



FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

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

July 25, 2023 3:00 p.m.

ANCHOR LOCATION

FDRPC Office
260 Old Elm Avenue
Delaware City DE

REMOTE ACCESS

<https://us06web.zoom.us/j/89806968797?pwd=Q0tsZU55VXZJSkY0d3lDRmhMUEszQT09>

Zoom Meeting ID: 898 0696 8797

Passcode: 898615

Find your local number: Find your local number: <https://us06web.zoom.us/j/89806968797?pwd=Q0tsZU55VXZJSkY0d3lDRmhMUEszQT09>

AGENDA

REVISED

The agenda has been revised to add item #5c – Small Garage/Storage in Rear Yard – 910 Reynolds Street

1. Call to Order
2. Roll Call
3. Approval of Minutes – Design and Historic Preservation Committee Meeting of June 6, 2023
4. Old Business – Patio Design Review – 533 Cook Street (Linda and Joseph Baldt)
5. New Business
 - a. Patio Design Review – 513 Cook Street, Lot 48, Canal District (Andrew Domino)
 - b. Patio Design Review – 1313 Officers Row (Lot 14) (Susan and Bill Rahn)
 - c. Small Garage/Storage in Rear Yard - 910 Reynolds Street (Robert McPherson)
6. Updates
7. Public comment
8. Next meeting date: Tuesday, August 22, 2023 at 3:00 p.m.
9. Adjourn

Please note: Pursuant to 29 Del. C 10004(e)(2), this Agenda may be changed to include additional items including executive sessions or to delete items that arise at the time of the meeting.

Potential executive session pursuant to 29 Del. C. 10004(b)(9) (“Personnel matters in which the names, competency and abilities of individuals employees...are discussed.”)

Potential executive session pursuant to 29 Del. C. 10004(b)(2) (“discussions regarding sales or leases of real property) and 29 Del C. 10004 (b)(6) (discussion of the content of documents, excluded from the definition of “public record,” where such discussion may disclose the contents of such documents).

Potential executive session pursuant to 29 Del. C. 1004 (b)(4) (“Strategy sessions, including those involving legal advice or opinion from an attorney-at-law...”) and 29 Del. C. 10004(b)(6) (discussion of the contents of documents, excluded from the definition of “public record,” where such discussion may disclose the contents of such documents.

