



Deposition of:
**Historic Review Board Public Hearing -
1/21/2020**

January 24, 2020

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

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STATE OF DELAWARE
NEW CASTLE COUNTY DEPARTMENT OF LAND USE

HISTORIC REVIEW BOARD
PUBLIC MEETING

TUESDAY, JANUARY 21, 2020

TRANSCRIPT OF PROCEEDINGS

Transcribed by: Karynn Willman

A P P E A R A N C E S

BOARD MEMBERS: JOHN DAVIS, CHAIRMAN
 JOHN BROOK
 KAREN ANDERSON
 PERRY PATEL
 BETSY HATCH
 CHRIS JACKSON

FOR APPLICATION 2019-14198 / 2019-0805-S
 JOHN BOROUGH

FOR APPLICATION 2019-18402
 STEVE HESLIP

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

2 MR. BROOK: -- to -- and the -- due to
3 the actions of our Chair, I'd like to nominate John
4 Davis to be our Acting Chair for --

5 MR. PATEL: I --

6 MR. BROOK: -- tonight's meeting.

7 MR. PATEL: I second it.

8 MR. BROOK: All those in favor say aye.

9 (Chorus of ayes.)

10 MR. BROOK: Opposed, no.

11 (No audible response.)

12 MR. BROOK: John, again,
13 congratulations.

14 MR. DAVIS: Thank you.

15 With that, let's call the January 21st,
16 2020, Historic Review Board Public Hearing to order.
17 The time is 5:01. We'll start with roll call.

18 MR. BROOK: And you are?

19 MR. DAVIS: I'm John Davis.

20 MR. BROOK: I'm John Brook.

21 MR. PATEL: Perry Patel.

22 MS. ANDERSON: Karen Anderson.

23 MR. DAVIS: With us, also, is Chris
24 Jackson (ph) and Betsy Hatch from the Department of

1 Land Use.

2 MS. HATCH: All right. I'll read the
3 Rules of Procedure?

4 MR. DAVIS: Yeah.

5 MS. HATCH: All right. This is a
6 public hearing conducted by the New Castle County
7 Historic Review Board. The purpose of these hearings
8 is to compile a record of relevant information
9 regarding each application and how the proposed
10 projects affect the County's historic resources.

11 To make the most efficient use of time
12 at this hearing, the following rules of order are
13 established: Following the reading of each agenda
14 item, the applicant and their representatives will
15 make a presentation not to exceed a total of 15
16 minutes. Board members may ask questions of the
17 applicant at the conclusion of the presentation.

18 The public will then be invited to
19 speak in the following order: One, those who wish to
20 speak in favor; two, those who wish to speak in
21 opposition; and, three, those who wish to offer
22 general comments. Speakers are encouraged to be brief
23 and to focus their remarks on historic issues.

24 So that everyone has not -- had an

1 opportunity to be heard, all speakers are limited to
2 five minutes. Any -- any speaker may ask the Board to
3 hold the record open for submittal of written
4 testimony if the time limit is not sufficient for
5 their needs.

6 Speakers are not permitted to debate
7 the applicant, but may ask questions that the
8 applicant may choose to answer during his rebuttal
9 period at the close of the public comment period.

10 All testimony is recorded and
11 transcribed. Therefore, all speakers must come
12 forward to the table one at a time, state their name,
13 address, and organization affiliation, if any, before
14 offering comments.

15 Random comments from the audience will
16 not be recognized, and the public is asked to respect
17 the applicants' right to an orderly hearing.

18 No recommendations or decisions will be
19 made by the Historic Review Board at these hearings
20 today. The Board will evaluate the information,
21 testimony, and comments received here at a public
22 business meeting to be held the first Tuesday of next
23 month.

24 MR. DAVIS: Thank you, Betsy.

1 Moving on to old business, we have
2 none.

3 New business, we have two things on the
4 agenda tonight.

5 MS. HATCH: Yep. The first is
6 Application 2019-14198 and Application 2019-0805-S.
7 2509 Philadelphia Pike, located on the northwest side
8 of Philadelphia Pike, north of intersection with Maple
9 Lane. Tax Parcel 06-095.00-545. Brandywine Hundred.
10 This is a Tenant Fit-Out Permit and Associated Parking
11 Plan to provide for a change of use from a circa 1950
12 gas station to a restaurant use. CN Zoning. Council
13 District 8.

14 MR. DAVIS: Thanks.

15 MR. BROOK: Can I asked a question?

16 MS. HATCH: Uh-huh.

17 UNKNOWN MALE: Can you --

18 MR. DAVIS: (Inaudible).

19 UNKNOWN MALE: Can you tell me what a
20 Fit-Out plan is?

21 MS. HATCH: A Tenant Fit-Out Permit is
22 basically -- it's a building permit that allows a
23 property owner to make changes to a structure. Again,
24 Chris can --

1 MR. JACKSON: Sure.

2 MS. HATCH: -- (inaudible). Yeah.

3 MR. JACKSON: A Tenant Fit-Out Permit
4 is a commercial permit that does not include any new
5 gross floor area. So they're making changes to the
6 structure, rearrangement of space. But there's no new
7 floor area being added.

