

**Wilmington Design Review and Preservation
Commission
Council Chambers
Wednesday, February 19, 2020**

Call to Order 6:30 pm

Commissioners Present : Peter vonGlahn, Sandra Dolan,
Jay Macklin, Leo Lynch, Stuart Baron

Staff Present: Pat Maley, John Kurth, Rose Tassone (in
building but working on a brief – said she was “on call”):
Dorien Snyder

Rules of procedure were read by the Chairperson.

Correction was requested to the January minutes to add
Jay Macklin to attending in Jan 2020.

Motion to approve the January minutes was moved by Jay
Macklin, seconded by Leo Lynch and unanimously
approved with the correction noted above.

NEW BUSINESS

Permit Referral DR- 1639: 801 N. Market Street

Presentation made by Dwayne Simms, OED; small
minority business manager. He used his own slides to
explain the project (Project History, UDAG Goals, etc)

Commission Comments

Stuart Baron – “They had me at the first illustration” –
design is hugely different and makes a tremendous
difference to Market Street. It exemplifies what it is that
we are trying to do – it is terrific – looks just great.

Sandra Dolan agreed, saying the new design opens up the corner and she had no questions.

Jay Macklin added that it is so reminiscent of our past – (especially her childhood) and that she was happy to see it.

Leo Lynch said that he joined with the sentiment of the other members regarding the project. They did a wonderful job.

Peter vonGlahn summed it up by saying, “It gets rid of the Fortress Wilmington look.” He added that he was happy they did not include grates on the windows. He closed by saying it was a great job – and he had no questions, suggestions or changes. HE further added that the applicant team did a nice job on putting together the package.

John Kurth asked about refurbishing - what are we expecting as Economic Development moves ahead with selling the building?

Dwayne Simms – we are not sure – our goals have always been site control – looking to maintain the integrity of the building. HE further noted that BSA+A had done a great job investigating the building and its history. The new design makes it look well, and should attract a new buyer.

There was no other discussion.

Stuart Baron Read the prepared resolution 2nd Leo Lynch

Dwayne thanked his architects and the planning department staff for working cooperatively.

Permit Referral DR-1640: 819 West 9th Street.

Presentation was made by David Mengers of Breckstone Architecture. The building is presently vacant and is the 5th building in the first phase of renovations being done on that block. He elaborated on the Land Bank project. The building was previously used as an apartment building – the project is restoring it to single family use. The north side of the street tends to have more buildings that are two-story with heavy cornice line – a “different flavor” from the south side.

They will be using the same blended materials as on the south side of street (which DRPC approved during 2019). They do plan to replace existing siding with synthetic slate.

Planning’s ANNOTATED SLIDES were shown by John Kurth.

Peter von Glahn called it a fine job (as the rest have been). HE added there were no other comments, saying, “ what is not to like!”

Leo Lynch noted that, given Breckstone’s experience here, the package was put together very well!

Dave Mengers responded, “we aim to please.”

Peter von Glahn asked if there were any other comments from the commission.

Sandra Dolan said she had no questions, adding, “It will be wonderful.”

Jay Macklin noted that once the infill and façade is there it will be a wonderful addition to 9th Street.

Sandra Dolan read the prepared resolution approving the project design; and the motion was seconded by Stuart Baron, and approved unanimously.

Permit Referral Dr- 1641: 2301 Kentmere Parkway – Delaware Art Museum

Presentation was made by Alan Summers, LA, of Robinson Summers representing the Delaware Museum of Art. He notes the preliminary approval from February 2017, and continued, saying that there were only minor tweaks to that previously approved design (3 tiers, flagstone treads).

Planning's annotated PowerPoint slides were shown by John Kurth.

Peter von Glahn reflected that, as far as the steps, the proposed is the same as what was originally approved. His hesitation was expressed as “ you are chewing up quite a bit of the lawn with the looped sidewalks of the new design.

Mr. Summers noted that was because of existing grades there the original sidewalk does not meet code for handicapped accessibility. The museum wants visitors to be able to get to center landing to be close to the sculpture. He also noted they could go with the single walkway.

Peter von Glahn read Walter Roland 's phone call transcript which objected to the proposal. He then said he has no other comments – other than the side walks which he would not make a fuss over.

Stuart Baron said, “I have a personal feeling about getting rid of grass – its less to mow...”

Sandra Dolan said the project brings together the museum as more welcoming ---opening it up to pedestrian traffic handicapped traffic rather than just going round the back to enter.

Stuart Baron noted that the stairs going to Philadelphia Museum of Art do not hurt that museum or anything around it.

Leo Lynch expressed that he thought it makes the building more accessible.

Jay Macklin had no disagreement with the plan, stating that she favors handicapped accessibility.

Peter von Glahn noted about the lighting , saying it would be lighted but no one knows how...

Heather from the museum aid they had delivered a letter to all the neighbors and they have received no negative feedback.

No one expressed concerned about missing details on banner poles on the plans.

Jay Macklin reads /moved the prepared resolution, and it was seconded by Sandra Dolan and approved unanimously.

Motion to Adjourn was made by Stuart Baron, seconded by Leo Lynch ad approved unanimously.