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

**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

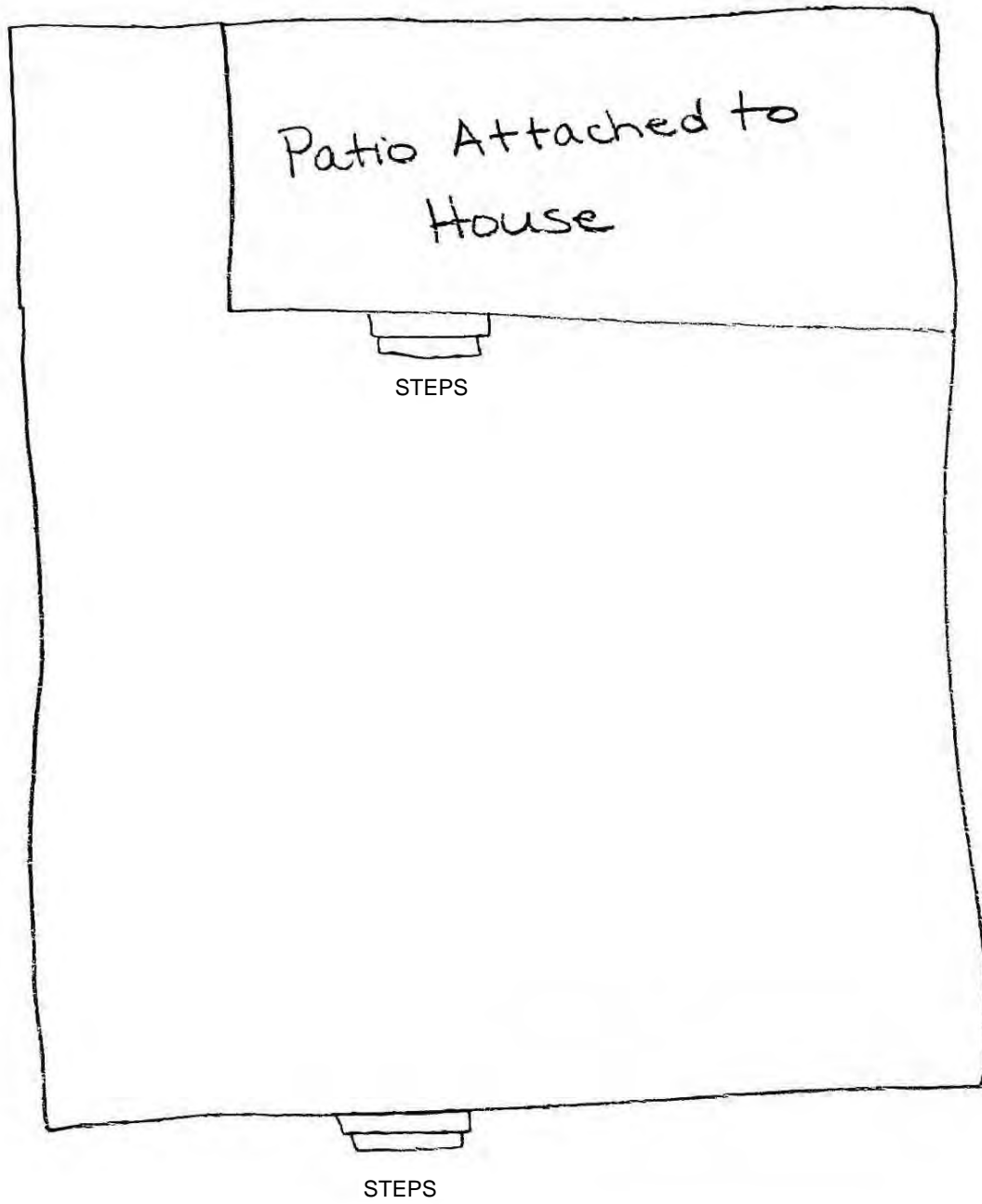
Date: 05/09/2023 Signature: Joseph J. Baldt

