

June 21, 2006



**BY HAND**

Mr. David Culver  
New Castle County  
Department of Land Use  
87 Reads Way  
New Castle, DE 19720

Re: LaGrange – February 7, 2006 Recommendations from Historic Review Board

Dear Dave:

In response to the eleven (11) recommendations offered by the New Castle County Historic Review Board (the "Board") for LaGrange, Application No. 2005-1045(S), the Applicant responds as follows:

1. **Recommendation: 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.**

**Response:** The Applicant has always committed to providing a buffer around the manor house; however, we can determine no basis for the forty-eight (48) acre buffer being requested by the Board.

2. **Recommendation: 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.**

**Response:** For a majority of the property which constitutes LaGrange, the development plans have been revised so as to avoid any impact to potential prehistoric or historic resources. For those few areas that will be impacted by the proposed development, the Applicant

proposes to mitigate the resources in accordance with the Secretary of the Interior Standards. On May 9, 2006, the Applicant provided to Dave Culver a proposal from Kise Straw & Kolodner, Inc. identifying the scope of work for further investigation of potential prehistoric or historic resources at LaGrange. I understand that Mr. Culver has provided copies of this proposal to the Board. The Applicant would like the opportunity to discuss these findings with the Board in greater detail.

**3. Recommendation: 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.**

**Response:** The limits of disturbance will be shown on the Record Plan and construction plans as required by the Unified Development Code.

**4. Recommendation: 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.**

**Response:** A plan of preservation will be provided to the County as part of the Record Plan approval for LaGrange. In the meantime, the manor house is currently occupied by a member of the Barczewski family who is responsible for its maintenance and upkeep.

**5. Recommendation: 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 work commencing.**

**Response:** It is the Applicant's intent that the Board and the Applicant come to some form of agreement as to the scope of the archaeological work to be completed at LaGrange following a review of the proposed scope of work submitted to the Board by the Applicant.

**6. Recommendation: 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.**

**Response:** The Applicant has provided detailed information to the Board which supports the location of a remnant of the feeder canal at the southwestern edge of the property and that area shall remain undisturbed. As to the existence of "defensive earthworks", however, the Applicant has been unable to find any evidence that the indentations in the ground are "defensive earthworks". The only information available as to this determination is a document prepared by Ms. Alice Guerrant of DE SHPO in which she identifies the "defensive earthworks" but essentially provides no basis for her determination. We have found no corroborating evidence to support those findings.

7. **Recommendation: 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 the appropriate open space buffers) or is fully mitigated according to State and/or federal standards.**

**Response:** The Applicant intends to continue to work with the Board as its plan moves through the approval process with the County.

8. **Recommendation: Require a note on the Record Plan to state that the LaGrange 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.**

**Response:** Applicant agrees to place a note on the Record Plan that the manor house will be preserved.

9. **Recommendation: 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.**

**Response:** The Applicant has provided to the Board all of the information that it has regarding the history of the property. For as far back as we can determine, the property has been farmed. We have identified no other uses.

10. **Recommendation: Require that the applicant integrate remnants of the historic roadbed into a walking trail as a linear park or greenway.**

**Response:** The Applicant has identified no historic roadbed which crosses LaGrange, and there are no remnants of an historic road on LaGrange.

11. **Recommendation: The proposed rezoning request to rezone a portion of the property along Route 40 to the "CR" zoning category is inappropriate for the historic property.**

**Response:** The portion of LaGrange proposed to be zoned "CR" is located along a major regional highway, adjacent to a very modern strip shopping center and across Route 40 from a number of equally modern commercial uses. At the time that the "H" zoning overlay was placed on LaGrange, a 4.8 acre portion of the property in the location Applicant proposes to rezone to the "CR" zoning classification, was zoned C-2. Apparently, with the adoption of the UDC, this 4.8 acre piece of commercially zoned land was downzoned to the "S" zoning classification. The property is isolated by the existence of a tree line around it that

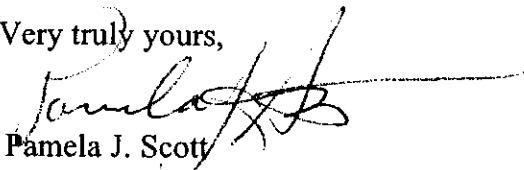
Mr. David Culver

June 21, 2006

Page 4

effectively shields it from view of the manor house. Based upon this information, the Applicant disagrees with the Board's Recommendation that the proposed rezoning is not supportable.

Very truly yours,

  
Pamela J. Scott

cc: Mr. Stephen Nichols  
Mr. Thomas Prusak  
Dr. Petar Glumac