



Fort DuPont Redevelopment and Preservation Corporation

Design and Historic Preservation Committee Meeting

April 20, 2026

3:00 p.m.

Fort DuPont Redevelopment & Preservation Corporation

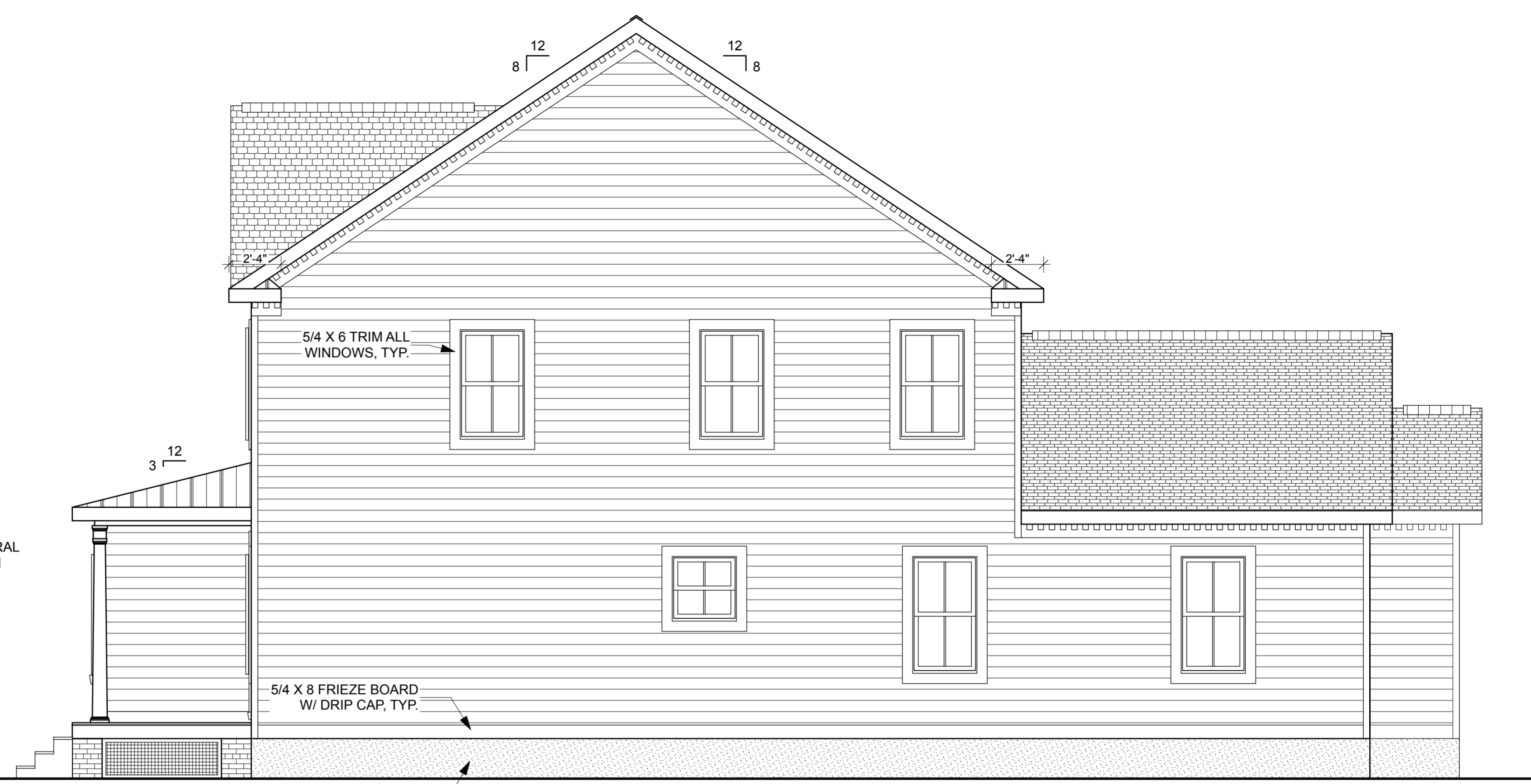
260 Old Elm Ave.