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

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

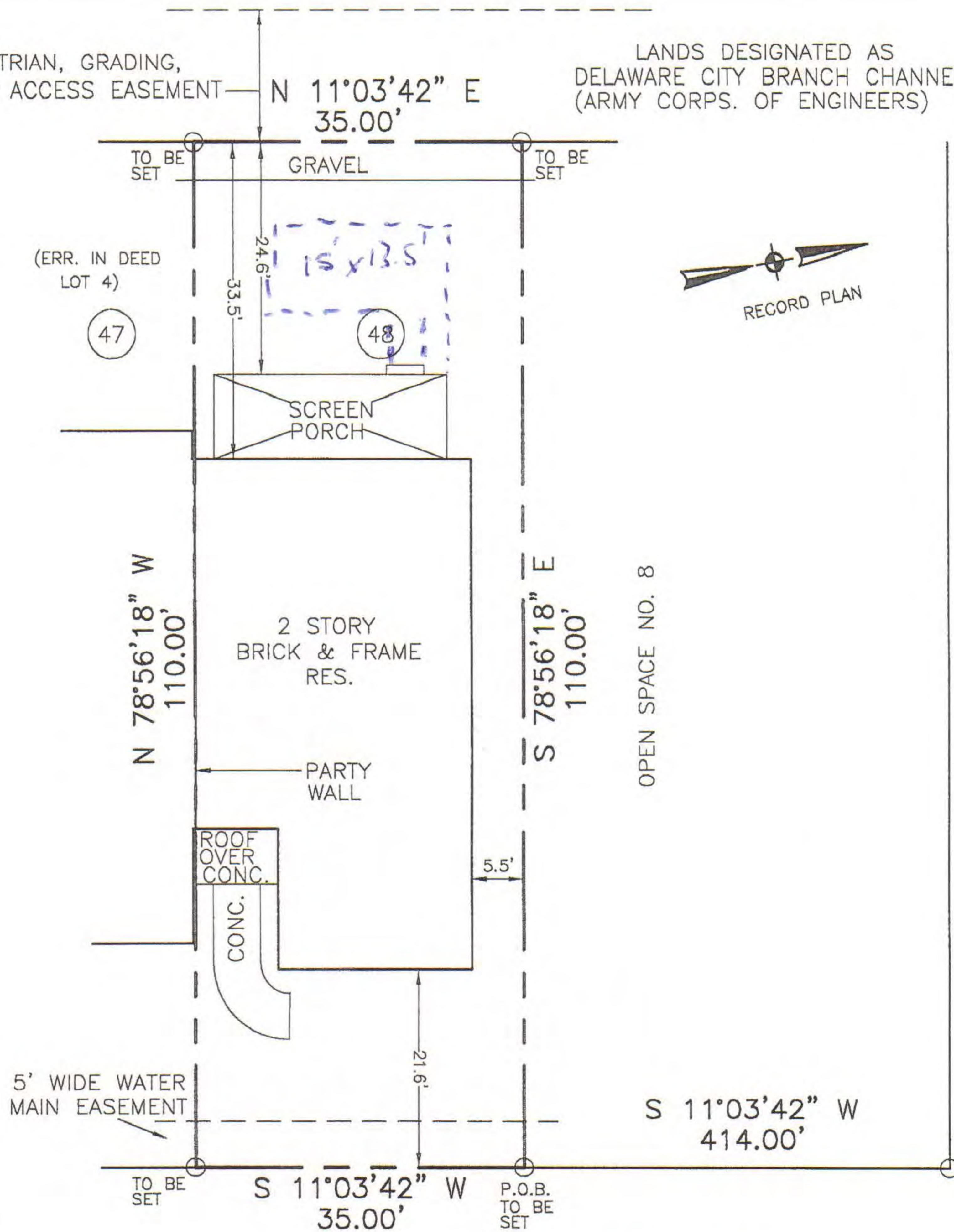
Date Submitted to the DHPC: _____ Approved: Y N Date: _____
Signature/Title

EXAMPLE



60' WIDE PEDESTRIAN, GRADING,
UTILITY AND CROSS ACCESS EASEMENT

LANDS DESIGNATED AS
DELAWARE CITY BRANCH CHANNEL
(ARMY CORPS. OF ENGINEERS)



CRAWFORD LANE
36' WIDE

COOK STREET
35' WIDE

DESCRIPTION	LOCATION OF CONTROL POINTS FROM P.O.B.
PK NAIL	S 16°46'12" E 193.78'
PK NAIL	N 22°01'01" E 133.75'

I HEREBY DECLARE THAT THE VISUAL IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED. THIS PLAN IS INTENDED FOR THE USE OF THE PARTIES INVOLVED WITH THIS LAND TRANSACTION & SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE, INCLUDING FUTURE IMPROVEMENTS AND DETERMINING PROPERTY LINES. TREES, LANDSCAPING & OTHER FEATURES HAVE NOT BEEN LOCATED UNLESS SHOWN HEREON. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD. THE ZONING CLASSIFICATION SHOWN HEREON REPRESENTS CURRENT ZONING AS OF THE DATE OF THIS PLAN. THE MINIMUM REQUIREMENTS ARE FROM THE ZONING CODE. ANY RESTRICTION LINES SHOWN ABOVE ARE FROM THE RECORD PLAN OR DEED RESTRICTIONS PROVIDED TO A.E.S. SURVEYORS. ANY VARIANCES, AGREEMENTS OR PRIOR ZONING ARE NOT KNOWN UNLESS SHOWN HEREON.

