

**Wilmington Design Review and Preservation Commission**  
**Wednesday, July 20, 2022**  
**6:30pm meeting**

**Commissioners Present:** Peter vonGlahn, Chairperson, Mike Freda, Toren Williams, David Ross

**Staff Present:** Rose Tassone diNardo, Law; Pat Maley and John Kurth and Tim Lucas, LU&P

Call to order 6:40 pm

**Administrative Business:** Reading of rules of procedure by chairperson Peter vonGlahn. Needs to be updated for new department names by August meeting. Motion to accept the June minutes was made by Mike Freda seconded by David Ross and approved by all in attendance.

**New Business**

**Permit Referral DR-1723: 2400 Baynard Boulevard. Request to remove all existing slate shingles on turret of Baynard House condos and use synthetic materials to resurface the turret roof on the building. Baynard Boulevard City Historic District. Resolution 14-22. APPROVED**

Presentation was made by Todd Holtsberry, Sec of Baynard House Condo Council. HE stated that the Turret may be 100 years old. They have been told by several roofers that there was over 40% deterioration. The cost of slate replacement was prohibitive – \$28,000 more than the requested DaVinci synthetic slate and using turret package synthetics.

Planning's PowerPoint Slides were shown and narrated by Pat Maley.

Commission chairperson Peter von Glahn showed a slide discussing the existing slate material slide with a further discussion of the availability. Peter noted that the existing red slate if removed carefully could be sold to SG Williams to recoup some cost of the replacement work.

Peter had no comments or questions. He expressed that he thought it was a good project and that they were proposing to use the right material for the situation. HE further stated that the vendor seemed to have put together a high-quality synthetic slate proposal.

***NOTE – This case discussion, and the following case discussions, were disrupted when the City's internet connection waws disrupted by what staff found out later was emergency maintenance by Comcast. Staff switched to using a phone link and having Commission member Toren Williams moderated from his home office during each of these power outages.***

***City lost internet connection – see above***

Toren Williams stated that he loved the proposed material. There was a brief discussion about the approval to set precedent for just this material.

The Commission stated that they still wanted to hear each case – so this was not a full precedent setting decision.

There was specific discussion that they appreciated the Condo Association's decision to keep the red since it is a focal point of the building.

Dave Ross said, "I like it, let's do it."

Peter von Glahn reads the prepared resolution for the case in its entirety (as per the protocol) with one CHANGE – so the resolution clarifies that the work is for the turret only. This was seconded by Mike Freda and approved unanimously.

**Permit Referral DR-1724: 512 West 9<sup>th</sup> Street. Request to remove existing second floor rear deck and build a new deck to cover the entire rear second floor roof. Trinity Vicinity City Historic District. Resolution 15-22. APPROVED WITH CONDITIONS**

Owner Edward Friedman made the presentation, reading his letter to the commission - there was choppy audio due to the tech problem, but Toren said he got the gist of it. John Hodge the proposed vendor/contractor was in attendance.

Planning's slides were presented and narrated by Pat Maley .

Torren Williams asked "Will this deck be different from the one projecting from the 2<sup>nd</sup> floor? Owner said that the proposal will be cable rail rather than the wood on the rear 2<sup>nd</sup> floor deck.

**CITY INTERNET WENT DOWN AGAIN – TELEPHONE AUDIO AGAIN**

Torren stated that he had problems with the proposed deck – cable rail shown is kind of modern, He preferred which is on the second floor which is more traditional done in TREX. This led to a discussion about the cable rail "disappearing visually" specifically that there would be no visibility from 9<sup>th</sup> street.

Point was made that there is no precedent for the cable rail material and if OKed it would be on a "case by case" basis Question was raised regarding color – owner said he would use a dark cedar color.

**NOTE: Internet went down again with impacted the VPN access to Word and lost the Zoom recording of the proceedings.**

After further discussion, the commission approved the construction of a rail providing that it was executed in wood and in the style that matched the second-floor deck

**Permit Referral DR- 1725: 308 North Market Street. Request for new signage over front entry. Market Street City Historic District. Resolution 16-22. APPROVED**

Presentation was made by Sarah Lamb of BPG. The proposed sign was illustrated by the PowerPoint slides which were taken from the applicant's submission.

The Commission had no issues with the proposal and the sign was approved unanimously.

There was a unanimous call for adjournment and the meeting ended approximately at 7:40 pm.