Delaware City, Delaware

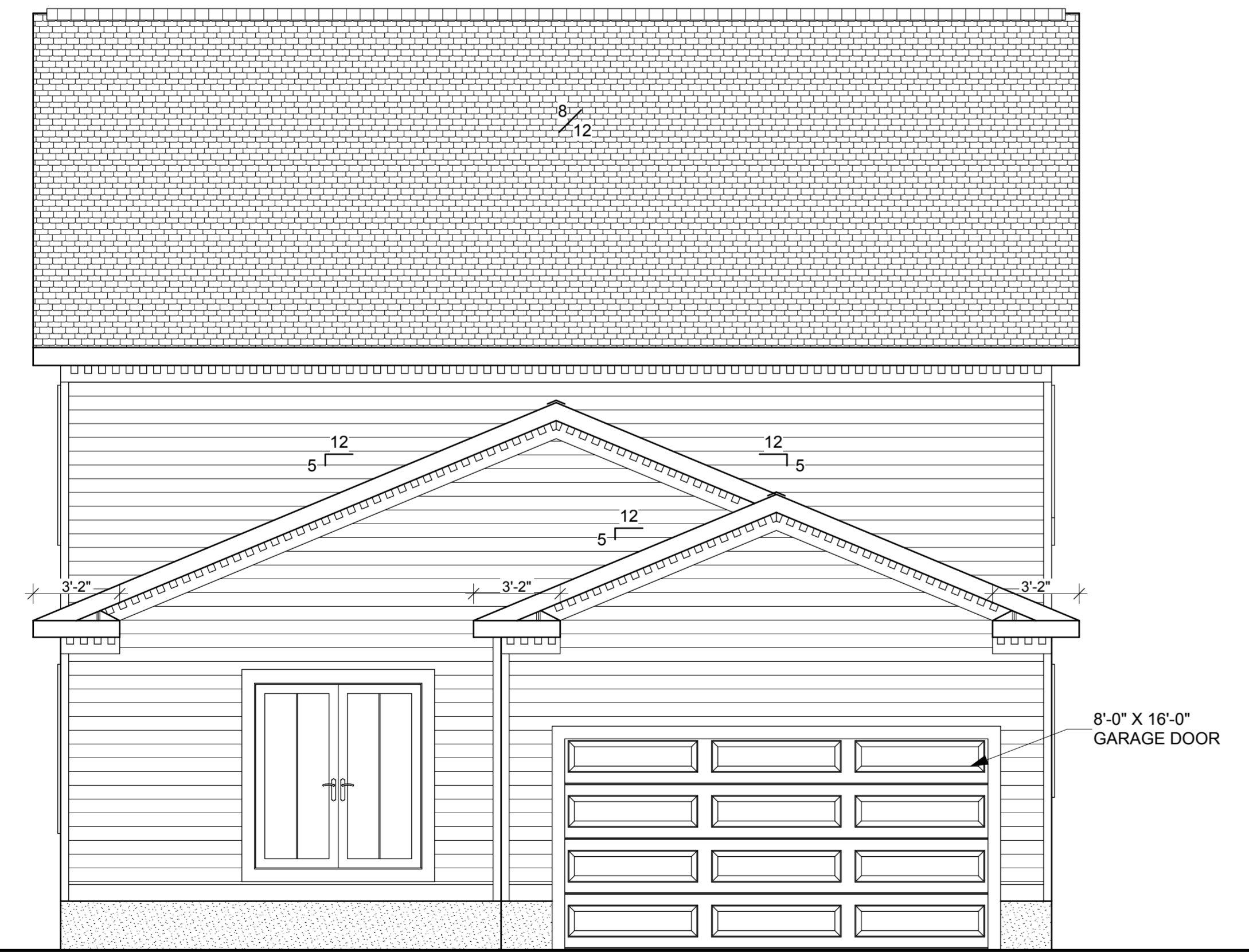
1. Call to Order
2. Old Business
3. New Business
 - a. Design review for new single-family home proposed for 1311 Officers Row
4. Historic Preservation updates
5. Public Comment
6. Adjourn



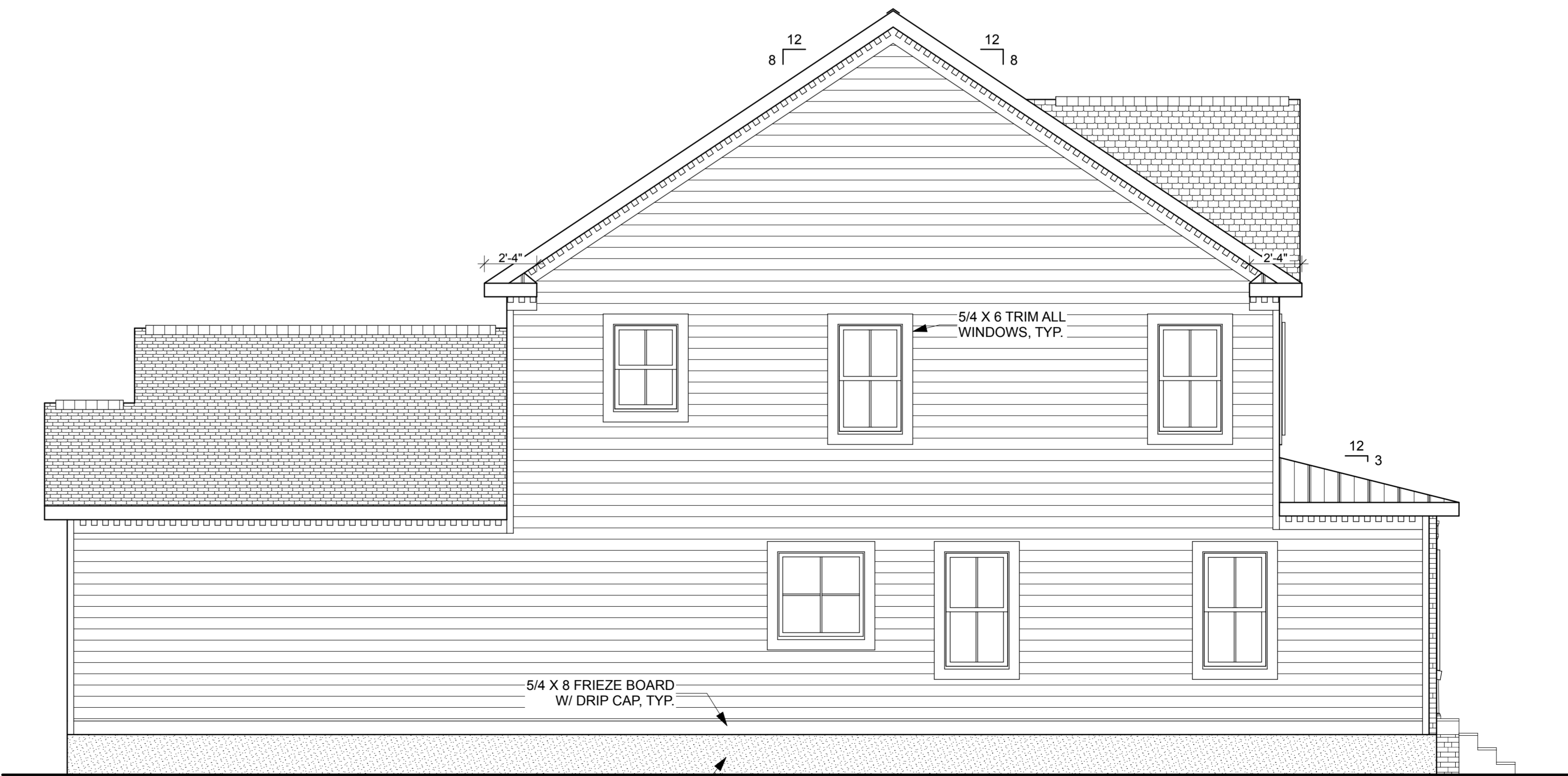
1 FRONT ELEVATION
A1 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A1 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
A1 SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
A1 SCALE: 1/4" = 1'-0"