8 UNKNOWN MALE: Okay. Thank you.

9 MR. JACKSON: Uh-huh.

10 MR. DAVIS: Do we have the applicant
11 here?

12 MR. JACKSON: We do.

13 MR. DAVIS: Okay. Go ahead.

14 MR. BOROUGH: How are you doing, guys?
15 Basically, I --

16 MR. DAVIS: Introduce yourself for the
17 --

18 MR. BOROUGH: John Borough (ph) --

19 MR. DAVIS: -- for the record.

20 MR. BROOK: What was it?

21 MR. BOROUGH: -- John's BBQ, John
22 Borough.

23 So basically, I'm looking to take the
24 old (inaudible) service station and turn it into an

1 actual restaurant, like, a sit-down restaurant place.
2 If you look on this, we're going to take that -- we'd
3 like to take that old existing door in the yellow
4 there on the right-hand side. And that's -- that's
5 the only thing we need to change to accommodate,
6 really, what we needed to, structurally. There needs
7 a couple false walls put up in there, just framed-up
8 walls. But that we would need to change to, like, a
9 man door, kind of close that off because we're looking
10 to build a kitchen into there.

11 You really can't see it too great, but
12 there's a -- there -- there's a new glass door on the
13 left side, if you can see that -- that there. That is
14 just an actual replacement door that we didn't do
15 anything different to. But we'd like to frame the
16 back end to make it so that the health board would
17 approve everything and that we could have a man door
18 in and out of there.

19 With it being a kitchen in the back,
20 you really -- it's -- there, it's a better picture.
21 It's a different color at this point. But we'd like
22 to turn that into a wall with an entry door to go in
23 and out. And that would be the only real structural
24 change, but we're just going to enclose that in, no

1 real, you know, actual structure -- (inaudible)
2 structural change. But the only change we would do is
3 put that into an enclosure.

4 Inside, we'd like to keep everything
5 pretty much as close to original as possible, to be
6 honest. Our whole, like, motif and thing is -- is
7 going to be, you know, the old service station, pretty
8 much. We're going to have outside seating, some
9 picnic tables underneath the awning, and keep
10 everything existing the way it is, even down to the
11 windows that -- if you can go up -- or is that you,
12 Chris, holding --

13 MR. JACKSON: Yep.

14 MR. BOROUGH: -- the thing? See the
15 windows on the side of the building? If you go down,
16 down, down, down -- right there. Those two side
17 windows, we'd like to even refurbish the old windows
18 and keep them and kind of keep pretty much everything.
19 We're going to put new doors. Everything we'd like to
20 upgrade as far as entrances and exits.

21 One thing I would like to propose, if I
22 could come up here, would be I'd like to put more of a
23 commercial-style door here or maybe -- if you look --
24 if -- if you can see next door, Holcomb has one

1 similar to what I'd like to put in, like a double-door
2 glass door. And I'd like to put a window there and on
3 the other side. Originally, behind those vertical
4 panels in there, there is windows in those places. I
5 just boarded it up for now for over the winter.

6 So basically -- there you go -- I'd
7 like to pretty much put new windows in the --
8 commercial-style windows into there and a commercial
9 door and enclose the side and then turn the rest of it
10 into -- I like the -- the actual entry room right
11 there where his mouse is and the garage door bay is
12 going to actually all be exactly how it is, just
13 resurfaced -- everything new -- new paint. And we'll
14 put in the services that we'll need with heat, you
15 know, air conditioning, different things like that.
16 But we'd like to really keep it almost exactly the way
17 it is.

18 My logo I'm even having reflect an old
19 Phillips 66 sign.

20 UNKNOWN MALE: Uh-huh.

21 MR. BOROUGH: So it's even going to
22 look like the old, you know, somewhat. And I'm
23 considering trying to get some old gas pumps to put
24 out for décor.

1 But again, as far as the inside, all
2 I'd like to do is -- I don't -- I don't want to frame
3 up the walls, and that's something that I'm looking to
4 not do. And I'm fighting to keep everything the way
5 it is, so any help I can get on your end to let us --
6 with their end to have us do this.

7 I -- I want the open ceiling, you know,
8 open concept with an industrial look in there and
9 pretty much bring that building back to life from
10 where it is. And -- and the only differences would be
11 upgrading the existing, you know, entries. And then
12 that back door we would like to close up because it --
13 it -- it -- it's just really not okay with the health
14 board to -- to have an open, you know, garage door
15 there.

16 So -- and if we can get all that
17 approved, you know, I -- I -- I -- everything's
18 staying the exact same. Even -- you can see as the
19 outside is we've done some face-lifting. I'm using
20 everything that -- that was originally there and just
21 kind of resurfacing and making it nice.

22 MR. DAVIS: So the glass door, that's
23 not original to the building.

24 MR. BOROUGH: No, that is not original.

1 MR. DAVIS: Okay --

2 MR. BOROUGH: It's not. None of the --

3 MR. DAVIS: The --

4 MR. BOROUGH: The entry was original --

5 MR. DAVIS: Right.

6 MR. BOROUGH: -- to the building. We
7 just put a new door in its existence.

8 MR. DAVIS: And in terms of the -- the
9 canopy there, you -- there are no plans to alter that?

10 MR. BOROUGH: I don't want to alter it
11 in any way. We're going to finish with the new
12 flashing on the side there going up, and I'm actually
13 going to put -- take the cables out underneath there.

