

City of Dover Historic District Commission
Summary of Applications 2022
Updated thru December 31, 2023

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-22-01	Referral of Fence Permit #21-1556 at 506 S. State Street	502 -506 S. State Street and 100 W. Water Street	Fence Permit	Permit #21-1556 referred to HDC by City Planner for consultation on Architectural Review Certification; 1/20/2022 HDC recommended approval of ArchRevCert to allow revised height of 6-feet for black metal fence.	Permit Application received 11/18/2021 and Referred to the HDC for consultation. Permit approved for issuance per HDC action of 1/20/2022. Permit issued 1/24/2022. Fence installed.
HI-22-02	Lands of the State of Delaware at S. Governors Avenue and W. Water Street: Rezoning to H	411 S Governors Avenue, 429 S Governors Avenue, 435 S Governors Avenue, 439 S Governors Avenue/117 W Water Street, 441 S Governors Avenue, 447 S Governors Avenue	Rezoning to H (Historic District Zone)	Public Hearing and Review by HDC on 3/24/2022; Recommended Approval of Rezoning	Request to expand boundary of the Historic District as Rezoning Application HI-22-02/Z-22-01. Public Hearing and Review by Planning Commission on 3/21/2022 - Recommendation of Approval; Public Hearing and Review by Historic District Commission on 3/24/2022 - Recommendation of Approval; and scheduled for Public Hearing and Final Action by City Council on 4/11/2022. Rezoning Approved.
HI-22-03	Kent County Family Courthouse & Parking Garage	415 S. Governors Avenue and 445 S. Governors Avenue; East side of S. Governors Avenue between Bank Lane and W. Water St	Site Plan Review for Architectural Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 4/11/2022. Recommended approval of ArchRevCert including reduction of rear yard setback. Update on Revision for Fence Alternative referred to HDC for 7/20/2023 Meeting.	Site development plan for new Courthouse Building, Parking Garage Structure, and associated Site Improvements. HDC recommendation forwarded to Planning Commission. Planning Commission granted conditional approval of S-22-06 and ArchRevCert on June 21, 2022. Final Plan Approval granted 7/24/2023. Lot Consolidation Plan to recorded. Consideration of Revision for Fence Alternative granted conditional approval by HDC 7/20/2023. Building Permits #23-1150 Courthouse and #23-1151 Parking Garage issued 10/23/2023. Construction underway.

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Summary of Applications 2022
Updated thru December 31, 2023

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-22-04	Referral of Permit #22-661 at 527-529 S. State Street	527-529 S. State Street	Permit for Parking Improvements	Permit #22-661 referred to HDC by City Planner for consultation on Architectural Review Certification; HDC recommended ArchRevCert with conditions on screening at 5/19/2022 Meeting	Permit Application received 4/20/2022 and Referred to the HDC for consultation. Project for construction of seven parking spaces on the property. received submission of Revised Plan of parking area for Permit Review. Permit issued 12/27/2022. Project underway.
HI-22-05	Delaware Public Archives: Consultation on Roof Project	121 Martin Luther King Jr. Boulevard North	Architectural Review Certification Consultation	Project referred to HDC by City Planner for consultation on Architectural Review Certification; HDC considered at 5/19/2022 Meeting and made recommendation of roof material options.	Proposed Roof Project Referred to the HDC for consultation. Project design consideration of alternative materials for Roof Replacement Project. Roof Permit Application received in July 2023; issued 7/14/2023. Project underway.
HI-22-06	Referral of Permit #22-1298 at 43 The Green	43 The Green, John Bell House	Permit for Accessory Structure (Restroom & Storage)	Permit #22-1298 referred to HDC by City Planner for consultation on Architectural Review Certification; at 8/18/2022 HDC recommended approval of ArchRevCert to allow accessory structure construction and reduction of rear setback requirement.	Permit Application received 7/25/2022 and Referred to the HDC for consultation. Project for construction of accessory structure on the property. Permit approved by Planning Office for issuance per HDC action of 8/18/2022. Permit issued 8/15/2023. Project under construction.

