

Wilmington Design Review and Preservation Commission
March 16, 2022, Regular Meeting

DRPC Commissioners Present - Michael Freda, Jay Macklin, Torin Williams, David Ross, Peter vonGlahn

Staff Present – Rosemarie Tassone diNardo, Law; Pat Maley and Tim Lucas, Planning

Administrative Business-

Motion to approve the January and February 2022 minutes was made by Jay Macklin, seconded by David Ross, and approved unanimously.

Reading of the rules of procedure was waived because the only case involved a frequent applicant.

New Business

Permit Referral DR- 1716: 519 North Market Street. Request for second / final round of exterior alterations and new signage to the former Security Trust and Safe Deposit Box Company building to accommodate a hotel with outdoor dining in Willington Square. Market Street City Historic District, Resolution 06-22.

Case presented by Sarah Lamb and Richard Stokes AIA & Michael Stephan, design architects for the project. Sarah summarized that this was the 2nd appearance of the case – this time requesting approval of exterior deck and signage (all other elements were approved in 1st appearance).

Exterior deck work was contingent on approval agreement with DHS which was reached only recently. The dining deck will be built over concrete terrace and involve the removal of five trees and installation of awning and required railings.

Signage placement and materials where there were some recent changes.

Power Point Slides were narrated by Pat Maley. Slides were mostly taken Monday March 16th.

Commission discussion-

Peter vonGlahn – opens with a question about the number of trees. Notes that trees seem to have been removed prior to Commission for review.

Planter seems to be scheduled to be built under drip line and over root system of the five remaining trees.

Sara Lamb responded that there had been 14 trees and five against the façade had been removed. Planter boxes will be built on top of existent paving.

Architect Richard Stokes notes that trees are in tree pits – water and air are coming in through grates. HE does not believe the proposed planter will impact the health of the tree.

Mike Freda – surface between building and existing trees – already existing impervious?

Yes

Toren Williams asked why was there a change in materials in planters? One parged and one brick?

Architect responded that the brick will be towards the front (Market Street) and the rest of the planter behind the brick section will be made less conspicuous. He further noted that the paving of the square is brick, so they did not wish to overdue the material choice.

Jay Macklin asked what capacity is the hotel? (24 rooms).

Toren Williams acknowledged the loss of the trees but called it “water under the bridge” that can’t be fixed.

David Young – of Delaware Historical Society noted they have worked with BPG for over 2 years on the proposed design. The trees have been an issue for DHS also. DHS are the ones who tend to the trees, and they are satisfied with what is proposed in general.

Peter vonGlahn – questioned Rose Tassone diNardo of Law about codes in other Cities which provide a replacement equation when trees are cut down.

She noted that Chapter 46 of Wilmington City Code deals with Tree, specifically deals with public trees – and she believes that these trees would be considered privately owned (DHS). Our Code calls for a 2 for 1 replacement for lawful removal of public trees. NO permit needed to remove a private tree. Even private trees need protection during construction.

There was no further Commission discussion.

There were no public attendees (other than Dorien Snyder who is in her office) so there was no public comment.

Peter vonGlahn read the resolution as prepared. This was seconded by David Ross and approved unanimously.

Staff's closing notation – a “CATCH” slide of “ghost letters” on Delaware History Museum sign that was approved for the change in wording in a previous month's application - Tupp Signs took off the old letters, put the new ones one but did not refresh the backing color. David Young of Delaware Historical Society noted that Tupp Sign was remaking the sign and they have not been paid yet – further incentive to get it right.

Pat Maley asked for a Quorum check for April meeting since it falls the week after Easter – all agreed they would be there.

MTA – motion to adjourn made by Mike Freda, 2nd by Toren, approved unanimously.

26-minute meeting

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