



Design and Historic Preservation Committee

April 20, 2027

MINUTES

The Fort DuPont Design and Historic Preservation Committee met on Monday, April 20, 2026 at 2:15 pm.

Attending were Doug Eriksen (chair), Rob McPherson (member), David Taurley (member), Frank Papillo (property owner), Valerie Miller (FDRPC), and Tim Slavin (FDRPC).

The committee reviewed the architectural plans for a single-family home construction project at 1311 Officers Row proposed by Mr. Papillo. Participants discussed various design elements including window configurations, shutters, brick placement, and porch railings, with particular attention to compliance with historical district standards as promulgated in the Fort DuPont Design Guidelines.

Key discussion points included making shutters optional and specifying that if shutters were chosen for multi-window configurations, they would need to be double-sided. The group 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.

Single-Family Home Design Review

Mr. Papillo discussed a proposed single-family home at 1311, explaining that they reviewed guidelines and standards to ensure compliance. The house design features a white exterior with wood windows from the Anderson Architectural Series. Tim noted that while patios were on the list for Roccoville, the current proposal only includes a concrete patio without a deck.

Mold Window Shutter Challenges

Mr. Papillo discussed challenges with shutters on mold windows, noting that current standards don't adequately address this configuration as they require shutters to be at least 50% of window width for paired shutters. He expressed concerns about the aesthetic impact of shutters on mold windows and questioned whether they might be better omitted altogether. The discussion included comparisons to other houses in the area, with Mr. Papillo observing that some nearby homes had different window configurations without shutters.

Architectural Trim and Brick Design

The discussion focused on architectural design details, specifically regarding trim options and brick placement. Mr. Papillo explained that the head trim would be different from the side trim, with a 5-quarter by 6 or 8-inch arch design. He mentioned that brick placement had been modified from a previous proposal and would likely be justified on ASAP. The conversation also touched on some numerical measurements and design specifications, though specific details were unclear due to fragmented dialogue.

Construction Shutter Installation Discussion

Tim discussed the option of adding shutters to the construction, noting that if decided upon, they would need to be double shutters on either side of the mobile windows. He expressed a preference to see what the shutters would look like before making a final decision. Mr. Papillo also mentioned that from a street view, it would be difficult to determine if single shutters were installed, as they wouldn't be visible up close.

Brick Design and Elevation Considerations

Mr. Papillo discussed design considerations for using brick in a building elevation, particularly around windows. He suggested running the brick as a water table at 3 feet in height to make the facade more approachable. Mr. Papillo also proposed moving the window to better integrate it with the brick design, though this would require adjusting the floor plan.

Project Design Decisions Discussion

Mr. Papillo discussed design decisions for a project, including the direction of movement, exterior door selection, and railing options. He clarified that while railings are not required by code, they are an option available on page 36 of the building standards. Mr. Papillo also addressed questions about gutters and soffits, confirming the use of half-round gutters and aluminum soffits for the porch ceiling.

Firebox Installation Project Discussion

Mr. Papillo discussed a firebox installation project, noting that a 36-inch model costs approximately \$1900 and features zero clearance requirements. He also mentioned reviewing an electric fireplace option that produces significant heat using only 120 volts and appears indistinguishable from real fire with LED logs. The conversation ended with a discussion about submitting plans to Delaware City, with shutters being noted as optional and requiring doubling on mold windows.

Motion

A motion was made by David Taurley and seconded by Rob McPherson to approve the proposed design for 1311 Officers Row presented by Mr. Papillo with items identified in the discussion to be included in the final design. The motion carried 3-0.

Mr. Ericksen reminded Mr. Papillo that the final design must be submitted to Delaware City for issuance of a building permit and asked for a copy of the approved design to then be provided to Fort DuPont Design and Historic Preservation Committee.

Mr. McPherson moved to adjourn the meeting, seconded by Mr. Taurley. The motion carried 3-0 and the meeting was adjourned at 3:20 pm.