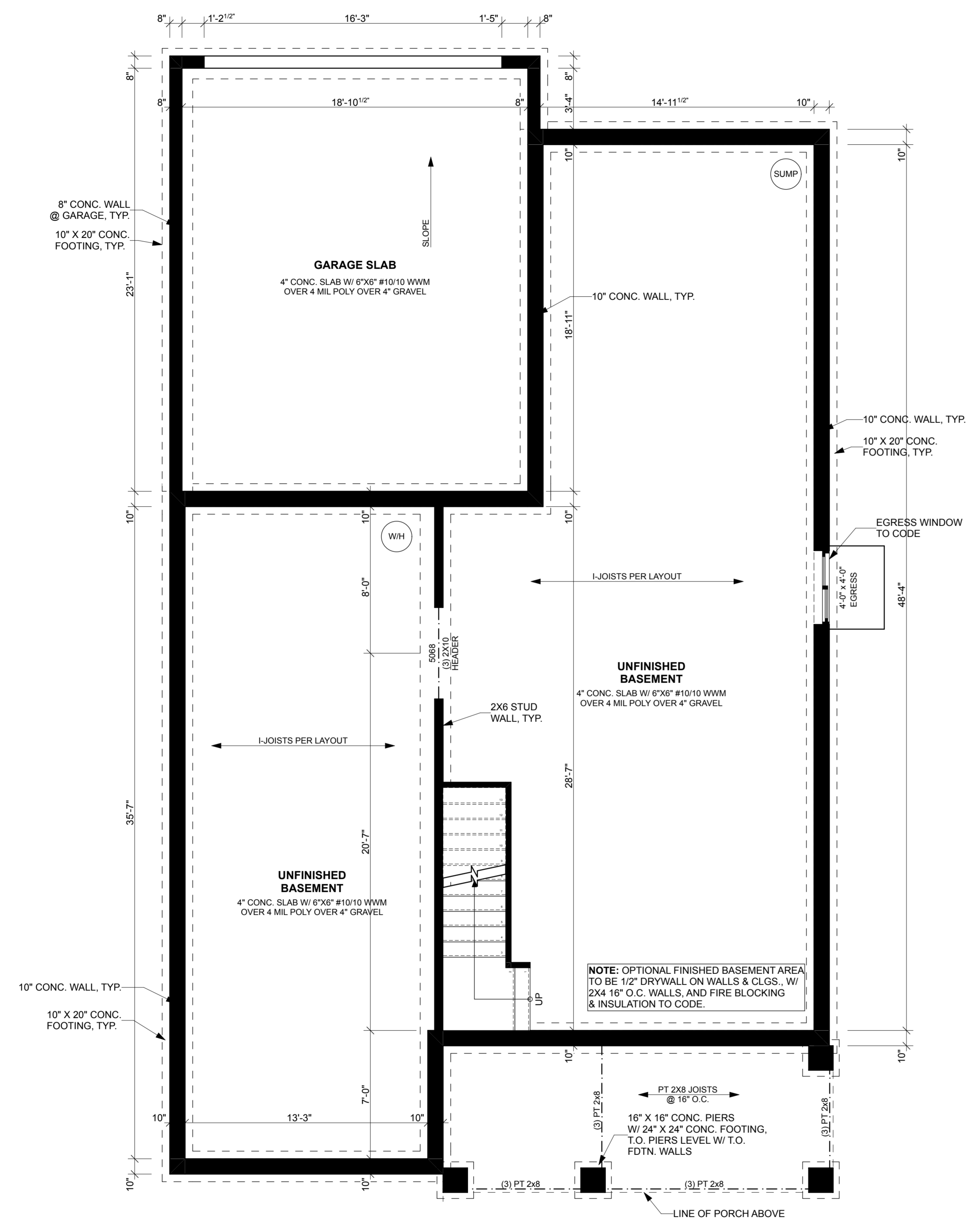
**OFFICER'S
ROW**

BUILDER:
FRANK J. PAPILO, LLC

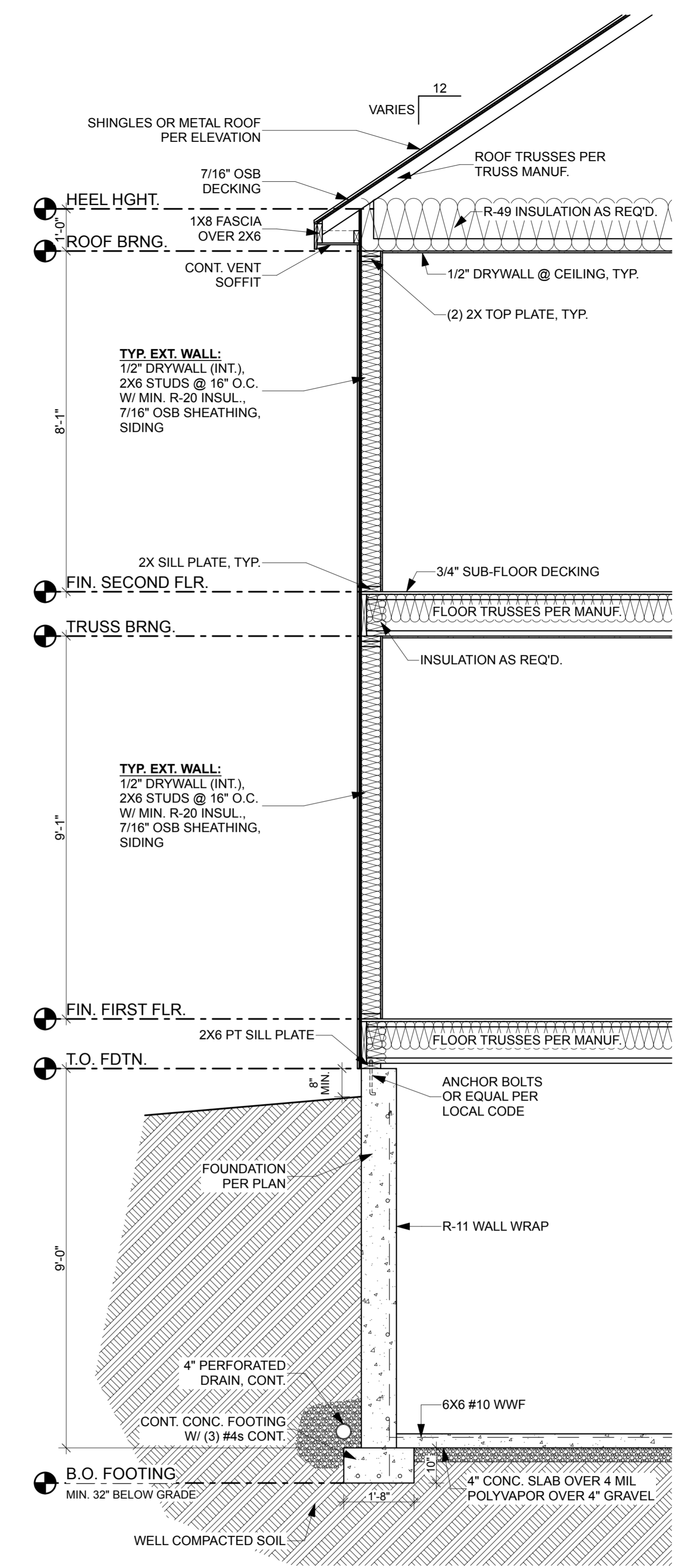
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SHEET TITLE

Exterior Elevations



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"

