



Deposition of:
Historic Review Board Public Hearing
3.16.2021

March 31, 2021

In the Matter of:
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HISTORIC REVIEW BOARD PUBLIC HEARING
NEW CASTLE COUNTY
87 READS WAY, NEW CASTLE, DELAWARE 19720
March 16, 2021
5:00 p.m.

TRANSCRIPT OF PROCEEDINGS
BEFORE CHAIRMAN JOHN DAVIS

Transcribed by: Ashley L. Montgomery

A P P E A R A N C E S :

1
2
3 BOARD MEMBERS : JOHN DAVIS (CHAIR)

4 JOHN BROOK

5 PERRY PATEL

6 BARBARA SILBER

7 KAREN ANDERSON

8 STEVE JOHNS

9
10 ALSO PRESENT : BETSY HATCH

11
12 APPLICATION 2021-0108-H

13 KAREN ANDERSON

14 MR. ROOF (via phone)

15 MR. HOWARTH (via phone)

16
17 APPLICATOIN 2021-0109-H

18 CHRIS DUKE (via phone)

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I N D E X

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Application 2021-0108-H

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Application 2021-0109-H

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

2 UNKNOWN FEMALE 1: Perry is in the
3 attendees.

4 BETSY HATCH: Yep, I just got him --
5 just promoted him. Okay. I -- well, I did hit
6 record, too.

7 MR. PATEL: Hello, everybody.

8 UNKNOWN MALE 1: Hi, Perry.

9 UNKNOWN MALE 2: Hi, Perry.

10 UNKNOWN MALE 3: Hello, Perry.

11 MR. PATEL: Can you guys hear me okay?

12 UNKNOWN MALE 2: Yep.

13 UNKNOWN MALE 3: Yes.

14 MR. PATEL: Thank you, sir.

15 (Inaudible) is trying to just get off the other call.

16 MR. DAVIS: All right. Let's see.

17 Let's just -- we'll get started and then if -- if
18 Karen or Rafael join us, they can -- they can just hop
19 in.

20 BETSY HATCH: Okay.

21 MR. DAVIS: All right?

22 BETSY HATCH: Sounds good.

23 MR. DAVIS: So, if you're -- if you're
24 ready, we'll -- we'll call the meeting to order. This

1 is the New Castle County Historic Review Board Public
2 Hearing of March 16th, 2021. It is 5:03 by my
3 computer clock. We'll start with roll call.

4 BETSY HATCH: All right. Mr. Brook?

5 MR. BROOK: Present.

6 BETSY HATCH: Mr. Johns?

7 MR. JOHNS: Here.

8 BETSY HATCH: Ms. Silber? Ms. Silber?

9 Ms. Silber, I can't -- are you on mute?

10 MR. DAVIS: I don't know if Barb can
11 hear us.

12 MR. BROOK: Looks like she's not --
13 doesn't hear you.

14 MR. DAVIS: Okay.

15 MR. BROOK: Technology.

16 BETSY HATCH: All right. Well, Ms.
17 Silber's here and I'm -- going to help -- try and help
18 her get her -- her audio working, here. Mr. Patel?

19 MR. PATEL: I'm here.

20 BETSY HATCH: And Mr. Davis?

21 MR. DAVIS: Present -- yep. Here.

22 BETSY HATCH: All right. And then,
23 let me just check the attendees really quick.

24 MR. BROOK: Mr. Johns.

1 BETSY HATCH: Mr. Johns?

2 MR. JOHNS: You -- you already called
3 me.

4 BETSY HATCH: I've gotten him.

5 MR. BROOK: Oh, you did?

6 BETSY HATCH: Yep.

7 MR. BROOK: Okay.

8 BETSY HATCH: Yep. All right. So --
9 and Ms. Anderson and Mr. Zahralddin are absent. So,
10 there are five present and two absent.

