

City of Dover Historic District Commission

Summary of Applications 2025

Updated thru September 17, 2026

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. S-25-07 recommended for approval of ArchRevCert by HDC and granted by PC 12/15/2025. Final site Plan Approval pending and preliminary interior clean-up/demolition has begun under Permit.
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.

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FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
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. HDC deferred action seeking more information.	Permit Application received 10/8/2025 and Referred to the HDC for consultation. Permit seeks to construct a 6 foot vinyl fence. Applicant revised the application to a metal picket style fence at height of 4 feet. Fence installed.

City of Dover Historic District Commission
Summary of Applications 2026
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FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-26-01	Referral of Door/Window Permit #26-118 at 1 Kings Hwy NE (Residence)	1 Kings Hwy NE	Door/Window Permit	Permit #26-118 referred to HDC by City Planner for consultation on Architectural Review Certification; Reviewed on February 19, 2026 and granted conditional approval.	Permit Application received 1/23/2026 and Referred to the HDC for consultation. Permit approval granted for replacement of 4 windows found to be not in a visible location. HDC noted that the door should be replaced as a double door (the proposal for a single door with sidelights was not approved).
HI-26-02	Referral of Siding Permit #26-848 at 108 S. Governors Ave	108 S. Governors Avenue	Siding Permit	Permit #26-848 referred to HDC by City Planner for consultation on Architectural Review Certification; reviewed by the HDC on 6/18/2026. Since HDC in June, the applicant has chosen a new material for siding. Staff Approval given based on alignment with HDC Action on ArchRevCert HI-26-02.	Permit Application received 5/29/2026 and Referred to the HDC for consultation. Project proposes replacement of existing siding with vinyl siding. Applicant worked with staff to resubmit new siding with Hardie Plank siding (7 in. exposure and horizontal format) and corner board trim and rear of window trim areas.
HI-24-07 Revised : ADA Ramp	Revised Legislative Hall Building Addition: ADA Ramp at the West Entrance of Legislative Hall	411 Legislative Ave, Legislative Hall	Site Plan Review for Architectural Review Certification	Revised Architectural Review Certification by HDC on 6/18/2026 and requested additional information. Redesign of door opening approved by HDC on 7/16/2026. Previous Public Hearing and Review for Recommendation on a Revised Architectural Review Certification by HDC on 10/17/2024 for approval and forwarded to Planning Commission. which granted ArchRevCert approval.	Site Development Plan review for Building Addition and Plaza Area and associated site improvements. Granted conditional approval with ArchRevCert by Planning Commission on November 18, 2024. Revision Referred for Review by the HDC for a Recommendation for a Revised Architectural Review Certification for Ramp. Project proposed the addition of an ADA Ramp for the West Entrance of Legislative Hall. Ramp Revision reported to PC on 8/17/2026 and was accepted.

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Summary of Applications 2026

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FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-26-03	Referral of Fence Permit #26-1225 at 103 S. Governors Avenue, Dover Fire Department Station #1	103 S. Governors Avenue	Fence Permit	Permit #26-1225 referred to HDC by City Planner for consultation on Architectural Review Certification; Reviewed by the HDC on 8/20/2026 and granted ArchRevCert for 6-foot fence.	The project proposes a 6-foot black ornamental metal fence for the Parking Lots on a series of properties fronting on South Governors Avenue, W. Reed Street, and South Bradford Street associated with the Dover Fire Department Station #1. Permit Review to be completed.
HI-26-04	Referral of Fence Permit #26-1250 at 46 S Bradford Street, People's Church	46 S Bradford Street	Fence Permit	Permit #26-1250 referred to HDC by City Planner for consultation on Architectural Review Certification; Reviewed by the HDC on 8/20/2026 and granted ArchRevCert for 6-foot fence with conditions.	The project proposes a 6-foot black-coated chain link fence for the mechanical equipment being placed on the property on the north side of the People's Church Building. ArchRevCert conditions include fence to be ornamental black metal fence with landscape screening. Permit review completed subject to condition.

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FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-25-01 Revised #2	The Old Post at 55 Loockerman Plaza Revised #2	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 and Recommended approval of ArchRevCert for project. Revised #2 HI-25-01 filed and scheduled for HDC Review on 9/17/2026 for consideration of architectural design revisions and demolition of entire building with reconstruction.	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. Site Plan Reviewed by Historic District Commission for Revised Recommendation. Site Plan Application (S-25-07 Revised) filed and granted conditional approval and ArchRevCert by Planning Commission on 12/15/2025. Revised #2 design revisions to demolish the entire building in its entirety and use a brick EFIS material in place of bricks to rebuild the structure requires additional review of ArchRevCert by HDC and PC. Final Site Plan Approval on hold and preliminary interior clean-up/demolition has begun under separate Permit.
HI-25-02 Revised	Mixed Use Building at 120 S Governors Avenue (The Governor) Revised	120 S Governors Avenue	Site Plan for development of mixed use building	Application filed June 2025. Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC on 7/17/2025 and Recommended Approval of ArchRevCert for project. Revised Application filed August 2026. Review for Architectural Review Certification of Site Plan; Public Hearing and Review by HDC on 9/17/2026 for consideration of architectural revisions.	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. Revised submission of August 2026 focuses on revisions to building architecture and materials.