



Deposition of:
Historic Review Board Public Hearing
2.18.2020

February 28, 2020

In the Matter of:
DE Audio - NCC Department of Land
Use

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DEPARTMENT OF LAND USE
HISTORIC REVIEW BOARD

February 18, 2020
5:00 p.m.

Department of Land Use
87 Reads Way
Corporate Commons
New Castle, Delaware

Transcribed by: Lisa Beauchamp

1 APPEARANCES:

2 BOARD MEMBERS:

3 Dr. Barbara Benson

4 John Davis

5 John Brook

6 Perry Patel

7 Barbara Silber

8 Karen Anderson

9 Rafael Zahralddin

10

11 DEPARTMENT OF LAND USE:

12 Elizabeth Betsy Hatch

13 Christopher Jackson

14 Colleen Norris, Law Department

15

16 APPLICANTS:

17 Steve Ruble

18 David Barisa

19 Steve Davies

20 Robert Halverson

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1 P R O C E E D I N G S

2 MS. BENSON: Good evening. I'd like to
3 call the New Castle County Historic Review Board
4 Public Hearing of February 18, 2020, to order. It's
5 5:01 by the meeting room clock.

6 We begin with roll call. I'm Barbara
7 Benson.

8 MR. DAVIS: John Davis.

9 MR. BROOK: John Brook.

10 MR. PATEL: Perry Patel.

11 MS. BENSON: We also have with us
12 Elizabeth Betsy Hatch from the Department of Land Use,
13 Christopher Jackson from the Department of Land Use,
14 and Colleen Norris from the law department.

15 Betsy, will you read in, please, the
16 rules of procedure?

17 MS. HATCH: Sure. This is a public
18 hearing conducted by the New Castle County Historic
19 Review Board. The purpose of these hearings is to
20 compile a record of relevant information regarding
21 each application and how the proposed projects affect
22 the county's historic resources. To make the most
23 efficient use of time at this hearing the following
24 rules of order are established:

1 Following the reading of each agenda
2 item, the applicant and their representatives will
3 make a presentation not to exceed a total of 15
4 minutes. Board members may ask questions of the
5 applicant at the conclusion of a presentation.

6 The public will then be invited to
7 speak in the following order: One, those who wish to
8 speak in favor; two, those who wish to speak in
9 opposition; and, three, those who wish to offer
10 general comments.

11 Speakers are encouraged to be brief and
12 to focus their remarks on historic issues. So that
13 everyone has an opportunity to be heard, all speakers
14 are limited to five minutes. Any speaker may ask the
15 Board to hold the record open for submittal of written
16 testimony if the time limit is not sufficient for
17 their needs.

18 Speakers are not permitted to debate
19 the applicant, but may ask questions that the
20 applicant may choose to answer during his or her
21 rebuttal period at the close of the public comment
22 period.

23 All testimony is recorded and
24 transcribed; therefore, all speakers must come forward

1 to the table one at a time and state their name,
2 address, and organization affiliation, if any, before
3 offering comments. Random comments from the audience
4 will not be recognized and the public is asked to
5 respect the applicant's right to an orderly hearing.

6 No recommendations or decisions will be
7 made by the Historic Review Board at these hearings
8 today. The Board will evaluate the information,
9 testimony, and comments received here at a public
10 business meeting to be held the first Tuesday of next
11 month.

12 MS. BENSON: Thank you. And for the
13 record, I will note that Barbara Silber has joined the
14 Board.

15 Now we'll begin. Old business? None.
16 New business? Would you read it into
17 the record, please?

18 MS. HATCH: Sure. Our first
19 application for the evening is 2019-0647-S, 2818 Grubb
20 Road located on the west side of Grubb Road, south of
21 the intersection with Naamans Road, Tax Parcel 06-
22 021.00-003, Brandywine Hundred. This is a parking
23 plan to provide for the proposed renovation and
24 adaptive reuse of the Jester House constructed circa

1 1840, including construction of a 97 square foot
2 vestibule, parking, and pedestrian access. S Zoning,
3 Council District 2.

4 MS. BENSON: Thank you. Will the
5 applicant or the applicant's representatives please
6 come forward? And give us your names.

7 MR. RUBLE: Hi. My name is Steve
8 Ruble. I'm the project administrator with Public
9 Works, New Castle County. And I'm the project manager
10 for the Jester House project.

11 MR. BARISA: My name is David Barisa.
12 I'm project architect from the firm ABHA Architects.

13 MR. DAVIS: And I'm Steve Davies from
14 Apex Engineers, Civil Engineers and Service.

15 MS. BENSON: Thank you. Please.

16 MR. RUBLE: Yeah. So before I turn it
17 over to my colleagues here I thought it might be
18 helpful since I haven't seen you in a while to go back
19 and review some of the more recent projects that we've
20 done specifically with regards to the unoccupied
21 buildings that we have --

22 MS. BENSON: Uh-huh.

23 MR. RUBLE: -- in New Castle County
24 that we've been able to occupy. So I thought if

1 that's okay it'd be helpful. Since I came here a
2 little over nine years ago we were able to get the
3 Lovett House in Middletown occupied. We had our
4 building maintenance crew do renovations on that house
5 and we were able to get a public safety officer to
6 occupy that house and they're still there.

7 Same -- same thing with the Carousel
8 House at Limestone Road. We were able to have our
9 building maintenance staff do renovations there, save
10 that house and get that occupied.

11 The Woodstock Mansion, as you know,
12 it's one of the few structures, houses that we have on
13 the National Register in New Castle County. So Bob
14 Merrill, our projects manager that has facilitated the
15 curatorship program within Public Works, he was able
16 to facilitate a lease with a family there to renovate
17 that structure. And so they've done a wonderful job
18 with bringing that building back to its original
19 condition.

20 As well you know that we finished up
21 the Rockwood projects last year. We finished the
22 conservatory. That looks fantastic. We totally
23 renovated the Porters Lodge and we have an employee
24 renting that structure.

1 We were able to renovate all of the
2 rotted wood at the Rockwood Mansion so that's 100
3 percent complete that building envelop. And as well
4 similar to the Jester House, we were able to renovate
5 the building envelop for the Gardener's Cottage. So
6 we were able to get that completed as well.

7 The Odessa Building, again, Bob Merrill
8 from Public Works was able to facilitate a lease
9 agreement with a Veteran's watch maker initiative and
10 now they occupy that building and do business out of
11 there.

12 The Street House, we've been able to
13 renovate that and have community services hold
14 activities and events out of that house. And finally
15 just this past year we were able to complete all the
16 projects that were on the books for the Glasgow
17 Hermitage Project.

18 So we were able to renovate the bank
19 barn, we renovated the building maintenance -- the
20 maintenance building there for our property
21 maintenance staff and we just completed the Frazer
22 House. So that looks fantastic there and that's been
23 turned over to Community Services.

24 The Jester House, which is why we're

1 here today, again, Bob Merrill was able to develop a
2 lease agreement in 2016 with the Jester Artspace. And
3 since then they've been very active in developing
4 funding they needed to get ready to open that
5 facility, you know, as a -- as an art gallery, as a
6 place for local artists to meet, set up there, you
7 know, to show their art in art gallery forum.

8 And so he's been -- Alan Baseden with
9 the Jester Artspace has done a really fantastic job
10 over the last couple years just developing funding.
11 He's ready to go and we're ready to get the project
12 out for bid as long as we don't have any issues here
13 and keep that project moving.

14 So in any case, I will turn it over
15 because I've already talked too much. I'll turn it
16 over to my esteemed colleagues Dave Barisa, Architect
17 and Associate with ABHA.

18 MS. BENSON: Thank you. But before you
19 begin, please, I need to note that Karen Anderson has
20 joined the Board. Now please.

21 MR. BARISA: My name's Dave Barisa from
22 ABHA. As Steve mentioned, the Jester House is
23 basically an old farmhouse. It was constructed in two
24 stages. There is an old stone portion of the building

1 which actually was the original front entrance was
2 actually facing south on the structure. It was then
3 an addition of a wood structure tying into that which
4 became the new frontage of the project which is the
5 east side of the project which is what's parallel with
6 (inaudible) Road.

7 And what we're proposing the new
8 renovation will once again relocate the main entrance,
9 but it will now be on the project north side which
10 will be the new site.

11 So basically Jester Art is a non-profit
12 which hopes to occupy this space when it's completed.
13 And it will be an art gallery as well as a community
14 service for -- for them and the community.

15 Also as the project moves forward,
16 Delaware Greenways is trying to tie into with their
17 walkways and things like that. Basically, the first
18 phase is exterior shell and structure stability and
19 then we would have the site services portion. The
20 Jester arts-based community would be doing the final
21 fit out with inside the building and then there's talk
22 about possible -- if this can grow with -- for Jester
23 Artspace possible future expansion.

24 And I'll let Steve talk about the site.

1 MR. DAVIS: The site is actually
2 comprised of three tax parcels, but the tax parcel
3 that has the house on it is the largest and it's about
4 25 acres. And the proposal right now is to add a new
5 entrance off of Grubb Road that'll actually be on the
6 sort of north side of a row of trees and it will come
7 in and have a row of parking and a turnaround at the
8 end that will be the drop off for the house as well
9 as, you know, turnaround for vehicles as they're
10 coming and going.

11 But trying to do as minimal grading and
12 disturbance to the site as possible. Don't expect to
13 do anything sort of outside, you know, 10 or 15 feet
14 around what you see as the parking area there. And a
15 pedestrian walkway out to Grubb Road which will also
16 connect to those future trails when they come down the
17 pike.

18 The existing driveway will be removed
19 as sort of a crosshatched area just to the south of
20 the house there. That'll be replaced with one of the
21 (inaudible).

22 MR. BARISA: So this basically is
23 showing the same thing. (Inaudible) Building is a
24 basically 800-square feet basement, first floor,

1 second, and attic. What the proposal is to do is
2 basically it's a gut. We'll be allowing for a two-
3 story gallery space in the old wood structure area.
4 The main stone area will become the office space,
5 toilet rooms, and also studios for the building. The
6 main entrance will be the vestibule which will be at
7 the north end of the building.

