

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

The Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, February 5, 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 [5:02 p.m.]

The following Board members were present:

Dr. Barbara Benson
John Davis
Steven Johns
John Brook
Rafael Zahralddin
Barbara Silber
Karen Anderson

The following Board members were absent:

None

Planning Board Attorney, Department of Law (Absent)

Collen Norris

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

Elizabeth Caufield	Matthew Rogers
Christopher Jackson	

The following members of the public were in attendance:

Mike Hoffman	Michael Kitts
	Rachel Kitts

MINUTES

None.

DEFERRALS

None.

OLD BUSINESS

App. 2018-06806: 1027 Alley Mill Rd.(West side of Alley Mill Rd, south west of the intersection of Alley Mill Rd and Vandyke Greenspring Rd.), Black Bird Hundred (TP 15-021.00-013). Demolition Permit to demolish a Colonial home (ci. 1900) SR zoning. CD 6.

At a business meeting held on August 7, 2018 the Historic Review Board determined that an historic structure was demolished without the issuance of a demolition permit. The Historic Review Board recommended to the Code Official of the Department of Land Use, pursuant to 6.03.020B2, that building permits for the property be withheld for the maximum time of three years, and that prosecution be pursued by the County Attorney. Over the following months, the property owner worked with Department of Land Use Staff to produce a history of the property in order to examine its history and significance.

At the business meeting held on February 5, 2019, the Historic Review Board considered the background information provided by Staff and the property owners. On a motion made by Mr. Brook and seconded by Mr. Zahraiddin, the Historic Review Board voted unanimously to abrogate the previous recommendation that building permits be withheld for a maximum of three years and prosecution of those responsible by the County Attorney.

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

Dr. Benson commented that the background information prepared by the property owner is as thorough as it can be, as there is not a lot of information available on the site due to lack of historical significance. She continued to state that the reason the Board is discussing this application is the manner in which the house was demolished. Mr. Brook commented that the Historic Review Board was not afforded the opportunity to review the property's historic significance which is why the original recommendation to the Department of Land Use was to impose the maximum penalty. He stated that it appears that the property owner has since reflected on the situation. Mr. Johns commented that he had concerns regarding any potential historical significance of the structure. Dr. Benson commented that the Historic Review Board should never be happy when a building comes down without a demolition permit and thanked staff for working with the property owner to prepare additional background information.

Dr. Benson invited the property owners to come forward to discuss further. Mrs. Rachel Kitts addressed the board regarding historic structures and her appreciation for the historic home she lives in. Mrs. Kitts apologized that the structure came down before the Historic Review Board had an opportunity to consider the structure's history. Mr. Michael Kitts had clarified that he would like to have a home on the Alley Mill property, as he does not know how much longer they will be able to live in their current home. Mr. Kitts stated that if he were in a similar situation again, he would proceed differently.

NEW BUSINESS

App. 201816826: 624 Gordon House Way. (West side of Gordon House Way, east of the intersection with Guthrie Cir.), St. Georges Hundred, (TP 13-019.32-070). Demolition Permit to demolish a National Register structure known as the J.M. Gordon House with associated agricultural structures ca. 1820. S Zoning. CD 12.

At a business meeting held on February 5, 2019, the Historic Review Board considered the public testimony and information regarding the proposed demolition provided by the applicant at its January 22, 2019 public hearing. On a motion made by Mr. Brook and seconded by Mr. Johns, the Historic Review Board voted unanimously to release the demolition permit.

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

Mr. Brook commented that this is considered an historic property and is on the National Register of Historic Places which suffered from a horrendous fire. Dr. Benson noted that damage appears to have been especially bad on the oldest portion of the house. Mr. Johns commented that due the fire, the house had lost its integrity. He also stated that there has been an extensive documentation of the structure.

REPORT OF THE PRESERVATION PLANNER

Betsy Caufield, Planner II / Preservation Planner, advised the Historic Review Board to provide updated resumes for the Department of Land Use, as a number of member's appointed terms have expired. Ms. Caufield then confirmed with the Historic Review Board that, although there will be no public hearing on February 19, 2019, the Historic Review Board will still hold a business meeting in order to discuss board business. Finally, Ms. Caufield informed the Historic Review Board that the Department is currently evaluating 11 Marsh Road for potential historical significance under the purview of 6.03.020B.1; additionally, there is an open code enforcement case on the structure and it may pose a threat to public safety.

REPORT OF THE CHAIRPERSON

Dr. Benson requested that the Board members be present for the meeting on March 5, 2019.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 5:37 p.m.

ATTEST:



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



Dr. Barbara Benson
Chairperson
Historic Review Board