PROPERTY TO BE CONVEYED TO: ANDREW & CAROL DOMINO		ZONED: HPR SETBACKS: FRONT- 10' REAR- 20' SIDE- 0'/5'	
BOUNDARY SURVEY PLAN 513 COOK STREET LOT 48 CANAL DISTRICT DELAWARE CITY NEW CASTLE COUNTY - DELAWARE TAX PARCEL # 22 009.00 240		AMERICAN EASTCOAST SURVEYING & MAPPING 3913 OLD CAPITOL TRAIL WILMINGTON, DE.19808 PHONE: 302-993-1059 EMAIL: OFFICE@AESSURVEYORS.COM	
		SCALE: 1"=20'	DATE: 4/11/22
DEED REF: 20211006-0116465	PLAT REF: 20191206-0099412	JOB # 20221092	CLASS U SURVEY

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Name: Susan + Bill Rahn Address: 1313 Officers Row (Lot 14)

Phone # (cell): 610-324-2206/302-220 (home): _____

E-Mail Address: sbeckbradley³⁷⁴⁴@comcast.net

Description of Request: Replace window on canal side of Kitchen with doorway to side yard. Installation of paver patio and fire pit area. Construction materials will be consistent with materials already approved by FDRPC Board and used on lot 2. (Vinyl clad wood, fiberglass door, composite steps to ground level, vinyl handrail) Screen door will be similar to door approved for lot 1.

(See rough drawing attached)

Work to be completed by: Cameron Foster, General Contractor
(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.

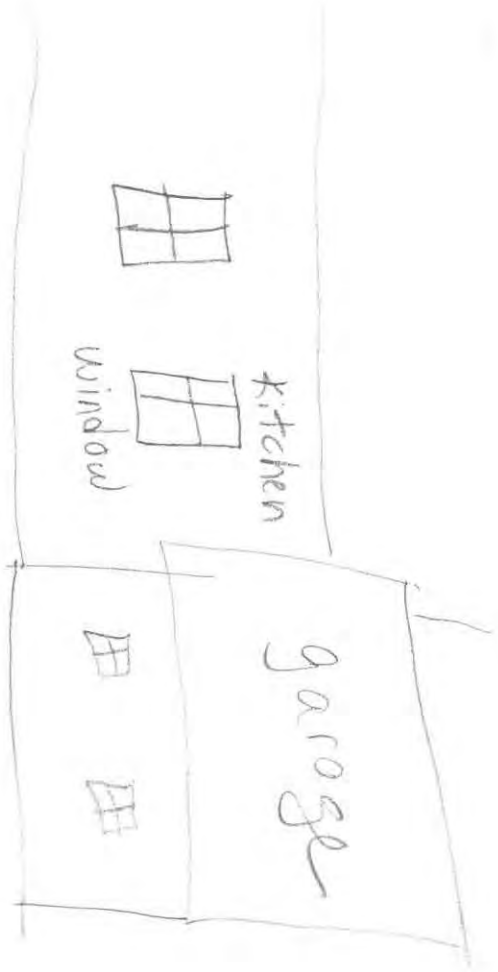
Date: 6/27/23 Signature: Susan Rahn

Date: 6/27/23 Signature: [Signature]