8 We're trying to stay within the same
9 realm and feel of the building that's there. We're
10 proposing metal roofing, standing seam metal roofing.
11 We're going with a -- it's a poly-ash siding which
12 basically looks and feels like wood. We do have an
13 alternate to go back with true painted wood siding if
14 costs are too high. The reason we wanted to go with
15 the poly-ash is maintenance issues with rot and things
16 like that.

17 The shutters would be rebuilt as new,
18 operable shutters that are -- as we see most of them
19 have fallen off the building at this point. So the
20 proposed elevation that would be the new entrance into
21 the top. Elevation there would be the new entrance.
22 The west side would be more -- side elevation will
23 have access for larger gallery pieces to go into the
24 gallery space. There will also be an exterior

1 stairwell added to the back to access the basement.
2 That will be the access for a fire pump room as well
3 as mechanical spaces in the basement.

4 The attic above which will still remain
5 in the stone area would be -- or the stone portion of
6 the building would be used also for mechanical spaces.

7 MS. BENSON: Anything else?

8 MR. RUBLE: And that's it mostly.

9 MS. BENSON: We have plans or drawings.
10 Can you walk me through the vestibule?

11 MR. BARISA: Sure.

12 MS. BENSON: Is it all solid glass?

13 MR. BARISA: Yeah. The vestibule --

14 UNKNOWN MALE: Is that that curve?

15 MR. BARISA: It's -- it's right here.

16 MS. BENSON: Yes.

17 MR. BARISA: This will be a double door
18 and there's glass all in these. There's a solid wall
19 here because eventually they're ought to be interior
20 doors in there to create an airlock of the vestibule.
21 So we left solid wall behind them so that the doors
22 aren't hitting the glass. But otherwise it is a --
23 like, a greenhouse kind of effect to -- to the
24 building.

1 MS. BENSON: Okay. Thank you. Now --

2 MR. RUBLE: That leads -- Dave, that
3 leads directly into the two floor story?

4 MR. BARISA: Yeah.

5 MS. BENSON: Yes.

6 MR. BARISA: Into the large gallery
7 space.

8 MS. BENSON: Do we have questions from
9 the Board members? Barbara?

10 MS. SILBER: Hi, yeah. I noticed that
11 the plan includes the new driveway and a new parking
12 facility as well.

13 MR. RUBLE: There are parking spaces.
14 Is it 20, Steve, 20 spaces?

15 MS. SILBER: As well as I understand
16 you'll have some structure for the utilities, correct?

17 MR. RUBLE: Yes. We're bringing all
18 the utilities into the house to be able to support,
19 you know, the function of the art space.

20 MS. SILBER: One of the things is that
21 this town leads to noticeably undeveloped other sites
22 and noticeably undisturbed subsurface since it's been,
23 you know --

24 MR. RUBLE: Uh-huh.

1 MS. SILBER: -- (inaudible). Has
2 anybody done any kind of reconnaissance work or
3 preliminary assessment of the archeological potential?

4 MR. RUBLE: Yeah. I don't believe any
5 soil warnings have been done, correct, Steve?

6 MS. SILBER: No?

7 MR. DAVIES: No.

8 MS. SILBER: I mean, I would -- I would
9 recommend, you know, taking that into consideration
10 especially since the lack of subsurface disturbances
11 that's occurred as well as the original functional use
12 of that.

13 MR. RUBLE: Uh-huh.

14 MS. SILBER: And that area is -- I
15 mean, it's not -- I think maybe in some the goals in
16 this case would be to see if there are things where
17 there are not things which may help -- you know, you
18 can -- I think avoidance is probably feasible in this
19 case --

20 MR. RUBLE: Uh-huh.

21 MS. SILBER: -- rather than --

22 MR. RUBLE: We certainly don't want to
23 (cross talk) --

24 MS. SILBER: Exactly.

1 MR. RUBLE: -- right.

2 MS. SILBER: Right. And since it's a
3 -- you know, and if you do find things, I mean, the --
4 the proposed use of the space as an exhibiting space
5 it lends itself well for a static exhibit as well.

6 MR. RUBLE: Uh-huh.

7 MS. SILBER: So...

8 MR. RUBLE: Great. We'll do that.

9 MS. SILBER: Thanks.

10 MS. BENSON: Thank you. And I just
11 need to note also that Rafael Zahralddin has joined
12 the Board.

13 John Brook?

14 MR. BROOK: Well, I'm having a little
15 trouble visualizing this stuff. Entranceway, do you
16 have any pictures of what it might look like? I know
17 you described it as being glass, but...

18 MR. BARISA: This here is --

19 MR. BROOK: Is that it on the left?

20 MR. BARISA: This here is the new front
21 entrance. The clear story above, the double doors
22 below, it's basically the fixed side lights on each
23 side.

24 MR. BROOK: And the lower?

1 MR. BARISA: And then the lower sides
2 will be, again, glass with a solid wall which was --
3 if you go back to the plan --

4 MR. BROOK: Yeah, okay.

5 MR. BARISA: -- is right here. So
6 here's this here along here and here is glass.

7 MR. BROOK: Uh-huh.

8 MR. BARISA: And then this is solid
9 wall here and here again. Because these doors
10 (inaudible) doors for egress would swing out. So it
11 was just a -- to, quote/unquote, "protect the doors
12 from swinging into glass."

13 MR. BROOK: I assume you're required to
14 make this handicap accessible?

15 MR. BARISA: Yes.

16 MS. BENSON: And those -- that entry
17 it's panes of solid -- of clear glass?

18 MR. BARISA: Yes.

19 MS. BENSON: Yes, thank you.

20 MR. BROOK: Well, I thought I saw
21 (inaudible).

22 MS. BENSON: Yes. But --

23 MR. BARISA: Well, clear glass, but --

24 MS. BENSON: -- within the --

1 MR. BARISA: -- yes, it'll have --
2 it'll have (inaudible).

3 MS. BENSON: Yeah.

4 MR. BROOK: Yeah.

5 MS. BENSON: Yeah. But it's clear.
6 Yes, Karen?

7 MS. ANDERSON: The doors, can you go
8 back to the door? Is it -- that's not -- the glass is
9 only on the -- is it only on the upper portion of the
10 door?

11 MR. BARISA: Yes. I --

12 MS. ANDERSON: (Cross talk.)

13 MR. BARISA: Yeah. I deliberately put
14 a half glass on the doors so that when people -- if in
15 case of emergency they realize that those are doors.
16 Because if I did a pull glass door, again, you're
17 going to have a panic bar. But, again, it gives a
18 visual.

19 And also the doors that were as you --
20 well, most of them were boarded up. Most of them were
21 six-panel doors with the top two panels being just
22 glass panels that were existing. So we tried to keep
23 the bottom panels just solid.

24 MS. ANDERSON: So the solid bottom

1 panels to these rooms do they match the solid bottom
2 panels of the (cross talk) --

3 MR. BARISA: Yeah. These would be
4 solid. These would all -- these are all going to be
5 --

6 MS. ANDERSON: (Cross talk) or is the
7 panel pattern the same at the bottom?

8 MR. BARISA: Yeah. They're double
9 bottom panel door.

10 MS. ANDERSON: Would be the same as the
11 bottom or the bottom panel door in the --

12 MR. BARISA: Yes. Yeah. Yeah. That's
13 it. So, yeah. This will be a four-panel door versus
14 six. This will be basically a two and then the upper
15 two panels will be panic light. It won't be two -- it
16 won't be two separate lights. It'll be a full panel
17 full of glass up top with (inaudible).

18 So this is half glass. This would just
19 be a solid panel door because it's not an egress door.
20 This is really for loading the space.

21 MS. BENSON: Do you have a drawing that
22 shows us how the parking lot relates to the building?

23 MR. BARISA: Sure.

24 MS. BENSON: Thank you.

1 MR. BARISA: So --

2 UNKNOWN FEMALE: (Inaudible.)

3 MR. BARISA: -- this is -- this is --

4 MS. BENSON: I'm sorry. The audience
5 has to wait until...

6 MR. BARISA: This is the parking lot
7 here. So the new -- this is the existing entrance
8 right currently into the project site. We're
9 proposing to move it onto the other side of what is
10 currently a grove -- basically a grove of trees down
11 the line.

12 And then the street would come in, this
13 would be the parking along here, the entrance is on
14 through this side. There will be a turnaround at the
15 end to be able to get back out.

16 MS. BENSON: John?

17 MS. DAVIS: Could you go back to your
18 existing and proposed slides? That one's fine.
19 That's the existing conditions?

20 MR. BARISA: This is the existing
21 conditions.

22 MR. DAVIS: Okay. Go to the proposed.
23 So -- so there are two masses in the basement plan
24 there that look like they may be the foundations for

1 chimneys --

2 MR. BARISA: Yeah. So --

3 MR. DAVIS: -- and fireplaces.

4 MR. BARISA: So what it is this was
5 existing fireplace. There's a fireplace back here and
6 this is a brick fireplace put in on this end.

7 MR. DAVIS: Are they coming out?

8 MR. BARISA: Yeah. What -- yes. This
9 one -- this one the "chimney," quote/unquote, inside
10 the stone will remain, but we're just not having it go
11 through the roof again for flashing and maintenance
12 issues.

13 This -- this fireplace will be torn
14 down to first floor -- to the basement level and as
15 well as this chimney will be torn down to the basement
16 level.

17 MR. DAVIS: So, in fact, just in terms
18 of the exterior you'll lose that effect, then, of the
19 chimneys coming through?

20 MR. BARISA: Yeah. There's only --
21 these two are the only two that come through the roof
22 right now. The front one actually doesn't come
23 through the roof at this time.

