

Wilmington Design Review and Preservation Commission
Wednesday, August 18, 2021
Regular meeting

Commission members present: 1. Peter von Glahn, (anchor person), 2. Torren Williams 3. David Ross (by telephone), 4. Michael Freda, 5. Jay Macklin, 6) Dallas Shaw

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

Administrative business

Reading of the Rules of procedure started at 6:10 after a quorum was achieved

Motion to accept the July minutes was made by Michael Freda 2nd by David Ross and approved unanimously.

New Business

Permit Referral DR-1692: 1801 Lovering Avenue. Request from the new owner to replace all windows in a corner property which had been vacant since 2018. Forty Acres Neighborhood Conservation District. Resolution 24-21.

Owner Mary Kate Williams Garmin presented. She noted that with the numerous elements of work, they will be returning for the door and shutters later – today is only the windows. They seek permission to use vinyl windows in the existing openings with either 1/1 or 2/2 double hung configuration.

Torren Williams asked about the architectural trim - specifically if they planned to simply refurbish the existing trim and use with the new windows.

Peter von Glahn explained to them that with replacement windows the existing frame stays, and the sash is what gets removed – the new window fits in the opening – the trim stays.

Discussion occurred about the sills experiencing deterioration, with further observation that the frames also seem to be deteriorating/ rotting in frame (12).

Commission wisdom was to sand, patch, paint and keep the existing window surrounds.

Note was made about water in basement.

Commission asked that the word “Door” be struck from the resolution as requested by the applicant.

The discussion then returned to the choice of window configuration, and Peter von Glahn explained to the applicant that they should keep the front windows with a 1/1 configuration and the side windows – which are taller – to have 2/2 configuration, effectively retaining the original geometry of the windows. This led to further discussion about encouraging the owners to have all the window on the front

elevation to be the same configuration, and all the windows on the side to retain their 2/2 configuration.

The next issue was retention of the basement level Rat screens - they will be removed and replaced gently - remove, restore on the bench, (Discussion of types of harder wood and patch methods ensued).

The prepared resolution was changed to REMOVE ‘Front door’ from the areas covered.

2 performance conditions were added:

1. The existing exterior window frame and sills must be retained.
2. Replacement windows can be 1/1 or 2/2 but must be consistent on a façade. 2/2 are encouraged where they exist.

With the addition of the performance conditions, the resolution was moved by Peter von Glahn, seconded by Mike Freda, and approved unanimously.

Permit Referral DR-1693: 1315 Delaware Avenue. Request for pre-construction modifications to a previously approved sign. Delaware Avenue City Historic District. Resolution 25-21.

The full Commission accepted the changes from the original previously DRPC approved sign - down to single side and 30” from the ground level.

The prepared resolution was moved by Peter von Glahn, seconded by Mike Freda and approved unanimously.

Permit Referral DR-1694: 824 North Market Street. Request for new sign for changed pharmacy business. Market Street City Historic District. Resolution 26-21.

Presentation was made by Greg Feld. The sign change is merely a corporate name change and the owners remain the same. They proposed to remove the existing channel letters of the old name (Greenhill Pharmacy) and replace with new name in channel letters.

Planning's slides were presented by Pat Maley.

There were no commission questions.

An abridged version of the prepared resolution was read aloud/moved by Peter von Glahn, seconded by Jay Macklin, and approved unanimously.

Permit Referral DR-1695: 625 N. King Street. Request for new awning sign for bail bond agency. Market Street City Historic District. Resolution 27-21.

Presentation for this case was also made by Greg Field of Tupp Signs. He explained there had been an awning on this location in the past, then a then banner that rotted until L & I told them to remove it. They now seek to place a new awning will be over the first-floor entry double doors. Proposed awning will be made of Sunbrella – non illuminated – covering over the doors, ramp. It will provide cover over the ramp for protection in inclement weather.

The business name will be painted letters on the fringe of the Sunbrella awning.

Planning's slides were narrated by Pat Maley.

Peter von Glahn noted that he was not sure he has an objection about the lettering on this sign.

Dave Ross stated that it will make a big improvement to the property, and all agreed.

A discussion ensued covering the issues of the name placement, the proposed logo of the scales of justice and the phone number. The outcome after staff recounted other awning signs and Sarah Lamb of BPG noted that other awnings do not have phone numbers on them, was that the name would be allowed, the logo would not, and that the phone number should be relegated to a cling sign on the business door

With the restrictions noted above included as performance conditions, the resolution was moved by Peter vonGlahn, seconded by Torren Williams, and approved unanimously.

Permit Referral DR-1696: 1300 Pennsylvania Avenue. Request by new business owner to install a sign on an existing masonry knee wall. Resolution 28-21.

Tiffany Jenkinson, business owner, presented, noting that she had relocated her business, a beauty spa, from Trolley Square. Her sign contractor designed a flat rectangular sign 5' x 2' h that will be installed on an existing brick masonry monument base. The sign background will be white, with dark blue writing.

The design was agreeable to the Commission members.

Torren Williams asked how big it would be and was told ¼" thick which led to further questions about how it would be anchored to the base (laminated to a piece of plywood, then attached).

Torren said he had no problem with the sign but was concerned about how it will be anchored.

Mike Freda and Dave Ross expressed the same concern, saying it would be an issue with sign staying up with the lack of material rigidity.

Torren further warned of a maintenance issue, and the business owner said the contractor visited site and made the recommendation.

Discussion about getting the sign built with heavier material occurred, with the commission stating they were all ok with the look and size.

A caveat was added to the resolution that if design changes substantially prior to installation it must return to DRPC for revised approval.

Resolution was moved as submitted by Peter vonGlahn, seconded by David Ross, and approved unanimously.

Permit Referral Dr-1697: 902 North Market Street. Request for new signage for new restaurant /entertainment venue. Market Street City Historic District. Resolution 29-21.

Presentation was made by Sarah Lamb of Buccini/Pollen Group. The request is for the new business – a new Restaurant and duck pin bowling facility. The neon sign will be installed over the existing entrance, and they will be reusing existing electrical connections. The cladding aluminum sign cabinet over the existing sign area will be black.

The prepared resolution was moved by Peter von Glahn seconded by Torren Williams and approved unanimously.

Closing announcements-

1. Peter von Glahn reminded the group that next Tuesday and Wed afternoon (August 24 and 25) is the training presented by the National Alliance of Preservation Commission and paid for by the City– attendance is strongly requested.

2. Meeting time – due to continued problems gathering a quorum at the 6 pm time, it was decided to move the meeting start time to 6:30 pm (the traditional start time for decades). This was approved by all present.

Move to adjourn was made by Torren Williams, seconded by David Ross, and approved unanimously