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BEFORE THE HISTORIC REVIEW BOARD
COUNTY OF NEW CASTLE
OF THE STATE OF DELAWARE

BEFORE :

- JOHN DAVIS, ACTING CHAIRMAN
- STEPHEN JOHNS
- JOHN BROOK
- BARBARA SILBER
- RAFAEL ZAHRAIDDIN

STAFF PRESENT :

- BETSY CAUFIELD
- CHRIS JACKSON
- COLLEEN NORRIS

Transcribed by: Nicole Yawn

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P R O C E E D I N G S

UNIDENTIFIED SPEAKER: Are we going to want to hear the (indiscernible) report?

UNIDENTIFIED SPEAKER: We did. We heard it.

UNIDENTIFIED SPEAKER: No, he didn't want to hear it.

UNIDENTIFIED SPEAKER: Well, apparently not.

UNIDENTIFIED SPEAKER: All right.

UNIDENTIFIED SPEAKER: Okay?

UNIDENTIFIED SPEAKER: Uh-huh.

UNIDENTIFIED SPEAKER: I move that we elect John Davis as our Acting Chairman for the business meeting.

UNIDENTIFIED SPEAKER: I second the motion.

UNIDENTIFIED SPEAKER: All in favor, say aye.

(A Chorus of Ayes)

UNIDENTIFIED SPEAKER: Opposed, nay. Congratulations, again, John.

MR. CHAIRMAN: Thank you.

We'll call the business meeting to

1 order. We'll start with roll call again.

2 I'm John Davis.

3 MR. JOHNS: Stephen Johns.

4 MR. BROOK: John Brook.

5 MS. SILBER: Barbara Silber.

6 MR. ZAHRAIDDIN: Rafael Zahraiddin.

7 MR. CHAIRMAN: Thank you.

8 Also with us Chris Jackson and Betsy
9 Caufield, from the Department of Land Use, and Colleen
10 Norris, from the Law Department.

11 Yes?

12 UNIDENTIFIED SPEAKER: This is a
13 business meeting conducted by the New Castle County
14 Historic Review Board. The purpose of this meeting is
15 for the Board to discuss and evaluate the information
16 and testimony received at the prior public hearing.
17 As part of the meeting, the Board may choose to engage
18 the applicants in additional discussion. The public
19 is invited to listen but not to speak. However, the
20 public record remains open for submittal of written
21 comments. The meeting is recorded and transcribed.

22 MR. CHAIRMAN: Thank you.

23 First item on our agenda is old
24 business. We have none.

1 On to new business, which would be the
2 application.

3 UNIDENTIFIED SPEAKER: Application
4 20171159. It's 913 Ash Farm Way, located on South
5 side of Ash Farm Way, South of the intersect ion with
6 Ashby Drive, St. Georges Hundred, Tax Parcel
7 13014.30425. It's a revision to a residential
8 building permit on a dwelling within the historic
9 buffer known as S. Higgins Farm, National Register
10 listing circa 1865, S Zoning, Council District 12.

11 MR. CHAIRMAN: Thank you.

12 MR. BROOK: Mr. Chair?

13 MR. CHAIRMAN: Mr. Brook?

14 MR. BROOK: I move that we approve the
15 revision of the residential building permit as
16 presented to us on January -- at our hearing on
17 January 22nd for 913 Ash Farm Way.

18 (Pause)

19 UNIDENTIFIED SPEAKER: So I'm being
20 advised by our legal consultant here that we should
21 have discussion before we make the motion.

22 UNIDENTIFIED SPEAKER: I think
23 discussion after a motion was made.

24 UNIDENTIFIED SPEAKER: Yeah, discussion

1 after the motion.

2 UNIDENTIFIED SPEAKER: That I'm aware
3 of. Motion and second. Then you discuss. Otherwise,
4 it's not on the table.

5 UNIDENTIFIED SPEAKER: I think the idea
6 is that, if there's a -- if there's a motion that
7 limits the discussion to --

8 UNIDENTIFIED SPEAKER: Actually, it's
9 --

10 (Pause)

11 MR. CHAIRMAN: Okay. So shall we move
12 on with discussion?

13 UNIDENTIFIED SPEAKER: Yes.

14 MR. CHAIRMAN: Okay, thank you.

15 UNIDENTIFIED SPEAKER: If they're --

16 UNIDENTIFIED SPEAKER: Do we need to
17 have a second first?

18 MR. CHAIRMAN: Discussion?

19 UNIDENTIFIED SPEAKER: Yes, if --

20 UNIDENTIFIED SPEAKER: I second the
21 motion.

22 MR. BROOK: I believe that the proposal
23 that was presented to us is a reasonable proposal and
24 that we should approve it.

1 UNIDENTIFIED SPEAKER: I agree that the
2 proposal is really strictly for the extended overhand,
3 the braces over the garage doors. It's not really
4 attached to the historic structure. It doesn't really
5 do any damage to looks or the structure, the historic
6 structure. I don't think it causes any damage to
7 that. So I (indiscernible).

8 UNIDENTIFIED SPEAKER: I would just
9 also like to build on that thought -- is that this --
10 the request and the construction is really being built
11 on new construction.