24 MR. DAVIS: Okay.

1 MS. BENSON: Barbara?

2 MS. SILBER: Yeah. The flooring of the
3 basement is it a dirt floor now or --

4 MR. BARISA: No. It's concrete.

5 MS. SILBER: It's concrete?

6 MR. BARISA: Yes.

7 MS. SILBER: Is that going to stay or
8 are you going to pull that out?

9 MR. BARISA: The concrete we -- because
10 the amount we were going to cut around and put
11 parameter -- it's just going to be -- by the time you
12 saw cut to get the parameter drain in there for the
13 water issues it's going to be more cost effective just
14 to tear it out and put new slab in.

15 MS. SILBER: All right. Because my --
16 my guess is that originally that may have been --
17 would have been a dirt floor. So, once again,
18 potential for archeological resources associated with
19 the occupancy of the house.

20 You know, once again, you're going to
21 cap it. But it wouldn't hurt to maybe just check it
22 out and see if there's something down there.

23 MS. BENSON: John?

24 MR. DAVIS: Did I see in one of your

1 slides also that you'll be losing a dormer or an
2 intersecting gable (cross talk).

3 MR. BARISA: Yes. The roof is being
4 rebuilt. A lot of the structure in this building has
5 to be rebuilt just because we're going from a
6 residence occupancy to a business occupancy;
7 therefore, this structure does not meet the
8 requirements for that occupancy. So that's basically
9 the reason -- the reason for replacing the structure.

10 Again, we're -- because of the
11 relocation of the entrance and also elimination of the
12 door on this façade, again, you get gallery space wall
13 through the facility. We're trying to downplay this
14 as an entrance because that's what this gable is
15 actually marking is that this is the new entrance into
16 the building. So that's why that was removed so that
17 we could truly highlight the new entrance is where it
18 is.

19 MR. DAVIS: Thank you.

20 MS. BENSON: Karen?

21 MS. ANDERSON: I guess I'm just
22 wondering about the doors again. Because I'm looking
23 at the architectural drawings and the way that they
24 are delineated on here the bottom portion of the panel

1 looks like raised panel.

2 MR. BARISA: Yes.

3 MS. ANDERSON: But then the way the
4 entry door -- the entry door is delineated looks like
5 a kind of styled rail which is flat (cross talk) --

6 MR. BARISA: It's -- it's -- it will be
7 -- both doors -- all the doors are what we specified
8 is what's -- by the basis of design is an aluminum
9 plaid Marvin wood door which would be a raised-panel
10 system on the -- basically raised panel wood door.

11 The top half would be a glazed portion
12 on the entries, but all other non, quote/unquote,
13 "entry" doors would be just a raised panel door.

14 MS. ANDERSON: So --

15 MR. BARISA: So I'm probably missing
16 some lines in here but, yes, it's supposed to be a
17 raised half panel.

18 MS. ANDERSON: Okay. All right.

19 MR. BARISA: Yes.

20 MS. ANDERSON: I just wanted to (cross
21 talk) --

22 MR. BARISA: Yeah, yeah. No. I
23 understand. It's not -- it's not -- it's not a --

24 MS. ANDERSON: -- follow my thought

1 process here, it's (cross talk) --

2 MR. BARISA: Yeah. It's not a flat
3 panel.

4 MS. ANDERSON: I'm just saying the
5 doors should all be consistent around the --

6 MR. BARISA: Yes, absolutely.

7 MS. ANDERSON: -- the building.

8 MR. BARISA: Yes.

9 MS. ANDERSON: And it just --

10 MR. BARISA: Yes.

11 MS. ANDERSON: -- didn't seem like that
12 was happening. And so that's (cross talk) --

13 MR. BARISA: No. I understand your
14 question. It's all supposed to be raised panel.

15 MS. ANDERSON: Okay.

16 MS. BENSON: John?

17 MR. BROOK: Can you tell me about the
18 windows and also the siding that you were talking
19 about?

20 MR. BARISA: Okay. The windows basis
21 of design, again, we based our design off of aluminum
22 plaid Marvin windows with the simulated divided light
23 which would be a wood interior, a space divider in
24 between the glass, insulated glass, and then an

1 aluminum dividing them up in the exterior of the
2 building to give the simulated true divided light
3 feel.

4 MR. BROOK: Okay.

5 MR. BARISA: The other manufacturers
6 that are competitively with historical capabilities
7 are Pella and Anderson E Series windows. So we do
8 have a diversity in those.

9 MR. BROOK: But you decided on --

10 MR. BARISA: We -- basis of design is
11 Marvin. But the others are able to put --

12 MR. BROOK: Tell me about this siding
13 you were talking about.

14 MR. BARISA: The siding is what's
15 called -- it's a manufacturer of siding called Boral.
16 It's a poly-ash siding. It's similar to a
17 cementitious-type siding, but it is -- it's -- the
18 profile is the same profile, wood profile actually of
19 what's the siding on the building.

20 The reason we wanted to go with the
21 poly-ash, again, because of maintenance issues, of
22 rot. And, yes, it needs to be painted, but it's not
23 going to have the weathering that wood would over
24 time.

1 And we do have an alternate again. If
2 costs are absorbent, we do have an alternate to go
3 back to wood siding, wood trims verses this poly-ash.
4 We're not -- we did not propose any type of vinyl or
5 anything like that.

6 MS. BROOK: Is any of the sidings on
7 this house reusable?

8 MR. BARISA: By the time you strip and
9 repair the (cross talk) --

10 MR. BROOK: (Cross talk.)

11 MR. BARISA: -- it's not -- it's not.
12 It's -- the cost and the time and also the amount you
13 would have that would be reasonable I don't think.

14 MR. BROOK: I'm just kind of curious
15 about the other -- the other two parcels. Any plans
16 for those in connection with this or is this just only
17 one parcel?

18 MR. RUBLE: As far as the house goes
19 there are no other plans for those parcels. As far as
20 the park goes, we're currently engaged in public
21 meetings to, you know, engage the public and the
22 neighbors there to, you know -- to bring that to some
23 sort of fruition as far as what's going to happen in
24 the park. But they're two separate projects.

1 MR. BROOK: And have you talked to the
2 neighbors about this proposal?

3 MR. RUBLE: About the house?

4 MR. BROOK: Yes.

5 MR. RUBLE: It was reviewed in the
6 first public meeting that we had and then there will
7 be subsequent public meetings for the park as well.

8 MR. BROOK: Okay.

9 MR. RUBLE: So, yes, we did. The
10 answers yes.

11 MR. BROOK: Thank you.

12 MS. BENSON: Karen?

13 MS. ANDERSON: Is there -- I know you
14 said it's going to be a poly-ash siding. Has
15 (inaudible), like do they have channel lap, shiplap,
16 beveled. Is there a type that you guys have --

17 MR. BARISA: Yes. It was -- and I
18 apologize. I cannot remember the actual, but it
19 basically had a beveled edge at top and it has a
20 shadow line underneath. And I cannot remember the
21 term they used for that.

22 MR. RUBLE: But it'll replicate what's
23 there now.

24 MR. BARISA: It replicates what's

1 there.

2 MS. BENSON: Yes, Karen?

3 MS. ANDERSON: Is there a color scheme
4 that has been selected for this?

5 MR. BARISA: At this point we were just
6 -- we were proposing going back with just white and
7 the red-style type roofing and the --

8 MR. RUBLE: We're going to try and
9 match --

10 MR. BARISA: We're trying -- we're
11 trying --

12 MR. RUBLE: -- what's there as much as
13 we can.

14 MR. BARISA: -- to replicate, yeah.
15 Yeah. We're not trying to, you know, introduce some
16 kind of crazy color scheme or anything like that.

17 MS. BENSON: Yes, Karen?

18 MS. ANDERSON: Would that -- how is
19 that typical to the doors and trim? Is that all going
20 to be white?

21 MR. BARISA: That would all be white.

22 MS. ANDERSON: Okay.

23 MS. BENSON: John, do you have a
24 question?

1 MR. BARISA: The doors and trim would
2 be white, but the shutters would be similar to the
3 red.

4 MS. BENSON: John?

5 MR. BROOK: Yes. John Brook again.
6 You said the shutters were going to be operating
7 shutters?

8 MR. BARISA: They would be --

9 MR. BROOK: What materials are you
10 going to have (cross talk) --

11 MR. BARISA: Those -- those -- they
12 would be (inaudible).

13 MR. BROOK: (Inaudible.)

14 MR. BARISA: Yes. Just because the
15 amount of craftsmanship in them. They would be
16 custom-made shutters to replicate what was there.

17 MS. BENSON: At the moment, do we have
18 any other questions?

19 If not, thank you, gentlemen. And now
20 we will turn to the public. Are there people who wish
21 to speak in favor of this project?

22 Yes, ma'am. You have to come forward,
23 give us your name and --

24 MR. BROOK: No. You have to come up

1 here.

2 MS. BENSON: -- no. You have to come
3 up here because we do not have the world's greatest,
4 sorry to say, sound system. So you have to come up
5 and speak right to the table.

6 It's not so hard. We're really very
7 nice.

8 UNKNOWN FEMALE: I did not receive
9 letter about the first meeting. How come you don't
10 send letter about, like, the other meetings?

11 MS. BENSON: Well, I can't answer that
12 because I don't send the letters.

13 MS. HATCH: We send -- for Historic
14 Review Board we'll send out meetings.

15 UNKNOWN FEMALE: No. When you met with
16 the people apparently --

17 MR. BROOK: It wasn't us.

18 UNKNOWN FEMALE: -- you had a meeting
19 with the --

20 MS. BENSON: It wasn't us.

21 MS. HATCH: That wasn't this body so it
22 was Parks.

23 UNKNOWN FEMALE: Okay. Because my
24 house is behind that building and I talked to the

1 neighbors and they're all concerned about, like, who's
2 going to be there, are they going to come to their
3 houses. I personally would also -- my house is lower
4 than this. What they're going to do with the water?
5 If they're going to have piping, how safe they're
6 going to make it.

7 Grubb Road is very narrow and people
8 drive like (cross talk) --

9 MS. BENSON: I understand.

10 UNKNOWN FEMALE: -- and people drive 50
11 on Grubb Road and it's a very narrow, small road.

12 MS. BENSON: Those are all questions
13 that are good questions and some other Board can deal
14 with them because we're just really dealing with the
15 buildings.

