

**FORT DUPONT REDEVELOPMENT & PRESERVATION CORPORATION
DESIGN AND HISTORIC PRESERVATION COMMITTEE MEETING**

Wednesday, July 28, 2021

4:00 p.m.

Via In Person & Zoom

Attendees:

(Z) Attended Via Zoom

DHPC Committee

Laura Lee (chair) (Z), Billy Travalini (Z), Richard Forsten (Z), Rob McPherson (Z), Roberta DeLeo

Staff

Jeffrey Randol, Executive Director

Peggy Thomas, Site Manager

Crystal Pini-McDaniel, Administrative Assistant

Theresa Buchanan, Social Media Proxy

Public

1. Introduction

Ms. Lee opened the Fort DuPont DHPC meeting at 4:06 p.m., followed by introduction of DHPC members, staff and the public in attendance.

2. Minutes:

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

3. Chapel

Mr. Randol gave a description of the siding selection, painting, roof, and dry proofing as well as the costs for each. The siding, after looking at keeping and replacing only certain sections versus replacing everything was decided it all should be replaced as the consensus amongst the contractors is to replace due to the condition. The contractors are recommending replacing with a poly ash with an eight-inch reveal, the same as existing; it's smooth with more of a wood grain and you can't tell it's not wood once it's installed. Mr. Randol provided a sample from Boral. The cost is approximately \$98,682 prefinished, unpainted would only reduce the price by \$23,000. Quotes are currently being collected for painting and dry proofing. The roof replacement using black architectural shingles, the same pattern and profile of the canal houses would cost approximately \$17,293.

Questions:

Ms. Lee asked what the percentage of rotted siding is and Mr. Randol explained he's spoken with a few companies, some that specialize on restoration with the consensus being a lot is rotted but the percentage is unknown. The problem is if it's in middle you have to do large sections due to the overlap. Result would be obvious difference in finish of new vs. old. Ms. Thomas stated that some of the rot is 16 rows up. Mr. Randol stated the back will be done when the edition is added to the back of the building. Hardy plank was used on two other buildings, but the Dutch profile isn't made and this is only synthetic one we feel comfortable with.

Ms. Thomas asked about the front door and if the original color was red or white. Ms. Lee stated it's unknown, but we could take paint analysis.

Ms. DeLeo (Bert) made a motion to approve the siding and roof, seconded by Mr. Forsten. A roll call vote was taken, motion passed.

Mr. Randol also discussed issues with flood proofing the building. Designs are underway and updates will be provided on the various options. One option we are trying to avoid is dry proofing, which would adversely impact the historic character of the building.

4. POW Building

Mr. Randol gave a description of the siding selection in which the cost is \$64,595 prefinished, unpainted would reduce the price by \$15,000; quotes are being gathered. These quotes do not include repairs to the underlayment. The windows also need replaced. The roof replacement using black architectural shingles is an approximate cost of \$17,671 plus repairs to the decking.

Discussion took place around the existing siding and that it could not be salvaged. It was agreed that the siding being used on the chapel should be used on the POW building. Both have the same profile. The roof needs a lot of repairs and there is little to salvage of the windows. Mr. Randol will do more due diligence on the windows and come back to the committee with a proposal. In the meantime, committee members are encouraged to set up a time to tour the building.

Questions:

Mr. McPherson asked if the siding would need to be painted every few yrs. Mr. Randol stated that since if the siding is prefinished it will last longer, but the answer is yes. Mr. McPherson stated that if it's painted at the manufacturer that it'll potentially last 10 years.

Ms. DeLeo asked if a tenant is set up. Mr. Randol stated it's for public use only, DNREC may possibly be moving in as they must move from Grassdale; the funds to do this are coming out of the sale of the campground.

Ms. Lee made a motion to replace siding up to about \$65k, seconded by Mr. Forsten. A roll call vote was taken, motion passed.

5. Building 29/57 (Maintenance Shop)

Mr. Randol stated the roof replacement will be an approximate cost of \$48,463 plus repairs to the decking. DHSS used to occupy this building, now we are consolidating our maintenance operations into this building. In addition to the roof and decking repair, we also need to pull out the insulation and replace.

Mr. Forsten made a motion to approve repairs as presented, seconded by Mr. McPherson. A roll call vote was taken, motion passed.

6. NCO Buildings

Mr. Randol discussed the two brick NCO duplexes, 42 & 43 need new slate roofs. We're looking at slate tiles and gathering pricing from a couple companies. It was also noted that the brick pointing and structural work on building 43 was completed.

7. Theater Update

Exterior painting is underway and quotes are being gathered to restore windows and replace the side doors that have deteriorated.