11 MR. DAVIS: Okay. Good. All right.
12 Do we want to move on to the --

13 MS. SILBER: Okay. I have -- I am in a
14 meeting (cross talk) --

15 MR. DAVIS: Is -- is that Ms. Silber?
16 Can we -- can --

17 BETSY HATCH: Yep, we can hear her now.

18 MR. DAVIS: Okay. Barb, you -- you can
19 hear us now?

20 MS. SILBER: I think I'm muted for some
21 reason.

22 MR. BROOK: I don't think she can.

23 BETSY HATCH: We can hear her now, but
24 she can't hear us.

1 MR. DAVIS: Okay.

2 MS. SILBER: There we go.

3 MR. DAVIS: Okay. I don't know -- I
4 don't know if -- if Ms. Silber can hear us or not, but
5 --

6 MS. SILBER: I can, indeed. Sorry.

7 MR. DAVIS: Okay.

8 BETSY HATCH: You're okay.

9 MR. DAVIS: Okay. Good.

10 MS. SILBER: My -- my speaker was off.

11 MR. DAVIS: Okay. Perfect. All right.
12 Good.

13 BETSY HATCH: Okay.

14 MR. DAVIS: All right. We'll move --
15 move on to the rules of order, then.

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

24 Following the reading of each agenda

1 item, the applicant and their representatives will
2 make a presentation not to exceed a total of 15
3 minutes. Board members may ask questions of the
4 applicant at the conclusion of the presentation. The
5 public will then be invited to speak in the following
6 order: one, those who wish to speak in favor, two,
7 those who wish to speak in opposition, and three,
8 those who wish to offer general comments. Speakers
9 are encouraged to be brief and to focus their remarks
10 on historic issues.

11 So that everyone has had an opportunity
12 to be heard, all speakers are limited to five minutes.
13 Any speaker may ask the board to hold the record open
14 for submittal of written testimony if the time limit
15 is not sufficient for their needs. Speakers are not
16 permitted to debate the applicant but may ask
17 questions that the applicant may choose to answer
18 during his or her rebuttal period at the close of the
19 public comment period.

20 All testimony is recorded and
21 transcribed, therefore, all speakers must come forward
22 to the table one at a time and state their name,
23 address, and organization affiliation, if any, before
24 offering comments. Random comments from the audience

1 will not be recognized, and the public is asked to
2 respect the applicant's right to an orderly hearing.

3 No recommendations or decisions will be
4 made by the Historic Review Board at the hearing
5 today. The board will evaluate the information,
6 testimony, and comments received here at a public
7 business meeting to be held the first Tuesday of -- of
8 next month.

9 MR. DAVIS: Thank you. The next item
10 is old business: we have none. On to new business.

11 BETSY HATCH: All right. Our first
12 application this evening is Application 2021-0108-H,
13 500 McKennans Church Road, Tax Parcel 08-023.00-00 --
14 055, located at the northeast corner of the
15 intersection of McKennans Church Road and Mill Creek
16 Road. This is a demolition permit to demolish the
17 historic manse, constructed circa 1871, S Zoning,
18 Council District 3. And then I will promote --

19 MS. ANDERSON: I would like to note for
20 the record that Karen Anderson is here.

21 BETSY HATCH: Oh, thanks.

22 MS. ANDERSON: Thank you.

23 MR. DAVIS: Hi, Ms. Anderson.

24 BETSY HATCH: All right. And then I

1 will promote the applicant here. All right, Mr. Roof
2 (ph), you should be on the line, can you -- are you
3 able to speak? I believe you're muted, currently.

4 MR. DAVIS: Is the applicant there?

5 BETSY HATCH: He is -- Mr. Roof, are
6 you able to speak?

7 MR. ROOF: I'm present. I was
8 expecting Dave Howarth (ph) to speak to the issue, but
9 --

10 BETSY HATCH: Oh, okay. All right.
11 Let's see -- I see a Marian Howarth, so let me promote
12 her -- or promote him, sorry -- if -- if he's using
13 her name.

14 MR. HOWARTH: I'm here -- can you hear
15 me?

16 BETSY HATCH: Yes, we can hear you.

17 MR. DAVIS: We can hear you. Yep.

18 MR. HOWARTH: Okay. Good. Betsy, do
19 you have the PowerPoint there?

20 BETSY HATCH: We do. Yep. It -- it is
21 up on the screen -- or it should be up on -- yeah,
22 it's up on the screen. If you could advance to the
23 next slide, Chris?