OFFICER'S ROW

BUILDER:
FRANK J. PAPILO, LLC

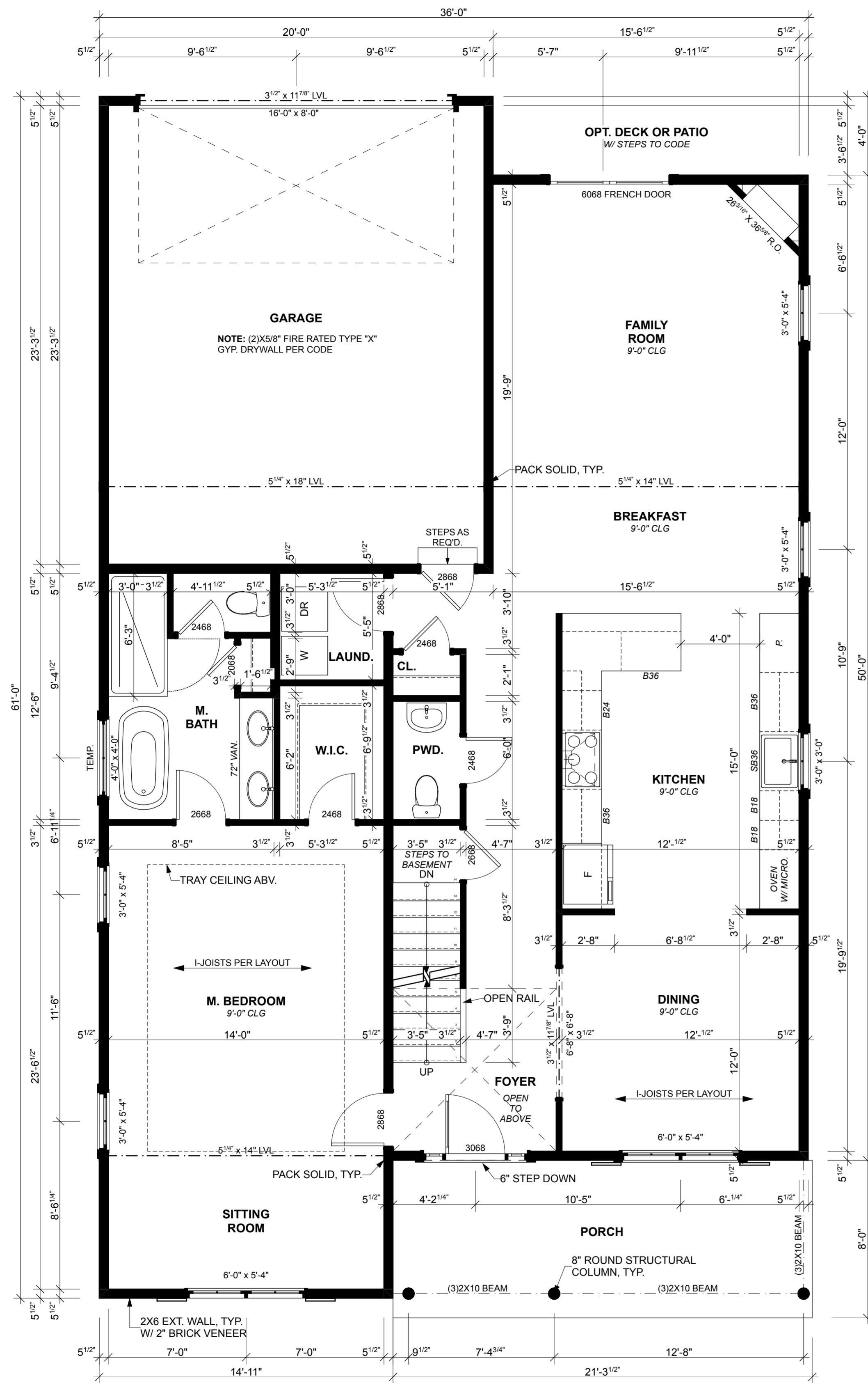
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SHEET TITLE