16 UNKNOWN FEMALE: So you're just
17 concerned about how the building looks, are you?

18 MR. BROOK: Yeah.

19 MS. BENSON: Yes. We're building
20 review really.

21 UNKNOWN FEMALE: Just -- okay.

22 UNKNOWN MALE: Look in the context and
23 (cross talk) --

24 UNKNOWN FEMALE: So where is the other,

1 like, things? Where we're going to ask about the
2 other things?

3 MS. BENSON: Well, they're --

4 MS. HATCH: I can put you in contact
5 with --

6 UNKNOWN FEMALE: (Cross talk) letters
7 they said we're using letters. I mean, why would they
8 rely on other letters of --

9 UNKNOWN MALE: We're just really,
10 really good --

11 MS. BENSON: Yes.

12 UNKNOWN MALE: -- (inaudible).

13 MS. BENSON: Yeah. We like to take
14 credit for all the work Betsy does.

15 UNKNOWN FEMALE: So that's not the
16 meeting (cross talk) --

17 MS. BENSON: No, sorry.

18 UNKNOWN FEMALE: -- address safety?

19 MS. BENSON: But you can --

20 MR. BROOK: Thank you.

21 MS. BENSON: -- learn about the
22 building. Now anybody else wish to speak in favor of
23 the building, the plans that you have seen?

24 Are there people who have concerns that

1 they wish to share?

2 Yes, sir. Please come forward.

3 MR. FRIM: My name's George Frim (ph).
4 We live in Country Gates development. I'd rather
5 stand if that's okay.

6 MS. BENSON: It'd be easier -- see,
7 that's our little mic.

8 MR. FRIM: I live in Country Gates
9 which is behind the -- my son lives in the house next
10 door. He just bought the house next door. Very
11 similar situation. He's gutted it and has completely
12 redone the house.

13 Our biggest concern is I think it's a
14 fabulous idea to rehab it. What I don't want it to
15 turn into is a big event thing. We have -- we already
16 have way too many cars on Grubb Road. There's no
17 sidewalks on Grubb Road. There's no other access so
18 people that come are going to have to drive on Grubb
19 Road.

20 In the mornings now on Grubb Road it's
21 four or five light cycles to get out. So we're just
22 very concerned, our neighborhood and my son, that's
23 it's going to become a big event venue and we just
24 don't want the people there.

1 So I've been to the meetings.

2 What?

3 MS. HATCH: I'm sorry. I was just
4 answering questions.

5 MR. FRIM: I've been to the land -- the
6 other meetings and we've had a lot of discussions. I
7 think -- I think the proposal for the house is
8 fantastic. It needs -- needs to be redone.

9 How much -- what's the budget to redo
10 this house? May I ask that question?

11 MR. BROOK: You can ask -- you can ask
12 --

13 MS. BENSON: You can ask me.

14 MR. FRIM: I can ask you? Okay.

15 MS. BENSON: And then I can ask him.

16 MR. FRIM: Okay.

17 MR. RUBLE: Yeah. I would have to go
18 back and look at that right now and see exactly what
19 that budget is. I don't have that with me.

20 MR. FRIM: Is it a half a million, is
21 it 2 million? I mean, do you have a ballpark number?

22 MR. RUBLE: Yeah. I don't have that
23 information with me right now. I don't. I don't have
24 those spaces.

1 MR. FRIM: Seems unusual that we
2 wouldn't know that because that's -- to not have a
3 budget number to work with. So our concern is overuse
4 and, you know, losing greenspace. We're going to put
5 parking in, we're going to put a road in. That's
6 beautiful greenspace there and we're going to lose
7 some of that greenspace.

8 MS. BENSON: Yeah. That we understand.

9 MR. FRIM: And, you know --

10 MS. BENSON: The other -- the traffic
11 congestion I think everybody feels that pain
12 throughout New Castle County, but it's not ours to
13 deal with.

14 MR. FRIM: Well, I know. And I'm not
15 -- you asked for my concerns. How about security on
16 this property? What's the --

17 MS. BENSON: That's something I can't
18 answer. We can't answer either.

19 MR. RUBLE: Again, we'll --

20 MS. BENSON: And this isn't the venue
21 for it.

22 MR. BROOK: This isn't the venue for
23 it.

24 MR. FRIM: Okay. No problem.

1 MS. BENSON: This just isn't.

2 MR. RUBLE: I will give you my card
3 before you leave and we can have, you know, some side
4 bar discussions with Jester Artspace and --

5 MR. FRIM: No problem.

6 MR. RUBLE: -- and Public Works.

7 MR. FRIM: I support it. I think it's
8 a great idea.

9 MS. BENSON: Thank you.

10 MR. FRIM: But --

11 MS. BENSON: Yes. You have concerns.

12 MR. FIRM: -- our neighborhood --

13 MS. BENSON: Of course.

14 MR. FRIM: -- and our -- my son's house
15 has some concerns.

16 MS. BENSON: Yeah.

17 MR. FRIM: Thank you.

18 MS. BENSON: Thank you.

19 MR. BROOK: Thank you.

20 MS. BENSON: Anyone else wish to speak
21 on this project?

22 Hearing none. Thank you.

23 MR. BROOK: General comments.

24 MS. BENSON: Huh?

1 MR. BROOK: General comments.

2 MS. BENSON: Oh, general -- is there --
3 are there any general comments that do, in fact, kind
4 of deal with this?

5 Okay. None.

6 MR. BROOK: (Inaudible.)

7 MS. BENSON: Oh, we have one? Yes?

8 MR. COUNIHAN: Chris Counihan and
9 Lesley Veg (ph) for County Council Dee Durham. I just
10 wanted to note that after sort of the public meeting
11 with then neighbors and with the Land Use Parks
12 Department that the parking plan seems to have been
13 changed to accommodate the neighbors' request to
14 remove the bus parking spot that had been previously
15 designated.

16 And I just think that's a good thing to
17 note in terms of the plan.

18 MS. BENSON: Yes. Thank you.

19 MR. COUNIHAN: Thank you.

20 MS. BENSON: Yes, sir.

21 MR. ROOSEVELT: Yeah. My only concern
22 here would --

23 MS. BENSON: Come on up.

24 MR. ROOSEVELT: -- I think it would

1 have to do with --

2 MS. BENSON: Give us your name.

3 MR. ROOSEVELT: Neil Roosevelt. I'm a
4 neighbor of the area. And the -- as the young woman
5 had mentioned the drainage, that you would be, you
6 know, taking care of the drainage issue when -- when
7 you're building the parking lot and the other things
8 that they're doing.

9 In the basement there's a drainage
10 problem there and that's high land. We all live lower
11 than that so our concern would be any drainage issues
12 that would come up with the historical rehab.

13 MS. BENSON: Thank you.

14 MR. ROOSEVELT: Okay.

15 MS. BENSON: Yeah, thanks. Anyone
16 else? Yes, sir. Come forward.

17 MR. CRIST: My name is Don Crist (ph)
18 and I live in Kimberly Chase which is pretty close by
19 this property. What is the parking density there?

20 MS. BENSON: Going to be for this
21 property?

22 MS. HATCH: The parking density? Like,
23 how many parking spots they're proposing?

24 MR. CRIST: (Inaudible.)

1 MR. BROOK: 20.

2 MS. HATCH: I believe 22.

3 MR. BROOK: It's 20.

4 MS. HATCH: 20, 20.

5 MR. CRIST: Oh. So if that capacity is
6 reached then it's full?

7 MS. BENSON: Then it's full.

8 MR. CRIST: Okay. So I guess my
9 concern as well was with the traffic situation on
10 Grubb Road. And I understand that this may not be the
11 venue for it, but (cross talk) --

12 MS. BENSON: It's not.

13 MR. CRIST: When will they be
14 discussing that?

15 MS. HATCH: I don't believe it has to
16 go through a Planning Board hearing. It's a minor
17 plan so I would recommend reaching out to Steve Ruble
18 behind you and the Parks office to keep apprised of
19 public meetings that they're going to be holding
20 regarding the plan so.

21 MR. CRIST: Okay.

22 MS. HATCH: Uh-huh.

23 MR. CRIST: Thank you.

24 MR. BROOK: Thank you.

1 MS. BENSON: Thank you. Last chance to
2 say something. All right. Thank you very much. We
3 will move onto the next item on the agenda.

4 MS. HATCH: All right.

5 MS. BENSON: Betsy, will you read it in
6 for me, please?

7 MS. HATCH: Sure. The next application
8 is 2019-0772-S, 203 Half Acre Drive, north and west of
9 -- north and west side of Half Acre Drive, 500 feet
10 east of Concord Pike. Tax Parcel 06-064.00-079.
11 Brandywine Hundred. This is a major subdivision plan
12 to subdivide the parcel into nine single-family lots,
13 including the demolition of a circa 1920 single-family
14 dwelling and wood-frame garage. NC6.5 Zoning, Council
15 District 2.

16 MS. BENSON: Thank you. Applicant will
17 come forward.

18 MR. HALVERSON: How is everybody?

19 MR. BROOK: Good.

20 MR. HALVERSON: My name is Robert
21 Halverson from H&S Construction.

22 MR. BROOK: What was your last name,
23 sir?

24 MR. HALVERSON: Halverson, like

1 Halverson Ford. My name's Robert like Robert Crawford
2 or (inaudible).

3 MS. HATCH: So Chris is scrolling
4 through pictures that we took when we did the site
5 visit in --

6 MR. HALVERSON: Yes, ma'am. I'm not
7 sure if --

8 MS. HATCH: You're welcome. Go ahead.

9 MR. HALVERSON: We are doing a
10 subdivision of 203 Half Acre. And the majority of the
11 pictures that's on the screen I have here, but I can
12 still pass around some copies --

13 MS. BENSON: Yes, please.

14 MR. HALVERSON: -- to everybody. So
15 (inaudible). I have eight.

16 MS. HATCH: That should be good.

17 MR. HALVERSON: Okay.

18 (Cross talk.)