24 MR. HOWARTH: There we go. Okay. We

1 can go right to the next one. Good evening. Just a
2 brief history of the manse and its uses -- the manse
3 was constructed between 1868 and 1871 -- that's
4 according to Harold Hancock's history of the church.
5 Extensive renovations and improvements were made
6 during the 1920s and '30s, and then the building was
7 remodeled and renovated again in 1958. In 1963, the
8 manse was remodeled into offices. The manse was used
9 as the church office until 2007, when the offices were
10 moved to the new addition to the church.

11 The building has been vacant since
12 2007. Planning for the new addition to the church
13 began in the year 2000, and part of that planning were
14 -- committee work on how the manse could be used after
15 the new construction was completed. The same question
16 has been debated periodically over the last 20 years.

17 In 2019, the church hired Siemanowski
18 Consultants and Cooperson Associates to evaluate the
19 manse. The goal of this analysis and evaluation was
20 to provide a basis for the church to make an informed
21 decision about the disposition of the manse. The
22 architect engineering study addressed two possible
23 uses of the building -- one was to create office space
24 and classrooms, and the other was to restore the

1 building to a residence for refugees or other needy
2 families. The study estimates the cost to make the
3 building handicap-accessible and meet existing code
4 for offices, classroom space to be between \$900,000
5 and \$1,100,000. The estimate to bring the building up
6 to code, just as a residence, is between \$300,000 and
7 \$350,000.

8 The final evaluation report was
9 received at the end of May 2019. The report was then
10 presented and discussed at a congregational meeting.
11 The session, which is the board of the Presbyterian
12 church, using the report and information gathered at
13 the congregational meeting, decided that demolition
14 was the only viable alternative.

15 So far, the asbestos abatement is --
16 has been completed and the once deteriorating building
17 has gotten worse. Thank you. Any questions?

18 MR. DAVIS: Thank you. Questions from
19 the board?

20 MR. JOHNS: (Cross talk) I have a
21 question, and that is -- could the -- the last speaker
22 please introduce himself and let us know, you know,
23 what his connection with the church is?

24 MR. HOWARTH: I'm sorry -- could you

1 ask that again?

2 MR. JOHNS: Who are you?

3 MR. HOWARTH: Oh, I'm -- I'm Dave
4 Howarth. I am a chairman of the -- what the church
5 calls the home committee -- read that as building
6 committee or facility committee.

7 MR. JOHNS: Thank you.

8 MR. DAVIS: We have Mr. Brook, then Ms.
9 Silber.

10 MR. BROOK: Thank you, Mr. Chairman. I
11 would imagine that the church as -- with as many
12 members and -- that you have at Red Clay that you have
13 more than one minister -- is that correct?

14 MR. HOWARTH: We do. At the moment, we
15 have an interim pastor and an associate pastor, yes.

16 MR. BROOK: All right. Now, I know you
17 have built a new manse at some point in this
18 (inaudible). Is it possible that you could have your
19 assistant or associate live in this property in lieu
20 of the payment for housing allowance?

21 MR. HOWARTH: I don't -- I don't know,
22 to answer that question. As the engineering and
23 architect study said, it would cost between \$300,000
24 and \$350,000 to make it livable. Yeah, I don't think

1 it would be worth spending that --

2 MR. BROOK: Could you detail what would
3 cost that much? I mean, it looks like it's a house in
4 very good condition to me.

5 MR. HOWARTH: It -- you know, it
6 appears to be. The -- do you have a copy of their
7 engineering -- I don't know if that was sent to you or
8 not, but --

9 MR. BROOK: No. I don't.

10 MR. HOWARTH: -- it -- you know, the
11 building is not, you know, livable, I guess, but --
12 yeah, that's certainly a possible consideration, but
13 since I don't know when -- and maybe Bob Roof could
14 jump in on that -- pastors have tended to not want to
15 live near the church. And -- they --

16 MR. BROOK: Well, in terms of
17 employment, usually it's at least a two-way street.
18 The -- the other thing I'm wondering is -- is it
19 necessary to spend the \$900,000 to \$1,100,000 on this
20 property to make it usable as a -- perhaps a shelter
21 for homeless -- or for battered women and children or
22 for families that are temporarily without a place to
23 live?

