

City of Dover Historic District Commission

Summary of Applications 2024

Updated thru November 11, 2025

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-24-01	Referral of Fence Permit #23-1868 at 146 S. State Street	146 S. State Street	Fence Permit	Permit #23-1868 referred to HDC by City Planner for consultation on Architectural Review Certification; 1/28/2024 HDC deferred action on ArchRevCert seeking additional information on its materials, location, and another nearby fence. 2/15/2024 HDC granted ArchRevCert subject to conditions.	Permit Application received 12/13/2023 and Referred to the HDC for consultation. The Fence is subject to Code Enforcement Case #23-3983 for installation without a Permit. It is a vinyl fence that is six foot in height. HDC granted ArchRevCert subject to conditions: Fence #2 must be wood and 4 feet in height. Fence #1 due to location can remain at vinyl at 6 feet. Permit issued in April 2024. Part of Fence removed.
HI-24-02	Building Demolition at 148 S. Bradford Street	148 S. Bradford Street	Review for Architectural Certification for Demolition	Public Hearing and Review for Architectural Review Certification by HDC on 5/16/2024. Action to deny ArchRevCert. (ArchRevCert granted by PC.)	Request to demolish existing building (currently used as offices). HDC denied ArchRevCert for demolition. Applicant filed an Appeal to the Planning Commission; Appeal considered by Planning Commission on 6/17/2024. Planning Commission granted approval of ArchRevCert to allow Demolition of Building. Demolition Permit #24-1835 issued; demolition complete.
HI-24-03	Building Demolition at 150 S. Bradford Street	150 S. Bradford Street	Review for Architectural Certification for Demolition	Public Hearing and Review for Architectural Review Certification by HCD on 5/16/2024. Action to deny ArchRevCert. (ArchRevCert granted by PC.)	Request to demolish existing building (currently used as offices). HDC denied ArchRevCert for demolition. Applicant filed an Appeal to the Planning Commission, Appeal considered by Planning Commission on 6/17/2024. Planning Commission granted approval of ArchRevCert to allow Demolition of Building. Demolition Permit #25-408 issued; demolition complete.

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FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-24-04	Legislative Hall Parking Garage at 425 East Avenue	425 East Avenue, corner of East Avenue/ E. Water Street and Martin Luther King Jr. Boulevard South	Site Plan Review for Architectural Review Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 5/16/2024. Recommended approval of ArchRevCert for project.	Site Development Plan review for new Parking Garage Structure and associated site improvements. Recommendation on ArchRevCert will be forwarded to Planning Commission for future consideration during Site Plan review process. Application filed with Board of Adjustment for variances related to floodplain requirements; BOA considered on 6/20/2024 and granted approval of two variances (V-24-01). Site Plan Application (S-24-14) filed and granted conditional approval and ArchRevCert by Planning Commission on 9/16/2024. Final Plan approval granted. Awaiting submission of Building Permit for construction.
HI-24-05	Building Demolition at 120 S. Governors Avenue	120 S. Governors Avenue	Review for Architectural Certification for Demolition	Public Hearing and Review for Architectural Review Certification by HDC on 6/20/2024. Granted approval of ArchRevCert to allow Demolition of building.	Request to demolish existing commercial building (was Acme grocery store then recent tenants of auto parts store and a Child Day Care Center). Demolition Permit issued and demolition activities underway in Fall 2024. Demolition of building completed.
HI-24-06	Delaware Supreme Court Building Addition and Renovations	55 The Green	Site Plan Review for Architectural Review Certification	Public Hearing and Review for Action on Architectural Review Certification by HDC on 9/19/2024. Granted approval of ArchRevCert to allow building addition.	Review of ArchRevCert for one story Building Addition. Project is subject to an Administrative Site Plan process; Administrative Site Plan filed and currently under review.