14 MR. DAVIS: What's the condition of
15 that?

16 MR. BOROUGH: Oh, it's -- it's solid.
17 That's a good solid steel frame in there. And then it
18 also -- I just had a brand new roof in there. All the
19 wood and decking and different things under there,
20 it's -- it's all been tested to make sure that it was
21 sturdy on top of it. Anything that needed to be done,
22 it's all been redone in there. The whole roof is a
23 whole new roof system I already installed into there.

24 MR. DAVIS: Okay.

1 MR. BOROUGH: Everything has been
2 upgraded on there.

3 MR. DAVIS: Okay. Mr. Brook.

4 MR. BROOK: John Brook.

5 I ate at a restaurant out in Williams,
6 Arizona, I think it was, this summer that was a
7 refurbished gas station.

8 MR. BOROUGH: Oh, yeah.

9 MR. BROOK: It was pretty neat.

10 MR. BOROUGH: There -- there's a couple
11 places --

12 MR. BROOK: They got the gas pumps, and
13 they had --

14 MR. BOROUGH: Uh-huh.

15 MR. BROOK: -- air pumps, and they had
16 a whole bunch of other stuff and, you know, tables
17 outside -- it was -- and inside seating as well.

18 But let me ask you. Has this -- has
19 this same building been here before us, before with a
20 demolition permit?

21 MR. BOROUGH: Not with me.

22 MS. HATCH: No.

23 MR. BROOK: No.

24 MS. HATCH: We had --

1 MR. BROOK: There's a different one.

2 MS. HATCH: We had a different gas
3 station further down Philadelphia --

4 MS. ANDERSON: Yeah.

5 MS. HATCH: -- Pike --

6 MR. BROOK: Oh, okay, because I saw
7 that roof --

8 MS. HATCH: -- a little bit different.

9 MR. BROOK: I saw that roof, and I said
10 wow.

11 MR. BOROUGH: Yeah.

12 MR. BROOK: Okay.

13 MR. BOROUGH: (Inaudible).

14 MS. HATCH: Yeah.

15 MR. BROOK: All right. And it was a
16 Getty, also, I think -- or Phillips.

17 MS. HATCH: It was --

18 MR. BOROUGH: (Inaudible).

19 MS. HATCH: This is -- this was a
20 Phillips, and the other one was a Getty, I believe.

21 MR. BROOK: It was a Getty. All right.

22 MR. BOROUGH: I -- I -- I'd also like
23 to turn this into a historical landmark, if possible.
24 I have notes here from Dr. Ames and the students of

1 University of Delaware Center of Historic Agriculture
2 and Design (sic). They had attempted to get
3 Philadelphia designated a historical scenic byway.
4 But at the time, the request for what they can do --
5 what they can do for it.

6 But -- but there's -- they're trying to
7 find out adapted reuses of the building to keep its
8 unique thing and still also become a landmark as well.
9 So we have some paperwork that -- and some things
10 started that we've tried to get done. And -- and
11 we're going to proceed in that as well if we can and -
12 - and get approved the few things the way they are.

13 MR. DAVIS: Karen, do you have --

14 MS. ANDERSON: Yeah --

15 MR. DAVIS: -- questions?

16 MS. ANDERSON: -- I did. What -- what
17 was the part where you said you were going to frame
18 something in?

19 MR. BOROUGH: The -- that yellow area.
20 It's an old --

21 MS. ANDERSON: Oh --

22 MR. BOROUGH: -- garage door.

23 MS. ANDERSON: -- okay. Okay --

24 MR. BOROUGH: And it's --

1 MS. ANDERSON: I --

2 MR. BOROUGH: It's actually
3 dilapidated, but I'm not allowed to do anything with
4 it except for replace it with something existing. But
5 I don't want to -- I would like -- I left that because
6 we'd like to just put that up as a wall and make a new
7 man door in the back, the entry door, for that.

8 MR. BROOK: What -- what -- tell me
9 what a man door is.

10 MR. BOROUGH: Just the entry door --

11 MR. BROOK: Oh, all right --

12 MR. BOROUGH: -- just like a --

13 MR. BROOK: -- just a standard door --

14 (Cross talk.)

15 MR. BOROUGH: Yeah --

16 MS. ANDERSON: Exterior --

17 (Cross talk.)

18 MR. BOROUGH: -- commercial --

19 MR. BROOK: All right.

20 MR. BOROUGH: -- door.

21 MR. BROOK: Yeah --

22 MR. BOROUGH: Not -- not a garage or
23 overhead door, just a --

24 MR. BROOK: Okay.

1 MR. BOROUGH: -- regular framed-in wall
2 with a door.

3 MR. BROOK: All right. A man door.

4 MR. BOROUGH: You got it.

5 MR. BROOK: I got some of those in my
6 house.

7 MR. BOROUGH: Yeah.

8 (Cross talk.)

9 MR. DAVIS: Have -- have you been
10 working with an architect to come up with some --

11 MR. BOROUGH: Yeah, yeah. I --

12 MR. DAVIS: -- some foundations and --

13 MR. BOROUGH: -- I -- I -- I -- yes, I
14 have. I have a couple people. I don't have his name
15 here with me. I'm sorry. I didn't bring that.