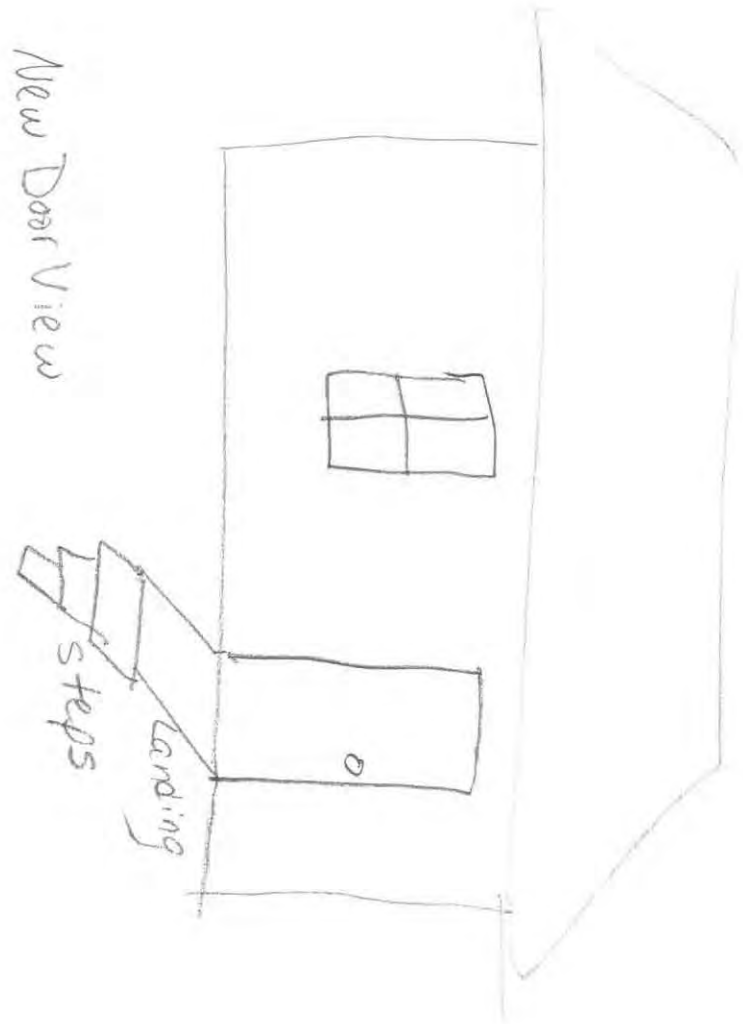
***** (office use only) *****

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

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



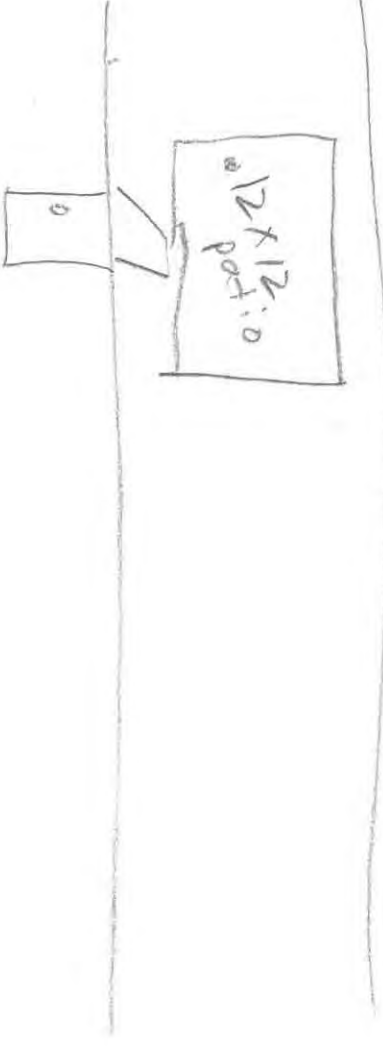
Current View



New Door View

Canal

Lot 15



Door (Rahm)
Lot 14

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Name: _____ Address: _____

Phone # (cell): _____ (home): _____

E-Mail Address: _____

Description of Request: _____

Work to be completed by: _____
(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: _____ Signature: Robert J. McPherson

Date: _____ Signature: _____

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

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

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

Proposed Storage Garage 910 Reynolds Street Submitted by Rob McPherson

- Storage garage unit will compliment house by using same colors
- Site prep will be decorative stone base approximately 1 to 2 foot larger than storage garage unit for proper drainage





Declaration of Covenants

ARTICLE 5.

RESTRICTIONS ON USE OF COMPLEX

5.1 Use of Residential Lots.

E. Dwelling Houses. No Buildings of any kind shall be erected or maintained on a Residential Lot except private Residential Units and, *to the extent permitted, detached or attached private garage for the exclusive use of the Lot Owner or Permittee.*