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Updated thru November 11, 2025

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-24-07	Legislative Hall Building Addition	411 Legislative Avenue	Site Plan Review for Architectural Review Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 10/17/2024. Recommended approval of ArchRevCert for project.	Site Development Plan review for Building Addition and Plaza Area and associated site improvements. Recommendation on ArchRevCert forwarded to Planning Commission for future consideration during Site Plan review process. Site Plan Application filed and granted conditional approval with ArchRevCert by Planning Commission on November 18, 2024. It must complete the Final Plan approval process; project is on hold by applicant.
HI-24-08	Referral of Building Permit #24-1399 at 21 N. American Avenue	21 N American Avenue (and previously 19 N American Avenue)	Building Permit	Permit #24-1399 referred to HDC by City Planner for consultation on Architectural Review Certification; Scheduled for HDC Review on 10/17/2024. Recommended Approval of ArchRevCert subject to conditions.	Permit Application received 9/25/2024 and Referred to the HDC for consultation. Project for demolition of rear addition, rebuild of rear addition, renovation to first rear addition, remove asbestos siding and reclad with vinyl siding, and porch renovations. HDC per conditions of ArchRevCert allowed demolition of rear addition and reconstruction, recladding with vinyl siding, and minor change to rear window placements. Permit issued subject to conditions.

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FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-24-09 and Revised HI-24-09	Dover Mobility Center (Parking) Garage	133 S Governors Avenue, 139 S Governors Avenue, 145 S Governors Avenue, 136 S Bradford St, 148 S. Bradford St, 150 S Bradford St	Site Plan Review for Architectural Review Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 12/19/2024 and recommended ArchRevCert subject to conditions. Revised HI-24-09 underwent HDC Review on 8/21/2025 for consideration of architectural design revisions and Recommendation made. Planning Commission granted approval of Revised Site Plan and ArchRev Cert.	Site Development Plan review for Dover Mobility Center (multi-purpose Parking Garage) and associated site improvements. Recommendation on ArchRevCert will be forwarded to Planning Commission for future consideration during Site Plan review process. Site Plan Application (S-25-01) filed and Planning Commission granted conditional approval in January 2025. Design revision to architecture and removal of S. Bradford garage entrance require additional review of ArchRevCert by HDC and PC which occurred in Fall 2025 with Revised S-25-01.

City of Dover Historic District Commission

Summary of Applications 2025

Updated thru November 11, 2025

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-25-01 and Revised HI-25-01	The Old Post at 55 Loockerman Plaza	55 Loockerman Plaza (Old Dover Post Office)	Site Plan for development of mixed-use with apartments	Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC on 2/20/2025 and Recommended approval of ArchRevCert for project. Revised HI-25-01 filed and scheduled for HDC Review on 11/20/2025 for consideration of architectural design revisions.	Site Plan reviewed by Historic District Commission for Recommendation. Site Plan Application (S-25-07) filed and granted conditional approval and ArchRevCert by Planning Commission on 3/17/2025. Design revisions to add additional floor and architecture requires additional review of ArchRevCert by HDC and PC.
HI-25-02	Mixed Use Building at 120 S Governors Avenue (The Governor)	120 S Governors Avenue	Site Plan for development of mixed use building	Revised Application filed June 2025. Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC on 7/17/2025. HDC Recommended approval of ArchRevCert for project.	Application initially filed in March 2025 then placed on hold by the Applicant for continued design work. Application updated and Site Plan reviewed by Historic District Commission for Recommendation in July 2025. Site Plan Application (S-25-11) filed and scheduled for Planning Commission Review on 9/15/2025. Conditional Approval of Site Plan and ArchRevCert granted by Planning Commission.
HI-25-03	Biggs Museum Expansion: Selected Removals at 15 and 21 The Green	15 The Green and 21 The Green	Review for Architectural Certification for Select Removal/Demolition of Rear Additions	Review for Architectural Review Certification. Public Hearing and Review for Architectural Review Certification by HCD on 5/15/2025. Granted Approval subject to conditions.	HDC completed review of Request to remove/demolish portions of the rear additions at the buildings as associated with future project for the Biggs Museum of American Art expansion. Granted Architectural Review Certification; moving into design phase for project that will be subject to future ArchRevCert.
HI-25-04	Referral of Fence Permit #25-1463 at 55 Kings Hwy SW (Merrill Lynch Office)	55 Kings Hwy SW	Fence Permit	Permit #25-1463 referred to HDC by City Planner for consultation on Architectural Review Certification; scheduled for review on 11/20/2025.	Permit Application received 10/8/2025 and Referred to the HDC for consultation. Permit seeks to construct a 6 foot vinyl fence.