

## **Wilmington Design Review and Preservation Commission**

**Regular Zoom meeting**

**Wednesday, August 17, 2022**

**6:30 pm**

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

**Staff Present** - Law Department: Rosemarie Tassone DiNardo; Land Use and Planning: Pat Maley

### **COURTESY REVIEW**

First item of Business was a **courtesy review** of conservation work being done at the Soldiers and Sailors Monument on Delaware Avenue in the Delaware Avenue City Historic District. Presentation was made by Leonard Sophrin of the City's Department of Parks and Recreation. He reviewed the 1868 reuse of the columns from the Federal Bank in Philadelphia as war memorials, one of which came to Delaware, and which will be receiving material conservation work.

Commissioners and Staff were pleased with the proposed work and lauded the Department of Parks and Recreation for their choice of the conservators and the subtle scope of work.

### **ADMINISTRATIVE BUSINESS**

With the arrival of David Ross, the Commission chairperson called for an acceptance of the minutes from July – it was moved by Jay Macklin and seconded by David Ross and accepted unanimously.

### **NEW BUSINESS**

**Permit Referral DR-1726: 838 North Pine Street and 934 North Pine Street. Request from project team to do front façade renovations and demolish existing rear ell sections and build new additions on the back. East Side City Historic District. Resolution 17-22.**

Presentation was made by Martha White of EDIS who briefly summarized the proposal using shared slides.

Both Toren Williams and Mike Freda recused from the vote – Toren Williams works for the company that drew the plans and Mike Freda's firm is involved consulting with the City of Wilmington and the Land Bank in the project management. Attorney Rose Tassone DiNardo said they did not have to leave the meeting but could not offer comment or vote.

Martha explained that the three properties – two of which are in the Eastside City Historic District, and one that is just outside the district and therefore not official being ruled on at this meeting - are having all doors and windows replaced using the palette that had been approved October 2021 for Habitat for Humanity's Brush with Kindness palette. Additionally, they are removing the one-story rear ells on all three buildings and building two story additions that sit above crawl space in the footprint of the ells.

Ms. White's presentation was augmented with a photo explanation of the buildings by Pat Maley who used the images to discuss the basement window issue – the proposal called for glass block replacement; Ms. Maley noted that glass block was unacceptable and that the spaces called for real windows, either slider or hopper/awning.

Peter vonGlahn noted that if security was a concern that a grate on the outside were a possibility.

Commissioners were pleased to see Eastside properties being rehabbed.

Martha noted that there were several other buildings being rehabbed using ARPA funds and being placed into the owner-occupied category (as opposed to going to fix-flippers who don't always achieve the highest results).

Clarification was given with a reading of the list of materials to be used throughout the buildings.

Commission also called for photos to be taken of the rear ells before they were demolished,

Peter vonGlahn read the prepared resolution with the performance caveats regarding no glass block

It was seconded by David Ross, 2 abstentions and approved by the three who could vote.

There was no further business, so a motion to adjourn was made by Jay Macklin, seconded by Toren Williams. 35.05