Ms. Thomas mentioned that Jamestown is doing the painting. Next, they are going to take down the gutters to do repairs around the rake boards then paint the soffits. The front doors are already complete. Specialty Finish, Jamestown's sister company will do the carpentry work and door replacements. There are two sets of double doors on the sides and a single door in back. The existing doors are not salvageable though some hardware may be able to be salvaged. There are a couple ways we can go, (1) Marvin can reproduce the doors in a vinyl clad exterior with wood interior to look like historical doors or wood but with wood there will not be a warranty unless the awning stretches out from the building. Both sets of doors in the front are exposed to constant sun. For the back door, we're not sure what kind of material can be used to replace this door, it goes to the boiler room. The contractors are doing a really good job, they're very meticulous.

Questions:

Ms. DeLeo asked what is being done to the box office. Ms. Thomas stated the plexiglass will remain in place for safety and to protect the box office for now until we know what we're doing with the building, and we have a tenant lined up.

Ms. Lee asked where the vinyl clad will be installed. Ms. Thomas stated the two doors on the outer side are wood with brass or bronze kick plates; they are beat up, boarded over, rotted, with the frames falling apart. We can potentially reuse the kick plates, but the frames and doors are rotted.

Mr. Randol asked if we should proceed with using the vinyl clad or go with wood. Ms. Lee asked if there are images of the materials that can be reviewed. Ms. Thomas stated we will receive them soon and they'll be sent out.

8. PX Building

Mr. Randol discussed that the exterior renovations are set to start in September. Once the mason is done with the NCO building, we're looking at doing work on the barracks building then heading to the PX. The plan includes fixing the brick, soffit, and trim with \$150,000 budgeted this fiscal year.

Questions:

Ms. Laura asked how close we are to having a tenant. Mr. Randol stated we have a verbal agreement for a tenant approximately starting in one and a half to two years out; the campground needs to be up and running first.

9. Barracks Building 23

Mr. Randol discussed the removal of the air conditioning units and re-bricking the openings. The HVAC replacement cost is \$48,625 to install a new system. The Band Barracks building which was the Governor Bacon administrative office will be used to relocate DNREC administrative office to. The HVAC is not functional, currently there are wall units, and the question is should we remove and board over the areas or pull out and re-brick the areas. The work needs to be done this summer.

Questions:

Ms. DeLeo asked if there are any buildings, we can get brick from. Ms. Thomas stated we have source for brick.

10. Buildings 26 & 27

Mr. Randol reviewed updates on the building permits and the subdivision. Building permits have been submitted and the corporation is funding the work out of its own cash flow for now. The bank financing is in place, but we do not receive funds until we have the subdivision completed. The work will be ready to start in approximately one month and an agreement with Rockwell is already in place. The work will need to get underway so finishes can be done inside come winter.

Mr. Randol reviewed updates on the duplexes on the other end, buildings 12 and 13. We have had two remediation companies look at the buildings and both said that they were not safe. Once we remove the plaster it weakens the building and becomes unstable. Both companies say the buildings are beyond salvage.

Ms. Lee noted that we are saving buildings 26 & 27, which are similar. So, from an interpretive perspective we have something to show. It was agreed to discuss these buildings more at a later date.

11. Tilton Building

Mr. Randol reviewed updates on the HVAC system and potential uses. When the state/DHSS moved out they removed and took with them all the fixtures, including the HVAC system. The lease states they can take fixtures but not the HVAC. A letter was sent to OMB and the state has agreed to reinstall the system.

Questions:

Ms. Buchanan asked what if not as functional. Mr. Randol stated it has to be comparable.

Ms. Travalini asked if there is an environmental option that's more efficient. Mr. Randol stated he tried; they know the urgency of getting something in there, so they are not faced with further liability of their actions if the building goes south and mold issues arise.

Ms. Travalini asked how old the system is. Mr. Randol stated it is not old, but the pipes are and that we should have no problem maintaining the system.

12. Battery Elder

Mr. Randol discussed the work that's being done including finishing up removal of invasive trees, grading, the railings that will be installed in two weeks, the seeding and spraying for frag in the section at the waterfront to open up the views. Ms. Lee stated if anyone complains on us clearing, we are restoring the historic view.

13. Lot 15 Officers Row Update

Mr. Randol stated that the purchaser is exercising the option to purchase the lot. Plans will be presented at a future meeting.

14. Buildings 9 & 10

Ms. Lee asked for an update on buildings 9 & 10.

Mr. Randol stated that currently they are slated for work in FY 23.

15. Public Comment and Questions

Questions:

Mr. McPherson asked for map with building numbers. Mr. Randol stated it will be sent out with links for the buildings.

16. Adjournment

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