19 MS. BENSON: You got many of them?
20 More? Yeah. Okay. Who else needs copies?

21 MR. HALVERSON: (Inaudible.)

22 MS. BENSON: Anybody else? No?

23 Everybody is good? Okay.

24 UNKNOWN FEMALE: We'll take one right

1 here.

2 MS. BENSON: One more? Got it.

3 MS. HATCH: Yeah. I'm good.

4 MS. BENSON: Got it?

5 MS. HATCH: I got one.

6 MS. BENSON: There you go. Save them
7 for next time.

8 MS. HATCH: Thank you.

9 MS. BENSON: Okay.

10 MR. HALVERSON: I don't know. This is
11 my first Historic Board Review.

12 MR. BROOK: Okay.

13 MR. HALVERSON: We are doing a
14 subdivision of the property and we need to demolish
15 both the home and the garage in order to do our
16 subdivision. So we're here -- I'm here seeking -- I'm
17 not sure what are proper terms to use.

18 But the house is, as you can see, is in
19 -- is not in the best condition. It looks to be --
20 I'll pass these around to you guys.

21 MS. BENSON: Yeah.

22 MR. DAVIS: I have a copy.

23 MR. HALVERSON: You do?

24 UNKNOWN MALE: (Inaudible.)

1 MS. HATCH: Thank you.

2 MR. HALVERSON: I believe that the
3 structure in question is the garage more than the
4 house. I believe this Ms. Hatch and I spoke about and
5 she said she had spoke to some of the neighbors and
6 they believe that it was a general store.

7 Part of Ms. Hatch's request I've asked
8 for my associates do some -- a little bit of research.
9 I went over there myself.

10 MR. BROOK: Is that it there?

11 MR. HALVERSON: Yes, sir.

12 MS. BENSON: Uh-huh.

13 MR. HALVERSON: That's the garage. As
14 I walked through to take some of the pictures I've
15 noticed there's -- kids must be hanging out in this
16 garage and we don't know. So they spray painted all
17 over the walls. It's not even really a safe place to
18 be. And Ms. Hatch may be able to testify. She's been
19 inside herself.

20 And I believe the neighbors have
21 witnessed or may be aware of some of the kids that go
22 into the home. And I know it's -- it could be an
23 issue to them and a cause of concern for us if they
24 continue to go inside the garage.

1 UNKNOWN SPEAKER: So can I get some
2 clarity? So is it demolition of just the garage or
3 the garage and the home?

4 MR. HALVERSON: The garage and the
5 home, sir.

6 UNKNOWN SPEAKER: Thank you.

7 MR. HALVERSON: You're welcome.

8 MS. BENSON: And you have no specific
9 knowledge about the uses of this building that is now
10 a garage over time?

11 MR. HALVERSON: I have no -- I have no
12 specific knowledge other than what my associates and
13 Ms. Hatch had told me that it used to possibly be the
14 general store. And it may have been a general store.

15 My associates in the time that they had
16 they -- they took some pictures as well and they went
17 over to the Talleyville Fire Station and they were
18 asking the Talleyville -- the people in charge there
19 about the Hague family.

20 And they actually had the Hague family
21 memorialized at the Talleyville Fire Station because
22 of their achievements. And as we kept going through
23 we heard more about the Hague family members more than
24 a store or even a facility at all.

1 I believe through the research that my
2 associates have done that the historic value is the
3 Hague family's contribution to 202 and to the area;
4 hence, must be why the Talleyville Fire Hall has
5 memorialized their family at the fire station.

6 MS. BENSON: Okay.

7 MR. HALVERSON: That's the -- oh, the
8 other knowledge is there's a member that's still
9 alive. She's now 90 years old. Mr. Vanderberg (ph)
10 (inaudible) his mother is still alive and lives in
11 Brandywine. I was in discussion with her.

12 She thought that it -- that the general
13 store was next to the garage, but she couldn't confirm
14 it. She couldn't confirm whether it was or where it
15 was or it was not. But she and her son are both in
16 support of this project as well.

17 And anything that we found in the house
18 Ms. Hatch knows that we'll give it to them.
19 Unfortunately, Mr. Vanderberg was unable to attend
20 today.

21 MS. BENSON: All right. Do we have any
22 questions of the applicant?

23 Karen?

24 MS. ANDERSON: So this is just to come

1 in and demolish the house and the garage that's on the
2 property? What are the plans (inaudible) plans?

3 MR. HALVERSON: There's a subdivision
4 plan that we -- that we passed around (inaudible).

5 MS. ANDERSON: So this --

6 MR. HALVERSON: Yes.

7 MS. ANDERSON: -- will be subdivided?

8 MR. HALVERSON: Yes, ma'am.

9 MS. BENSON: Yes. It's a major
10 subdivision plan.

11 John?

12 MR. BROOK: Where this house and garage
13 are now situated would you be able to do a subdivision
14 without tearing them down? Could you do a subdivision
15 around them --

16 MR. HALVERSON: No, sir.

17 MR. BROOK: -- and maintain them?

18 MR. HALVERSON: No, sir.

19 MR. BROOK: They're in the middle of
20 everything you want to do; is that it?

21 MR. HALVERSON: They're right in the
22 middle of everything.

23 MR. BROOK: It's hard -- my eyesight
24 isn't good enough to read it.

1 MR. HALVERSON: Is that the first page?

2 It -- are you able to look at --

3 MR. BROOK: Well, I did, but... Show
4 me where the house is now. Is it that right there?

5 MS. BENSON: Right there.

6 MR. BROOK: Right there. And that's
7 the garage?

8 MR. HALVERSON: Yes, sir.

9 MR. BROOK: Now do you have -- do you
10 have a diagram of the subdivision? So that you're
11 roads going to go right through where the house is?

12 MR. HALVERSON: Somewhat, yes, sir.

13 MR. BROOK: So it's right in there
14 somewhere. All right.

15 MS. BENSON: Barbara?

16 MS. SILBER: Yeah. How far set off --
17 offset is it from the edge of the pavement of 202 to
18 this house roughly?

19 MR. HALVERSON: If --

20 MS. SILBER: I mean, I see it here, you
21 know, I mean.

22 MR. HALVERSON: Is there an extra copy
23 floating around?

24 MS. HATCH: Of the plan? Yeah, I do.

1 MS. SILBER: I mean, I see 202 here,
2 right, and then this is the house.

3 MR. HALVERSON: Are you familiar with
4 this area?

5 MS. SILBER: Uh-huh. Uh-huh.

6 MR. HALVERSON: Do you know where the
7 Cici's Pizza is?

8 MS. SILBER: I do.

9 MR. HALVERSON: So the Cici's Pizza is
10 right in front of there. There's that whole shopping
11 center there.

12 MS. SILBER: Okay.

13 MR. HALVERSON: So I would take it --
14 that's got to be 300 feet.

15 MS. SILBER: So what's --

16 MR. HALVERSON: I mean, I don't --

17 MS. SILBER: I understand.

18 MR. HALVERSON: Don't quote me. I can
19 definitely find out for you.

20 MS. SILBER: So basically it's
21 literally behind the Cici's Pizza?

22 MR. HALVERSON: Yes, ma'am.

23 MS. BENSON: Okay.

24 MS. SILBER: So what I did I did a

1 quick check, you know, because of the historic thing.
2 And, you know, these are the historic maps that are
3 kind of a little bit in question regarding scale.

4 But there was a little bit of, you
5 know, intrigue when I -- when I read that this thing
6 may have been a general store. And while that is hard
7 to verify, there is some evidence on historic mapping
8 there was a store of some sort in this general
9 vicinity. Whether or not that is literally the same
10 property is unknown, you know.

11 But I do think it may be worth doing a
12 little more research, just some sort of -- and, again,
13 I don't think you need to do an extensive amount of
14 research. But I think doing a little bit of deed
15 work, doing a little bit of aerial photography, you
16 know, review may help to resolve this problem a little
17 bit and confirm whether or not that area in general,
18 you know, literally -- I guess what I would say
19 (inaudible) if that line across if it coincides at
20 all.

21 MS. BENSON: Barbara, what's the date
22 of that map?

23 MS. SILBER: This is the years -- this
24 is the years 1868. 1868.

1 MS. HATCH: Uh-huh, yeah.

2 MS. SILBER: All right. So then I also
3 pulled -- I mean, I kind of do this just for most
4 projects. I kind of pulled -- I also pulled 1849
5 Grand Price.

6 MR. HALVERSON: Uh-huh.

7 MS. SILBER: And, once again, there's
8 something going on here. Whether or not that is the
9 same property is very hard to verify in regard, but I
10 think it is definitely worth, you know, sort of doing
11 some work.

12 MR. HALVERSON: As I said in the
13 beginning, I believe it -- and do believe it may have
14 been. And we are talking to -- we are waiting to
15 speak to Louis Hague who's still alive. He's 102
16 years ago. Again, his sister's still alive as well.
17 She's 99. His memory may not be the same.

18 MS. SILBER: Right.

19 MR. HALVERSON: You know, they may not
20 exactly know, but I definitely will be in discussions
21 with them.

22 MS. SILBER: I think -- I think that's
23 a very good place to start is the oral histories are
24 the first place. That will give you a better idea if

1 I was a little off or not. And they may lead you to
2 some, you know, documentation like earlier photographs
3 that may -- may help.

4 MS. BENSON: John?

5 MR. BROOK: I thought I read in the
6 materials that these properties had been moved. That
7 they once -- once were located one place and they were
8 picked up and moved to their current site.

9 MR. HALVERSON: This is what I have
10 heard as well. They were on 202.

11 MR. BROOK: Okay.

12 MR. HALVERSON: So they were on 202,
13 had been moved back to this private -- this is a
14 private road this road on here so it's not open to the
15 public.

16 MR. BROOK: If the garage -- one of the
17 things that we have to determine is whether these
18 properties are historic.

19 MR. HALVERSON: Uh-huh.

20 MR. BROOK: And one of the factors is
21 age and they meet that criteria. Whether they meet
22 other criteria or not we have to determine.