16 But CRDC and myself are -- or have been
17 pretty close-knit in with this project. And they have
18 -- somebody that they've used in the -- in -- in the
19 area, I think, they -- they're right on Silverside.
20 They're actually one of my clients -- Uncle John's.

21 But they -- I think it's APEX, or
22 something like that. But they -- they -- some -- one
23 of the guys has come out who specializes in the
24 historic -- the older buildings and different things.

1 And he's -- he's actually been offering to help us get
2 this part approved to get it actually a landmark and
3 help us get the things we need to get done and take
4 the steps.

5 But he also has been giving us things
6 and ways to -- to make this more of what -- to keep it
7 the same, but update it and -- and -- and look, I
8 guess, and make it more appealing without actually
9 changing much.

10 MR. DAVIS: Okay.

11 MR. BOROUGH: But we -- yes, we have
12 one that we're working with.

13 MR. DAVIS: Okay. Karen.

14 MS. ANDERSON: So just along those
15 lines, it -- do you have plans that can be submitted
16 that we can look at?

17 MR. BOROUGH: Yeah. I have all my
18 plans for the building right here.

19 MS. ANDERSON: Okay.

20 MR. BOROUGH: (Inaudible). They're all
21 submitted online right now as well. But I have
22 everything, you know --

23 MS. ANDERSON: (Inaudible) --

24 MR. BOROUGH: -- ready for you guys.

1 I'm sure that would go over our times. But I have
2 everything that you would need, yeah. (Inaudible)
3 material --

4 (Cross talk.)

5 MS. HATCH: We can provide the Board
6 with a copy. So --

7 (Cross talk.)

8 MS. ANDERSON: I would just like some -
9 -

10 MR. BOROUGH: -- material --

11 MS. ANDERSON: -- plans and elevation.

12 (Cross talk.)

13 MS. ANDERSON: -- you know, just --

14 MR. BOROUGH: I -- I have a full
15 finished rendering of it. But if you really need it,
16 I could get one for --

17 MS. ANDERSON: I -- I would just say
18 the elevation --

19 MR. BOROUGH: I have a small one.

20 MS. ANDERSON: -- just so we could see
21 what the --

22 MR. BOROUGH: I have a small one if you
23 would like --

24 MS. ANDERSON: -- what the intent is,

1 really.

2 MS. HATCH: Okay.

3 MR. DAVIS: Yeah.

4 MS. ANDERSON: Yeah. If you have a
5 small one, that would be great --

6 MR. BOROUGH: Yeah, I do, actually.

7 MS. ANDERSON: -- just to --

8 MR. BOROUGH: There, you can have that
9 one. That shows the inside, I believe. I'm sorry.
10 (Inaudible).

11 MR. DAVIS: (Inaudible).

12 MR. BOROUGH: If you need another, I
13 have one more here. I just -- I believe -- I'm not
14 sure if that's the exact one to date. We've made a
15 couple revisions, but that's the one that I have. But
16 I'm sure it's very, very, very close --

17 MS. ANDERSON: Right.

18 MR. BOROUGH: -- to what we finally
19 went with. It's right -- the insides are all right.

20 (Cross talk.)

21 MR. DAVIS: Yeah. If we could get
22 copies of those before the --

23 (Cross talk.)

24 MR. DAVIS: -- before the business

1 meeting, that would be --

2 (Cross talk.)

3 MR. BOROUGH: Basically, that whole
4 back area is going to be turned into kitchen area.
5 And the whole front area and the entrance way is going
6 to be, like, countertops, seating.

7 (Cross talk.)

8 MR. BOROUGH: And you walk in, and then
9 it'll be an open dining room area.

10 MS. HATCH: We have some.

11 MR. BOROUGH: Oh, you have them. Great

12 --

13 MS. ANDERSON: So what is --

14 MR. BOROUGH: -- great, great.

15 MR. PATEL: Yeah, that's good.

16 MS. ANDERSON: What is -- oh, addition
17 (inaudible)? So you can come in. You can go over
18 here. Oh, okay. So you have, like, bench seat --

19 MR. BOROUGH: Yeah, because --

20 MS. ANDERSON: -- there --

21 MR. BOROUGH: -- that seating --

22 MS. ANDERSON: -- with dining --

23 MR. BOROUGH: -- have a quit bite or --
24 or wait to get into the dining room. So when you walk

1 -- walk in -- I'll give you a quick (inaudible). So
2 you walk in, go to the right. We'll have these
3 counter seating. This is all walled off. This is an
4 existing room, this is an existing room, and this is
5 an existing room. We're just going to redo
6 everything.

7 Honestly, we're going to build a little
8 island right here just with framing. ADA bathroom --
9 it's going to be compliant with what we already have
10 existing. This room is going to be now walled off.
11 It has a doorway here, but this will be closed. You
12 won't be able (ph) to enter -- enter from there.

13 You'll come down. We have to put in a
14 ramp to meet the ADA code -- come down. Once we come
15 into here, we'll have -- all this will be all treated
16 concrete. We're going to put a countertop right here,
17 and all of our seating will be right here with a
18 mechanical closet.