24 MR. HOWARTH: To make it --

1 MR. BROOK: I mean, I know -- I know
2 the church is very much interested in --

3 MR. HOWARTH: Right.

4 MR. BROOK: -- mission work and that
5 would certainly be a mission need that needs to be
6 fulfilled in New Castle county.

7 MR. HOWARTH: Right. And that -- that
8 would be in the \$300,000 to \$350,000 to make it a --
9 call it residence -- for people to live in, and would
10 probably have to be handicap-accessible. I don't know
11 if, for that purpose, it would require sprinkler
12 systems and, you know, all the things that it doesn't
13 have now.

14 MR. BROOK: Yeah. I don't know either.
15 Is there any other organization that could -- either
16 state or private that -- or county -- that could help
17 provide the funds necessary if it were dedicated to
18 that sort of use -- to help you with -- with turning
19 the property into that kind of thing?

20 MR. HOWARTH: I'm not aware of any, but
21 there may be -- they may be out there.

22 MR. BROOK: Okay.

23 MR. ROOF: And I offered some
24 assistance to comment from a -- my name is Bob Roof

1 and I have been the chairman of the history committee
2 for approximately the last 25 years -- and actually
3 going back to our 275th anniversary in 1997. When we
4 knew about the -- the building modification and
5 expansion in 2000, which was completed in 2007, we
6 began to try to find -- as proponents for historic
7 preservation -- any alternate use.

8 We reached out to, among others, Easter
9 Seals, a number of organizations that we still work
10 closely with in our mission operation. We came up
11 with one dead end after another reaching out. We're
12 not on a bus route -- that was deemed a -- a real
13 difficult problem. We couldn't get transportation for
14 low-income people -- for people trying to transition
15 out of low-income into the workplace. Even when we
16 sponsored refugee programs, the residence was not
17 appropriate or desirable for whatever number of
18 different -- opportunities that we sought.

19 So, the expenses have put it out of
20 reach in the absence of any interest by either
21 minister's associates or alternate uses. Very sad,
22 but that's the condition. And then the requirement of
23 asbestos abatement to file for the application has put
24 the building itself in a much poorer condition than

1 even six months ago.

2 MR. BROOK: But you did remove the
3 asbestos -- is that correct?

4 MR. ROOF: The asbestos has been
5 removed and we -- Dave can correct me -- I think we
6 have the inspector's report that asbestos has been
7 satisfactorily abated and removed.

8 MR. HOWARTH: That -- that's correct.
9 That was submitted with the application.

10 MR. ROOF: Yes.

11 MR. BROOK: That concludes my questions
12 for now, Mr. Chairman.

13 MR. DAVIS: Thank you, Mr. Brook. Ms.
14 Silber?

15 MS. SILBER: Hi. Yes, thank you so
16 much for your presentation. Do you have any -- if --
17 if it were to be demolished, are there any either
18 long-term or short-term plans for that space in -- in
19 regard to the overall property usage of -- of the --
20 of the church? Are -- are there any, you know, ideas,
21 that you are thinking about that property may -- that
22 piece of property may be used functionally?

23 MR. HOWARTH: There has been discussion
24 of that. Many people want to commemorate the building

1 with something. We don't know at this point exactly
2 what -- it might be a garden, some people have
3 proposed a pavilion so that outdoor services could be
4 held under cover, but -- but at this point, we don't
5 know, you know, just what it will be.

6 MR. ROOF: There has been substantial
7 interest to commemorate the space, but not use it for
8 alternative parking or any degradation of the memory
9 of the -- of the -- of the space.

10 MS. SILBER: So, the idea of converting
11 this -- this -- this plot of -- you know, plot of the
12 property as a pavilion that perhaps could mimic the
13 outline of the -- the original manse is -- is a
14 feasible possibility, you know, to -- to create sort
15 of a -- I would say, like a shadow kind of structure
16 that sort of commemorates what this piece of property
17 served during its -- its use. Okay. Thank you.

