

Fort DuPont Redevelopment and Preservation Corporation
Design and Historic Preservation Committee Meeting

Wednesday, February 23, 2022
260 Old Elm Avenue, Delaware City, DE 19706
Via Zoom
4:00 p.m.

Meeting Minutes

Committee Members: Laura Lee (chair), Rob McPherson

Staff: Jeff Randol, Peggy Thomas, Crystal Pini-McDaniel, Richard Forsten, Theresa Buchanan

Members of the Public: Kim Petrei with Lennar, Chris Castagno, Craig O'Donnell

I. Approval of Minutes

Ms. Lee called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at approximately 4:00 p.m. Motion to accept the January 26, 2022 DHPC minutes made by Ms. Lee, seconded by Mr. McPherson. A vote was taken, motion carried.

II. Lennar Architectural Review

Ms. Petrei gave the following update: Reviewed PowerPoint, revised with Mr. Randol's notes. Showed the rendering of the rear view of stacked town-homes as requested at the last meeting. The wood posts on the desks will be wrapped; no exposed wood will show. The size of the brick is normal size with a brick ledge, not half brick used is normal width with a brick ledge, not a brick veneer (half brick) as previously stated. The building height and roof pitches should be in line for both the twin (31'-8') and stacked (43'-7' to the ridge) products per the guidelines. The maximum height is 45' in the Canal District and on Officers Row.

Questions:

Ms. Lee asked what are the exterior color pallets since there are three choices for the brick; will all of them look different or will each row be uniform? The color pallet will be the same in a grouping. Ms. Lee recommends more uniformity.

The exterior color palate may change depending on manufacturer and what is available at the time of building.

Regarding the wrap around the windows and the trim on the outside; could the top be a bit wider (approx. 6 inches) to fit in with the historic structures? Ms. Petrei believes it's currently 4 inches but will inquire and get back to us.

Mr. Randol stated that the final approval is needed from the committee to approve what's been presented, but will be reviewed with the committee prior to final selection.

Are there any outstanding variances? No.

Ms. Lee asked if any more space can be given by the theater. Mr. Randol and the committee will walk the site.

Ms. Lee requested a motion to approve of the Lennar plans and that any changes or modifications to the materials or design will be presented for a vote. A motion to approve

the Lennar plans and require any changes or modifications to the materials or design to be presented for a vote was made by Ms. Lee, seconded by Mr. Forsten. A vote was taken, motion carried.

III. Comments

Ms. Lee asked about updates on the Battery Lane duplexes. The duplexes are under construction with the addition on the corner unit currently being framed in and currently there are no issues.

Ms. Lee asked if the two oldest buildings are still a priority? Not currently.

Ms. Lee asked if there's anything else we are working on? The chapel is on hold though the exterior is complete. Currently, DNREC's office relocation is targeted for April, summer for the archives and fall for the maintenance building.

Ms. Lee asked what's been done to POW building. Mr. Randol stated a new roof and exterior walls have been done, the building is structurally sound.

Next meeting will take place via zoom on March 23, 2022.

IV. Adjourn

Ms. Lee asked if there were any questions or comments and asked for a motion to adjourn. A motion was made by Ms. Lee, seconded by Mr. Forsten . A roll call vote was taken, motion carried.