19 Again, all these units are -- are
20 already existing. But the only thing we need to build
21 in the unit is a half-a-wall countertop here and then
22 a wall right here, a dividing wall, with an entry to
23 the main kitchen. This is going to be open with
24 countertops. So, you know, it'll be drink stations

1 and ice cream. And so, you know, this will be, like,
2 ice cream station, some (inaudible) station, a couple
3 small easy things. And then you'll have a full
4 kitchen inside when you walk through your -- your
5 door.

6 You're going to have some
7 refrigeration, your gas (ph) lineup. This whole --
8 this whole bay where it used to be the door --

9 MS. ANDERSON: Uh-huh.

10 MR. BOROUGH: -- is going to be a
11 built-in kitchen. So we just put a section of wall up
12 there. And then that shouldn't -- you know, outside
13 we'll have a walk-in and a smoker right where the old
14 doorway was.

15 But then again, this bay now turns into
16 our seating. And then this back area -- about -- I
17 think it's 15 by 20, or something like that -- is
18 going to be, you know, just kind of open-concept
19 kitchen where it interacts with the people inside,
20 serving food, different things.

21 MR. DAVIS: Our -- our interest lies in
22 the -- in the exterior --

23 MS. ANDERSON: (Inaudible) --

24 MR. DAVIS: -- of the building, right?

1 MR. BOROUGH: And the interior -- we'd
2 like to keep all the existing eight -- eight-inch
3 block walls and -- and use it as rafters and accent
4 everything just to kind spice it all up. The exterior
5 we're going to use the same as it shows, just paint
6 it.

7 And then that -- the only real change
8 to the exterior now is going to be this wall, this
9 entryway right here, which we propose a framed door
10 right here. And we'd actually be -- we'd like to put
11 a patio off the back of it. So it's just that
12 overhang --

13 (Cross talk.)

14 MR. BOROUGH: Yeah, an over-easement.

15 MS. ANDERSON: So you're adding a
16 covered patio.

17 MR. BOROUGH: Uh-huh.

18 MS. ANDERSON: (Inaudible) --

19 MR. BOROUGH: And there's already --
20 there's already a pad down here.

21 MS. ANDERSON: Uh-huh.

22 MR. BOROUGH: Underneath, there's a
23 concrete pad all 12 feet out from here. So we're
24 going to pretty much use that pad and then just put

1 the -- the easement on top and then wall off --

2 MS. ANDERSON: So what's the awning
3 that's going to go out there going to look like?

4 MR. BOROUGH: It would be two things.
5 If you can go back to -- to the actual picture of the
6 -- the building, this here we propose to put -- it --
7 it depends on the pitch. If we have enough to not use
8 shingles, we're going to use something similar to this
9 right here. And there would also be a -- what do you
10 call -- keep -- keep going.

11 MS. ANDERSON: Corrugated metal?

12 MR. BOROUGH: Yeah, a corrugated metal.
13 We're also looking to put a little awning over here 3-
14 foot-by-12-foot long by 3-foot coming off just so if
15 you're going in or out, when the door is open, rain
16 doesn't come down right onto you. So there's going to
17 be a 3-by-12 easement there and then a 12-by-, I
18 think, 16 right here coming off. And then that's it
19 for exterior-wise. We just put that.

20 But we'd like to use the corrugated if
21 that's okay. If there's other materials you'd like to
22 see, I'm not married to anything. I'll change it and
23 make it whatever we've got to do to make it work. I
24 want it -- I want this to work.

1 Like, so if there's a material that
2 you'd like to see out there, I'm not married to any of
3 it. I'll change whatever it is anytime. You tell me
4 when as long as I can keep it the way it is.
5 Corrugated was my proposed and ideal for the
6 exteriors, and then everything else would be original
7 block.

8 MR. DAVIS: Any more questions that you
9 had?

10 MS. ANDERSON: I just --

11 MR. DAVIS: Okay.

12 MS. ANDERSON: -- wanted to see if they
13 had any foundations or any (inaudible). Do you have
14 any of those with you?

15 MR. BOROUGH: Oh, no.

16 MS. ANDERSON: Foundations (inaudible)
17 --

18 MR. BOROUGH: No, not really. I have
19 my MEPs, and that's it.

20 MS. HATCH: (Inaudible).

21 MR. BOROUGH: Not -- not small.

22 MS. HATCH: I just wanted to -- to
23 reiterate to the Board as well this property is
24 located in the claim lot Historic Hometown Overlay

1 District. So they actually are subject to the Design
2 Review Advisory Committee, or the DRAC. And they'll
3 be meeting with them tomorrow as well.

4 MR. BOROUGH: And to my knowledge and -
5 - and with -- the CRDC is also in support, you know,
6 with everything we're doing, too. (Inaudible) a man
7 with a lot of the DRAC and historic. And I have a
8 letter here from Brett Sadler (ph) also stating that,
9 that they're 100 percent head over heels with
10 everything we're looking to do with this and -- and
11 would be gracious to --

12 UNKNOWN FEMALE: (Inaudible) --

13 MR. BOROUGH: -- anything we can get
14 approved. There you go. Okay. Great. We do have
15 some.

16 MS. ANDERSON: Is this the -- this is
17 the awning?

18 MR. BOROUGH: Yeah. That's the --
19 that's the awning there. That's actually it. That's
20 the proposed --

21 MS. ANDERSON: The awning that would go
22 there.

23 MR. BOROUGH: Yes. I didn't know you
24 guys had that. Good. And then there's one above the

1 -- that shows a door where the garage door is, but I
2 didn't opt for that kind of door.

