

Wilmington Design Review and Preservation Commission
Wednesday, December 18, 2019 meeting
Planning Library - 7th Floor
6:30 pm

Commission members Present:

Peter von Glahn, Stuart Baron, Leo Lynch, Peter Jennings, Jay Macklin, Sandra Dolan

Commission members absent: Edie Menser (illness)

Staff Present: John Hawley, Esq., Law; Pat Maley & John Kurth, Planning Department

Call to order at 6:30 pm

Reading of the Commission procedures was done by Chairperson Peter von Glahn.

Motion to accept the November minutes was made by Leo Lynch seconded by Peter Jennings and approved unanimously.

New Business

Permit Referral DR-1637 2000 Woodlawn Avenue. Request for multiple elements of repair, removal and replacement for exterior of home and garage. Kentmere Parkway City Historic District. Resolution 37-19.

Presentation was made by Lindsay Abrahams, pending owner (as authorized by owner agent agreement with the current owner) accompanied by the builder chosen by the Abrahams to complete the repairs requested in the application.

First element – remove entire roof – replace with asphalt shingle; gutters are missing, falling or mismatched in color and material – replace all to be uniform and match original – collectors on side of house and keep color scheme

Siding on the three dormers of front of the house are to be replaced – current is rotten.

Garage – structural concerns – big crack down one side due to settlement of coal shaft – and chimney is falling onto the neighbor’s property and they wish to remove it and the repair crack shown in the photos in the application.

Replace garage door – current is non-operable. They have investigated various options – non-standard size determined their choice due to the price which a custom match exactly would cost.

Planning's Power Point slides were presented by John Kurth.

Peter von Glahn stated he had no comments or questions, the applicant had done her homework, and all reasoning was well documented and good decisions had been made.

Peter Jennings said that he had always admired the house.

Sandra Dolan added about how well well-manicured it has always been.

Stuart Baron added a design advisory, saying that in most houses that have copper gutters, the down spouts are also copper, and that the proposed new white Down spouts would break up the façade.

From design perspective, the white would take away from the blending on the front façade. When you have the opportunity for choice, having matching down spouts would give a completed look. He noted that could be accomplished without changing the materials of the down spouts, just the color.

Mrs. Abrahams stated that they would be happy to have them all a dark bronze, and then asked if they were to do the color matching, what color for the collector? and was told dark bronze also.

Stuart Baron referenced other homes in the neighborhood to give idea of what it would look like. This led to a discussion about shutters shown in 2014 Google earth images, but which are currently missing which could be replaced sometime in the future. Peter Jennings added that shutters bring more "presence" back to the house.

Further discussion noted that the present trim is crème, and that adding white to the facade would add another element to the visual palette.

Leo Lynch suggested they use the dark down spouts so "the house speaks clearly" about itself."

A short discussion about the proposed shingles replacing the cedar shakes noted that the Cedar shakes of today have shorter lifespan than the ones used on the house sometime in the last 50-70 years. Curiosity was expressed about ceramic roof tiles which had been placed over the cedar shakes, noting that they stretched the load bearing capacity of the roof framing "pretty dearly."

Sandra Dolan stated that she had no questions, and that overall it was a well-done application. All expressed agreeance non-verbally.

Peer von Glahn state that he could sympathize with their search for an appropriate replacement garage door. They discussed about the geometry of the existing garage door and the replacement chosen.

Overall the application was lauded.

Only one change was requested for the resolution, that the color of downspouts will a dark color.

Peter von Glahn read and moved the resolution with notation of one missing word (Historic for the district) and the performance-

CAVEAT

1. The color of down spouts and collectors will match that of the gutters.

This was seconded by Leo Lynch and approved unanimously.

Administrative notations

1. Peter Jennings noted for the group that he will be on travel during January and not be able to attend the scheduled January 15th meeting.
2. Stuart Baron and Pat Maley have been invited to attend the Brandywine Hills Civic Association executive meeting on January 8, 2020 to discuss the potential for a neighborhood conservation district (NCD) to protect the area. If created, this would be the 2nd NCD and the first new district the City has created since Forty Acres NCD creation in 2004. It would also be the first largely 20th century historic district in the City of Wilmington.

Motion to Adjourn was made by Peter Jennings and seconded by Stuart Baron and approved unanimously.