23 MR. HALVERSON: Yes.

24 MR. BROOK: And that's why you're

1 getting a lot of the questions you are about who owned
2 it, what it was used for, and that sort of thing.

3 MS. BENSON: And is preservation
4 appropriate in this particular instance.

5 MR. BROOK: That's right.

6 MR. HALVERSON: Yeah. So, again, the
7 Hague family from what I know owed all of that area,
8 that area. And they owned the general store, they
9 owned what Ms. -- I believe her name was Mrs.
10 Vanderberg, what she believed was the garage. But
11 whether this was the general store or the garage, they
12 were both next to one another. So they were both next
13 to one another.

14 And from there the brother started the
15 fire company, which is now Talleyville Fire Hall. I
16 couldn't get any confirmation, you know, how long
17 before -- I mean, we just couldn't get anything solid
18 where I tender a good theory to you and say, hey, this
19 is it.

20 You know, I didn't even know until --
21 until Ms. Hatch brought it to my attention. And at
22 that point is when we started asking more questions.

23 MR. BROOK: Do you --

24 MS. BENSON: John?

1 MR. BROOK: Do you think you'd be able
2 to gather any additional information prior to -- and
3 send it to Ms. Hatch before we have our business
4 meeting to discuss this?

5 MR. HALVERSON: What information would
6 you like me to gather?

7 MR. BROOK: Well, the theory you were
8 talking about, talking with the people that --

9 MR. HALVERSON: Oh, of course.

10 MR. BROOK: -- lived there and, you
11 know, try to nail down a little bit more about the
12 history of this property.

13 MR. HALVERSON: I wanted to get an
14 affidavit. But because she wasn't certain I wanted to
15 make sure -- I don't want her to sign anything she's
16 not 100 percent certain of.

17 MR. BROOK: Well, I don't think we need
18 an affidavit.

19 MR. HALVERSON: Oh, okay. Okay. Okay.
20 So you just need something in writing from --

21 MR. BROOK: Well, I -- yeah. If you're
22 able to come up with anything because right now
23 there's a lot of -- I feel there's a lot of missing
24 pieces.

1 MR. HALVERSON: Okay.

2 MS. BENSON: I think pretty much we're
3 dealing with speculation at this point, not with
4 history.

5 MS. SILBER: Yeah. I think --

6 MS. BENSON: Barbara?

7 MS. SILBER: Yeah. There's another
8 source that you may want to check is that you may want
9 to check some of the historic photographs at the
10 Delaware State Archives in regard to the road
11 construction that was done earlier along 202. Because
12 some -- DelDOT did a really good job of doing a lot of
13 the documentation.

14 And they're pretty easy to access in
15 the Delaware State Archives, you know. Some of them
16 may actually be online. But that might be a way to
17 see how far the houses were from the (inaudible).

18 MR. HALVERSON: That's the DelDOT
19 roads?

20 MS. SILBER: Yeah. Yeah. Just 202.

21 MS. BENSON: Rafael?

22 MR. ZAHRALDDIN: I will say if someone
23 has some world history and they want to put it into a
24 letter, into correspondence for the Board, I mean, we

1 can weigh the credibility of it and it certainly can
2 be qualified.

3 But I don't want to discount it if
4 somebody, like I said, has the oral history of a place
5 and we can kind of weigh it just like any other
6 document.

7 MS. BENSON: Well, and I know there's
8 great interest in creating a historical society for
9 this area. And I think that's wonderful because one
10 of the things that I think you deal with in an area
11 like this is that we are dealing in speculation
12 because very little research has been done.

13 MR. HALVERSON: And if what we may
14 believe is the truth that that was the general store,
15 what do you guys suggest? What are the suggestions
16 based on the conditions it's in?

17 UNKNOWN MALE: We could --

18 MR. HALVERSON: Because of the kids and
19 --

20 UNKNOWN MALE: I know we could tell you
21 things we've done in the past. I think that the --
22 there's also I think a concern by the Board that's
23 shared by the County if there's a piece of property
24 that's being frequented where there may be some danger

1 to folks who are there, but people that work trying to
2 keep this (inaudible) foundations to aiding the
3 archeological and historical assessments of buildings,
4 et cetera.

5 In other words, trying to capture
6 whatever's there and folks on the Board can -- can
7 talk to some of the other things that have happened.
8 I don't know whether it's appropriate necessarily for
9 this building or not, but there's a variety of
10 different things people -- that could be done if the
11 structure isn't sound enough to stay up.

12 MS. BENSON: John?

13 MR. BROOK: Yeah. Right now what we're
14 trying to do, sir, is gather enough information so
15 that we can try to make some sort of intelligent
16 decision about this property. And there -- you know,
17 we could speculate about a number of options that are
18 open from demolition to restoration.

19 All I'm asking is that if you can get
20 us some more information it would be helpful.

21 MS. BENSON: Yeah. That's what I want
22 at this point.

23 MR. HALVERSON: I will. I will
24 definitely get you additional information. In terms

1 of our I'll just say rehabilitation from the pictures
2 that -- you know, you might not have a copy of the
3 pictures.

4 MR. BROOK: We do.

5 MS. BENSON: Yeah. We have ours.

6 MR. HALVERSON: So you guys did view
7 the pictures?

8 MS. BENSON: Yeah.

9 MR. BROOK: Yeah.

10 MS. BENSON: Yes. We understand --

11 MR. HALVERSON: So in terms of
12 rehabilitation being that you're very, very familiar
13 with some of the construction processes, how would you
14 go about rehabilitating this structure?

15 MS. BENSON: I don't think we're at the
16 point yet really to have -- after -- after our
17 business meeting I think we would better able to
18 respond to those questions.

19 Karen?

20 MS. ANDERSON: I would -- I guess, I
21 mean, looking at this plot land that you have and even
22 to help at this location, I would say there's
23 opportunities to -- that it could actually be on one
24 of these plots if they were adjusted.

1 So I would recommend at least that you
2 dash in where the existing information is over so that
3 when I'm looking at the plot plan I understand what --
4 how this is impacting. And I would also say if
5 there's an opportunity -- and I just feel like it just
6 looks like that there is -- that I'm not sure what the
7 setbacks are.

8 But if there's an opportunity to just
9 say, well, I'm going to keep that and I'm going to
10 leave that there and it remains, I don't know,
11 historic or it gets renovated, maybe the option might
12 be to find a partner who would be willing to invest in
13 something like that.

14 But, I mean, I'm not sure where that
15 would go. It could be anything from Historic Society.
16 It could be anything from the Talleyville group that's
17 in North Delaware, North Brandywine Civic Association,
18 the district representations and see, well, yeah,
19 let's develop all of these and then this lot right
20 here is going to be a museum or something, you know.

21 Maybe even the Talleyville Firehouse
22 would vote to go in or the Hague family. I'm not sure
23 if they had a foundation set up. I'm just saying
24 these are --

1 MR. HALVERSON: It's a private -- it's
2 a private road. And I believe the neighbors right now
3 they're concerned people coming to the house --

4 MS. ANDERSON: Yeah.

5 MR. HALVERSON: -- for who knows how
6 long.

7 MS. ANDERSON: Okay.

8 MR. HALVERSON: And I don't -- I don't
9 know if they'd want a museum there, but I'm definitely
10 open to suggestions whatever you got -- suggestions
11 you guys have. But, again, the --

12 MR. BROOK: So we may have to deal with
13 your request for --

14 MS. BENSON: First.

15 MR. BROOK: -- first.

16 MS. BENSON: And -- and after the
17 business meeting we will be much better positioned to
18 tell you our thoughts on it and what it might or might
19 not be feasible.

20 MR. BROOK: You've asked us to look at
21 it as a subdivision with demolition.

22 MR. HALVERSON: Yes.

23 MR. BROOK: So that's what we're doing.

24 MS. BENSON: Yeah.

1 MR. BROOK: That's what we will do.

2 MR. BENSON: Rafael?

3 MR. ZAHRALDDIN: Are there any --
4 excuse me, are there any resources at the County where
5 someone like this gentleman could go and maybe see
6 some examples of how historic structures are dealt
7 with or incorporated into subdivisions and buildings?
8 Is there --

9 MS. BENSON: Uh-huh.

10 MR. ZAHRALDDIN: So, I mean, I would --
11 I would rely on (cross talk) --

12 MS. BENSON: Our professional staff.

13 MR. ZAHRALDDIN: They'll have all kinds
14 of examples. I gave a very broad, general kind of
15 summary on things, but typically if you haven't had a
16 lot of experience with historic structures before
17 coming before this Board that would be a great place
18 for you to go.

19 And then you can do some of that
20 research and then direct it, I think, to get you ready
21 to come back and talk to us.

22 MR. HALVERSON: So you want -- oh, I
23 have to come back -- want me to come back to present
24 something else?

1 MS. BENSON: No. Well, we might, but
2 we will make a decision on the application that is in
3 front of us on the first Tuesday of March. And then
4 you'll hear from us.

5 MR. HALVERSON: And in the -- and in
6 the meantime, Ms. Silber, you wanted -- no, I'm sorry,
7 Ms. Anderson, you wanted to see an overlay? We call
8 it an overlay.

9 MS. ANDERSON: That was just -- that
10 was -- a lot of times when people come when -- and
11 they have this when they are presenting this what they
12 dash in is the previous structure so it's easier to
13 read it.

14 MR. HALVERSON: Yeah. We call that an
15 overlay. You want an overlay?

16 MS. ANDERSON: You know, so instead of
17 going and forth like this -- I mean, you would still
18 have both of these.

19 UNKNOWN MALE: It definitely would
20 help.

21 MS. ANDERSON: Yeah. Just put an
22 overlay dashed.

23 MS. SILBER: It just kind of gives a
24 spatial relationship for the lots.

1 MS. BENSON: In fact, I think the best
2 thing that we could suggest is that you and Betsy, uh-
3 huh, work on if there's any more material. And we can
4 leave the record open for any more material that you
5 could provide us before the -- before the meeting.

