

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
August 6, 2019
5:00 P.M.**

The Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, August 6, 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 [5:00 p.m.]

The following Board members were present:

Dr. Barbara Benson
John Davis
Perry Patel
John Brook
Rafael Zahralddin
Steve Johns

The following Board members were absent:

Karen Anderson
Barbara Silber

Historic Review Board, Department of Law

Colleen Norris

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

Elizabeth Caufield
Christopher Jackson

The following members of the public were in attendance:

Mike Hoffman
Jeff Brown

RULES OF PROCEDURE

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

MINUTES

June 18, 2010 Public Hearing Transcripts

On a motion made by Mr. Brook and seconded by Mr. Johns, the New Castle County Historic Review Board voted unanimously to approve the June 18, 2019 Public Hearing Transcripts.

July 2, 2019 Business Meeting Minutes

July 2, 2019 Business Meeting Minutes

On a motion made by Mr. Brook and seconded by Mr. Patel, the New Castle County Historic Review Board voted to approve the July 2, 2019 Business Meeting Minutes (In Favor: Benson, Patel, Brook, Silber, Johns; Abstentions: Davis).

July 16, 2019 Public Hearing Transcripts

On a motion made by Mr. Patel and seconded by Mr. Davis, the New Castle County Historic Review Board voted to approve the July 16, 2019 Public Hearing Transcripts (In Favor: Benson, Silber, Patel; Abstentions: Johns, Brook). Mr. Brook clarified for the record that Dr. Benson was the acting chairperson for the meeting, not Mr. Davis as the transcripts had indicated.

July 16, 2019 Special Business Meeting Minutes

On a motion made by Mr. Brook and seconded by Mr. Patel, the Historic Review Board voted to approve the July 16, 2019 Special Business Meeting Minutes as amended to include Mr. Johns as absent from the meeting. In discussion preceding the vote, Mr. Johns clarified that the minutes did not include his name as in attendance or absent. Ms. Caufield clarified that it was a mistake and that it would be amended.

OLD BUSINESS

App. 2018-0674-S: 2675 & 2531 Pulaski Hwy. (North side of Pulaski Hwy., east of the intersection with La Grange Pkwy.). (TP 11-026.10-202 & TP 11-026.20-002). Exploratory Major Land Development Plan with Rezoning for LaGrange 10 Acre Commercial to rezone the property from S to CR, to extinguish the parcel created for future pump station construction and the cross-access easement, and to construct 38,579+ retail space with other associated improvements. S Zoning & H Zoning. CD 11.

At a business meeting held on August 6, 2019, the New Castle County Historic Review Board (HRB) considered the public testimony on the revised application provided by the applicant at its July 16, 2019 public hearing. On a motion made by Mr. Patel and seconded by Mr. Davis, the HRB voted unanimously to **APPROVE** the application as presented by the applicant at the public hearing.

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

Mr. Patel stated that based on the applicant's testimony and presentation, it appears the revised plan and renderings fits with the La Grange Historic District. Dr. Benson stated that the applicant did a good job listening to the recommendations of the Board. Mr. Davis concurred with Dr. Benson and stated that it appears they came back with significant changes to the plan.

NEW BUSINESS

App. 2019-07836: 407 Boxwood Road. (North side of Boxwood Rd., west of the intersection with North Ave.). Christiana Hundred, (TP 07-042.40-180). Demolition permit to demolish a single-family dwelling constructed ca. 1800. NC5 Zoning. CD 1.

At a business meeting held on August 6, 2019, the New Castle County HRB considered the public testimony provided by the applicant at its July 16, 2019 public hearing, as well as the recommendation provided by the Historic Preservation Planner. On a motion made by Mr. Davis and seconded by Mr. Brook, the HRB voted unanimously to place a **HOLD** on the demolition

permit until a full, historic documentation meeting Historic American Building Survey standards was provided to the HRB.

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

Mr. Davis stated that the background report indicated that there was a significant amount of material integrity in the house that warrants a full documentation prior to the house being demolished. Mr. Patel stated that perhaps it could be something that could be preserved based on the pictures. Ms. Caufield stated that the University of Delaware did an emergency documentation, however they did not perform a full documentation of the house.

Dr. Benson said that it was a shame that the house was left to deteriorate and catch on fire, as it is a landmark in the surrounding community; however, at least having documentation of the house would aid the historic record.

Mr. Brook stated that the HRB has seen houses in worse shape than this house, and perhaps if the will were there, the house could be repaired. He stated that it did not appear that there was an inclination on the property owner's part to repair the structure. He stated that it was a shame and that it should at least be documented.

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 5:12 p.m.

ATTEST:


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


 Dr. Barbara Benson
 Chairperson
 Historic Review Board