18 MR. ROOF: Yes.

19 MR. HOWARTH: I think so.

20 MR. DAVIS: Thank you, Ms. Silber. Mr.
21 Johns?

22 MR. JOHNS: Yes. I was wondering if
23 you could provide a -- maybe a brief timeline of the
24 construction of the church and the manse -- which was

1 built first and which came after and the relationship
2 of the people who resided in the manse to the church,
3 you know, historically.

4 MR. HOWARTH: Bob, can you take that
5 one?

6 MR. ROOF: I'll take a -- a shot at
7 that. The -- Red Clay is celebrating its 300th
8 anniversary -- meaning, it's organization goes back to
9 the year 1722. Tradition says that there was some
10 dirt floor structure where the cemetery now exists,
11 and some of the stones were used to build the first
12 foundation of the church, which is still in place as
13 early as 1751, and that cornerstone is in that
14 building.

15 The manse -- approximately 20 years
16 later -- it was during that period of constructions --
17 1871 and then there was one long-term pastor who has
18 been very well-celebrated and the subject of some of
19 the major historical publications that we've put out
20 that were made available to your committee, John
21 Blake. And then his successor, I believe, lived
22 there. But later years, there's very little mention
23 of the manse and who lived there. We -- we've
24 documented very well the pastors, but not their

1 relationship to their housing.

2 We've had temporary manses -- Highland
3 West, and more recently in Westgate Farms -- the
4 pastorate doesn't seem to want to live right there at
5 the church. I -- I don't know if that's our
6 denomination or if that's something broader, but Dave
7 provided the history in conversion to offices and the
8 -- I don't think any pastor has lived there or there
9 hasn't been any residential use for a very long period
10 of time.

11 And the office staff really didn't like
12 working in a residential-type structure. So, it's --
13 it's been a challenge trying to find a proper use and
14 connected use for -- and the last 20 years have been
15 very difficult.

16 MR. JOHNS: So -- so, the manse was
17 originally built -- I would call it a parsonage -- as
18 a residence for the -- for the -- and it's always been
19 owned by the church and it's been used --

20 MR. HOWARTH: Yes.

21 MR. JOHNS: -- as a residence for
22 somebody associated with the church?

23 MR. ROOF: That is correct. I don't
24 know the last time that a pastor of the church has

1 actually lived there. That -- that's a question we
2 could address, but I don't know that answer off the --

3 MR. JOHNS: (Cross talk) --

4 MR. ROOF: -- top of my head. It's
5 been a long time.

6 MR. DAVIS: Anymore questions for the
7 applicant? Mr. Brook?

8 MR. BROOK: Yes, I'll just add one more
9 thought. I don't -- it seems like the less -- least-
10 expensive thing you could do with this property is to
11 turn it back into a single-family-type residence, and
12 I'm wondering if some kind of arrangements could be
13 made with your sexton or whoever takes care of your
14 cemetery to live in this property in lieu of a portion
15 of their salary.

16 MR. HOWARTH: I -- I missed the last
17 part of your sentence there.

18 MR. BROOK: I said -- I was wondering
19 if there was a way that this property could be used as
20 a residence for your sexton --

21 MR. HOWARTH: Okay.

22 MR. BROOK: -- or whoever takes care of
23 the cemetery --

24 MR. HOWARTH: Okay.

1 MR. BROOK: -- in lieu of a cash salary
2 -- or cash payments that are made to that person now.

3 MR. HOWARTH: As far as the cemetery is
4 concerned, the maintenance of mowing the grass is
5 basically the only thing and it's a contractor. There
6 is no, you know --

7 MR. BROOK: Okay.

8 MR. HOWARTH: -- person. And the
9 church does not have a sexton at this point. So --

10 MR. BROOK: A church without a sexton.
11 Okay. Thank you.

12 MR. ROOF: We basically pay for
13 cleaning services and lawn care, I guess is the way to
14 put it.

15 MR. HOWARTH: That's correct. We
16 contract -- yes.

17 MR. BROOK: Okay. All right.

18 MR. ROOF: Some of us are very active
19 in a home committee activity.

20 MR. HOWARTH: Correct.

21 MR. BROOK: All right.

22 MR. DAVIS: No further questions for
23 the -- for the applicant?

24 BETSY HATCH: I'm not seeing any hands

1 raised.