12 UNIDENTIFIED SPEAKER: Right.

13 UNIDENTIFIED SPEAKER: Which is not
14 part -- well, it is attached to the historic block.
15 It does not involve construction on the historic block
16 of the house at all. So --

17 MR. BROOK: Right.

18 UNIDENTIFIED SPEAKER: And it is -- and
19 it is a piece of the renovated house that wasn't there
20 in the first place. So it's not like we're adapting
21 anything else, right? I think -- I think --

22 UNIDENTIFIED SPEAKER: I agree.

23 UNIDENTIFIED SPEAKER: Does that
24 summarize everything?

1 UNIDENTIFIED SPEAKER: Yes.

2 UNIDENTIFIED SPEAKER: Yep.

3 UNIDENTIFIED SPEAKER: I think that the
4 detail is not out of place.

5 UNIDENTIFIED SPEAKER: No.

6 UNIDENTIFIED SPEAKER: With the -- with
7 the nature of the -- of the --

8 UNIDENTIFIED SPEAKER: It might even
9 enhance the nature of the place.

10 UNIDENTIFIED SPEAKER: Right.

11 UNIDENTIFIED SPEAKER: I think, in many
12 ways, it also -- you know, it sort of provides sort of
13 a visual continuity of this new attachment to the
14 historic house. So --

15 UNIDENTIFIED SPEAKER: Okay.

16 UNIDENTIFIED SPEAKER: Do I need to
17 redo my motion?

18 UNIDENTIFIED SPEAKER: I don't believe
19 so.

20 UNIDENTIFIED SPEAKER: (Indiscernible).

21 UNIDENTIFIED SPEAKER: Call for a vote.

22 UNIDENTIFIED SPEAKER: Call for a vote,
23 yeah.

24 UNIDENTIFIED SPEAKER: Ready for a

1 vote?

2 UNIDENTIFIED SPEAKER: Yes.

3 UNIDENTIFIED SPEAKER: All in favor?

4 (A Chorus of Ayes)

5 UNIDENTIFIED SPEAKER: That seemed

6 unanimous to me.

7 UNIDENTIFIED SPEAKER: Yeah.

8 UNIDENTIFIED SPEAKER: Motion carries.

9 Okay.

10 UNIDENTIFIED SPEAKER: Mr. Chairman, I

11 move we adjourn.

12 UNIDENTIFIED SPEAKER: I second.

13 MR. CHAIRMAN: For the record, we

14 should probably call for public comment, but again,

15 there is none.

16 UNIDENTIFIED SPEAKER: Oh, I didn't see

17 that on there.

18 UNIDENTIFIED SPEAKER: That's not on

19 the agenda.

20 UNIDENTIFIED SPEAKER: That's not on

21 the agenda.

22 MR. CHAIRMAN: There is no public

23 present.

24 UNIDENTIFIED SPEAKER: Okay.

1 MR. CHAIRMAN: We have a motion to
2 adjourn. We have a second.

3 UNIDENTIFIED SPEAKER: I thought we
4 voted.

5 UNIDENTIFIED SPEAKER: Yeah, we do.

6 UNIDENTIFIED SPEAKER: Yes.

7 MR. CHAIRMAN: We have a motion and a
8 second.

9 UNIDENTIFIED SPEAKER: Okay.

10 MR. CHAIRMAN: All in favor?

11 (A Chorus of Ayes)

12 UNIDENTIFIED SPEAKER: Point of order.

13 MR. CHAIRMAN: Sorry.

14 UNIDENTIFIED SPEAKER: We don't -- we
15 don't do public comment at a business meeting.

16 MR. CHAIRMAN: Oh, we do not? Okay.

17 UNIDENTIFIED SPEAKER: Because the
18 public is just here to observe.

19 MR. CHAIRMAN: My mistake.

20 UNIDENTIFIED SPEAKER: I don't want to
21 -- I don't want to start any -- I don't want to start
22 any rumors that will come back.

23 UNIDENTIFIED SPEAKER: Good point.

24 MR. CHAIRMAN: So we have a motion to

1 adjourn and a second.

2 UNIDENTIFIED SPEAKER: Yeah.

3 MR. CHAIRMAN: All in favor?

4 (A Chorus of Ayes)

5 MR. CHAIRMAN: Motion carried. Thanks.

6 UNIDENTIFIED SPEAKER: Can we stop
7 recording?

8 UNIDENTIFIED SPEAKER: You bet.

9 UNIDENTIFIED SPEAKER: Is the recorder
10 off?

11 UNIDENTIFIED SPEAKER: Is the recorder
12 off, we want to know?

13 (Meeting adjourned)

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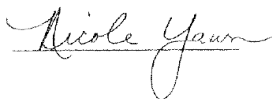
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C E R T I F I C A T I O N

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



Nicole Yawn

Approved Transcriber

Dated: February 6, 2019

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BEFORE THE HISTORIC REVIEW BOARD
COUNTY OF NEW CASTLE
OF THE STATE OF DELAWARE

TUESDAY, JANUARY 22, 2019
5:00 P.M.

BEFORE :

JOHN DAVIS, ACTING CHAIRMAN
STEPHEN JOHNS
JOHN BROOK
BARBARA SILBER
RAFAEL ZAHRAIDDIN

STAFF PRESENT :

BETSY CAUFIELD
CHRIS JACKSON
COLLEEN NORRIS

Transcribed by: Nicole Yawn

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P R O C E E D I N G S

UNIDENTIFIED SPEAKER: I'd like to
nominate John Davis to serve as our Acting Chair this
evening.