3 MS. ANDERSON: And then an awning over
4 -- over top of that --

5 MR. BOROUGH: Uh-huh.

6 MS. ANDERSON: -- also?

7 MR. BOROUGH: That's just to keep --
8 you know, when the spring -- we can have that door
9 open, and the health board is okay with the
10 restaurant, you know, side having that door open.

11 MS. ANDERSON: Uh-huh.

12 MR. BOROUGH: So just so if it rains,
13 the rain won't come battering right into the garage
14 door.

15 MS. ANDERSON: I guess I would --

16 MR. BOROUGH: It's three feet wide.

17 MS. ANDERSON: Here's one --

18 MR. DAVIS: That's --

19 MS. ANDERSON: -- comment, I think,
20 just looking at that overhang toward the rear. It
21 looks like you're calling for wood -- pressure-treated
22 wood columns.

23 MR. BOROUGH: Yes.

24 MS. ANDERSON: So -- and keeping with

1 the existing because there -- the -- the canopy that's
2 out there comes out --

3 MR. BOROUGH: Uh-huh.

4 MS. ANDERSON: -- and it comes out to a
5 metal round column --

6 MR. BOROUGH: Uh-huh.

7 MS. ANDERSON: -- and keeping with that
8 --

9 MR. BOROUGH: Yeah.

10 MS. ANDERSON: -- concept, having these
11 be small, metal, round columns --

12 MR. BOROUGH: Not a problem.

13 MS. ANDERSON: -- which would be
14 similar to that and kind of reflective of that versus
15 introducing wood, especially with the idea that you're
16 putting -- you're using --

17 MR. BOROUGH: Say no more.

18 MS. ANDERSON: -- corrugated metal on
19 there.

20 MR. BOROUGH: It's a great idea.

21 MS. ANDERSON: So I think that would be
22 the -- that would be the one suggestion I would have
23 for that.

24 MR. DAVIS: Well, we'll --

1 MR. BOROUGH: I'd be up for that --

2 MR. DAVIS: -- we'll have time to --

3 MR. BOROUGH: -- completely whenever
4 you guys --

5 MR. DAVIS: -- time for --

6 MR. BOROUGH: -- figure it out.

7 MR. DAVIS: -- additional
8 recommendations, you know, suggestions in our -- in
9 our business meeting.

10 MS. ANDERSON: Okay.

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

13 MS. ANDERSON: No. I'm good.

14 MR. DAVIS: Okay. Thank you.

15 MR. BOROUGH: Thank you guys.

16 MR. DAVIS: Uh-huh.

17 MR. BOROUGH: Thank you for your time.

18 MR. DAVIS: You bet.

19 (Cross talk.)

20 MR. DAVIS: On to public comment?

21 MR. BOROUGH: Yeah. You can do that.

22 I appreciate --

23 (Cross talk.)

24 MR. BOROUGH: Thank you guys. Thank

1 you.

2 MR. DAVIS: Seeing that we have no
3 public, I'm assuming there's no comment. I -- I take
4 it you're the next applicant.

5 MR. HESLIP: I think so.

6 MR. DAVIS: Okay.

7 MR. BROOK: There's no comment, though.
8 (Cross talk.)

9 MR. HESLIP: I'm good.

10 MR. DAVIS: You are -- no open (ph)
11 comment.

12 UNKNOWN MALE: Thank you.

13 MR. DAVIS: Moving on then to the next
14 application.

15 MS. HATCH: Yeah. So our next
16 application today is 2019-18402. 459 Morehouse Drive,
17 located on the east side of Morehouse Drive, north of
18 the intersection with Bizarre Drive. Tax Parcel 10-
19 010.20-095. New Castle Hundred. This is a demolition
20 permit of a single-family dwelling within the Dunleith
21 Neighborhood, which has been determined eligible for
22 the National Register of Historic Places as an
23 Historic District. NC5 Zoning. Council District 10.

24 MR. HESLIP: Good evening. Steve

1 Heslip, President of Arbor Services, Incorporated.

2 Are there pictures? I thought they
3 were in your thing there.

4 MR. JACKSON: (Inaudible).

5 MS. HATCH: Yeah, (inaudible).

6 MR. HESLIP: There it is.

7 MS. HATCH: Okay. Probably rotate.

8 MR. JACKSON: Oh.

9 MR. BROOK: Can you need to rotate it?

10 MR. HESLIP: There you go. There it
11 is.

12 The front doesn't look too awfully bad,
13 but inside, the -- the rear roof is totally caved in.
14 There was mold inside the house. There has been
15 rodents in there. The mechanicals are shot. It's --
16 and the foundation is suspect. The house is in bad
17 shape. It needs -- it needs to be demolished.

18 And what we're proposing to do isn't
19 out of character with what's happened in the
20 neighborhood since 2002. There has been 14 demolition
21 permits approved and issued since 2002. And I have
22 the 14 addresses here on some paperwork.

