

FORT DUPONT REDEVELOPMENT & PRESERVATION CORPORATION
DESIGN AND HISTORIC PRESERVATION COMMITTEE MEETING
Wednesday, March 24, 2021
4:00 p.m.
Via Zoom

Attendees:

DHPC Committee

Laura Lee (chair), Billy Travalini, Richard Forsten

Staff

Jeffrey Randol, Executive Director
Peggy Thomas, Site Manager
Crystal Pini-McDaniel, Administrative Assistant

Public

Rob McPherson (resident), Cecily & Wayne Bedwell (future residents), Eric Smith (resident), Susan Rahn (resident)

1. Introduction

Ms. Lee opened the Fort DuPont DHPC meeting at 4:00 p.m., followed by introduction of DHPC members, staff and the public in attendance.

2. Lot 2/3 Officers Row - Building Plan Review

Mr. Randol introduced the Bedwells and their plans for a new home on Officers Row.

The Bedwell's provided an overview of their plans starting with the porch, front elevation relative to historic homes on Officers Row, windows, trim, door, gutters, rails, and dormer. The rear elevation was discussed including doors, balcony, and garage. The left side elevation was then discussed including the roof pitch, dormer, balcony on back & front, garage roof gable, brick pattern foundation wall (brick texture instead of concrete which is a requested exception to Guidelines. The right side elevation was discussed including the metal porch roof, half-round gutters as specified in the design requirements, slope of roof increase to 8/12, and potential basement accessibility (to be confirmed). Lastly, the plan shows an addition for a potential future first floor master suite.

The second handout was the Hardie Catalog, Northeast Colors, to illustrate the Bedwell's choice of siding, Deep Ocean, with smooth texture and white trim.

The third handout was a site plan to illustrate the home's location on the two combined lots and outline of a small fence for the side yard.

Lastly, the Bedwell's included a copy of the Design Guidelines (handout) including notes highlighting both compliance with the Guidelines and exception requests as follows:

(1) brick textured concrete foundation (2) fiberglass exterior doors (painted) rather than steel and four inch exterior trim on windows instead of six inch trim, all trim of composite material.

A motion to approve Mr. and Mrs. Bedwell's plan with requested exceptions was made by Mr. Forsten, seconded by Ms. Travalini. Motion passed.

There was discussion regarding issues raised by current Officer Row homeowners who are experiencing with less durable materials such as wood decks and higher maintenance wood materials used for trim and exterior doors. Ms. Rahn asked if the Guidelines could be amended to allow current homeowners to replace existing exterior materials with more durable composite materials. Mr. Randol asked that Ms. Rahn and Mr. Smith provide written comments and suggestions on the guidelines prior to the next DHPC meeting. Ms. Lee stated she will add this to the next DHPC meeting agenda as a potential action item.

3. Boston Productions Presentation on Interactive Map

Mr. Randol gave a presentation for a proposed virtual tour of Fort DuPont to include a website, interactive kiosks and more. The video will start with a fly over of Delaware City then moving into Fort DuPont. The map will include hot spots to click, interactive map with images and narrative histories. Where appropriate, two histories will be presented: Fort DuPont military history and the Governor Bacon era history. Individuals will be interviewed, (those who have history and/or lived here) which will be captured with audio and spread throughout the map and hot spots. Boston Productions specializes in this type of virtual museum. They produced a similar product for Fort Monroe. The DHPC will be the driving group for this project.

Questions:

Ms Lee asked about the goals of this video? Mr. Randol stated that it is to preserve history in a format that can be linked & shared virtually; the goal has been to have a future museum on site but take elements & put into virtual format which will give us more exposure and help others to more easily connect with our history.

Mr. Randol stated the ideal time to do fly over is before too much is blocked by foliage, early May; he will have more details at the April meeting. Mr. Randol stated there's no need to limit to just Fort DuPont and that we can include the Branch Canal and Polktown.

4. Chapel Update

Mr. Randol stated he hasn't yet received comments from SHPO for the proposed Chapel addition, however, he would like to get plans moving on the Chapel so that exterior work can get underway this summer. Ms. Lee recommended waiting for SHPO comment before proceeding.

5. 1605 Maple Ave Garage

Mr. Randol stated the garage windows have been removed and demolition will take place within the next 2-4 weeks. A plan for relocation of the garage will be presented at a later meeting.

6. POW BLDG

Mr. Randol stated the closing for the campground is tentatively scheduled for August, which then start the DNREC relocation process. The archive will be relocated to the former stable (Building #30), and a new maintenance building will be built next to it. The location of the gun powder storage is to be determined, but Mr. Randol suggested considering restoring the POW building and using it for the powder magazine.

7. Recognition of Polktown

Mr. Randol asked about signage and Ms. Lee said we can table this item until next month.

8. Relocation of Guard Tower

Ms. Lee asked about where we stand with the Guard Tower and the details for its proposed relocation. Mr. Randol is looking at its relocation as a promotional element.

After discussion, it was agreed that the committee would take a field trip to look at the tower and possible locations.

9. Other Business.

Mr. Randol noted that Volunteers from Fort Miles are working on the Morter Bunker. They are adding lights and a dehumidifier. We are also getting a quote for lead paint removal then the volunteers will paint.

At Battery Elder we are in the process of removing debris around base; installing 2" pipe railing around perimeter of the battery; and landscaping. Fort Miles has agreed to give us a 3" barrel. One of the goals is to use the before and after photos as a promotional to raise funds through our 501c3 for future restorations.

9. Minutes:

Mr. Forsten made a motion to approve the minutes from the February 2021 DHPC meeting, seconded by Ms. Lee. A roll call vote was taken, motion passed.

10. Public Comment

None.

11. Adjournment

A motion to adjourn the DHPC meeting was made by Ms. Lee, seconded by Ms. Travalini. Motion passed.