2 MR. DAVIS: Okay. Thank you. On to --
3 on to public comment. I'll ask for those in favor of
4 the application, if anyone would like to -- to speak.

5 BETSY HATCH: For those that are on a
6 phone line -- to raise your hand if you would like to
7 speak, you hit *9, and then to unmute you hit *6. I
8 am not seeing any hands raised from the public.

9 MR. DAVIS: Okay. We'll make a call
10 for those in opposition of the application.

11 BETSY HATCH: I am not seeing any hands
12 raised.

13 MR. DAVIS: Thank you. One last call
14 for general comment from the public.

15 BETSY HATCH: Okay. I am not seeing
16 any hands raised.

17 MR. DAVIS: Okay. Very good. Thank
18 you, Betsy.

19 BETSY HATCH: Uh-huh. So, switching
20 gears here -- all right. So, the last application on
21 the agenda this evening is 2021-0109-H, 201 Reybold
22 Road -- Reybold Road, Tax Parcel 11-014.40-11 -- -144,
23 north side of Reybold Road, 2,500 feet east of the
24 intersection with Sunset Lake Road, Pencader Hundred.

1 This is a demolition permit to demolish historic
2 outbuildings as part of the Reybold Agricultural
3 Complex with -- with an associated minor subdivision
4 plan -- and the minor subdivision plan Application
5 Number is 2020-0051-S, ST Zoning, Council District 11.
6 I will promote Chris Duke, who is the engineer for the
7 project. And, Chris, whenever you're ready, you
8 should be able to share your screen.

9 MR. DUKE: Very good. Can everyone
10 hear me okay?

11 MR. DAVIS: Yes, welcome.

12 MR. DUKE: Thank you. I am going to
13 attempt to share my screen -- bear with me for just a
14 sec. All right. Can everyone see the map in front of
15 them with my PowerPoint presentation, hopefully?

16 MR. DAVIS: Yes.

17 MR. DUKE: All right. Very good --
18 thank you. Good evening. My name is Christopher Duke
19 with Becker Morgan Group. We are the civil engineer
20 of this application and representative of the owner,
21 Reybold Cap (ph), LLC. We are here tonight regarding
22 the proposed demolition of five existing structures
23 located on the current lands of 201 Reybold Road, an
24 approximately six-acre property located along Reybold,

1 east of Sunset Lake Road, and west of Salem Church
2 Road, southeast of the incorporated limits of the city
3 of Newark. The property zone ST, per rezoning that
4 occurred in 2008.

5 Just a little background -- this parcel
6 was created as lot 210 as part of the previous major
7 land development plan known as Whitewood Village.
8 Whitewood Village is a 209-lot townhouse subdivision
9 recorded in 2014, and is currently under construction.
10 The subject parcel was created as a residual lot
11 during that subdivision process.

12 The property has been identified as
13 being part of the Reybold Agricultural Complex. It
14 was before the HRB in March 2007 in coordination with
15 the major land development plan that you see on your
16 screen now, and it is our understanding that the
17 previous review did not result in any development
18 restrictions on the subject property.

19 Before you now is a smaller-scale
20 depiction of the residual six-acre property that is
21 proposed for the minor subdivision as part of our
22 application. Highlighted in blue and green are the
23 two parcels that would be created from the singular
24 parent parcel. The green parcel is proposed as being

1 approximately two acres in size and would contain the
2 existing primary and accessory dwelling unit on site
3 with access from Reybold Road. The blue parcel would
4 be created as residual land and include the five
5 structures proposed for demolition as part of our
6 application tonight.

7 In terms of providing full disclosure
8 to the board, previous land development application
9 proposing townhome development on this parcel was
10 previously submitted to the county and it was based on
11 the demolition of these structures. That plan has
12 since been withdrawn to facilitate the minor
13 subdivision shown tonight. And while the current
14 application proposes only to subdivide the parcel, the
15 ultimate intention is to develop the blue property.
16 So, I just wanted to be candid about that intention.

