

**Design Review and Preservation Commission
November 17, 2021, meeting
6:30 pm Regular Meeting minutes**

Commissioners Present: Peter vonGlahn, Torren Williams, David Ross, Michael Freda, Jay Macklin

Staff Present: Pat Maley, John Kurth, Dorien Snyder and Jessica Molina, Herb Inden, Planning

Administrative –

Change time on lead sheet of Power Point to 6:30 pm

Reading of procedures

October 20, 2021, minutes – Motion to approve made by Jay Macklin, seconded by Mike Freda, and unanimously approved

NEW BUSINESS -

DR 1798: 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. Previous Case # DR-1685, RETURNING FOR FINAL APPROVAL of demolition and new design. Resolution 41-21.

Presentation was made by Carl Kreinen, AIA, ABHA and BSA+A and Maureen Rozanski. Also in attendance were Dr. Dan Shelton, Christiana School District superintendent, George Wicks, Christina School District, and Steven Hudson.

Note to file - Zoom Recording was only started halfway through the Drew case presentation by Pat and Carl

Architectural team explained the thinking behind their design and what on the site necessitated such reasoning. (Site drops 9 feet from one corner to the next - and building must be ADA accessible). One area that in discussion had been referred to as "the donut" will be a play area which will also let natural light into all classrooms.

The concrete and brick from the demolished Drew admin building will be used as fill on the site.'

Slides of building permit application and the demo paperwork were shown – Peter vonGlahn discussed why these were legally required for DRPC to proceed. He further explained that City Code also requires a timeline as to when the demolition will start. The design team noted that they intend to start demolition in March of 2022 - and Mr. Kreinen explained that it was because of the Code's 6-month shelf life for approvals that they are before DRPC tonight.

They were asked about the last loose end from their last meeting appearance - the required St. Mary's contact – was it made? DRPC has a responsibility to protect National Register of Historic Placed buildings. Peter vonGlahn noted that there is supposed to be consultation with the Diocese.

Mr. Kreinen noted that the design team has tried to be proactive in contact with the Diocese – who has not responded to letters / e-mails. HE further noted that the applicant will do inspections of selected houses prior to construction (interior where allowed) to place monitoring system which will track the structural health of the buildings during construction. (In construction managers realm).

Commission comments - Jay Macklin noted that there had been a lot of progress since May meeting – and she was glad to see that the community had been actively involved.

Mike Freda noted to Carl and Maureen that they had done a nice job capturing the architectural elements in the community in their new design.

Peter vonGlahn said the submission was a wonderful job and will fit beautifully with the neighborhood – he further noted that he should have prefaced what I said earlier with that pronouncement.

Torren Williams said he liked the thought process – and his main concern was community involvement which the applicant had done. He said it “was looking good” and he wants to see more detail, but overall he “wants to see this bad boy come together.”

Peter vonGlahn summarized that tonight's review will constitute an approval of the design, but then asked if there were any changed anticipated.

Carl Kreinen said there probably will be tweaks, but it will look very similar. He indicated that they are willing to come back once the value engineering changes anything.

Peter vonGlahn reflected that Torren had brought up valid points about the value engineering and asked if DRPC be ok with approving the demolition to proceed but requiring a reappearance for final design approval.

This led to a discussion of concerns about holding up the demo until all design issues were resolved, and Carl Kreinen asked if they could have a contingency.

Pat Maley of Planning noted that a similar situation had occurred back in 2005 – 2010 on the greatly extended Bancroft Mills development proposal by the O'Neil developers. The resolution in that case was approval by the commission of the demolition with set benchmarks that had to be maintained in any new design, specifically massing – scale – and a palette of materials approved for use within the development, and then the design team could come back for final project after value engineering was complete. She further reflected this consultation process had taken well over a year, but the methodology described above had allowed the team to begin the critical demolition phase and keep their progress on track, so their financial partners were kept happy.

Wilmington Design Review and Preservation Commission

November 17, 2021, meeting p

3

Peter von Glahn noted that DRPC could approve demo with massing, scale, materials as presented. Building footprint as presented and require a return visit after the value engineering for final materials. and accompanying docs from the design team.

The commission members found that acceptable. Torren Williams asked if DRPC would still require a timeline and provisions being made to protect existing buildings, and the group said yes.

There were no Community comments.

With the Timeline & Mitigation methodologies for St. Mary's as prerequisite for demo, the resolution was moved by Peter vonGlahn, seconded by David Ross, and approved unanimously.

Commission told the applicant the project was a nice job – and Torren Williams called it an awesome project.

DR- 1709: Delaware Historical Society, request for new signage on the old Woolworth's Museum

Presentation was made by Doug Goldberg of Tupp signs. Project calls for removal of resent gold metallic letters, replace with similar letter, smaller letters to fit the entire longer new name on the backing board.

Planning's slides were presented by Pat Maley. Jay Macklin asked for clarification of final design (there had been two images submitted in the original packet). This was given by Mr. Goldberg.

Torren Williams called it fine; David Ross said, "Looks good."
Jay Macklin reflected on what is in the building.

There were no further comments.

Proposal was approved as submitted, with Peter vonGlahn reading the truncated resolution, it being seconded by Jay Macklin and approved unanimously.

DR - 1710 - Request for demolition of 838 N Spruce by Wilmington Neighborhood Conservancy Land Bank.

Presentation was made by Land Bank Executive Director Ray Sacomandi, who noted that the Land Bank had just gotten site control in past few weeks.

John Kurth narrated slides for the case, stating that this was like the cases that were approved last month for buildings immediately adjacent to the present subject property.

Wilmington Design Review and Preservation Commission

November 17, 2021, meeting p

4

Peter von Glahn read the demolition order that was sent from Jeff Starkey to Ray S> The discussion covered the fact that the cost of \$160 – 170K to rehab was just not practical.

Torren Williams said, “Take it down.” David Ross agreed.

Mike Freda called that an easy decision – take it down.

Torren Williams called for the salvage of the brackets from the front cornice to be used in other Wilmington projects.

Peter von Glahn reads the truncated resolution for approval, it was seconded by David Ross and approved with no nays.

Motion to Adjourn was made by Torren Williams, seconded by David Ross, and unanimously approved.