

Wilmington Design Review and Preservation Commission
Regular Meeting, 6:00 pm
May 19, 2021

Commission Members Present: Peter vonGlahn, Jay Macklin, David Ross and Toren Williams

Staff Present: Rose Tassone diNardo, Law; Pat Maley, John Kurth, Herb Inden, Planning

Reading of rules of procedure

New Business

Permit Referral DR-1681: 515 North Market Street. Request from the Jewish Historical Society of Delaware for a new sign on their building in Willington Square. Market Street City Historic District. Resolution 13-21. APPROVED

Presentation was made by Rick Kanodel, Tupp signs, sign contractor.

Signage in two parts –

- 1) a circular disk, aluminum painted gold and navy blue identifying the Delaware Center for Jewish History at the Cox House
- 2) cast aluminum, painted in same colors, representing Jewish Historical Society on Eastern (front) façade of Cox House

Both will be stem mounted in mortar and adhered with suer adhesive silicone.

Peter vonGlahn – tastefully done All commissioners agreed.

Community Comments –

Council member Michell Harley – wanted to be recognized as being part of the meeting. Likes the design.

Council member Zanthia Oliver – really looks nice – will enhance the building.

No further discussion.

Toren Williams reads prepared resolution 13-21; it was seconded by Jay Macklin and approved unanimously.

Permit Referral DR-1682: 905 North Harrison Street. Request to rebuild rear section of home with new materials to replace deteriorated elements. Cool Spring /Tilton Park City Historic District. Resolution 14-21. APPROVED

Presentation was made by Sherry Wiggins, resident for 30 years. Property is approximately 95 years old and has age deterioration.

Pat Maley narrated Planning's slides – noting that it is virtually impossible to see the rear of the house due to the topography fall off. Slides of the proposed changes in siding and fenestration showed changes that are appropriate for the style and age of the house.

Contractor was late accessing the meeting and came in the middle of the case.

Toren asked about the existing material – siding is metal.

No community comments.

Toren likes the way they changed the windows . David Ross agreed.

Peter notes that the materials list came to the commission by separate e-mail.

Peter read the resolution 14-21 as prepared; it was seconded by David Ross; approved unanimously.

Permit Referral DR-1683: 608 North Market Street. Request for exterior Market Street alterations to the north half of the existing building as well as development of an outdoor courtyard and addition design. Market Street City Historic District. Resolution 15-21. APPROVED

Presentation was made by Sarah Lamb (BPG) and Paul Schaeffer.

Fit out of new restaurant and new retain space – and new outdoor dining area.

Case slides presented by Pat Maley – using the BPG slides with different annotation.

Clearly illustrated, nicely done.

Toren – what happened to this space in the winter –

4 seasons room – and heaters for adjacent area, and fire pits.

Toren Williams – Nice

Peter von Glahn – good to get rid of a parking lot in our lifetime.

Jay Macklin – name of the restaurant? Not finalized yet. We will be back for that signage.

Councilwoman Harley - think it is well-done and a compliment to Bardea. ...Is it just sitting chairs out there?

Sara Lamb – regraded and landscaped as a patio.

Discussion of design points proposed.

Prepared resolution was read /moved by Peter vonGlahn; seconded by David Ross; approved unanimously

Permit Referral DR-1684: Baynard Boulevard and West 18th Street (Hanover Church). Request for approval of landscaping and hardscaping improvements on Baynard and West 18th sides. Baynard Boulevard City Historic District. Resolution 16-21. APPROVED

Ellen Casson from the church made the presentation. Explains the tree which is obscuring the stained glass. Church wishes to remove the tree and the Plexiglas over the stained-glass window. They also want to take out roses which lean into the sidewalk. They plan to use Old Country Gardens for the design, which will include Belgian Block for pavers, new evergreens which will max at 10' and softening evergreens closer to ground.

Pat Maley presented the slides for the case. She noted the site plans and stated that the replacement materials – both landscaping and hardscaping - are elegant. She also mentioned the café which the L & I inspectors frequent.

Peter dubbed the foliage “ the tree that ate the church.”

Ellen noted that the food cart profits support the Hanover food pantry for the community.

Torin loved the benches and the community. Jay commented on being attacked by the existing roses.

There were no Community Comments.

Correction on #

Jay Macklin read the prepared resolution; it was seconded by David Ross and approved unanimously.

Permit Referral DR-1685: 6th and Pine Street. Request from the Christina School District to demolish the Drew Educational Support Center to make way for construction of a new, multi-block K-8 campus. St. Mary's City Historic District. Resolution 17-21. CONCEPTUAL APPROVAL

The presentation was made largely by Carl Krienen of ABHA (the design team).

The proposal is to demolish the existing Drew Elementary School which has been used by Christina School District as an educational support center for over 20 years. This will clear the block to be used in the formation of a superblock ranging from Lombard to Spruce and 6th to 7th

which will contain a state-of-the-art K – 8 grade school which would be the first new school to be built in Wilmington in 50 years.

The discussion acknowledged that there were many steps to cover – which include the demolition, the design, the potential merge of the two blocks which would involve closing off Pine Street between 6th and 7th Streets, and a second phase which will involve the original Bancroft School built in the 1920s as part of the Dupont initiative for education.

Points made from the community included an impassioned presentation from the Council women associated with the district that no or little community outreach has been done by the school district. The discussion was long and to bring the matter to a more positive place, DRPC Chairperson Peter vonGlahn suggested that a “conceptual approval” be given.

The conceptual approval is a mechanism used by DRPC since the early 2000s to give a developer a nod that they are moving in the right direction but have more (sometime many more) steps to complete before a truly actionable application is achieved.

The DRPC voted to give this case a “Conceptual approval” with a mandate that the applicant work with Planning staff/ City of Wilmington/ DRPC to achieve a proper product for the City. This is not actionable, and no permits may be applied for or obtained until the process is work through more thoroughly.

A meeting was scheduled by the district with the community for July 14th in the Bancroft auditorium at 7th and Lombard Street as the next step to gather community comment.

Motion to adjourn 7:47 pm.