17 MR. BROOK: Could you go back over that
18 again -- say that again for me?

19 MR. DUKE: Yes, sir. So, the six-acre
20 parcel that you see -- probably about a little over a
21 year ago, maybe a little bit more, we had submitted a
22 land development plan for the entire six-acre parcel.
23 Since --

24 MR. BROOK: Okay.

1 MR. DUKE: -- then, the intention has -
2 - has changed a little bit -- first to carve out what
3 I'll call the green, two-acre parcel, as a minor
4 subdivision, but still with the intent to develop the
5 remaining four acres.

6 MR. BROOK: Okay. All right. Thank
7 you.

8 MR. DUKE: The five structures
9 highlighted here are the ones proposed for demolition.
10 They include structures identified as two barns, two
11 sheds, and one workshop. While they have been
12 identified as being part of the Reybold Agricultural
13 Complex, the buildings are in a general state of
14 disrepair and there is little if any meaningful
15 historical character in the buildings or their uses,
16 which are generally for storage at this point.

17 Earlier this month, our structural
18 engineers and architects performed a review of the
19 structures current state of repair and historical
20 relevance in coordination with the Newark History
21 Museum and the Pencader Heritage Museum. Both the
22 interior and the exterior of the buildings were
23 surveyed and this information was compiled in a report
24 that was provided to the department of the boards --

1 per the board's review earlier this month.

2 This is a picture of what we call Barn
3 1. It is a two-story post-framed building with a
4 lean-to that was added with modern construction.
5 Approximately 25 percent of the existing structure is
6 not of the original construction. Observations
7 revealed inadequate foundation, substantial deflection
8 in the flooring and termite damage, extensive damage
9 to exterior and interior walls, and significant
10 deterioration in the roof framing.

11 Architectural observations concluded
12 that the lean-to addition was not in keeping with the
13 style of the framing and sheathing of the original
14 building's period, and that elements of original
15 construction would require considerable repair or
16 replacement in its entirety to maintain the historic
17 character and provide for the health and safety, and
18 welfare, of the building occupants.

19 Barn 2 is a two-story post-frame
20 building with a lean-to that was added after the
21 original construction of the structure. Approximately
22 40 percent of the structure is not of the original
23 construction of the building. Structural observations
24 revealed insufficient foundations at column locations,

1 considerable damage to interior and exterior walls,
2 and considerable structural damage to the roof.
3 Architectural observations concluded that the lean-to
4 construction is not of historical significance, and
5 other parts of the building that have been replaced
6 were done using more recent construction methods and
7 materials not in keeping with the original character
8 of the building or historical significance of the
9 structure.

10 Shed 1 is a one-story post-frame
11 building composed of modern lumber that our -- our
12 structural engineers classified as being in
13 significantly better condition than the other
14 structure on site, but architecturally holds little
15 historic significance to the history or character of
16 the site.

17 Shed 2 is a one-story post-frame
18 building. Approximately 15 percent of the structure
19 is not the original construction of the building.
20 Structural observations reveal no foundations along
21 the rear façade of the building, substantial damage to
22 exterior walls, significant -- structural
23 deterioration to the roof framing along the rear
24 façade as well. Architecturally, they concluded that

1 the roofing elements appear to be more of a recent
2 replacement, and the original elements that remain
3 would require considerable restoration or replacement
4 to assume the historic character of the period of
5 construction.

6 Lastly, the workshop is a two-story
7 post-frame building with a lean-to that was added with
8 moderate construction after the original construction
9 of the building. Approximately 20 percent of the
10 structure is not of the original construction, and the
11 roof has been replaced with asphalt shingles.

12 Structural observations revealed significant
13 deterioration to parts of the building foundation,
14 damage to the exterior and interior walls, and water
15 damage to the roof framing. Architectural
16 observations revealed materials of a historic
17 character in some areas of the original framing.
18 However, most of the building, including the roof
19 rafters, purlins, and sheathing had been replaced with
20 modern construction and methods. Much of the
21 detailing in the windows and the architectural
22 elements would require substantial restoration or
23 replacement to function as originally intended and
24 with respect to the historic character and remains of

1 the building.

2 In summary, after performing a detailed
3 structural engineering and architectural survey of the
4 buildings proposed for demolition, it was included
5 that four of the five structure on site are in various
6 stages of disrepair and would impose undue financial
7 hardship to preserve and rehabilitate the structures
8 to a useful state while maintaining the historical
9 elements. And furthermore, the demolitions of the
10 buildings would not represent a threat to the historic
11 character of the site and surrounding location.