UNIDENTIFIED SPEAKER: Second.

UNIDENTIFIED SPEAKER: All in favor,
say aye.

(A Chorus of Ayes)

UNIDENTIFIED SPEAKER: Opposed?

Congratulations, John.

MR. CHAIRMAN: Thank you.

So with that, I'll call to order the
New Castle County Historic Review Board public hearing
of January 22nd, 2019. The time is 5:03, by the
meeting room clock. We'll start with roll call. I'm
John Davis.

MR. JOHNS: Stephen Johns.

MR. BROOK: John Brook.

MS. SILBER: Barbara Silber.

MR. CHAIRMAN: Also with us tonight are
Betsy Caufield, Chris Jackson, and Colleen Norris.

Betsy, do you want to read the Rules of
Procedure?

MS. CAUFIELD: Yes. All right. This

1 is a public hearing conducted by the New Castle County
2 Historic Review Board. The purpose of these hearings
3 is to compile a record of relevant information
4 regarding each application and how the proposed
5 projects affect the county's historic resources. To
6 make the most efficient use of time at this hearing,
7 the following Rules of Order are established.
8 Following the reading of each agenda item, the
9 applicant and their representatives will make a
10 presentation not to exceed a total of 15 minutes.
11 Board members may ask questions of the applicant at
12 the conclusion of the presentation.

13 The public will then be invited to
14 speak in the following order: one, those who wish to
15 speak in favor; two, those who wish to speak in
16 opposition; and, three, those who wish to offer
17 general comments. Speakers are encouraged to be brief
18 and focus their remarks on historic issues. So that
19 everyone has an opportunity to be heard, all speakers
20 are limited to five minutes. Any speaker may ask the
21 Board to hold the record open for submittal of written
22 testimony if the time limit is not sufficient for
23 their needs. Speakers are not permitted to debate the
24 applicant, but may ask questions that the applicant

1 may choose to answer during his rebuttal period at the
2 close of the public comment period.

3 All testimony is recorded and
4 transcribed. Therefore, all speakers must come
5 forward to the table, one at a time, and state their
6 name, address, and organization affiliation, if any,
7 before offering comments. Random comments from the
8 audience will not be recognized, and the public is
9 asked to respect the applicant's right to an orderly
10 hearing.

11 No recommendations or decisions will be
12 made by the Historic Review Board at the hearing
13 today. The Board will evaluate the information,
14 testimony, and comments received here at the public
15 business meeting to be held at the first Tuesday of
16 next month.

17 Okay. I also just did want to re-
18 remind everyone that we do have a -- we did schedule a
19 special business meeting to follow the public hearing
20 this evening. So that will be for the one application
21 at 913 Ash Farm Way.

22 MR. CHAIRMAN: Thank you.

23 MS. CAUFIELD: Uh-huh.

24 MR. CHAIRMAN: Next on the agenda is

1 old business. We have none.

2 On to new business.

3 Betsy, would you like to read in the
4 first application?

5 MS. CAUFIELD: So it's Application
6 201816826, 624 Gordon House Way. It's located on the
7 West side of Gordon House Way, East of the
8 intersection with (indiscernible), located in St.
9 Georges Hundred, Tax Parcel 13019.3207. The
10 demolition permit to demolish and destroy the
11 structure known as the J.M. Gordon House with
12 associated agricultural structures circa 1820, F
13 Zoning, Council District 12.

14 And I did want to make a note that
15 there was a tanker (ph) along the original agenda and
16 legal for the tax parcel. Just to reaffirm that it is
17 located on Tax Parcel 1301932071, not 070.

18 MR. CHAIRMAN: Okay, thank you.

19 Steve?

20 MR. JOHNS: I'd like to just make a
21 statement. I just realized that my company is
22 involved in this project. To my knowledge, we haven't
23 been involved specifically with this lot; is that
24 correct?

1 UNIDENTIFIED SPEAKER: That's correct.

2 MR. JOHNS: But we just did the
3 subdivision, and we did do the landscaping.

4 UNIDENTIFIED SPEAKER: Correct,
5 correct.

6 MR. JOHNS: And I haven't been involved
7 in this. So I don't think there's a conflict of
8 interest, but I don't know whether --

9 UNIDENTIFIED SPEAKER: I don't think
10 it's sufficient for you to recuse yourself.

11 MR. JOHNS: Okay. I just wanted to put
12 it out there before we --

13 UNIDENTIFIED SPEAKER: Mr. Chairman, do
14 you agree?

15 MR. CHAIRMAN: I agree.

16 UNIDENTIFIED SPEAKER: Okay.

17 MR. CHAIRMAN: Your comments are duly
18 noted. Thank you.

19 UNIDENTIFIED SPEAKER: Uh-huh.

20 MR. HOFFMAN: Thank you, Mr. Chairman,
21 members of the Board. Michael Hoffman, of Tarabicos
22 Grosso, here this afternoon on behalf of Eastern
23 States Development, Incorporated. They are the
24 developers of the community known as Ponds of Odessa.

1 With me here this afternoon is Rich Julian, of Eastern
2 States, and as I was noted at the outset, we are here
3 seeking a recommendation of approval for a demolition
4 permit concerning a structure -- a home and
5 outbuildings within the Ponds of Odessa community.