6 MS. HATCH: Right. So can I?

7 MS. BENSON: Yes.

8 MS. HATCH: Now that I have -- now I
9 know what the Board is looking for I can go back and
10 help you after this meeting look for the things that
11 they're looking for --

12 MR. HALVERSON: For the (cross talk) --

13 MS. HATCH: -- for them to discuss for
14 the business meeting.

15 MS. BENSON: Rafael?

16 MR. ZAHRALDDIN: Yeah. If the
17 applicant expressed, I believe, to us that he was
18 willing to look at different options and different
19 things here and if you have someone who's applying and
20 who's developing a piece of historic property that
21 says that, I think it is our obligation to at least
22 steer him to our (cross talk) --

23 MS. BENSON: I agree. But I think the
24 most -- the first thing we have to do is decide if

1 there is enough veracity that this was, in fact, a
2 general store.

3 MR. ZAHRALDDIN: Understood.

4 Understood. But I don't think we're going to get that
5 in a vacuum.

6 MR. BROOK: I don't either.

7 MR. ZAHRALDDIN: He may be in a very
8 good position to tell us and we haven't even talked
9 about the house.

10 MS. BENSON: No.

11 MR. ZAHRALDDIN: Right. We haven't
12 talked about the house. We haven't talked about
13 anything. So any information we have on either one of
14 these structures I think would be helpful to figure
15 out if it's --

16 MS. BENSON: Anything that he can
17 provide us would be excellent.

18 MR. ZAHRALDDIN: -- historically
19 significant or not.

20 MS. BENSON: Okay. We all agreed?

21 UNKNOWN MALE: Yes.

22 MS. BENSON: Thank you. Now I have to
23 turn to the public.

24 MR. HALVERSON: I do have a -- if I

1 may.

2 MS. BENSON: Yes.

3 MR. HALVERSON: And this is
4 piggybacking off of what you were saying when I was --
5 anything that -- in the next meeting am I going to
6 have a chance to talk or is it just going to be --

7 MS. BENSON: No.

8 MR. HALVERSON: So, okay. I just
9 wanted to repeat that I am willing to do whatever is
10 necessary that according to -- I don't know much about
11 this history (inaudible). And someone had told me
12 that there's three criteria for something being
13 historic.

14 MR. BROOK: What was that?

15 MR. HALVERSON: CL. Then I guess what
16 I'm trying to say is if this is a general store I'd be
17 willing to do -- I live in Ashford, Pennsylvania,
18 which is next to Lincoln University. And Lincoln
19 University has some of the most molded buildings that
20 were torn down.

21 But what they did they put a placard up
22 there.

23 MS. BENSON: Uh-huh.

24 MR. HALVERSON: You know?

1 MR. BROOK: Sometimes.

2 MS. BENSON: That's one of the
3 possibilities.

4 MR. HALVERSON: So is -- is this
5 something -- anything that was --

6 MR. BROOK: It's a possibility.

7 MR. HALVERSON: I don't want to use
8 the word realistic because anything can happen at any
9 time.

10 MR. BROOK: Right.

11 MR. HALVERSON: Anything can happen.
12 But walking inside this building so the foundation is
13 not old. This is -- it's sitting on top of something.

14 MR. BROOK: Probably an indication it
15 was moved.

16 MR. HALVERSON: Oh, but it was all
17 moved.

18 UNKNOWN FEMALE: That's what they said.
19 This was --

20 MR. HALVERSON: Everything. The --

21 UNKNOWN FEMALE: Yeah. This was all
22 located someplace else (cross talk) --

23 MR. HALVERSON: This was all on 202.

24 MR. BROOK: (Inaudible.)

1 MR. HALVERSON: It was all on 202.

2 UNKNOWN FEMALE: -- (inaudible) --

3 MR. HALVERSON: On 202.

4 UNKNOWN FEMALE: It was moved --

5 MR. HALVERSON: It was moved back.

6 UNKNOWN FEMALE: -- behind Cici's

7 Pizza.

8 MR. BROOK: Behind Cici's Pizza.

9 MS. BENSON: All right. And --

10 MR. BROOK: (Cross talk.)

11 MS. BENSON: No, no. But if you have
12 more questions and then and just some guidance, please
13 turn to Betsy.

14 MR. HALVERSON: I wouldn't really -- I
15 will. I will. I'm not -- I'll have to craft some
16 questions to ask.

17 MR. BROOK: Okay.

18 MR. HALVERSON: Have I asked the right
19 questions?

20 MS. BENSON: Yes.

21 UNKNOWN MALE: Sure.

22 MR. HALVERSON: I have?

23 UNKNOWN MALE: You may not be able to
24 talk to us, but you can talk to her.

1 MS. BENSON: Yeah.

2 MR. HALVERSON: I want to make sure I
3 just I get everything. I don't --

4 MR. BROOK: Okay.

5 MR. HALVERSON: Is there anything --
6 anything else I should be asking?

7 MS. BENSON: Not unless Betsy tells you
8 there are. No. I think you --

9 MR. HALVERSON: Okay.

10 MS. BENSON: -- you really need to have
11 a discussion with her.

12 MR. HALVERSON: I will.

13 MS. BENSON: All right. Then thank you
14 --

15 MR. BROOK: Thank you very much.

16 MS. BENSON: -- at least for the
17 moment. Now I will turn to the audience and say is
18 there anyone who wishes to speak in favor of this
19 application?

20 Are there people who wish to speak
21 either against or have concerns?

22 Yes. Please come forward.

23 UNKNOWN FEMALE: Thank you so much. My
24 name is Sharon (inaudible) and I live at 300 Half Acre

1 Drive. We have lived there for 17 years. And I'll
2 try to stick to the historical context of everything
3 that's going on over this. I know that's why we're
4 here today.

5 MR. BROOK: Okay.

6 UNKNOWN FEMALE: Many of the things you
7 were just discussing I may be able to shed some light
8 on because I actually have some information here.
9 Just to read for you this is a book that we have from
10 neighbors of the Wilmington and Great Valley Turnpike.
11 It's a history of this area.

12 And, again, whether -- I'm not a
13 historian, disclaimer. So whether or not all this is
14 true or not true, but these are people that have
15 compiled all their information, family trees, logged
16 who lived where, this and that and the other.

17 Specifically about the Hague property,
18 this is the farmhouse and the general store as it sat
19 on 202 Concord Pike back in 1923, okay. Just to --
20 this is quite small so I'll just read it to you:
21 "Hague family moved to Talleyville in the fall of 1908
22 with their four children," X, Y, Z, blah, blah, blah.
23 "The picture above taken around 1923 after the
24 installation of the first gas pump between Wilmington

1 and West Chester, PA."

2 So it was the first gas up the pike
3 between there and West Chester. Hague's -- at the
4 time of this the Hague's still lived in the house
5 which was later moved back about -- I would say about
6 150 meters, maybe -- maybe 200 meters back from 202 to
7 the same farm -- because it was all one property way,
8 way back when they first settled there. And the Win
9 Wah Restaurant which used to be there which is now the
10 Cici's Pizza complex it is one -- that farmhouse as
11 per this information here is one of the original
12 Talleyville houses that was still used as a residence.

13 Okay. And in regards to the general
14 store it sold candy, ice cream, soda, cigarettes in
15 the summer. It was the meeting place of the local men
16 who organized the Talleyville Fire Company, okay.

17 The fire company received this charter
18 in 1928. There's a picture right here of some of the
19 family people including the member -- two members of
20 the Hague family, the brothers, right, who would be
21 the -- I believe the grandfathers of the folks that I
22 know.

23 Hague's did used to live in that house.
24 Andy, who was the son of Robert and Patricia who is

1 William's -- one of his son's, lived there until Andy
2 unfortunately passed away from lung cancer and his
3 wife and children were no longer able to stay in the
4 house.

5 So they are still in the area. I'm
6 sure they have interest in their family history. As
7 well Nancy Hague -- last name I don't know because
8 she's married -- was the daughter of Arthur. And she
9 and her husband to my best knowledge they used to live
10 on our street and they are not in New Jersey.

11 There are other people around, you
12 know, who could shed some light into the history of
13 the property and things there.

14 Any time a house sits -- or any
15 property sits abandoned it's -- it's concerning. You
16 know, you don't know what's going on there. It starts
17 to get dilapidated. You don't want it to be that way.
18 My property faces this house, you know.

19 When people lived there it was a
20 different story. People would come and go. I believe
21 most of the graffiti inside said structure that we
22 think is the old general store was from the son who
23 had a garage band and would practice out there all the
24 time.

1 Trust me, when all my children were
2 babies all I heard was the drums humming across the
3 field into my house. So it -- you know, whether or
4 not that has happened since they've left or not I know
5 those kids hung out there and did who knows what other
6 than play drums there.

7 You know, it -- it's a shame to see so
8 much of the greenspace being developed into other
9 things. And I feel like if there is a historical
10 value and people that would -- that we can preserve
11 some of that and nurture those spaces I just feel like
12 in New Castle County this space is just it's going
13 away, you know.

14 And so I would just ask you to consider
15 that, you know. And so I would just ask you to
16 consider that, you know. If you can verify this in
17 other things the history of it, you know, we've talked
18 to some other people that -- that have -- verbally
19 have said, "Yes, that's how we know that it was."

20 We would -- we would love to see it
21 renovated into something else, restored. People want
22 to feel -- people want to know that they're connected
23 to a place. Like, people who are from here -- I'm not
24 from Delaware, but I've been here 20 years so I'm from

1 here now, you know.

2 But, like, you want to -- you want to
3 feel connected to a place. So, like, if you are part
4 of a family that has history you want to see that
5 continue on. And people who have generations who've
6 lived here and go away and come back they want to know
7 that, like, they're roots here and those things, you
8 know. And it's just building after building after
9 building after building and, you know, box stores, et
10 cetera, et cetera.

