

**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 20, 2026, at the FDRPC Administrative Office, 260 Old Elm Ave, Delaware City, and via Zoom, with Chair Doug Eriksen presiding.

CALL TO ORDER

Chair Eriksen called the FDRPC Design and Historic Preservation Committee meeting to order at 3:00 p.m.

COMMITTEE MEMBERS PRESENT

Mr. Doug Eriksen (Committee Chairperson)
Mr. Dave Turley (Delaware City Resident)
Mr. Rob McPherson (Resident of Fort DuPont)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Valerie Miller, FDRPC Planner

OTHERS PRESENT

Mr. Frank Papillo, Owner
Mr. Jeff Brown

OLD BUSINESS

None.

NEW BUSINESS

Single-Family Home Design Review – 1311 Officers Row (Frank Papillo)

Members reviewed the request by Frank Papillo to build a single-family home at 1311 Officers' row. Mr. Papillo provided exterior elevations, foundation plan, floor plans, and comments addressing Fort DuPont Officers Row Neighborhood Guidelines and Standards. Members discussed various design elements including window configurations, shutters, brick placement, and porch railings, with particular attention to compliance with historical district standards. Key decisions included making shutters optional and specifying that if shutters were chosen for multi-window configurations, they would need to be double-sided. Members also addressed concerns about aluminum soffits, stair railings, and fireplace options, ultimately approving the submission with the noted exceptions regarding shutters and their installation requirements.

Mr. Erick moved for approval of the single-family home at 1311 Officers Row, as submitted, with the exception that shutters shall be noted as optional. If shutters are installed, double shutters shall be required on mullion windows. This condition shall be included with the submission.

HISTORIC PRESERVATION UPDATES

None.

PUBLIC COMMENT

None.

ADJOURNMENT

Mr. Turley moved for adjournment. The motion was seconded by Mr. Eriksen and carried unanimously.

Meeting Adjourned at 3:47 p.m.

APPROVED: May 13, 2026