6 To orient the Board and as additional
7 background, this is a little bit of a unique
8 situation. As Mr. Johns had mentioned, the record
9 plan -- there were actually two record plans in the
10 past for this community. The first one was in 2008,
11 and there was a re-subdivision in 2011. Both plans
12 pertained to the Ponds of Odessa residential
13 community. The difference is, in 2011, there was a
14 re-subdivision to incorporate workforce housing and
15 add additional density, pursuant to the Workforce
16 Housing Ordinance.

17 However, back in the 2008 plan, there
18 is an historic structure, an historic home, the J.M.
19 Gordon Home, onsite and located in this area that I'm
20 pointing to here. That structure was to preserve the
21 plan on a 1.67 acre lot. Again, that was in the 2008
22 plan. That was continued forward in the 2011 plan.
23 And so, while Mr. Johns' company did -- was involved
24 in the -- in the re-subdivision, they have not been

1 involved with what we're here talking about tonight,
2 which is the request to demolish their structures.

3 To orient the Board, the subject site
4 is located in southern New Castle County, South of
5 Vance Mack (ph) Road. This is the High Hook Farm
6 community. The Appoquinimink River is located to the
7 South, and again, we're talking about the J.M. Gordon
8 House.

9 As I mentioned, this is the community
10 that's currently built -- or at least was built when
11 this aerial was taken. The subject area of the
12 subdivision plan is this portion, and you can see the
13 structure and the lot right here. Again, it's 1.67
14 acres within that community.

15 What makes this unique is that, when
16 the record plan was approved, a note was incorporated
17 on to the plan that said the existing buildings
18 located in Lot Number 280 shall remain, except those
19 noted to be removed. In the future, the removal of
20 other buildings located on Lot Number 280 will require
21 the approval of the Department of Land Use. So this
22 note is important, because, while it did not prohibit
23 future removal of the structures, it did add the extra
24 layer of protection that we need a recommendation or

1 approval from the Department of Land Use. Because
2 we're dealing with historic structures, the department
3 is asking for a recommendation from this Board in
4 pursuing its obligations under this note.

5 A little bit more about the structure
6 -- and actually, before I continue on, we did submit,
7 for the record, a structural engineer's report, and
8 you should also have the National Register information
9 for this structure. I have extra copies if you do
10 not, but I'm happy to provide those as necessary.

11 What happened is is, once the
12 construction is going underway, since my client has
13 purchased the property, there, unfortunately, was a
14 fire at the home. They did -- pursuant to their
15 obligation, they did --

16 UNIDENTIFIED SPEAKER: Excuse me. Are
17 these the pictures that we have?

18 UNIDENTIFIED SPEAKER: Those are
19 pictures that I took when I (indiscernible).

20 UNIDENTIFIED SPEAKER: All right.
21 Okay. Sorry. (Indiscernible).

22 MR. HOFFMAN: And I also have more
23 pictures as well.

24 UNIDENTIFIED SPEAKER: Okay.

1 MR. HOFFMAN: Once my client purchased
2 the property, they did board up the home. They
3 secured it from vandals. There are some pictures in
4 here that will show some of the boarded up windows.
5 So they did take steps to preserve and protect the
6 structure. Unfortunately, vandals did enter into the
7 structure. They set fire to the structure. Fire
8 marshal came out, determined that it was arson, and as
9 a result of that fire, there was significant damage,
10 which is the subject of the structural engineer's
11 report.

12 A little bit more about the history of
13 the site before we get into that. When the plan was
14 approved, there were some structures on site that were
15 slated for demolition. It included this barn over
16 here, adjacent to the silo, these structures just to
17 the West of the home. But the home and the remaining
18 structures, per that note, were to remain. So you can
19 see, at the time of this aerial, those structures
20 still remained.

21 The home, in its current position,
22 actually faces South towards the Appoquinimink River,
23 but there is evidence that, when it was first
24 constructed, it actually faced, I believe, to the

1 East, towards the Appoquinimink Creek, which kind of
2 runs up on this portion. And so, it was reoriented.
3 But the orientation of the structures really kind of
4 created a courtyard feel, which, I think, is noted in
5 the National Register information.

6 The property was a former farm site. I
7 believe cattle was the -- a former farm use. Main
8 products in the mid to late 1800s were butter and hay,
9 I believe is what the Register points out. The home
10 itself dates back to the mid-1840s or 19th Century. I
11 think 1840 was the date at issue, and again, you had
12 the supporting out-structures.

13 This was from the Register. You can
14 see the home. This was kind of more of a modern. It
15 had the antenna out there, but you can see the brick
16 masonry. The brick was painted white, and you can see
17 the structure, as it existed at the time of the
18 Register.

19 Following the fire, as I mentioned,
20 unfortunately, the structure is not in great shape.
21 You can see where the fire took out a portion of the
22 roof. You can see the remnants and the charred
23 remnants from the fire.

24 This is a larger -- the original

1 structure was comprised of two-and-a-half stories, and
2 there was a one-story addition that was later added,
3 but this made up the entire structure. You can see
4 the remnants and the damage from the fire, windows and
5 whatnot.

