



# FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

Fort DuPont Redevelopment and Preservation Corporation  
Design and Historic Preservation Committee

**September 6, 2023 - 4:00 p.m.**

Anchor location:

Fort DuPont Redevelopment and Preservation Corporation Office  
260 Old Elm Avenue  
Delaware City DE 19706

Link: <https://us06web.zoom.us/j/89177426674?pwd=MTJGeG9zditnbit3eVlpMy8vdXJSQT09>

Zoom Meeting ID: 891 7742 6674

Passcode: 623495

## AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes – Design and Historic Preservation Committee Meeting of July 25, 2023
4. Old Business - Small Garage/Storage in Rear Yard - 910 Reynolds Street (Robert McPherson)
5. Executive Session (if needed)
6. Action to be Voted Upon from Executive Session (if needed)
7. Next Meeting Date: September 27, 2023 at 4:00 p.m.
8. Adjournment

*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 July 25, 2023 at the FDRPC Administrative Office, 260 Old Elm Avenue, Delaware City, Delaware with Chair Doug Eriksen presiding. Committee members present were Ms. Roberta DeLeo, Ms. Laura Lee, Mr. Rob McPherson (recused from 3:14 – 3:44 p.m.), and Mr. Dave Turley. Mr. Tim Slavin, FDRPC Executive Director, 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 3:00 p.m.

**APPROVAL OF MINUTES – DHP COMMITTEE MEETING OF JUNE 6, 2023**

**Mr. McPherson moved for approval of the DHP Committee meeting minutes of June 6, 2023. 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 June 6, 2023, Members approved 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.

Chair Eriksen advised that recommendations had been made to the Baldt's regarding the vertical faces of the poured concrete slab.

**NEW BUSINESS**

**Patio Design Review – 1313 Officers Row (Lot 14) (Susan and Bill Rahn)**

Members reviewed the request of Susan and Bill Rahn to replace a window on the canal side of the kitchen with a doorway to the side yard and the installation of a paver patio and firepit area at 1313 Officers Row. The construction materials will be consistent with the materials already approved by the FDRPC Board and used for Lot #2 (vinyl clad wood, fiberglass door, composite steps to ground level, and vinyl handrail). The screen door will be similar to the door approved for Lot #1. Mrs. Rahn provided a Community Association Change Request Form and a rough drawing showing the existing site and the proposed plan.

**Mr. Turley moved for approval of the request as documented. The motion was seconded by Mr. McPherson and unanimously carried.**

**Patio Design Review – 513 Cook Street, Lot 48, Canal District (Andrew Domino)**

Members reviewed the request of Andrew Domino to construct a 15' wide x 13.5' deep patio in the back yard at 513 Cook Street. Mr. Domino provided a Boundary Survey Plan which indicated the size and location of the proposed patio.

Mr. Slavin noted that Mr. Domino was not present for the meeting and it is possible that the patio has been completed. His email correspondence indicated that there will be at least 3' of lawn retained around the entire patio and the placement of the patio has been marked in his lawn for anyone to see the space.

Mr. McPherson recommended having Mr. Domino submit a completed Community Change Request Form, which is available on the website, and the DHPC will inspect the patio to ensure design standards have been met.

### **Small Garage/Storage in Rear Yard - 910 Reynolds Street (Robert McPherson)**

Members reviewed the request of Robert McPherson to erect a small garage/storage in the rear yard of 910 Reynolds Street to house motorcycle(s), a golf cart, and other yard equipment. The size is not to exceed 10' X 12'. All setbacks will be followed and the site prep will be a 14' x 12' pad of decorative stone, 4 to 6" deep with a barrier of wood sides for proper drainage. The garage, which is being built by Stoltzfus, will be set back 6' from the road to allow 3' for the fence and 3' for maintenance around the garage. They will use the same color palette as the residence to compliment the property. Mr. McPherson indicated that he had not yet decided if the garage would be on the left or right side of the house.

Mr. McPherson provided a Community Association Change Request Form, an aerial photo of the lot, renderings of the style and placement on property, and Article 5 of the Declaration of Covenants related to restrictions on the use of the complex.

Mr. McPherson recused himself as a voting member of the Committee for his presentation.

Responding to Mrs. DeLeo regarding the prohibition of sheds, Mr. McPherson referenced Article 5 - Restrictions on use of Complex – Section 5.1 - Use of Residential Lots – E. Dwelling Houses of the Declaration of Covenants which states: 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. Mr. McPherson advised that he considered this to be a garage due to the intended use, which is the storage of vehicles.