City of Dover Historic District Commission
Summary of Applications 2022
Updated thru December 31, 2023

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-22-07	Referral of Demolition Activities at 235-239 W. Loockerman St	235-239 West Loockerman Street	Update on Dangerous Building Designation and Demolition Activities	Project referred to HDC by City Planner for update on building and proposal for Demolition of Dangerous Building; at 10/10/2022 Meeting HDC considered Determination of Demolition by Neglect and Architectural Review Certification for Demolition	Building declared Dangerous by City Council on 8/15/2022. Following no action by property owner, the City is progressing with Bid Process for Demolition; Bid Opening was 10/26/2022 and award made. HDC determined "Demolition By Neglect" for the Building and pertaining to Architectural Review Certification the HDC's motion requested continued evaluation of the building for the potential of saving it acknowledging potential buyer interest. Determination by City Solicitor that City Council Action governs. Demolition Permit #22-1902 issued 12/5/2022. Demolition complete and lot stabilized with grass planting.

City of Dover Historic District Commission

Summary of Applications 2023

Updated thru December 31, 2023

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-23-01	Lands of Shank Shack, LLC: Parking Lot Improvements	34 The Green	Site Plan for Parking Lot Reconfiguration Improvements	Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC 1/19/2023. Recommended approval of ArchRevCert for project.	Site Plan granted conditional approval by Historic District Commission. Administrative Site Plan review completed: Final Plan approval issued May 2023. of Administrative Building Permit #23-1668 issued 11/6/2023 to commence construction. Improvements are associated with future Kent County Family Court Project. Project underway.
HI-23-02	Referral of Fence Permit #23-781 at 147 S. New Street	147 S. New Street	Fence Permit	Permit #23-781 referred to HDC by City Planner for consultation on Architectural Review Certification; 5/18/2023 HDC recommended approval of ArchRevCert to allow height of 6-feet constructed of wood materials that may be stained (no vinyl fence).	Permit Application received 5/12/2023 and Referred to the HDC for consultation. Permit to be approved for issuance per HDC action of 5/18/2023. Permit issued 6/6/2023. Fence installed.
HI-23-03	Referral of Permit #23-987 at 43 The Green	43 The Green, John Bell House	Sign Permit for Informational Kiosk	Permit #23-987 referred to HDC by City Planner for consultation on Architectural Review Certification; 7/20/2023 HDC recommended approval of ArchRevCert to allow kiosk style sign subject to use of certain materials.	Permit Application received and Referred to the HDC for consultation. Project is installation of information kiosk of 9 SF as post and panel style sign to display information on the First State Heritage Park activities. Permit approved for issuance per HDC action of 7/20/2023 requiring the use of black metal material or painted wood for kiosk.
HI-23-04	Referral of Sign Permit #23-1462 at 32 W. Loockerman St	32 W. Loockerman Street	Sign Permit for 2 Business Tenants	Permit #23-1462 referred to HDC by City Planner for consultation on Architectural Review Certification; 10/19/2023 HDC recommended approval of ArchRevCert for window signs and signs on metal band.	Permit Application received and Referred to the HDC for Consultation. Project is installation of signage for two tenants. HDC recommended Revised Signage. Permit approved for part of window sign portion of project.

City of Dover Historic District Commission

Summary of Applications 2023

Updated thru December 31, 2023

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-23-05	Referral of Demolition Permit #23-1521 at 153 S. Bradford St	153 S. Bradford Street	Demolition Permit for Demolition of Second Floor	Permit #23-1521 referred to HDC by City Planner for consultation on Architectural Review Certification; deferred from October 19, 2023 HDC Meeting at request of Applicant. Consideration began at November 16, 2023 HDC Meeting; action pending submission of additional information.	Building condemned by Code Enforcement, Case #23-3847. Permit Application received for Partial Demolition and Referred to the HDC for Consultation. Project seeks to demolish the second floor of the masonry building and construct flat roof system.