6 While the walls are still standing --
7 and again, this is addressed more specifically in the
8 structural engineer's report -- there are -- is some
9 question, in terms of the structural integrity of that
10 going forward. You can see the brickwork, the charred
11 brick.

12 This is -- these are some pictures from
13 the interior. It was not deemed to be safe to enter
14 it. So all of these are taken from a window or some
15 structure or opening from the outside. So you can see
16 the foundation is shot. Joists are gone. It's a lot
17 of damage done by way of this fire.

18 I had mentioned the boarding up. So
19 these are some examples of when the windows were
20 boarded up, and the structure was secured prior to the
21 fire. You can see the charred remains, the addition,
22 more pictures showing the addition. And then this is
23 what we have here.

24 So with the home, the whole purpose of

1 preserving the outbuildings was related to the
2 structure being there. With the structure in the
3 state that it is, continuing to also maintain the
4 outbuildings, they don't have the same historic
5 significance. So we are seeking approval to demolish
6 those structures. I would call the Board's attention
7 to the structural engineer report.

8 The conclusion that was -- and the
9 recommendation from the report was that the most
10 reasonable and realistic scenario is to demolish the
11 building. Specifically, the engineer pointed to the
12 roof framing and second floor framing being
13 essentially a total loss, the joints being missing on
14 the first floor, and while the majority of the
15 exterior walls were in place, there was a concern as
16 to the only structural components that have structural
17 value and could be salvaged are the exterior masonry
18 walls, but there is a realistic probability that the
19 walls are out of plane, out of plumb, and that is what
20 he used to base his recommendation.

21 UNIDENTIFIED SPEAKER: I don't believe
22 the Board received a copy of the engineer's report.

23 UNIDENTIFIED SPEAKER: Right.

24 UNIDENTIFIED SPEAKER: No, I apologize.

1 Yeah.

2 UNIDENTIFIED SPEAKER: Do you have
3 additional copies?

4 UNIDENTIFIED SPEAKER: I did receive a
5 copy, but I --

6 MR. HOFFMAN: Not a problem. I do have
7 a copy. I'd be happy to send that to you.

8 UNIDENTIFIED SPEAKER: Thank you.

9 MR. HOFFMAN: I apologize for that.
10 Bob Macintosh (ph) was our structural engineer.

11 UNIDENTIFIED SPEAKER: Thank you.

12 MR. HOFFMAN: Oops. Oops, excuse me.

13 UNIDENTIFIED SPEAKER: Thank you.

14 (Pause)

15 MR. HOFFMAN: And that is the basic
16 overview of my presentation. I'd be happy to answer
17 questions. Be happy to provide the Board an
18 opportunity to review the report, if helpful, as well.

19 MR. CHAIRMAN: Mr. Brook?

20 MR. BROOK: Can you kind of review for
21 us the outbuildings that you all would propose to take
22 down?

23 MR. HOFFMAN: Sure.

24 MR. BROOK: What are the?

1 MR. HOFFMAN: So this building -- these
2 buildings right here -- these are all barns. These
3 were already slated to be removed.

4 MR. BROOK: But I mean the ones that
5 were not slated.

6 MR. HOFFMAN: Correct, so this one
7 right here -- this is a shed, and so, it's not
8 enclosed. It has the walls and the roof. This one
9 was an old grainary structure, and then this was just
10 a chicken coop.

11 MR. BROOK: And your contention is that
12 they're of value because they were associated with the
13 home?

14 MR. HOFFMAN: Correct. That's correct.

15 MR. BROOK: Okay.

16 (Pause)

17 MR. HOFFMAN: Yes?

18 UNIDENTIFIED SPEAKER: Yes. Can you
19 clarify once it's demolished, what will happen to this
20 piece of land, that general area?

21 MR. HOFFMAN: Sure. So the current
22 plan, record plan -- I think I have it here -- shows
23 it as an existing lot as a fee simple lot. The
24 expectation and the plan was for this to be a fee

1 simple lot that could be transferred. You always have
2 the balance you don't want to burden the community,
3 but you also want to make sure that it -- you have the
4 opportunity to preserve. So that was the framework
5 here.

6 This remains a billable lot under the
7 plan. Any change to that would require a re-
8 subdivision. There is also a restriction on the plan
9 against any further subdivision. We are not proposing
10 to do any further subdivision. So the lot would
11 remain as a fee simple lot.

12 UNIDENTIFIED SPEAKER: I'm a little
13 confused on the plan that we received as part of our
14 packet.

15 MR. HOFFMAN: Okay.

16 UNIDENTIFIED SPEAKER: There's a legend
17 on here that's color coded, and it --

18 MR. HOFFMAN: With the permit?

19 UNIDENTIFIED SPEAKER: And it indicates
20 -- I'll call it a blue color -- that says structure is
21 no longer on site; a yellow color that says approved
22 structures to come down, and then there's a greenish
23 color that says structures we would like to demolish.