Foundation Plan

A2

SHEET 2 OF 4

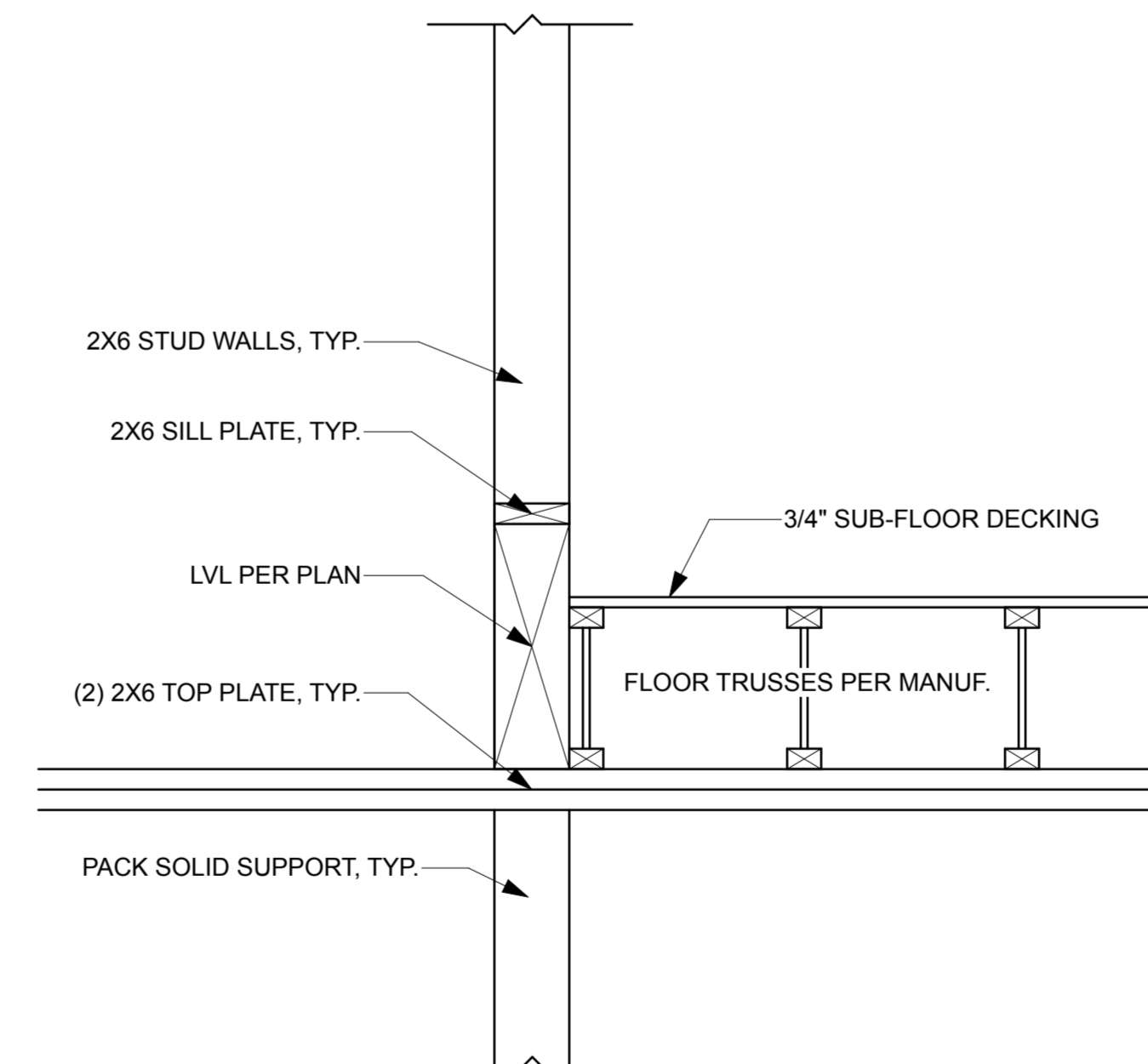


GENERAL NOTES:

1. THESE PLANS ARE DESIGNED TO MEET THE 2024 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS.
2. BUILDER IS RESPONSIBLE FOR SEEING THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE, AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES.
5. ALL GLASS LOCATED WITHIN 60" OF BATHTUBS & SHOWERS SHALL BE TEMPERED.
6. MINIMUM HEADER SIZE SHALL BE (2) 2X10 ON EXTERIOR WALLS AND BEARING WALLS, UNLESS NOTED OTHERWISE.
7. PREFABRICATED FIREPLACE SHALL MEET ALL APPLICABLE CODES PER MANUFACTURER.
8. BEDROOM WINDOWS SHALL HAVE A MINIMUM EGRESS OPENING PER CODE.

PLUMBING/HVAC NOTES:

1. PLUMBING/HVAC SHALL MEET ALL LOCAL CODES.
2. ALL GAS WATER HEATERS SHALL BE VENTED.
3. PROVIDE INSIDE MAIN WATER SHUT-OFF.



