



FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

Fort DuPont Redevelopment and Preservation Corporation
Design and Historic Preservation Committee Meeting

May 22, 2023 3:30 p.m.

FDRPC Office
260 Old Elm Avenue
Delaware City DE

1. Call to Order
2. Roll Call
3. Approval of Minutes – Design and Historic Preservation Committee Meeting of April 24, 2023
4. New Business – Patio Design Review – 533 Cook Street (Linda and Joseph Baldt)
5. Updates
6. Public comment
7. Next meeting date: June 26, 2023 at 3:30 p.m.
8. Adjourn

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
DESIGN AND HISTORIC PRESERVATION COMMITTEE MEETING

The Fort Dupont Redevelopment and Preservation Corporation (FDRPC) Design and Historic Preservation Committee meeting was held on April 24, 2023 at the FDRPC Administrative Office, 260 Old Elm Avenue, Delaware City, Delaware with Chair Doug Eriksen presiding. Committee members present were Ms. Laura Lee, Ms. Roberta DeLeo, and Mr. Rob McPherson

Staff members present were Mr. Richard Forsten of Saul Ewing Arnstein and Lehr LLP.

Mr. Michael Lutz was also present.

CALL TO ORDER

Chair Eriksen called the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Design and Historic Preservation Committee meeting to order at 3:38 p.m.

APPROVAL OF MINUTES – DHP COMMITTEE MEETING OF APRIL 10, 2023

Mr. McPherson moved for approval of the April 10, 2023 DHP Committee meeting minutes. The motion was seconded by Ms. DeLeo and unanimously carried.

NEW BUSINESS - FENCE REQUEST – 521 COOK STREET (LOT 51) (MICHAEL LUTZ)

Members reviewed the request of Mr. Michael Lutz to erect a fence, 48-inches tall, in the back yard of 521 Cook Street (lot 51). The fence, which will be installed by Blue Hen Fence Company, will be constructed of black aluminum. Mr. Lutz provided a Community Change Request Form, a mortgage survey plan which indicated the proposed location of the fence, and a photo of the proposed fence.

Mr. Lutz advised that the fence would run to the end of his porch because if it ran to the end of his house it would be flush against his neighbor's air conditioning unit, which would not be good for the air conditioning unit and would make it difficult to service it.

Ms. Lee moved for approval of the plans, as adjusted for the air conditioner. The motion was seconded by Ms. DeLeo and unanimously carried.

OLD BUSINESS - DECK DESIGN REVIEW - 918 REYNOLDS STREET (YVONNE FLAGG)

During their meeting of April 10, 2023, members discussed the request of Ms. Yvonne Flagg for a deck design review for 918 Reynolds Street. After a lengthy discussion regarding deck dimensions, setback requirements, and placement, members scheduled a meeting for April 24, 2023 to review the deck request.

Ms. Flagg provided plans for the foundation, deck, roof, and work area. Front, right, left, and rear elevations, as well as 3D perspectives, were also provided for the deck addition. The materials were noted as fiber cement trim fascia, standing seam metal roof, 10-inch square columns, screened in porch with painted wood frames, aluminum railings with square balusters, and composite decking to match existing.

Chair Eriksen advised that Ms. Flagg noted that they had the Community Guidelines and planned to adhere to the architectural design styles for their area. She asked that, before the drawings get more detailed and

annotated, they be provided confirmation that it passes the design review. She also requested clarification on any restrictions on patio paving or exterior trash enclosures.

Members reviewed the deck design materials that were provided for conformity with Fort DuPont's Design Guidelines and Standards of September 16, 2020.

Mr. McPherson moved to accept the drawings and the design conforming to the Fort DuPont Guidelines and Standards of September 16, 2020, following Section 6A, Paragraph 2 for the materials, with the exception of Line 12 where the gutters should match the house and not be half-round. The motion was seconded by Ms. DeLeo and unanimously carried.

UPDATES

None.

PUBLIC COMMENT

None.

NEXT MEETING DATE - MAY 22, 2023 AT 3:30 P.M.

Chair Eriksen advised that he would not be available for the next meeting.

ADJOURNMENT

Ms. Lee moved for adjournment, seconded by Mr. McPherson and unanimously carried.

Meeting Adjourned at 4:19 p.m.

APPROVED: *MAY 22, 2023

**The Fort DuPont Community Association
Change Request Form**

The Declaration of Covenants, Conditions, Agreements, Restrictions and Licenses along with the Fort DuPont Guidelines and Standards outline the various rules that govern development of the Fort DuPont complex. All property owners are required to comply with these rules, which includes submitting an application to the Design and Historic Preservation Committee (DHPC) when making improvements to the exterior of their property. Not all landscaping or modifications require approval so long as they conform to the Declaration. For those improvements that require approval and for those not addressed in the Declaration or Guidelines and Standards, property owners must submit this form.

Name: Linda Baldt Address: 533 Cook Street, Po Box 138,
Delaware City, DE., 19706

Phone # (cell): 1-267-886-0943 (home): none

E-Mail Address: Lbaldt@searchtec.com

Description of Request: Concrete stamped patio in back yard approximately 33' x 19' and 10' x 10' grading
2 square steps at the base of patio to Promenade approx. 6'. River rock trim to keep outgrowth of grass,
and weeds.

Work to be completed by: Cipolloni Concrete
(Contractors Name)

As the Property Owner, I/we agree to be responsible for the installation, maintenance and upkeep for the above request, if approved. This agreement will be made part of any agreement of sale that I/we may enter into for the above-mentioned property.

Date: 05/09/2023 Signature: Linda M. Baldt

Date: 05/09/2023 Signature: Joseph J. Baldt

***** (office use only) *****

Date Submitted to Office: _____ Approved: Y N Date: _____
Signature/Title

Date Submitted to the DHPC: _____ Approved: Y N Date: _____
Signature/Title

EXAMPLE