24 MR. HOFFMAN: Correct.

1 UNIDENTIFIED SPEAKER: And it appears
2 to me that the house is colored blue, meaning it's no
3 longer on the site.

4 MR. HOFFMAN: No, the house is still
5 there. If that -- if that's the case, that's an
6 error.

7 UNIDENTIFIED SPEAKER: Okay.

8 UNIDENTIFIED SPEAKER: If it's green,
9 --

10 UNIDENTIFIED SPEAKER: This is green.

11 UNIDENTIFIED SPEAKER: Okay. I think I
12 had failed to determine what colors they were.

13 UNIDENTIFIED SPEAKER: Okay. Because
14 it looks like the greenish color are the --

15 UNIDENTIFIED SPEAKER: They all look
16 blue to me.

17 UNIDENTIFIED SPEAKER: It looks --
18 yeah, it's green.

19 UNIDENTIFIED SPEAKER: Yeah, that's the
20 --

21 MR. HOFFMAN: I can represent to the
22 Board that this picture was taken last week. You can
23 see the step. So that house is very much still there.

24 UNIDENTIFIED SPEAKER: Okay. Thank

1 you.

2 (Pause)

3 MR. CHAIRMAN: Any additional questions
4 for the applicant?

5 UNIDENTIFIED SPEAKER: I don't think
6 so. I think his story is pretty clear.

7 MR. CHAIRMAN: I think it's pretty
8 clear.

9 Thank you.

10 UNIDENTIFIED SPEAKER: Thank you.

11 UNIDENTIFIED SPEAKER: Thank you.

12 MR. HOFFMAN: Appreciate it.

13 MR. CHAIRMAN: We'll ask for comment
14 from the public, those in favor of the application.

15 Those opposed?

16 Any general comments?

17 Hearing none, we'll move on. Thank
18 you.

19 MR. HOFFMAN: Thank you.

20 UNIDENTIFIED SPEAKER: Thank you.

21 MR. CHAIRMAN: Betsy, would you read
22 the second application into the record?

23 MS. CAUFIELD: All right. Our second
24 application this evening is Application 201711559.

1 It's located at 913 Ash Farm Way, on the South side of
2 Ash Farm Way, South of the intersection with Ashby
3 Drive, located in St. Georges Hundred, Tax Parcel
4 13014.30425. It's a revision to a residential
5 building permit on a building with an historic offer
6 (ph) known as the S. Higgins Farm, as the National
7 Register listing, circa 1865. S Zoning, Council
8 District 12.

9 MR. CHAIRMAN: Thank you.

10 Welcome.

11 MR. FAIRER: Thank you. My name's
12 Chuck Fairer. I am the Vice President at A-DEL
13 Construction. I am presently project manager of this
14 project.

15 MR. BROOK: How do you spell your last
16 name, sir?

17 MR. FAIRER: It's F, as in Frank, A-I-
18 R-E-R.

19 MR. BROOK: Thank you.

20 MR. FAIRER: Uh-huh.

21 Samuel Higgins House, originally -- we
22 came in and got construction plans approved for
23 picking the house up, rotating it 180 degrees, putting
24 it down on a new foundation, because the stone

1 foundation was in poor condition.

2 UNIDENTIFIED SPEAKER: Yeah.

3 MR. FAIRER: And adding the -- putting
4 an addition, a garage and on to the side of the house
5 and redoing the entire home. In the process of
6 picking it up and turning it around and placing it
7 down, there's a lot of damage, rotted wood and what
8 not that we replaced, and in that process, we do that,
9 done some changes. Style Engineers is our engineering
10 firm that's been helping us with the plans and
11 structural renovations to the home. In the process,
12 the owner of the property, Barry Baker (ph), found a
13 detail that he liked on -- in a magazine.

14 MR. BROOK: Okay. I would have liked
15 to seen about. All right.

16 (Cross-talk)

17 UNIDENTIFIED SPEAKER: We have these
18 pictures.

19 MR. FAIRER: Okay. You have these
20 pictures?

21 MR. BROOK: Yeah.

22 MR. FAIRER: Okay. So thank you.
23 These pictures -- they like this detailed.

24 MR. BROOK: Okay.

1 MR. FAIRER: This detail of this
2 overhang here and these brackets.

3 MR. BROOK: Okay.

4 MR. FAIRER: A lot of houses in that
5 time span have those overhangs and brackets in there.
6 So Style put this on the plans, along with some other
7 structural changes, and I came in to get a plan to
8 modify the plans so the inspectors have the proper
9 plans, and in that process, they wanted to bring this
10 before you folks for approval to be put on the side of
11 the home.

12 UNIDENTIFIED SPEAKER: Is this actually
13 the home?

14 MR. FAIRER: That is not a home. It
15 just shows a large overhang on other historic homes.

16 UNIDENTIFIED SPEAKER: Okay. So the --
17 so the double garage doors would have the overhang?

18 MR. FAIRER: The double and the single.
19 It has -- it has two garage doors in a row.

20 UNIDENTIFIED SPEAKER: Yeah.

21 MR. FAIRER: And the one single, and
22 they would all have that overhang.

23 UNIDENTIFIED SPEAKER: Okay. And is
24 that -- you're still rotating it in a new foundation?

1 MR. FAIRER: The house has been rotated
2 and put down on the plan -- or down on the foundation,
3 and we're in the process of renovating it. It's --