SQUARE FOOTAGE	
1ST FLOOR	1,518 SQFT
2ND FLOOR	1,350 SQFT
TOTAL	2,868 SQFT
PORCH	170 SQFT
GARAGE	475 SQFT

1 FIRST FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"

2 TYP. WALL FRAMING ON TOP OF LVL BEAMS
A3 SCALE: 1" = 1'-0"

**OFFICER'S
ROW**

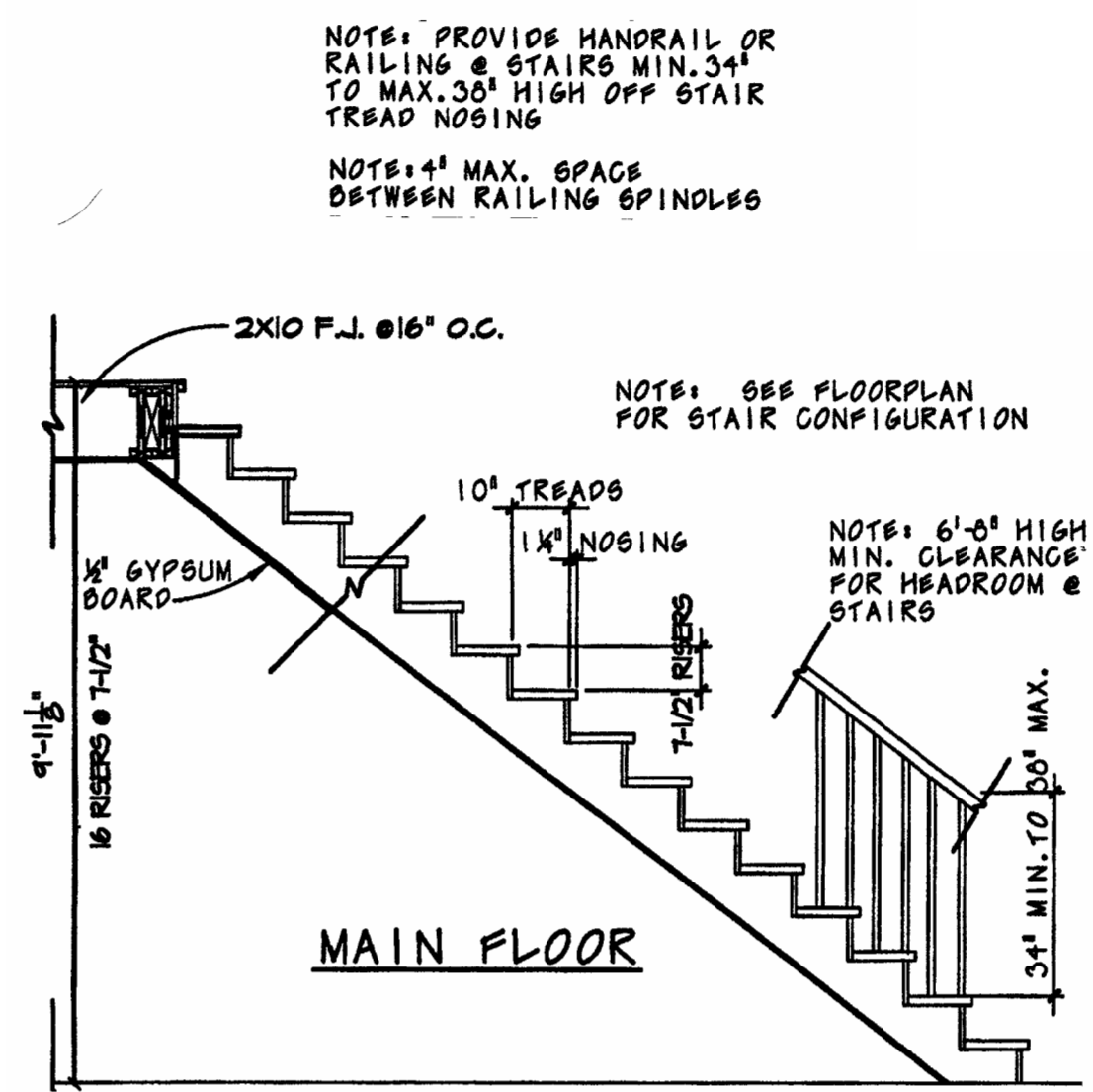
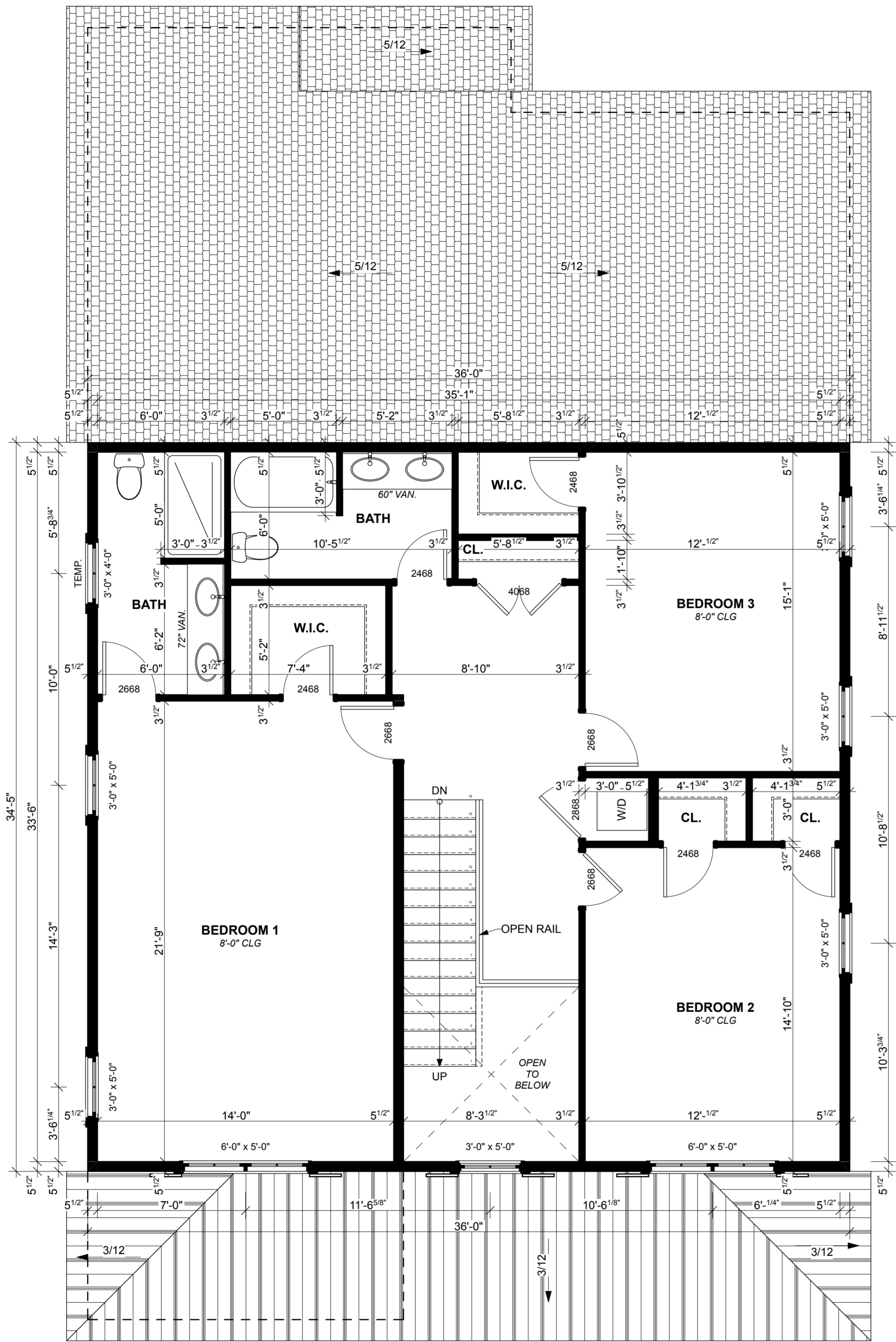
BUILDER:
FRANK J. PAPILO, LLC