11 So (inaudible). Anything else?

12 UNKNOWN FEMALE: No.

13 UNKNOWN FEMALE: It's her family back
14 there.

15 UNKNOWN FEMALE: Again, yeah.

16 MS. BENSON: I'm sorry.

17 UNKNOWN FEMALE: I just want to make
18 sure that --

19 MS. BENSON: If she wants to speak
20 she's got to come up.

21 UNKNOWN FEMALE: Okay.

22 MS. BENSON: And I do have a --

23 UNKNOWN FEMALE: Yeah.

24 MS. BENSON: -- not a question of you,

1 a request.

2 UNKNOWN FEMALE: Sure.

3 MS. BENSON: Could you make a photocopy
4 of that for the file?

5 UNKNOWN FEMALE: Of the -- of this
6 page?

7 MS. BENSON: Yes. Of that page.

8 UNKNOWN FEMALE: Sure.

9 MS. BENSON: Or any other pages that
10 deal with this.

11 UNKNOWN FEMALE: Yeah.

12 UNKNOWN FEMALE: Is it a whole booklet
13 of Concord Pike or is it just a portion of it?

14 UNKNOWN FEMALE: Well, the whole
15 booklet is -- this is what it's titled, right? So
16 it's about -- it's kind of about the Concord Pike area
17 north -- you know north area known as North
18 Wilmington. And it goes through the history of the
19 families -- the families that settled there.

20 So in the table of contents is lists
21 all the families -- the Grubbs, Webster, Brin, Almond,
22 the Sharpley family, Marsh, Goodley. I mean, these
23 are names you know because all the roads and all the
24 buildings are named after these people.

1 UNKNOWN MALE: Right.

2 UNKNOWN FEMALE: (Inaudible), Handy,
3 and everybody (inaudible). So, you know, there's --
4 this area's so rich in -- in -- in history of things,
5 you know, going back, you know, not just 50 years, 100
6 years, 200 years. I mean, the Civil War was here, I
7 mean.

8 So --

9 UNKNOWN MALE: Revolutionary.

10 UNKNOWN FEMALE: Sorry. The
11 Revolutionary War. So there's just -- and these
12 families go back to things that have -- you know,
13 happened and helped Wilmington to get, you know, it's
14 way on the map so to speak, you know, over the years.

15 So I think that -- it talks about, you
16 know, like, the Brandywine Hundred Library, there's --
17 you know, there's all of these little patches of
18 family-owned property are kind of covered in here. I
19 mean, this is a horrible map because it's, like, so
20 small, but -- and I do not have my glasses on -- and
21 it's, , the handwritten kind. So I'm sure somewhere
22 this is on file where you can --

23 MS. BENSON: Uh-huh.

24 UNKNOWN FEMALE: -- blown it up bigger.

1 MS. BENSON: Uh-huh.

2 UNKNOWN FEMALE: But, yeah. I mean, I
3 can leave you a copy of that or I can copy this so you
4 can go look it up. I don't remember who we got it
5 from, but my husband would know and we -- I can email
6 you --

7 MS. BENSON: Uh-huh.

8 UNKNOWN FEMALE: -- want to get a copy
9 of it.

10 MS. HATCH: Yeah. That'd be great.
11 Yeah.

12 UNKNOWN FEMALE: Okay.

13 MS. BENSON: John?

14 MR. BROOK: Yes. Did the Hague's live
15 in this house until 2017 when the applicant purchased
16 it?

17 UNKNOWN FEMALE: They had moved -- they
18 were not currently living in it.

19 MR. BROOK: Who was living -- was
20 anybody living in it?

21 UNKNOWN FEMALE: But they had -- they
22 had moved out of it for a time being, as I mentioned,
23 when he became sick they -- they were not able to keep
24 up with the house. So --

1 MR. BROOK: So it's been vacant for a
2 long time?

3 UNKNOWN FEMALE: It has been vacant --
4 let me think about this for a second. I think they
5 probably moved out maybe 2016. I could find out
6 exactly, but I would have to go back and think things
7 -- think through some other -- some other timelines.

8 It was an unfortunate series of events
9 --

10 MR. BROOK: Sure.

11 UNKNOWN FEMALE: -- by which they had
12 to leave the property and then it sat with the bank
13 for a while before -- before --

14 MR. BRADSHAW: Andy -- Andy died in
15 2014.

16 MS. BENSON: I'm sorry?

17 MR. BROOK: What's your name?

18 MS. BENSON: We need you to sit down,
19 give us your name.

20 MR. BRADSHAW: I'm Walt Bradshaw (ph).
21 I live on Half Acre Drive too. I have a text from
22 Andy's wife for when his services were and it was
23 September 13, 2014. That's when he died. And she
24 probably lived there maybe two years after that.

1 MS. BENSON: Well, I'm unclear. Was
2 the house moved as well as the garage?

3 MR. BRADSHAW: Yes.

4 UNKNOWN FEMALE: Yes. They were both
5 on -- they were both right now Concord Pike and then
6 they were moved back.

7 MS. BENSON: When?

8 MR. BRADSHAW: When they built the Win
9 Wah Restaurant --

10 UNKNOWN FEMALE: It -- no.

11 MR. BRADSHAW: -- whenever that was.

12 MS. BENSON: '50s?

13 UNKNOWN FEMALE: Hold on.

14 MS. BENSON: 60s?

15 MR. BROOK: They weren't moved back
16 when they widened the road?

17 UNKNOWN FEMALE: Hold on.

18 MR. BRADSHAW: I was always told that
19 they were moved back when the Win Wah Restaurant was
20 built. It was built, they sold the property to Win
21 Wah and they built the restaurant.

22 UNKNOWN FEMALE: Yeah. This actually
23 doesn't say the date that it was moved back, but it
24 was -- yes. They -- our understanding is that they

1 sold off that front part and the Win Wah Restaurant
2 was built there and that -- and then the house and the
3 general store, which is what we believe to be the
4 existing garage, were both moved back.

5 MR. BROOK: So they sold the valuable
6 real estate facing 202 and moved the house further
7 back from the road?

8 UNKNOWN FEMALE: Correct. That's my --
9 that's my understanding of it.

10 MS. BENSON: I'm looking at something
11 right now that comes -- yes. Why don't you clarify
12 it?

13 MS. HATCH: Yeah. So in the background
14 report that I provided to the Board we looked at
15 historic aerials and it looks like the dwelling and
16 supporting structures do not appear on historic
17 aerials prior to 1968.

18 MR. BROOK: 1968.

19 UNKNOWN FEMALE: From back.

20 MS. HATCH: So in the location that
21 they're present right now they're not there in
22 historic aerials.

23 MR. BROOK: In '68.

24 MS. HATCH: In '68.

1 MS. BENSON: So between '68 and --

2 MS. HATCH: So between --

3 MS. BENSON: -- when the Win Wah --

4 MS. HATCH: Right.

5 MR. BROOK: So they were moved after
6 '68?

7 MS. HATCH: Yes. Our aerials are
8 between '68 and then they jump to 1991.

9 UNKNOWN FEMALE: I believe that that --
10 that sounds like that -- I mean, timewise that sounds
11 about right because I don't think that the -- the Win
12 Wah, I mean, would have come in at that...

13 MS. BENSON: Barbara?

14 MS. SILBER: Do you know if any other
15 buildings were moved? Are there any other, you know,
16 older buildings in that time period in that general
17 area?

18 UNKNOWN FEMALE: I wouldn't --

19 MR. BRADSHAW: The only thing -- other
20 building that might have been moved was the Grange
21 building.

22 MS. BENSON: Yes. That was moved.

23 UNKNOWN FEMALE: That was moved, yes.

24 MR. BROOK: That was moved, yes.

1 MS. BENSON: Okay.

2 MR. BROOK: All right.

3 MS. BENSON: Thank you. And if you'll
4 just make sure that Betsy has that information on that
5 book.

6 All right. Do we have anymore people
7 in the audience? Okay.

8 Next is the report of the Preservation
9 Planner.

10 MS. HATCH: All right. And I just have
11 one item for you tonight. Well, I don't have anything
12 to pass out yet, but we had been working -- as I
13 mentioned, we've been working on a comprehensive
14 update to our Code in regards to historic resources.
15 And we will be sharing that with you probably at some
16 point this week. We'll be emailing that out to the
17 Board to share with you.

18 So that's something that we're also
19 going to be sharing with our Scenic Viewshed
20 Protection Overlay District working group. We've
21 having a meeting on Friday because a lot of the
22 conversations actually came out of that effort and
23 tightening protections along -- for historic resources
24 along byway areas, but also across the county. So

1 that will be shared with you very soon.

2 MS. BENSON: Okay.

3 MS. HATCH: So we hope for feedback.

4 MS. BENSON: Thank you. Any further
5 public comment?

6 Yes, sir.

7 MR. COUNIHAN: Yes. Chris Counihan
8 from County Council Dee Durham's office. She had
9 discussed earlier -- I think it had been discussed
10 earlier in one of the prior meetings the possibility
11 of creating a New Castle County historic structure
12 marker program.

13 MS. BENSON: Yes. We saw that last
14 time.

15 MR. COUNIHAN: So she just wanted to
16 get this passed around --

17 MS. BENSON: Okay.

18 MR. COUNIHAN: -- in case there's any
19 new information that you can at this point just look
20 over, consider, and discuss at a later time.

21 MS. BENSON: Okay. Does she want us to
22 get back to her directly or have -- we'll discuss at
23 the Board meeting?

24 MR. COUNIHAN: Discuss probably at the

1 Board meeting, take it under consideration, and just
2 continue the conversation.

3 MS. BENSON: Yeah. Thank you.

4 MR. COUNIHAN: Thank you.

5 MS. BENSON: There being no further
6 information --

7 MR. BROOK: Move we adjourn.

8 MS. BENSON: Is there a second? All in
9 favor?

10 (A chorus of ayes.)

11 MS. BENSON: Meeting's adjourned.

12 (Whereupon, this hearing concluded.)

13 (Recording ends.)

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

I, Lisa Beauchamp, certify that the foregoing is
a true and accurate transcript from the official
electronic sound recording.

/s/ LISA BEAUCHAMP

Lisa Beauchamp

Approved Transcriber

Dated: March 5, 2020

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