4 UNIDENTIFIED SPEAKER: The garages are
5 an addition to the home; is that correct?

6 MR. FAIRER: Yes, that's correct.

7 UNIDENTIFIED SPEAKER: I'm sure this
8 home did not have a garage.

9 MR. FAIRER: No, it did not.

10 UNIDENTIFIED SPEAKER: Okay.

11 MR. FAIRER: No, this was the basic
12 home at the time.

13 UNIDENTIFIED SPEAKER: So that's the
14 home?

15 MR. FAIRER: That's just a picture of
16 another historic house with the (indiscernible).

17 UNIDENTIFIED SPEAKER: Oh, that's not
18 -- that's not the house?

19 UNIDENTIFIED SPEAKER: Yes, that's
20 nice.

21 UNIDENTIFIED SPEAKER: So this is the
22 home?

23 MR. FAIRER: That is the actual home,
24 yes.

1 UNIDENTIFIED SPEAKER: Okay. And so,
2 the garage doors will face Bayview (ph)? Is that how
3 --

4 MR. FAIRER: The garage doors will not
5 face Bayview. They'll be 90 degrees from Bayview.

6 UNIDENTIFIED SPEAKER: They are on the
7 West -- 90 degrees.

8 MR. FAIRER: They would be on the West
9 side.

10 UNIDENTIFIED SPEAKER: West side?
11 Okay.

12 MR. FAIRER: No, no, wait. I'm sorry.

13 UNIDENTIFIED SPEAKER: Yeah, the East
14 side.

15 MR. FAIRER: They'd be on the East
16 side, yes. I'm sorry.

17 UNIDENTIFIED SPEAKER: East side,
18 right?

19 MR. FAIRER: East side.

20 UNIDENTIFIED SPEAKER: Just making
21 sure.

22 UNIDENTIFIED SPEAKER: Let me, for the
23 record, state that Rafael Zahraiddin has joined the
24 Board.

1 UNIDENTIFIED SPEAKER: So the garages
2 -- you're building new garages as an addition to the
3 house?

4 MR. FAIRER: Yeah.

5 UNIDENTIFIED SPEAKER: On the end of
6 the house opposite the porch? Is that where you're --

7 MR. FAIRER: Maybe the pictures just
8 kind of clears it up a little bit better.

9 UNIDENTIFIED SPEAKER: Are the garages
10 attached?

11 MR. FAIRER: Yes, this would be the
12 front of the house. This would be the side view of
13 the home. So this is the front. This would be the
14 East side. This would be the West side.

15 UNIDENTIFIED SPEAKER: Okay.

16 UNIDENTIFIED SPEAKER: Okay.

17 UNIDENTIFIED SPEAKER: So this you're
18 taking the covered porch off the front? Is that --

19 MR. FAIRER: Yes, that was added on
20 originally -- that was added on some time
21 (indiscernible).

22 UNIDENTIFIED SPEAKER: That's not an
23 historic feature?

24 MR. FAIRER: No, it's not. The front

1 and back porches were both removed. They have no
2 historic --

3 UNIDENTIFIED SPEAKER: For the record,
4 we did not receive the photos that are being passed
5 around.

6 UNIDENTIFIED SPEAKER: Right.

7 UNIDENTIFIED SPEAKER: Now, the --

8 UNIDENTIFIED SPEAKER: (Indiscernible).

9 UNIDENTIFIED SPEAKER: Or the -- or the
10 drawings.

11 UNIDENTIFIED SPEAKER: Right.

12 UNIDENTIFIED SPEAKER: Showing the
13 elevation. Could you submit those into the record?

14 UNIDENTIFIED SPEAKER: Yeah, yeah, you
15 can have these.

16 UNIDENTIFIED SPEAKER: Okay. Thank
17 you.

18 UNIDENTIFIED SPEAKER: Have these?

19 MR. FAIRER: You can have those
20 photographs as well.

21 UNIDENTIFIED SPEAKER: Okay.

22 (Pause)

23 UNIDENTIFIED SPEAKER: Well, when we
24 originally looked at this, was there a garage involved

1 at that time, too?

2 MR. FAIRER: Yes.

3 UNIDENTIFIED SPEAKER: It just didn't
4 have this feature?

5 MR. FAIRER: It did not have this
6 architectural feature. (Indiscernible).

7 UNIDENTIFIED SPEAKER: So the only
8 thing you're here for is the architectural feature?

9 MR. FAIRER: Correct.

10 UNIDENTIFIED SPEAKER: Is that the only
11 change?

12 MR. FAIRER: Yeah, that's the change.

13 UNIDENTIFIED SPEAKER: Okay. All
14 right, thank you.

15 UNIDENTIFIED SPEAKER: I just want to
16 clarify. Okay. So the original formal entrance is
17 now facing Ash?

18 MR. FAIRER: Yes.

19 UNIDENTIFIED SPEAKER: And so, --

20 MR. FAIRER: The house will be rotated
21 180 degrees.

22 UNIDENTIFIED SPEAKER: 180 degrees
23 completely?

24 MR. FAIRER: To face the neighborhood

1 where its driveway will ascend to.

2 UNIDENTIFIED SPEAKER: Yes, yes. And
3 the garage is now on the East side?

4 MR. FAIRER: Yes.

5 UNIDENTIFIED SPEAKER: Yes. Okay, I
6 got it. Thank you.

7 MR. FAIRER: Your back of the house
8 faces Bayview Road.

9 UNIDENTIFIED SPEAKER: And the garage
10 is attached, correct?

11 MR. FAIRER: Yes.

12 (Pause)

13 UNIDENTIFIED SPEAKER: And the garage -
14 - really, the only detail in the garage that you're
15 asking approval for is for that overhang?

