

**HISTORIC REVIEW BOARD**  
**VIRTUAL PUBLIC HEARING AGENDA**

**Tuesday, May 19, 2020**

**5:00 p.m.**

**ZOOM Webinar log-in beginning at 4:45 P.M. Log-in information for this meeting is as follows:**

**When: May 19, 2020 5:00 PM Eastern Time (US and Canada)**  
**Topic: HRB Public Hearing**

**Please click the link below to join the webinar:**  
<https://us02web.zoom.us/j/81451231542?pwd=RG5FcU9jMTNYOHzVkmwUzIreFAxdz09>  
**Password: 017156**

**Or Telephone:**

Dial(for higher quality, dial a number based on your current location):  
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346 248 7799 or +1 669 900 6833

**Webinar ID: 814 5123 1542**

**Or iPhone one-tap:**

US: +13017158592,,81451231542# or +13126266799,,81451231542#

*NOTE:* Members of the public interested in joining/participating in a Zoom virtual public hearing/meeting are encouraged to submit a [Public Hearing Virtual Meeting Participation Form](#) prior to the date of the meeting. Additional information regarding Virtual Public Meetings may be found at: [Virtual Meetings-Land-Use](#)

HRB meetings are held on the 1<sup>st</sup> (Business Meeting) and 3<sup>rd</sup> (Hearing) Tuesdays of each month.

**Special Notice:**

The HRB Virtual Public Hearing and Business Meeting Agenda for April 21, 2020 indicated that the following applications would be heard at the June 16, 2020 Historic Review Board Public Hearing.

Application 2019-02592: 2203 Audubon Trail and Application 2019-0554-S: 2203 Audubon Trail  
Please note that these applications are now scheduled to be heard at the May 19, 2020 Historic Review Board Virtual Public Hearing (see Agenda below)

**AGENDA**

**ROLL CALL**

**RULE OF PROCEDURE**

## OLD BUSINESS

**App. 2019-02592:** 2203 Audubon Trail. (Northeast side of Audubon Trail and southwest side of W Palladio Place, north of the intersection with Mondrian Lane.) (TP 13-008.34.010.) St. Georges Hundred. Demolition permit to demolish a Folk Victorian Style dwelling determined eligible for the National Register of Historic Places and known as the J. Houston House, constructed ca. 1880. S Zoning. CD 12.

## NEW BUSINESS

**App. 2019-0554-S:** 2203 Audubon Trail. (Northeast side of Audubon Trail and southwest side of W Palladio Place, north of the intersection with Mondrian Lane.) (TP 13-008.34-010.) St. Georges Hundred. Revised Resubdivision Plan. S Zoning. CD 12.

- *Delete in its entirety Note 54 on the prior record plan.*
- *Delete in its entirety the note depicted upon Lot 757 on the prior record plan prohibiting said lot from being further subdivided.*
- *To amend all notes appearing on Lot 757 of the prior record that call for certain structures to remain by deleting all such notes in their entirety, thereby permitting the demolition of all such structures upon the issuance of a demolition permit(s) as permitted by the New Castle County Code.*
- *To adjust the lot lines that create Lot 757 and public open space Parcel 5C appearing on the prior record plan, and merging part of Lot 757 into public open space Parcel 5C and part of public open space Parcel 5C into Lot 757, thereby reducing the size of Lot 757 and increasing the overall size of public open space Parcel 5C and creating additional amenities within the private open space for the community.*
- *To adjust the construction phasing line on the prior record plan and to create a new Phase 12, as a result of public open space Parcel 5C's and Lot 757's reconfiguration provided in the above paragraph.*
- *To amend the note on the prior record plan for Parcel No. 13-013.21-209 (Public Open Space Parcel 11) that describes the water feature located thereon as a "pond" and relabel such water feature as a "stormwater management facility".*

**App. 2020-03855:** 1542 Choptank Road. (East side of Choptank Rd., north of the intersection with Old School House Rd.) St. Georges Hundred, (TP 13-012.00-093). Demolition permit to demolish a ca. 1900 barn, part of the J. Clayton Farm / Rhoades House Complex, listed on the National Register of Historic Places. S Zoning. CD 6.

**Ordinance No. 20-015:** To amend the New Castle County Code, Chapter 40 "Unified Development Code", Article 15 "Historic Resources" (Section 40.15.010 "Applicability") to Improve the Protection of Historic Resources and Properties Designated for Preservation as part of a Record Plan.

- *This ordinance proposes changes to the applicability section of the Historic Resources article to require that a land development plan containing an historic resource eligible for Historic Overlay zoning (H) must rezone the resource to H and complete a maintenance program prior to recordation.*
- *The synopsis is stated as the following: "This Ordinance will help mitigate the potential of demolition by neglect of historic properties and structures that have been designated for preservation under a subdivision or development record plan."*

**Proposed Chapter 7 Amendments: Maintenance of Property in Historic Overlay Zoning Districts- Demolition by Neglect and Inspection Thereof**

- *Draft language proposing modifications to existing language in Chapter 7 (Property Maintenance Code)*

**REPORT OF THE PRESERVATION PLANNER**

**PUBLIC COMMENT**

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The next meeting of the Historic Review Board will be a business meeting held on **June 2, 2020** in the Land Use Conference Room (87 Reads Way) at 5 p.m.

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Individuals needing reasonable accommodations according to the Americans with Disabilities Act call 395-5400 (TT/TTY/TTD: DRS, 1-800-232-5460).