure that that's clear as
11 we go forward. This is not some sort of investment.
12 This is, this is a couple that has a young family that
13 are looking to the future, and they're really excited
14 about what they're going to find. I mean, we're
15 looking through at some stage to do this to do
16 something on the third floor and, and they're looking
17 to -- they're restoring the basement right now. Just,
18 you know, cleaning up and, and doing stuff, and
19 they're doing it the right way. And I'm really
20 excited, and I don't want to hold them back or make
21 them, you know, pull them back from what they're
22 trying to move forward with.

23 MS. SILBER: No. I, I, I understand that.
24 But what I, I'm, I'm saying here is that the new

1 construction will result in, in subsur-, in ground
2 disturbance. And so --

3 MR. GROGG: Yeah.

4 MS. SILBER: -- it, it -- in a situation
5 where we have a property that has a long history and
6 that, that consistency and interest in history is, is,
7 is definitely deeply encouraged. And, you know, I
8 would like to say, you know, any property owner that,
9 that loves the history of their property, you know,
10 that is, that is commendable. Because that's what
11 makes their property, you know, unique is that the
12 property has this history.

13 MR. GROGG: Yes.

14 MS. SILBER: And so, I think, you know, an
15 assessment would be warranted. It does not have to
16 necessarily be -- I think what, what, you know -- when
17 I say an assessment is basically and archaeological,
18 you know, background research in regards to --

19 MR. GROGG: Yeah.

20 MS. SILBER: -- a subsurface inspection. I
21 don't think we are looking at this point for a full,
22 you know, intensive level 500 year, you know,
23 excavation. But we are looking at something that sort
24 of addresses the archaeological potential of the

1 footprint of where the proposed new construction would
2 go.

3 MR. GROGG: Right.

4 MS. SILBER: Is, is, is this --

5 MR. GROGG: That's -- yeah.

6 MS. SILBER: -- is that feasible, you know.

7 MR. GROGG: Well, if it's -- well, I think
8 that's very interesting. I mean, right now this house
9 is not even on the, you know, it's not on the radar.
10 Basically, as much as we want it to be, it's not on
11 the historic radar. It's not something that they have
12 to do anything about unless they go forward and do an
13 extension or something like that. If they decide not
14 to, this -- they can do pretty much whatever they
15 want. In this case, they're saying, "No, no. We want
16 to, we want to be involved. We want to go through
17 this, but we also are talking" -- they're also talking
18 about being involved with an ongoing situation for
19 them and actually registering the building and
20 actually getting involved in that, too. So I, you
21 know, I just, I want to be sure that everyone is aware
22 of that, too.

23 MR. DAVIS: Ms. Silber, any, any further
24 questions?

1 MS. SILBER: No. I'm good. I mean, I, I,
2 you know, I, I just want to say, you know, I always
3 commend people when they are interested in, in the
4 history of their property. This is, you know, that,
5 that's always something that, that, that should be
6 recognized. That when people are interested in the
7 historic, you know, character and interested in the
8 (inaudible).

9 MR. DAVIS: Agreed. Yeah. Okay. Any, any
10 further questions from the Board?

11 MS. HATCH: I'm not seeing any hands raised.

12 MR. DAVIS: Okay. Thank you. We'll move on
13 to Public Comment. And we'll call for Public Comment
14 from those in favor of the application?

15 MS. HATCH: All right. I am not seeing any
16 hands raised.

17 MR. DAVIS: Anyone wish to speak in
18 opposition of this application?

19 MS. HATCH: Okay. There are no hands
20 raised.

21 MR. DAVIS: Any general comments regarding
22 this application?

23 MS. HATCH: And there are no hands raised.

24 MR. DAVIS: Great. Thank you.

1 MS. HATCH: All right. Shane, you can go to
2 the next slide. The only, the only thing I have for
3 tonight is that just these applications will be
4 discussed and decided on, on the, at the June 1st,
5 2021, Business Meeting at 5:00 p.m. And that's all
6 that I have for you tonight.

7 MR. DAVIS: Thank you. And we'll make one
8 last call for public comment.

9 MS. HATCH: There are no hands raised.

10 MR. DAVIS: Well, do I have a motion to
11 adjourn?

12 MR. PATEL: I make a motion to adjourn.

13 MR. DAVIS: (Cross talk.)

14 MR. JOHNS: I second.

15 MR. DAVIS: Okay. Thank you. All in favor?

16 MR. JOHNS: Aye.

17 MS. ANDERSON: Aye.

18 MS. SILBER: Aye.

19 MR. PATEL: Aye.

20 MR. DAVIS: Aye. Thank you.

21 MS. HATCH: All right. Thanks, everyone.

22 MR. DAVIS: (Cross talk.)

23 MR. JOHNS: Take care. Bye.

24 (Whereupon, this hearing concluded.)

(Recording ends.)

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C E R T I F I C A T I O N

I, SARAH E. COBETTO, certify that the foregoing
is a true and accurate transcript from the official
electronic sound recording.

Sarah E. Cobetto

SARAH E. COBETTO
Approved Transcriber

Dated: June 2, 2021

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