16 MR. FAIRER: The extension of the
17 overhang and the brackets that we're putting to
18 support it.

19 UNIDENTIFIED SPEAKER: Because you're
20 matching the siding and everything you're matching
21 existing?

22 MR. FAIRER: The siding was originally
23 a --

24 UNIDENTIFIED SPEAKER: Fiber (ph)?

1 MR. FAIRER: It was a clabbard (ph) --
2 it was covered with aluminum siding.

3 UNIDENTIFIED SPEAKER: Oh.

4 MR. FAIRER: And the wood underneath
5 was in really bad condition.

6 UNIDENTIFIED SPEAKER: Yeah, that was
7 --

8 MR. FAIRER: We're actually putting
9 hardy (ph) board back on.

10 UNIDENTIFIED SPEAKER: Okay.

11 UNIDENTIFIED SPEAKER: So then this new
12 overhang will not be constructed anywhere else, as
13 part of --

14 MR. FAIRER: Just over the --

15 UNIDENTIFIED SPEAKER: Just over the
16 garage (indiscernible)? Totally new construction?

17 MR. FAIRER: Yes, it's new
18 construction.

19 UNIDENTIFIED SPEAKER: Yes?

20 UNIDENTIFIED SPEAKER: Okay.

21 UNIDENTIFIED SPEAKER: Off of the main
22 block. Got it.

23 (Pause)

24 (Cross-talk)

1 UNIDENTIFIED SPEAKER: Do you need a
2 set of drawings?

3 UNIDENTIFIED SPEAKER: No, I'm good.
4 (Pause)

5 UNIDENTIFIED SPEAKER: Give everybody a
6 minute to whatever -- make sure it's in the drawings.
7 (Pause)

8 MR. CHAIRMAN: Any more questions for
9 the applicant?

10 UNIDENTIFIED SPEAKER: Uh-uh.

11 MR. CHAIRMAN: Great. Thank you.

12 MR. FAIRER: Thank you.

13 UNIDENTIFIED SPEAKER: Thank you.

14 UNIDENTIFIED SPEAKER: Thank you.

15 MR. CHAIRMAN: I'll ask for public
16 comment, but seeing that we have no public present,
17 I'll make the --

18 UNIDENTIFIED SPEAKER: I'd like to
19 report of the preservation planner.

20 MR. CHAIRMAN: Yeah, I'll make the leap
21 that this is for the (indiscernible).

22 UNIDENTIFIED SPEAKER: (Indiscernible),
23 okay, all right, yeah.

24 MR. CHAIRMAN: I'll make the leap that

1 there is no public comment.

2 UNIDENTIFIED SPEAKER: Right.

3 MR. CHAIRMAN: Moving on to the report
4 of the Preservation Planner.

5 UNIDENTIFIED SPEAKER: All right. So I
6 have two items for you all this evening. The first
7 item is -- just to make you all aware, Rex Mill (ph)
8 did submit a building permit to make some revisions to
9 their existing handicap lift (ph) (indiscernible) over
10 by Hadley (ph) along the Brandywine. And they are
11 redoing their handicap lift to get to the top floor.
12 So I just wanted to make everyone aware in case there
13 was any sort of public comment, but those are the
14 plans that I did attach to you that kind of shows the
15 different elevations. It looks like it's going to be
16 enclosed, and it's going to get them up to what they
17 call the third floor, because the first floor is kind
18 of in the -- set into the mill.

19 So that is just the one item, and then
20 the second item is that we did get our award letters
21 from the State Historic Preservation Office, which is
22 also what I attached just kind of outlining, yes, we
23 have approved your grant funding, and all the projects
24 are currently in progress.

1 MR. CHAIRMAN: Good.

2 UNIDENTIFIED SPEAKER: Good.

3 UNIDENTIFIED SPEAKER: Good.

4 UNIDENTIFIED SPEAKER: Thank you.

5 MR. CHAIRMAN: One last call for public
6 comment?

7 UNIDENTIFIED SPEAKER: I move we
8 adjourn.

9 UNIDENTIFIED SPEAKER: Second.

10 MR. CHAIRMAN: All in favor?

11 (A Chorus of Ayes)

12 MR. CHAIRMAN: So moved.

13 UNIDENTIFIED SPEAKER: Mr. Chairman,
14 I'd like to nominate John Davis to serve as the --

15 UNIDENTIFIED SPEAKER: (Indiscernible)
16 announce that was the business (indiscernible).

17 UNIDENTIFIED SPEAKER: No, no, he
18 didn't.

19 UNIDENTIFIED SPEAKER: (Indiscernible).

20 UNIDENTIFIED SPEAKER: To serve as the
21 Acting Chair of the business meeting, special business
22 meeting.

23 UNIDENTIFIED SPEAKER: One second.

24 (Pause)

1 (Cross-talk)

2 UNIDENTIFIED SPEAKER: Hold on. Two
3 second recess. Intermission.

4 UNIDENTIFIED SPEAKER: All right.

5 (Meeting adjourned)

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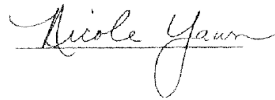
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C E R T I F I C A T I O N

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



Nicole Yawn

Approved Transcriber

Dated: February 6, 2019

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