23 Most of the houses have been replaced.
24 But the ones that were demolished were two-story, some

1 Cape Cods, but for the most part, they're two-story
2 Colonials. That's pretty much it in a nutshell.

3 It's a cookie-cutter, '50s-style Ranch
4 house on a slab.

5 MR. DAVIS: How many homes are in the -
6 - in the development?

7 MR. HESLIP: In total, I honestly don't
8 know.

9 MS. HATCH: We could find out for you.

10 MR. DAVIS: Okay.

11 MR. HESLIP: Here is the list --

12 MS. ANDERSON: I believe --

13 (Cross talk.)

14 MR. HESLIP: -- see the list --

15 (Cross talk.)

16 MS. ANDERSON: -- copies.

17 MR. DAVIS: All right.

18 Yes, Betsy.

19 MS. HATCH: I -- I just wanted to -- to
20 inform the Board. So the reason why we're sending a
21 demolition permit through you guys is kind of the
22 Department is also seeking advice on how to handle
23 demolitions in mid-century neighborhoods, especially
24 with this one because it has been determined eligible

1 by the district, you know, looking at ways on how we
2 can process this while also not sending every single
3 demolition permit through you guys.

4 So I think this is just kind of a
5 larger conversation that the Department is looking to
6 have with -- with the Board and can be discussed
7 further at the business meeting. But I just wanted to
8 give that background and historic context that I
9 provided in the -- the background report for you guys.

10 MR. DAVIS: Thank you.

11 Mr. Brook.

12 MR. BROOK: Yes. John Brook.

13 Yeah. You mentioned there have been a
14 number of demolitions in -- since 2002. What is the
15 general condition of the other houses in this
16 neighborhood? Are they as bad as this one, or are
17 they in pretty good shape?

18 MR. HESLIP: I would say most of the
19 ones that are that style house, they're -- you know,
20 they -- they vary in -- in condition from, you know,
21 fair to good to very good. Yeah. Some of them kept
22 up really well and some not -- not so well.

23 MR. BROOK: And -- and what is it that
24 you plan to replace this with?

1 MR. HESLIP: There's a (inaudible) go
2 ahead and take a look at it. (Inaudible) --

3 (Cross talk.)

4 MR. HESLIP: -- about 1,600 square
5 feet.

6 MR. BROOK: (Inaudible).

7 MR. HESLIP: There's -- there's almost
8 two -- two or three identical houses to that same
9 house. One is at 409 Morehouse, and the other one is
10 at -- I believe it's 424 Carver Drive. They're almost
11 that identical model.

12 MR. BROOK: And -- and then would you
13 sell this or rent this or what?

14 MR. HESLIP: Sell.

15 MR. BROOK: Yeah.

16 MR. HESLIP: I'm (inaudible) builder.
17 That's -- that's what we do.

18 MS. ANDERSON: (Inaudible). Can I see
19 the drawings? Do we have these (inaudible)? Could
20 you provide these --

21 MR. HESLIP: (Inaudible).

22 MS. ANDERSON: -- (inaudible) for the
23 record?

24 MR. HESLIP: Sure. Yeah. You -- you

1 can (inaudible). That's fine.

2 MR. DAVIS: I think, currently, our
3 interest is in the --

4 MS. ANDERSON: The demo --

5 MR. DAVIS: -- demolition permit.

6 MS. ANDERSON: Uh-huh.

7 MR. BROOK: Yeah.

8 MS. ANDERSON: Yeah. (Inaudible).

9 MR. DAVIS: Yeah.

10 MR. BROOK: The houses were built in
11 the 1950s?

12 MR. HESLIP: Correct.

13 MR. BROOK: So they are of sufficient
14 age to possibly qualify. And is this area is
15 significant because it was housing built primarily for
16 African Americans returning from World War II?

17 MS. HATCH: Yeah. So after -- I
18 believe it was with the Housing Act --

19 MR. PATEL: (Inaudible).

20 MS. HATCH: -- of 1949. This was
21 marketed towards veterans and just the African-
22 American community in general. It's suspected -- the
23 State because our Preservation Office had indicated in
24 a letter that was provided to you guys that they

1 believe that it's the first of its kind in the State
2 of Delaware, one of the first communities to be
3 specifically marketed towards African Americans during
4 that time period. So...

5 MR. BROOK: Has -- has the community
6 retained an African-American population?

7 MR. HESLIP: I -- I -- for -- for the
8 most part, I would say --

9 MS. ANDERSON: Yes.

10 MR. HESLIP: -- yes.

11 MS. ANDERSON: I would say yes --

12 MR. BROOK: Is that --

13 (Cross talk.)

14 MS. ANDERSON: It has --

15 MR. HESLIP: Yeah.

16 MS. ANDERSON: Just I -- I grew up in -
17 - across from this in Garfield Park in a very similar
18 neighborhood that was also marketed to African
19 Americans. And the neighborhoods are mainly African
20 American.

21 And I actually am personally glad to
22 see that there is actually a move to perhaps put some
23 type of historic overlay on these, maybe not all of
24 them, obviously, because I think there's two or three

1 neighborhoods -- Rosedale, Dunleith, Garfield Park --
2 there's several of them in that area.

