

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
March 3, 2020
5:00 P.M.**

The Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, March 3, 2020 in the New Castle room of the Government Center Building, 87 Reads Way, Corporate Commons in New Castle, DE.

The meeting was called to order by Barbara Benson at [5:04 p.m.]

The following Board members were present:

Dr. Barbara Benson
Perry Patel
Karen Anderson
Barbara Silber
Steve Johns
John Brook
Rafael Zahralddin

The following Board members were absent:

John Davis

Historic Review Board, Department of Law

Colleen Norris

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

Betsy Hatch
Christopher Jackson

The following members of the public were in attendance:

Wali Rushdan
Leone Cahill Krout

RULES OF PROCEDURE

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

MINUTES & NOTICE OF DECISIONS

February 4, 2020 Business Meeting Minutes and Notice of Decisions

On a motion made by Mr. Brook and seconded by Mr. Patel, the Historic Review Board voted to approve the February 4, 2020 Business Meeting Minutes and the Notice of Decisions from the February 4, 2020 Business Meeting.

OLD BUSINESS

None.

NEW BUSINESS

App. 2019-0647-S: 2818 Grubb Road. (West side of Grubb Road, south of the intersection with Naamans Road.) (TP 06-021.00-003). Brandywine Hundred. Parking Plan to provide for the proposed renovation and adaptive reuse of the Jester House (constructed ca. 1840), including construction of a 97 sq. ft. vestibule, parking, and pedestrian access. S Zoning. CD 2.

At a meeting held on March 3, 2020, the Historic Review Board considered the public testimony provided by the application at its February 18, 2020 public hearing, as well as the recommendation provided by the Historic Preservation Planner. On a motion made by Ms. Anderson and seconded by Mr. Brook, the Historic Review Board voted to recommend **APPROVAL of the exploratory Parking Plan with a recommendation that an archaeological survey be completed in the basement, if disturbance is occurring in the basement, and the parking lot improvement areas.** In discussion preceding the vote, the Board members offered the following comments:

Ms. Hatch ran through a PowerPoint presentation for the Board regarding outlining the proposed parking plan and plans for the adaptive reuse of the Jester House. She stated that the applicant is proposing to add a vestibule and relocate the main entrance, as well as the removal of the second floor internally, and adjustments to the roofline. Ms. Hatch read in the Staff Recommendation into the record, which was for approval of the plan. She encouraged the Historic Review Board to take the requirements of Section 40.15.110B into consideration and the features of the plan in relation to the historical aspects of the property.

Dr. Benson stated that she was pleased with the County's presentation and that she was pleased to see a use going into a County property.

Ms. Silber stated that the archaeological potential of the property should be considered as part of this application, as there is some ground disturbance proposed as part of the plan. She stated that an archaeological reconnaissance survey for the parking lot, entrance, and the interior work in the basement would be appropriate to verify that there are not significant archaeological resources. She stated it would be best to find out if there are archaeological resources if they need to be avoided.

Ms. Anderson amended her motion to include a recommendation that an archaeological survey be completed in the basement, if disturbance is occurring in the basement, and the parking lot improvement areas. Mr. Brook seconded the amendment to the motion.

Mr. Johns inquired if the property had an Historic Overlay on the property so that the Board may be able to require an archaeological investigation be completed. Ms. Hatch stated that there was not; however, the Board may recommend archaeological work according to the Applicability section of Article 15 of the UDC ("Historic Resources"). Mr. Johns stated he recognized and appreciates the concern regarding the potential of archaeological resources, that his concern was that a nonprofit would not be able to afford an archaeological investigation. He stated that perhaps when excavations are occurring, there could be someone monitoring any potential resources encountered.

Ms. Silber stated that the critical part was the parking lot, and that a reconnaissance survey would only need a few holes to find out if there is anything there. She stated that could avoid a potential salvage situation if anything significant is discovered. She noted that the site overall has not been disturbed throughout the years of its occupation and there is a raised potential of archaeological resources.

Mr. Brook inquired what a reconnaissance survey would entail. Ms. Silber stated that it may be as few as six holes; however, she did not know an exact cost. Ms. Anderson noted that so much of the surrounding lands have been subdivided and disturbed, and this is one of the last areas where we could have evidence of past occupations of the farm. She agreed that it was worth the time to investigate. Ms. Silber stated that in this particular situation where an archaeological field school could go out or an educational opportunity could arise.

Mr. Brook stated he understands the concern for cost; however, if the cost would be minimal for an archaeological investigation that he would support it. Mr. Johns agreed and stated that he wanted to be sure we help the nonprofit be successful in restoring and curating the house.

Dr. Benson inquired if the County is putting in funding for this effort. Ms. Hatch stated that the County was contributing to the projects for the improvements; however, she was not sure of the numbers and that she would need to discuss with the Parks Department. Ms. Silber stated that a field school or the Archaeological Society of Delaware may be interested in volunteering to do such an investigation.

App. 2019-0772-S: 203 Half Acre Drive. (North and west side of Half Acre Drive, 500 feet east of Concord Pike.) (TP 06-064.00-079.) Brandywine Hundred. Subdivision plan to subdivide the subject parcel into nine single-family lots, including the demolition of a ca. 1920 single-family dwelling and wood-frame garage. NC6.5 Zoning. CD 2.

At a meeting held on March 3, 2020, the Historic Review Board considered the public testimony provided by the application at its February 18, 2020 public hearing, as well as the recommendation provided by the Historic Preservation Planner. On a motion made by Ms. Anderson and seconded by Mr. Brook, the Historic Review Board voted to recommend **APPROVAL** the plan as presented with the removal of the structure. In discussion preceding the vote, the Board offered the following comments:

Ms. Hatch gave a presentation to the Board regarding the application outlining the proposed plan and existing historic resources which include a single-family dwelling and detached garage. She stated that Staff had been contacted by surrounding property owners that the detached garage was the relocated Talleyville General Store, which was originally sited along Route 202. Ms. Hatch stated that a neighbor Ms. Narvaez attended the public hearing and provided testimony and copies of the Neighbors of the Wilmington Great Valley Turnpike, which included pictures of the original store from the early twentieth century as well as the original Hague family dwelling. She stated that the current property owner had reached out to the previous property owner in order to do research and obtain pictures of the General Store. The property owner and Staff were able to confirm through pictures and existing structural elements of the garage that the structure was the General Store, as both the house and store structure had been relocated sometime between 1970 and 1980. Ms. Hatch read into the record the Staff recommendation, which encouraged the Historic Review Board to consider the appropriateness of the preservation of the structures and whether they should be retained or demolished. She stated that the Board should also consider the appropriateness of the plan as presented and if any recommendations regarding layout and design are warranted based on the history of the site and structures. She encouraged the Historic Review Board to take into

