

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 June 6, 2023 via Zoom with the anchor location at the FDRPC Administrative Office at 260 Old Elm Avenue, Delaware City, Delaware with Chair Doug Eriksen presiding. Committee members present were Ms. Laura Lee (via Zoom), Ms. Roberta DeLeo, Mr. Rob McPherson, and Mr. Dave Turley.

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

CALL TO ORDER

Chair Doug Eriksen called the FDRPC Design and Historic Preservation Committee (DHPC) meeting to order at 4:02 p.m.

APPROVAL OF MINUTES – DHP COMMITTEE MEETING OF MAY 22, 2023

Mr. Turley moved for approval of the May 22, 2023 DHP Committee meeting minutes. The motion was seconded by Ms. DeLeo and unanimously carried.

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

During their meeting of May 22, 2023, 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. Consideration of the patio design review for 533 Cook Street (Linda and Joseph Baldt) was deferred to a future meeting.

Mr. Turley advised that he met with Linda and Joseph Baldt at 533 Cook Street for approximately 30 to 45 minutes after the last meeting. He looked at the Baldt property and the modifications made to the surrounding properties. Mr. Turley stated that the Baldt's plan is to pour a concrete pad that will level what is now an undulating sloped grassy area. He noted that one of their concerns was that the grassy area was deep enough that one of them had fallen after a rain when their feet went out from under them on the grass. Mr. Turley advised that the Baldt's have done some filling and planted some additional grass to try and level the area but, ultimately, because of the steepness of the slope they cannot put a table or chairs or anything out there to enjoy the canal and the eventual Promenade. He noted that they're proposal is to pour a concrete pad that would be roughly at ground level at the house and, with the slope that exists in the yard, they were saying it would be less than 24 inches above grade level at the outer end or at the Promenade end. Mr. Turley stated that he checked with Delaware City and they do not require a permit or an inspection for a pad unless it is more than 30 inches above grade, which would require a safety railing.

He also advised that the Baldt's plan to match the next-door neighbor's white vinyl fencing and to have a gate for access in and out. They also plan to put steps down at the end of the patio onto the Promenade area.

Chair Eriksen asked if the pad was plus or minus 24 inches above grade at the Promenade, what that exposed face would look like. Mr. Turley replied that the Baldt's were going to do gravel and maybe some plants along the edge. The request indicated that they would use river rock trim to keep out the growth of grass and weeds.

Mr. Turley asked how the property owners determine where they're property line stops and suggested that could be another discussion. He also asked how what the people do there might impact Fort DuPont's development process of that Promenade.

Mr. Turley advised that the Baldt's plan is to slope the slab enough to provide minimal drainage away from the house so it won't be enough of a slope to have water coming off of it but it would move water away from the house and towards the Promenade.

Members discussed stormwater runoff/drainage, impervious surface regulations, and who would be responsible for ensuring that residents were in compliance with that Code. Mr. Slavin, FDRPC Executive Director, suggested adding language to any approval based on DHPC's purview that the property owner is responsible for compliance with State, County and local regulations.

Mr. Slavin indicated that he thought the Promenade design took into account plumbing the runoff water underneath the Promenade. He suggested inviting Mr. Steve Gorski to the next meeting to discuss the Promenade design and answering questions about handling the pervious surfaces.

Mr. Turley, noting that the DHPC has no requirements for the back sides of the properties, suggested giving an approval with the caveat that DHPC was in the process of developing standards that they may have to comply with after the fact. Mr. Slavin suggested requiring a clean finished vertical edge for the patio.

Mr. Slavin requested Mr. Richard Forsten, FDRPC/DHPC legal counsel, to draft boilerplate language that the scope of the DHPC review is limited to design and that they approve the design, citing the Declaration of Covenants, with the caveat that the applicant must adhere to all additional regulations and it is not considered approval from Delaware City nor the County.

Mr. Turley moved to approve the design application as written, with the caveat that the homeowner will be required to ensure that all Code and drainage requirements are complied with and that the finish of the vertical facings will comply with requirements currently being established by the DHPC. The motion was seconded by Mr. McPherson.

Chair Erikson moved to amend the motion to state that the DHPC would make recommendations as to the finish of the exposed vertical faces. Mr. Turley and Mr. McPherson agreed to the amendment.

The amended motion to approve the design application as written, with the caveat that the homeowner will be required to ensure that all Code and drainage requirements are complied with

and the DHPC will make recommendations regarding the facing and appearance of the vertical faces of the poured concrete slab was unanimously carried.

UPDATES

None.

PUBLIC COMMENT

None.

NEXT MEETING DATE – JUNE 28, 2023 AT 4:00 P.M.

Chair Eriksen advised that he had begun a new job and he was uncertain of his availability at this point in time. Ms. DeLeo advised that she would be out of town the week of June 28th.

Mr. Tim Slavin, FDRPC Executive Director, advised that there was a conflict with the Mayor and Council meeting on June 26, 2023 so the next DHPC meeting was scheduled for June 28, 2023 at 4:00 p.m.

ADJOURNMENT

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

Meeting Adjourned at 4:38 p.m.

APPROVED: JULY 25, 2023