3 But I -- I just want to put out there
4 that that -- that there was a significant importance
5 to having that type of access to residential -- to
6 that type of residential lifestyle. I grew up in a
7 small house almost exactly like this, the one that
8 he's demoing. And I know it provided our family an
9 opportunity, especially for myself and my siblings, to
10 be able to move forward and do what we're doing, you
11 know. I have my degree in architecture, a master's
12 degree. And that's where I started -- in one of those
13 small neighborhoods. So...

14 MR. DAVIS: What -- what is the
15 construction of the house -- is -- of the existing
16 house? Is it --

17 MR. HESLIP: Existing house? It's
18 framed with a stucco exterior.

19 MR. DAVIS: Okay.

20 MR. HESLIP: It's slab on grade.

21 MR. DAVIS: What would you estimate
22 this (inaudible)?

23 MR. HESLIP: (Inaudible).

24 MR. BROOK: Have you -- it -- it's a

1 guestimate. That's -- that's fine.

2 MR. HESLIP: Yeah. It's --

3 MR. DAVIS: That's fine.

4 MR. HESLIP: It's been more than that
5 for sure.

6 MR. DAVIS: Okay.

7 MR. HESLIP: Yeah.

8 MR. DAVIS: Mr. Brook.

9 MR. BROOK: Yes. John Brook again.
10 Have you considered how much it might
11 cost to renovate this current house?

12 MR. HESLIP: I have not.

13 MR. BROOK: New roof, new, you know --
14 new guts, everything?

15 MR. HESLIP: Yeah. And that's -- the
16 part that gives me pause is -- is the foundation
17 structure and the --

18 MR. BROOK: Is it poured cement or
19 block or what?

20 MR. HESLIP: It's block.

21 MR. BROOK: Yeah. It's block.

22 MR. HESLIP: Yeah. Block is slab on
23 grade, not in good shape at all. And the mold --

24 MR. BROOK: And it -- it's what?

1 MR. HESLIP: It's -- it's block
2 foundation with a slab -- porous slab in the middle.

3 MR. BROOK: Oh, okay.

4 MR. HESLIP: Slab --

5 MR. BROOK: So there's no --

6 MR. HESLIP: Slab on grade. There's no
7 --

8 MR. BROOK: -- no basement.

9 MR. HESLIP: No basement, crawl space.

10 MR. BROOK: Okay.

11 MR. HESLIP: Yeah.

12 MR. BROOK: Does it -- it -- is it --
13 is it cracked?

14 MR. HESLIP: Yeah.

15 MR. BROOK: Okay.

16 MR. HESLIP: And settled. So it's not
17 a good repair at all. Again, when I first looked at
18 it, I -- just as soon as I walked in and kind of
19 checked everything out, I thought this is -- this is a
20 candidate for a demo. It wasn't even borderline.

21 You can't really see it from the front,
22 but if you go inside and -- and look at the back, it's
23 pretty obvious. There's structural issues with the
24 house -- major structural issues.

1 MR. DAVIS: I think one thing that
2 would be helpful to this Board is to have some
3 pictures of that --

4 MR. HESLIP: Sure.

5 MR. DAVIS: -- of that damage.

6 MR. HESLIP: Yeah. I can get that.
7 It's not a problem.

8 MR. DAVIS: Thank you.

9 MR. BROOK: If you can get that to us
10 before our business meeting, it would be good.

11 MR. HESLIP: I can do that.

12 MR. BROOK: Yeah.

13 MR. DAVIS: And that's --

14 (Cross talk.)

15 MR. HESLIP: Hand them off to Chris or
16 Betsy?

17 MR. DAVIS: Yeah. The business meeting
18 is --

19 MS. HATCH: February 4th.

20 MR. DAVIS: -- February 4th.

21 MS. HATCH: Okay.

22 MR. HESLIP: Not a problem.

23 MR. DAVIS: More questions for the
24 applicant?

1 MR. PATEL: (Inaudible).
2 MR. DAVIS: Okay. Great.
3 MR. HESLIP: Thanks.
4 MR. DAVIS: Thank you.
5 MR. BROOK: Thank you.
6 MR. HESLIP: I appreciate --
7 MS. ANDERSON: Thank you.
8 MR. HESLIP: -- your time.
9 MR. BROOK: Thank you.
10 MS. ANDERSON: Yep. Thank you.
11 MR. DAVIS: Again, seeing that there is
12 no public here --
13 MS. ANDERSON: Uh-huh.
14 MR. BROOK: How about the (inaudible)?
15 MR. DAVIS: -- we -- we will -- we
16 won't be having any public comment.
17 MR. PATEL: Yeah. Right.
18 MS. HATCH: I don't have a report this
19 evening.
20 MR. DAVIS: No report? Okay. Great.
21 MR. BROOK: I move we adjourn.
22 MR. PATEL: I second.
23 MR. DAVIS: You second?
24 All in favor?

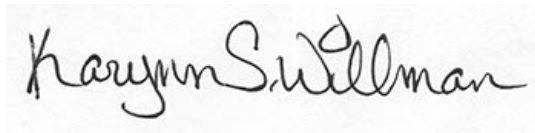
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(Chorus of ayes.)
MR. DAVIS: Motion carries.
MS. HATCH: All right.
MR. BROOK: Okay. (Inaudible) record.
(Whereupon, this meeting concluded.)

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

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



KARYNN WILLMAN
Approved Transcriber

Dated: February 7, 2020

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