

Wilmington Design Review and Preservation Commission

Wednesday, January 19, 2022

6:30 pm

Commissioners present: Peter vonGlahn, David Ross, Mike Freda, Jay Macklin (on John's phone), Toren Williams

Staff Present: Pat Maley and John Kurth, Planning, Rose Tassone DiNardo, Law

ADMINISTRATIVE BUSINESS:

Short form of intro

Acceptance of the minutes from November 2021; Moved by Mike Freda; seconded by Toren Williams

NEW BUSINESS

DR-1711: 608 North Market Street. Request from 608 Market LLC for a sign for a new restaurant (building renovation approved as DR-1683 – May 2021). Market Street City Historic District. Resolution 01-22.

Brief presentation was received from Sarah Lamb of BPG.

Peter vonGlahn noted that the presentation was clear and the new sign will fit in nicely.

David Ross, Mike Freda, Jay7 Macklin and Toren Williams agreed the presentation was straight forward

The application was moved for approval as submitted, with Peter vonGlahn reading the entire resolution to get the wording into the record. IT was seconded by David Ross and approved unanimously.

DR-1712: 1014 Delaware Avenue. Request from Delaware Children's Theater for placement of a mini-split unit to service the theater office. Cool Springs /TiltonPark City Historic District. Resolution 02-22.

Presentation was made by Martin Smith of Chadds Ford Climate Control and Breeding and Day. HE noted there are a few current mini-splits in the office of DCT, and that they will also be replace an existing one near the stage area.

Planning's PowerPoint Slides were narrated by Pat Maley.

It was noted by a commission member that there was a problem with the alternative proposed placement area on the western side of the building in that it is an alleyway / emergency exit from the kitchen.

Hearing this, the Commission returned to consideration of placement on the Jackson street side, and adding fencing to obscure the installation of the ground located mini-split condenser unit, and then and paint the unit to match the stucco.

Questions included whether there would there be adequate ventilation for the unit, whether there was a stable area under the existing external emergency stairs near the stage end of the theater, and whether it was necessary to paint the unit to match the brick or stucco because in that placement it would not be greatly visible. Vendor noted that there would be a problem with the fan blades – they cannot be painted. He added that he prefers that it not be painted in case it had to have warranty work done during the first year covered by the warranty (1 yr) and painting would presumably void the warranty.

There was further discussion of metal mesh to cover the Jackson Street side, and note was made that the area is in shade a large percentage of the time.

Toren Williams noted regarding replacing condensing unit on west side over staging area that he likes the idea of black mesh over the Jackson Street placement.

Peter vonGlahn added that as a caveat – that the unit once placed under the steps on the Jackson Street side will be visually obscured by method supplied by applicant.

Martin noted that they will have to rework the entire proposal and get the theater to accept the new documents.

Toren requested caveat that the unit be placed under stairs on Jackson Street side\with black metal grating for obscurity and security, and all Commissioners were happy with that wording.

The idea of using a chain link fence was dismissed.

Considerations further mentioned but not ruled upon included having a Door with a hinge with a lock, or just bolting the unit.

Pater vonGlahn moved/reads resolution 02-22 with a correction of a typo, added the caveat of

Installation of the condenser unit to be under the rear stairs on the Jackson Street side with black fencing obfuscation; this was seconded by Toren Williams and approved unanimously.

Courtesy discussion – no action rendered

There was a courtesy discussion evoked by a question submitted by a Quaker Hill new property owner at 702 West Street about the possibility of installing a very large, attached mail receiving box to the front of the property to eliminate the package theft that the owner had experienced.

Thoughts were given that this was a matter for a full case consideration but based on the image the resident had sent in, the Commission members were not encouraging about the possibility of acceptance /approval.

There was also discussion on the need to revisit the previous discussion regarding external Electric Vehicle EV charging station housing units that could be acceptable in Historic Districts. Staff was asked to investigate this topic further and report back in the near future.

Move to adjourn was made by David Ross, and seconded by Toren Williams and accepted unanimously. 7:25 pm.