DRAWN BY: SRP

SHEET TITLE
Floor Plans

A3

SHEET 3 OF 4



SQUARE FOOTAGE	
1ST FLOOR	1,518 SQFT
2ND FLOOR	1,350 SQFT
TOTAL	2,868 SQFT
PORCH	170 SQFT
GARAGE	475 SQFT

1 SECOND FLOOR PLAN
 A4 SCALE: 1/4" = 1'-0"

OFFICER'S ROW

BUILDER:
FRANK J. PAPILO, LLC

DRAWN BY: SRP

SHEET TITLE

Floor Plans

FORT DUPONT OFFICERS ROW NEIGHBORHOOD GUIDELINES AND STANDARDS

1. Color: Buildings in the Officers Row District shall conform to the color selections set forth in Schedule C.

PROPOSED/PLANNED: WHITE

2. Exterior Brick: Exterior brick shall be modular size, molded units. Bonding to be Common bond or English bond. See window and door diagrams for brickwork at head and sills.

PROPOSED/PLANNED: REAL "THIN BRICK VENEER" WITH COMMON BOND

3. Siding: Exterior siding shall be pre-finished or painted wood or fiber-cement. Siding lap to be 6" clapboard with 4"-5" reveal. No aluminum or vinyl siding permitted.

PROPOSED/PLANNED: LP BRAND PREFINISHED WOOD SIDING WITH AZEK TRIM BOARDS

4. Roofing: Main house roof shall be 8:12 pitch. Asphalt architectural style shingles to be GAF Slateline, pre finished standing seam metal roofs, copper, or slate.

PROPOSED/PLANNED: EXACTLY AS STATED

5. Foundations: Exposed foundations walls must be veneered with brick, concrete stucco parge or dressed stone consistent with historic examples.

PROPOSED/PLANNED: EXPOSED CONCRETE PARGE

6. Shutters: Painted wood or painted composite lumber. Shutter style to be paneled or louvered, mounted as if to be operable with visible hinges. Shutter dogs optional but preferred. Width of each paired shutter shall be no less than 50% the width of the window.

PROPOSED/PLANNED: 2 PANEL COMPOSITE BLACK SHUTTERS

7. Windows: Windows shall closely resemble historic window styles and proportions as shown below. Sashes to be true divided lites or simulated divided lites with solid spacers between muntins and shadow bars. Window types shall be predominantly single/double hung at first and second floor levels. Basement and accent windows can be casement or awning style. Window units to be wood frames and sashes.

PROPOSED/PLANNED: ANDERSEN ARCHITECTURE SERIES WITH TRUE DIVIDED LITE, 2 OVER 2 WOOD PREFINISHED INTERIOR, WOOD EXTERIOR WITH BLACK FACTORY APPLIED FINISH. (AS APPROVED ON 1312 OFFICERS ROW)

8. Exterior Doors: Entry doors to resemble historic styles as shown below. Door lights to be true divided lites or simulated divided lites with solid spacers between muntins. No applied or between the glass muntins. Door material to be painted or stained wood. No fiberglass or metal doors except for storm and screen doors. Full lite doors are permitted as an option and are subject to Board approval. Sample elevation provided below. Transoms and sidelines not required but encouraged.

PROPOSED/PLANNED: THERMA TRU SMOOTH STAR ¾ LITE 1 PANEL FLUSH-GLAZED CHORD 4 LITE 2 OVER 2 DIVIDED LITE WITH SIDE LITES AND TRANSOM. (AS APPROVED ON 1312 OFFICERS ROW)

9. Trim: Exterior trim shall include rakes, fascias, soffits, columns. window/ door casing and trim, porch rim boards, beam soffits, cornices, rakes, etc. Trim materials to be painted wood, wood composite or fiber-cement.

PROPOSED/PLANNED: EXACTLY AS STATED

10. Roof overhang soffit/porch soffit: Stained or painted tongue and groove wood/composite wood and fiber-cement. Aluminum soffits are not permitted.

PROPOSED/PLANNED: EXACTLY AS STATED

11. Columns: Painted wood or fiberglass. Minimum 8" diameter round or 10" square. Round column shafts to be plain tapered, non-fluted. Square columns to be non tapered, plain, no flutes or panels. All column types must have base trim and capital with neck trim 7"-10" from bottom of capital. with historic profiles.

PROPOSED/PLANNED: 8" ROUND FIBERGLASS STRUCTUAL WITH CAPITAL AND BASE AS STATED

12. Railings: Straight or turned balusters, maximum spacing 4" on center. Rail and balusters to be painted wood or wood composite. Top and bottom rail to be minimum 4" high and 3" deep. Bottom rail to be minimum 2" high and 3 1/2" deep. Two inch diameter pipe rail is permitted so long as it reflects the original pipe rail design.

PROPOSED/PLANNED: COMPOSITE RAILS WITH STRAIGHT BALUSTERS

13. Gutters: Half-round pre-finished aluminum, half-round copper or concealed gutters.

PROPOSED/PLANNED: EXACTLY AS STATED

14. Downspout: Round pre-finished aluminum or copper.

PROPOSED/PLANNED: EXACTLY AS STATED

ALL OTHER REQUIREMENTS WILL BE MET

