

Wilmington Design Review and Preservation Commission
Wednesday, July 21, 2021

Commission Members Present: 1. Peter von Glahn (anchor person) 2. Toren William 3. Dallas Shaw, 4. Mike Freda 5. Dave Ross (by phone) **Absent:** Jay Macklin

Staff Present: Pat Maley (anchor person), Herb Inden, Planning

Administrative Business

The meeting started at 6:00 pm exactly with the reading of the rules of procedure.

The May and June minutes had been sent electronically to the Commission and a motion to accept was made by Michael Freda, seconded by David Ross and approved unanimously.

New Business:

Permit Referral DR- 1689: 1689 North Market Street. Request for renovations to interior and exterior for use as a 54- unit apartment building. Market Street City Historic District. Resolution 21-21.

Case was represented by architect Charles Ryan, AIA. He stated that the 1982 office building was purchased by the new owner for the purpose of making 54 residential units, partial basement. The current application addresses the Shipley Street elevation, requesting 2 changes for retail space and others for generator exhaust. Mr. Ryan narrated the slides from his application. He explained that the Louver is not a combustion air exhaust. Intent is to color the louvers to blend with the masonry.

Commission comments:

Toren Williams asked would the brick below the louver would be toothed in? (YES) and to the right of the overhead door will be a Delmarva gas meter (the mandated ones for high pressure gas).

Mike Freda called the application straightforward, there were no further comments or questions from the commission

Peter vonGlahn read the prepared resolution; it was seconded by Toren Williams and passed unanimously.

Permit Referral DR- 1690: 818 W. 9th Street. Request for renovations to the vacant property to prepare for sale as a single-family dwelling. Trinity Vicinity City Historic District. Resolution 22-21.

Case was represented by George Ludwig of Breckstone Architects. Client's goal is to restore the residence to original design. He noted that drone photos will tell whether slate can be restored. The biggest puzzle is front porch – it will be replicated using adjacent properties as templates.

On the west elevation they propose to restore wood and metal trim using the original openings (except for one). They will restore brick and slate on rear elevation, and possibly create a roof deck on 2nd floor. Planning's Power Point slides were used for illustration.

Some windows frames will be kept on a window-by-window basis. The Box Bay will be restored. One slide shows the two options of with or without porch. All chimneys will be restored – although middle chimney may be removed. Accommodating the changed in the interior floorplan.

Much of the brick on first floor level is gone. A slide of example of the porch on 812 W. 9th street was shown as the template for new porch.

Michael Freda complimented the design and asked if the new porch will be “built in-kind?”

Mr. Ludwig said the existing foundation will stay, and they will build on with the detailing to match existing neighbors. This will be solid CMU from the grade up (not lattice). He referenced 820 W 9th Street for example.

Mr. Ross expressed enthusiasm for the project.

Peter vonGlahn read the prepared resolution, it was seconded by Michael Freda and passed unanimously.

Permit Referral DR- 1691: 7 Red Oak Road. Request to enclose a rear 1st floor porch to serve as a mudroom. Rockford Park City Historic District. Resolution 23-21.

The case was represented by owner Joan Kluger and contractor John Tulowitzki – they are planning to close in a small existing rear porch for a mudroom/coat closet/ pantry area. They will retain and reuse existing doors and windows (as well as the existing handrail) , move those elements out to the plane of the new wall. There will be a renovating kitchen on the inside as well.

Commission members expressed pleasure and approval that the applicant was keeping the exterior structure rather than covering beam work.

One point of clarification was brought out by questions, that the exterior wall would be recessed so that the existing beams would be exposed. Stucco will match the present house.

Peter von Glahn read the case specific excerpts from resolution (not repeating the usual filler verbiage); and this was seconded by Toren Williams and passed unanimously.

Motion to Adjourn was made by Michael Freda, seconded by Davis Ross, and passed unanimously. Meeting ended at 6:40 pm.