12 Alternatives to demolition were
13 considered, including the possibility of using
14 transfer of development rights to other properties as
15 well as seeking to avoid the structures with
16 conceptual land plans for future land development.
17 However, these were ultimately considered to be not
18 feasible. As such, we respectfully request approval
19 from the board to proceed with demolition of the
20 buildings at the appropriate time. And, with that,
21 I'm happy to answer any questions that you may have.

22 MR. DAVIS: Okay. Thank you. Mr.
23 Brook?

24 MR. BROOK: Thank you, Mr. Chairman.

1 So, I understand that you're going to remove five
2 buildings from the four-acre portion of the -- what
3 you've proposed to set aside for new construction, and
4 to maintain the two-acre site with the house and
5 apparently some other buildings and -- and not tear
6 those down. What -- if that's correct, what guarantee
7 would this board have that you would retain and
8 maintain the historic house structure?

9 MR. DUKE: That -- that is the intent.
10 As far as a guarantee, I would ask the board what --
11 what -- what they would ask for, be it a D restriction
12 or a similar -- I don't -- I don't think that's out of
13 the question. I think it's something that our client
14 would certainly entertain. It -- it is the --
15 certainly the intention to -- to maintain on the two-
16 acre parcel -- the existing dwelling and the accessory
17 dwelling unit.

18 MR. BROOK: So, you would be open to
19 suggestions that the Historic Review Board might make
20 to ensure the long-term preservation of this structure
21 --

22 MR. DUKE: Yes, sir.

23 MR. BROOK: -- the house structure?

24 All right. Thank you.

1 MR. DAVIS: Anymore questions for the
2 applicant?

3 BETSY HATCH: I'm not seeing any hands
4 raised.

5 MR. DAVIS: Okay. Shall we move on to
6 public comment, then?

7 BETSY HATCH: Sure. All right. Let me
8 switch gears here. All right.

9 MR. DAVIS: Yep, and -- and we'll --
10 and we'll make a call for, you know, public comment in
11 favor of the application first.

12 BETSY HATCH: For anyone on phone
13 lines, in order to raise your hand to speak on the
14 application, please press *9 to raise your hand and
15 then *6 will -- will unmute, just, again. I am not
16 seeing any hands raised.

17 MR. DAVIS: Thank you. We'll make a
18 call for comments in opposition to the application.

19 BETSY HATCH: I am not seeing any hands
20 raised.

21 MR. DAVIS: Any general comments from
22 the public?

23 BETSY HATCH: I am not seeing any hands
24 raised.

1 MR. DAVIS: Thank you, Betsy.

2 BETSY HATCH: All right. So, under the
3 report of the presentation planner, I don't have a
4 report for the board tonight other than the items that
5 were discussed at tonight's hearing will be
6 deliberated on on April 6th at 5:00 p.m. via Zoom at
7 the public business meeting. That's all I have for
8 you tonight.

9 MR. DAVIS: Great. One last call for
10 public comment?

11 BETSY HATCH: I am not seeing any hands
12 raised.

13 MR. DAVIS: All right. We have a
14 motion to adjourn?

15 MR. PATEL: I make a motion to
16 adjourn. This was one of the short meeting.

17 MR. JOHNS: Second.

18 MS. SILBER: (Cross talk) the motion.

19 MR. DAVIS: All in favor?

20 MR. BROOK: Aye.

21 MS. SILBER: Aye.

22 MS. ANDERSON: Aye.

23 MR. JOHNS: Aye.

24 MR. DAVIS: Aye. Thank you, everyone.

1 BETSY HATCH: Have a good night,
2 everyone. Happy St. Patty's Day. Bye.

3 MR. BROOK: Bye.

4 MS. SILBER: Bye.

5 MR. JOHNS: Bye.

6 (Whereupon, this hearing concluded.)
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C E R T I F I C A T I O N

I, Ashley L. Montgomery, certify that the foregoing is a true and accurate transcript from the official electronic sound recording.



Ashley L. Montgomery
Approved Transcriber

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