Members raised the following questions with regard to this and future applications:

- Would they allow garages only for single houses or would they permit them at all units in the development;
- What determines if it is a garage or a storage shed;
- Is a garage a permanent structure and is it required to be on a slab;
- What are the setback requirements and is a variance required;
- What effect will garages have on the appearance of the promenade; and
- What was the intent of the original guidelines.

The Committee suggested that Mr. McPherson contact Delaware City to determine if his proposed structure would be considered a garage and, if so, if it would be considered a permanent structure and what the setback would be.

Mr. Slavin, FDRPC Executive Director, advised that the question for the DHPC was whether it was permissible within the Declaration of Covenants and, if it is, is the phrase “to the extent permitted” a one-off or does it set precedent. He suggested that lot size may influence where they may be permissible.

**Mr. Turley moved to continue the Request for Small Garage/Storage in Rear Yard - 910 Reynolds Street (Robert McPherson) pending additional information to be provided at the next meeting. The motion was seconded by Ms. DeLeo and unanimously carried (McPherson not voting).**

### **UPDATES**

Chair Eriksen advised that it has been brought to his attention that the property owners at 905 Reynolds Street were planning to put up a shade sail. Members agreed that a shade sail would be a temporary structure that would be permitted.

Mr. Tim Slavin, FDRPC Executive Director, provided updates on the Old Battery Lane duplexes, the Old Elm Avenue project, treatment of the bio-basin, and the maintenance of various buildings, including the chapel and theater. He noted that they applied for a grant from FEMA for the Promenade project and they should know something by the end of August.

### **PUBLIC COMMENT**

Ms. Susan Rahn advised that Rockwell offered patios as an extra option and several people in the neighborhood believe that they don't need to apply for any kind of permit from FDRPC because if Rockwell offered it as an extra, it would be accepted.

### **NEXT MEETING DATE**

The next meeting is scheduled for Tuesday, August 22, 2023 at 3:00 p.m.

### **ADJOURNMENT**

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

Meeting Adjourned at 4:04 p.m.

APPROVED: \*September 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: \_\_\_\_\_ 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 Garage 910 Reynolds Street Submitted by Rob McPherson

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





## Style & Size

Style: A-Frame Garage

Base: 4 x 4 Pressure Treated Skids

Siding: LP Smartside Siding

Sidewall Height: 7'

Size: 12 X 12

Roof Material: Architectural Shingles

Roof Pitch: Standard

Roof Overhang: Standard Overhang

## Colors & Materials

Siding Color: Sand Stone

Trim Color: White

Fascia Trim Color: Sand Stone

Roof Color: Charcoal

## Doors & Windows

9x7

Color: White

Handle: T Handle

(Qty. 6)

18x27

(Qty. 3)

6'x6' Double

Color: Sandstone

details-item-window-color

4'

Roof Ridge Vent

## Flooring & Interior

Flooring: 3/4" T&G SmartFinish Wood Flooring

Floor Joist: 2x4 16" OC (Standard)

Loft: None

Insulation: Standard Flooring





Side facing Elbert

Side facing North



Rear facing West

Side facing South

## A-FRAME GARAGE PRICES

*Prices shown are meant to be a guide and don't include delivery or custom features. Once you find your size, click "Get A Quote" and fill out the form to submit your ideas to a project manager, who will reach out to you with a full quote!*

Sizes	Smartside	Vinyl - LP Board & Batten	LP Lap - Pine B&B
10 x 20	\$5,915	\$7,465	\$8,505
10 x 22	\$6,305	\$7,975	\$9,085
10 x 24	\$6,690	\$8,475	\$9,655
10 x 26	\$7,065	\$8,955	\$10,215
10 x 28	\$7,460	\$9,465	\$10,805
10 x 30	\$7,870	\$9,995	\$11,415
12 x 12	\$4,780	\$6,005	\$6,815
12 x 14	\$5,195	\$6,540	\$7,430
12 x 16	\$5,620	\$7,090	\$8,070
12 x 18	\$6,050	\$7,645	\$8,705
12 x 20	\$6,470	\$8,185	\$9,325
12 x 22	\$6,895	\$8,735	\$9,965
12 x 24	\$7,315	\$9,280	\$10,580
12 x 26	\$7,735	\$9,820	\$11,210

# 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.*