



FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

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

June 6, 2023 4:00 p.m.

FDRPC Office
260 Old Elm Avenue
Delaware City DE 19706

<https://us06web.zoom.us/j/89593978683?pwd=dXYrQ2JXVWtxNFNtU2g0NWxTNE0zZz09>

Zoom Meeting ID: 895 9397 8683

Passcode: 631244

Find your local number: <https://us06web.zoom.us/u/kdGfurvupm>

Anchor location:

FDRPC Office
260 Old Elm Avenue
Delaware City DE 19706

1. Call to Order
2. Roll Call
3. Approval of Minutes – Design and Historic Preservation Committee Meeting of May 22, 2023
4. Old 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 May 22, 2023 at the FDRPC Administrative Office, 260 Old Elm Avenue, Delaware City, Delaware with Mr. Dave Turley presiding in the absence of Chair Doug Eriksen. Committee members present were Ms. Roberta DeLeo, Ms. Laura Lee, and Ms. Billie Travalini.

Staff members present were Mr. Tim Slavin, FDRPC Executive Director, and Mr. Richard Forsten of Saul Ewing Arnstein and Lehr LLP.

CALL TO ORDER

Acting Chair Turley called the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Design and Historic Preservation Committee meeting to order at 3:40 p.m.

APPROVAL OF MINUTES – DHP COMMITTEE MEETING OF APRIL 24, 2023

Ms. Lee moved for approval of the April 24, 2023 DHP Committee meeting minutes. The motion was seconded by Ms. DeLeo and unanimously carried.

NEW BUSINESS – PATIO DESIGN REVIEW - 533 COOK STREET (LINDA AND JOSEPH BALDT)

Members reviewed the request of Linda and Joseph Baldt to construct a concrete stamped patio in the back yard approximately 33' x 19' and 10' x 10' grading with 2 square steps at the base of the patio to the Promenade approximately 6'. The patio will be trimmed in river rock to prevent the outgrowth of grass and weeds. The work is to be completed by Cipolloni Concrete. Ms. Baldt provided a Community Change Request Form and a site plan for the proposed patio. Mr. Turley noted that a list of materials was not included.

After a lengthy review of the patio design, members determined that there were pending questions regarding the materials, patio height, setbacks, slope, drainage, and Delaware City and Fort DuPont requirements.

Ms. Lee moved to defer consideration of the patio design review for 533 Cook Street (Linda and Joseph Baldt) to a future meeting. The motion was seconded by Mr. Turley and unanimously carried.

UPDATES

Mr. Tim Slavin, Executive Director, provided the following updates:

- In addition to the standard bond bill amount of \$2.25 million, FDRPC also requested \$1 million for the Chapel building and \$750,000 for the theater.
- One of the goals for next fiscal year is to get the duplexes on Old Battery Lane in operation as rentable units. The two completed duplexes are waiting for stormwater sediment control permits

from DNREC to allow installation of the sewer system. That site has 13 or 14 operable units for brownfields and that requires a bit more diligence.

- There is still one duplex with a bad roof and they have tentatively earmarked money for mothballing five properties next fiscal year using the Secretary of the Interior's standard to slow deterioration. The process includes buttoning down the exterior shell to prevent moisture, boarding up the windows in a tasteful way that allows for passive ventilation, installing a security system and establishing a monitoring program. The properties will then be addressed when additional funding is received.
- Trail maintenance is shared between FDRPC and Parks. Mr. Slavin met Mr. Blake Moore of the University of Delaware Cooperative Extension through the Delaware Master Naturalist class he is taking. Mr. Moore came to Fort DuPont the previous week and he has some projects lined up for them, one of them being a pollinator bed in the chapel grove.
- Staff is considering alternatives to the use and management of the parade ground. Some of the suggestions have been creating a softer border around it, creating a meadow in the middle with a walking path, creating a walking opportunity with benches, and planting mini or micro clover as an alternative longer term, low maintenance green coverage.

PUBLIC COMMENT

None.

NEXT MEETING DATE – JUNE 26, 2023 AT 3:30 P.M.

Acting Chair Turley advised that the next meeting was scheduled for June 26, 2023 at 3:30 p.m. Mr. Slavin noted that a special meeting may be called to consider the Baldt's request. Ms. Travalini advised that she would be unavailable from June 15th to the 27th. Ms. DeLeo advised that she would be unavailable on the 26th.

ADJOURNMENT

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

Meeting Adjourned at 4:14 p.m.

APPROVED: *JUNE 6, 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

