



Department of Land Use

February 15, 2006

Mr. Thomas Prusak
Landmark Engineering, Inc.
100 W. Commons Blvd., Suite 301
New Castle, DE 19720

RE: La Grange – Application Number 2005-1045-S

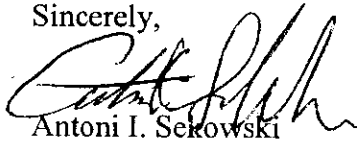
Dear Mr. Prusak:

I am writing to you in reference to your Exploratory Plan submittal that is titled La Grange to the Department of Land Use and the Planning Board for review and comment. As you are aware, this plan was further reviewed at the February 7, 2006 Planning Board Public Hearing.

Please note that the Department has received the Historic Review Board business meeting comments and they are attached for your information. Please note that the Exploratory Plan has been found unacceptable. At this time these are the final comments of the Department of Land Use. Upon completion and incorporation of the Exploratory Comments (January 30, 2006), you may submit a **revised Exploratory Plan** to the Department of Land Use for review.

Please note that your application number for this project will remain 2005-1045-S. If you wish to discuss these matters further, please contact me at 87 Reads Way, Corporate Commons, New Castle, DE 19720, or call me at 302-395-5414. Thank you for your continued cooperation during this process.

Sincerely,



Antoni I. Sekowski
Planner II

CC: Steve Nichols
David M. Culver
file

In their business meeting on February 7, 2006, the Historic Review Board reached consensus agreement with the following, slightly modified, recommendations made by the Historic Preservation Planner.

1. **Define the required open space buffer around the structures of LaGrange to include the agricultural field to the immediate west of these structures (up to the existing tree line) and extending to the property line on the north, east, and south of the farm complex structures.**
2. **Require that all sites agreed to possess a likelihood of yielding important information about the prehistory or history of the State or County be either completely avoided through appropriate open space buffering or fully mitigated. More information about the known archaeological sites will be necessary before such agreement is reached.**
3. **Require that all future submissions in regard to this property show the proposed Limits of Disturbance and that the Limits of Disturbance are delineated in the field.**
4. **Require that the applicant file a plan of preservation for the manor house and outbuildings, regardless of whether the manor house is occupied or unoccupied.**
5. **Require that the scope of work for all future archaeological work at this property be reviewed and approved by the HRB and the Department of Land Use prior to such work commencing.**
6. **If no further information comes to light as a result of additional research, require a note on the Record Plan stating that the feeder canal and defensive earthworks are to remain undisturbed with additional open space buffering.**
7. **Continue to work with the applicant to ensure that every identified archaeological site is preserved in place (i.e. in an area not to be developed or disturbed by any development-related activities and protected by appropriate open space buffers) or is fully mitigated according to State and/or federal standards.**
8. **Require a note on the Record Plan to state that the La Grange manor house and outbuildings are to be preserved and that the proposed parcel to contain these structures and adjacent Field C is not to be further subdivided.**
9. **Require that the requested land use history, which is necessary to the full understanding of the archaeological findings, be completed and submitted to the Historic Review Board.**
10. **Require that the applicant integrate remnants of the historic roadbed into a walking trail as a linear park or greenway.**

The Historic Review Board unanimously passed a motion stating that, based on the current record, the HRB finds that the proposed rezoning request is inappropriate for this historic property. At future Historic Review Board public hearings, the applicant should be prepared to address the plan's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.