

Wilmington Design Review and Preservation Commission
Wednesday, August 21, 2019
Council Chambers

Commissioners Present: Peter von Glahn, Stuart Baron, Sandra Dolan, Leo Lynch, Jay Macklin, Edie Menser

Staff Present: Rose Tassoni De Nardo (Law), Pat Maley, John Kurth, Dorien Snyder (Planning)

Administrative Business: Reading of commission procedures by Peter von Glahn; Acceptance of minutes from July meeting moved by Jay Macklin, seconded by Leo Lynch and approved unanimously.

OLD BUSINESS

Permit Referral DR-1624: 1015, 1017, 1019, 1021 Park Place. Request for Renovation of residential apartment buildings. **Cool Spring/Tilton Park City Historic District. Resolution 22-19. REMOVED AT APPLICANT REQUEST**

NEW BUSINESS

Permit Referral DR-1625: 911 N. Franklin Street – Bennett House. Request for roof replacement and minor repairs, replace exterior stucco on adjacent garage. **Cool Spring Tilton Park City Historic District. Resolution 23-19.**

Presentation was made by Kevin Wilson and Rachael Brown.

The major proposed work involves roof replacement window, replacement trim inside and repair. Rachael did the project research – the building was built in 1890s – determination gleaned from the fact that it was not shown on the 1884 Sanborn Map. She called it a Queen Anne style, and said she researched colors and styles.

Kevin Wilson noted that among the current windows are replacement windows from 1960-70. Some others have stained glass windows. In their research they peeled back aluminum band and found detail of previous/original windows.

As the move forward they are proposing aluminum clad wood Marvin windows. They will also repair and reset stained glass windows with casings from Marvin. Other work includes removal of single hung and putting in double hung windows. Work will be done to minimize disturbance inside the facility (a group home run by the State of Delaware).

Roof work will include reconstructing rough area, replacing downspouts. Trim & siding will be replaced and repositioned as needed, using what is there as a guide. Architects noted that the owner wants Cementous siding (Hardie Plank).

Garage is separate, detached – windows are boarded – stucco with wood trim
Intent is to bring over siding to match primary house and keep half-timber look.
Replace wood as necessary.

Planning's annotated Slides were shown.

Peter von Glahn noted that he was impressed by the application. He called it a vast improvement. He had no comments or questions and called it a great job.
His opinion was shared by the rest of the DRPC.

Sandy Dolan agreed, saying she can't wait to get rid of that glaring white paint on porch columns.

Jay Macklin called the project a wonderful rendition of what the building could be.

Edie Menser asked if anyone knew about the history of the house, and reflecting that he original owners, "Must have been a big family."

Leo Lynch stated that the architects did a splendid job and the proposed color scheme fits perfectly.

Jay Macklin asked if the pillars on the front are the same color as the garage doors?
She was told YES. She noted she liked the pop of color.

Peter von Glahn noted a comment regarding the 10th street facade – asking whether they planned to paint the highly decorative electrical conduit (which snakes down the northern elevation of the building at odd angles). He was told "Yes" with further definition that it would be the same as background.

Note was made about the VENT which must be from the kitchen, which is highly exposed and (all agreed) is visually atrocious. Pat Maley recounted the background of the Wild Child Café on Market Street who had installed similar vent without permit or review and had to paint the vent to match the background surface to visually obscure the unit.

Kevin Wilson noted that the owner may be removing it – it has to project out 24" for air flow, but the may be able to make other accommodations. Peter von Glahn had only good things to say about that change.

Mr. Wilson noted that the half round window will be rebuilt to original appearance.

There were NO community comments.

Sandy Dolan read / moved the prepared resolution ; it was seconded by Leo Lynch and approved unanimously.

Permit Referral DR- 1626: 403 Washington Street. Request from Ministry of Caring for multiple exterior items of maintenance and upgrades and construction of a new stair tower on the subject property rear. Quaker Hill City Historic District. Resolution 24-19.

Presentation was made by Kevin Wilson and Ryan Clark (female)

The subject building was built in 1905, restored in 2010.

This building was gifted to the Ministry of Caring. All windows are to be replaced with wood windows; trim to be replaced with wood and painted.

Front door will be replaced with a 3 lite, 2 panel door, exterior lighting will be carriage style lighting. The will removed T-111 siding and replace with Hardie shake siding in cream color. The Bay window trim will be replaced, and heavy trim will remain and be painted. Front porch will be made period appropriate with turn of the century simplistic styles to be used for balusters, etc. Iron spot brick will be used. There will be flagstone pavers, and Landscape updates.

Planning's annotated power point slides by shown.

Peter von Glahn noted that there is one item that is called on the plans which is the connector between the buildings – it seems to be essentially invisible from the street. He had no comments or questions and called it a definite improvement.

Sandra Dolan noted it was wonderful to see improvements moving up Washington St.

Eddie Menser said it was nice to see old houses coming back to life and recounted being a hostess in the house in the 1950s for a Wilmington Garden Day.

Peter von Glahn expressed that he found the case to be very clear and well thought out, that the firm had done a great design job and great presentation job.

There were NO community comments.

Leo Lynch read the prepared resolution; it was seconded by Sandra Dolan and approved unanimously.

Permit Referral DR-1627. 704 West Street. Request from Ministry of Caring for change in exterior materials on project originally approved by DRPC in May 2019. Quaker Hill City Historic District. Resolution 25-19.

Kevin Wilson AIA made the presentation. The application is a request for modification of material approved by DRPC in May 2019, changing from stucco to brick, and from single plate window to double hung with shutters, using Marvin wood windows.

Planning's annotated Power Point slides were shown.

Peter von Glahn said, "More power to you! It is a well thought out and nice addition."
A discussion about different size bricks ensued.

Stuart Baron said, "This is MUCH better – a great decision taking out the single window brings the one story into better proportional relationship with the main building."

Jay Macklin read the prepared resolution, it was seconded by EEM and approved unanimously.

A brief informal verbal tutorial about mortar and the overdone repointing occurred.

Staff recruited a subcommittee for the 200 block of market project and noted they would be setting up the subcommittee meeting as soon as possible.

Motion to adjourn was made by Jay Macklin, seconded by Edie Menser and approved unanimously.