

City of



Dover

August 24, 2026



Re: Referral of Fence Permit #26-1349 to Historic District Commission
Fence at 317 S Governors Ave, Dover, DE, 19901

To Whom It May Concern:

This letter is to inform you that Fence Permit Application #26-1349 is being referred to the City of Dover Historic District Commission for consultation. Fence Permit #26-1349 was filed on August 19, 2026 for a fence project for the side yard to provide privacy and screen the rear yard of the property located at 317 S Governors Avenue. The project outlined in the Permit submission as revised involves 6-foot tan vinyl fence. The fence is proposed to be installed in the rear of the building, completing the enclosure of the yard which is already partly enclosed by fences from neighboring properties.

The City's *Zoning Ordinance* includes provisions for fences properties in a non-residential zone which limits the fence height to four (4) feet when located in the front yard area of the property and limits the fence height to eight (8) feet in the side yard and rear yard areas.

The location of the subject property within the City of Dover's Historic District Zone requires the review and issuance of an Architectural Review Certificate (ARC) for construction and demolition activities. Fences are eligible for Staff review of the ARC during the Building Permit application process. Project activities are reviewed for compliance with the *Zoning Ordinance* and the *Design Standards and Guidelines for the City of Dover Historic District Zone* as stated in *Zoning Ordinance*, Article 10 Section 3.25(A).

Article 10 Section 3.25 *Architectural review standards.*

(A) An architectural review certificate may be issued if it is found that the architectural style, general design, height, bulk and setbacks, arrangement, location and materials and structures affecting the exterior appearance are generally in harmony with neighboring structures and complementary to the traditional architectural standards of the historic district as set forth in the historic district design guidelines and standards adopted by the planning commission and as set forth in the United States Secretary of the Interior's Standards for Rehabilitation.

In reviewing the proposed project for Architectural Review Certification, Staff referenced Chapter 3: Maintenance, Repair, Preservation and Restoration of Existing Historic Buildings of the *Design Standards and Guidelines* which present the *Recommended*, *Not Recommended*, and *Inappropriate* approaches to activities in the Historic District.

The *Design Standards and Guidelines* limit the height of fences to four feet and specifies appropriate materials for fencing. This project involves the placement of a six-foot fence which exceeds the recommended height in the Historic District. The fence is stated to be constructed of a tan vinyl material which is not considered an allowable material; however; under certain circumstances it may be allowable. Therefore, I would refer the Fence Permit application to the Historic District Commission for consultation on the fence height and material. See *Zoning Ordinance*, Article 10 Section 3.22 (A) and (B) listed as follows.

Article 10 Section 3.22 Architectural review certification by the city planner.

(A) An architectural review certificate for specific classes of building permits, including fences, signs, siding, window and door replacement, roofing, the addition or replacement of decorative features, minor demolition, residential additions, and other construction of a minor nature, may be issued by the city planner, after a review and determination that the proposed construction is in general accordance with the standards set forth in subsection 3.25

(B) The city planner may refer any permit application for demolition or construction in the historic district for consultation with commission.

Since you wish to continue with the proposed fence at the 6-foot height, the Permit will be referred to the City of Dover Historic District Commission. This Referral of the Fence Permit is being scheduled for the next Historic District Commission meeting of Thursday, September 17, 2026 at 4:00 pm. Options for participating in the Meeting include attending In-Person at the City Hall Council Chambers in City Hall at 15 Loockerman Plaza and/or attending the Virtual Meeting presentation using Webex, an audio and video conferencing system. A project representative would need to participate in this meeting to discuss the project. Staff will provide the Historic District Commission with the permit application materials and other background information for their review and action.

Or you may revise the proposed fence to the four-foot height in order to comply with the provisions of the Historic District zone. This may be done by requesting such revision to the Permit submission in writing.

Also attached to this Letter are the *Design Standards and Guidelines for the City of Dover Historic District Zone* pertaining to Fencing (pages 3-26 and 3-27). If you have questions on the procedures for review of this Fence Permit or wish to discuss alternative options, please contact me at the Planning Office at (302) 736-7196.

Sincerely,
Department of Planning and Inspections

Christopher Salzano

Christopher Salzano, AICP
Planner II

CC: Fence Permit #26-1349
HI-26-05



City of Dover - BUILDING PERMIT APPLICATION

15 Lookerman Plaza ♦ Dover, Delaware 19901 ♦ (302) 736-7010 ♦ FAX (302) 736-4217
permitsandlicenses@doverde.gov

Office Use Only **26-1349**
Permit Number
Roll Plans Fold Plans CD/Email

Date Received 8/19/26
Date Issued _____
Flood Plain Y N Taxes Y N H-yes
Public Works Y N KCD Y N
Impact Fee Fixtures Sheet Y N
C/O Required _____

Review Approvals
() Building Plan Date _____ Initials _____
() Fire Plan Date _____ Initials _____
G-2A/H
() Zoning / Site Plan Date _____ Initials _____

Total Fee 33.00
Fees Paid ()
Check # _____ Cash _____ Credit _____
Collected By _____

Certification in Lieu of Oath
I hereby certify that I am the owner of record or a contractor authorized by the owner of record to make this application, and that all work will be performed in accordance with the applicable Codes and Ordinances.
Rasheedat Hall
Signature
Print Name 8/19/26
Date

Project Address/Tax Parcel Identification Number

2-05-07709-04-4400-000 317 S Governors Ave

Applicant's Name

[Redacted]

Owner Name and Address

Rasheedat Hall 317 S Governor Ave Phone # () [Redacted]

E-mail address:

[Redacted]

Contractor Name and Address

Phone # () [Redacted]

E-mail address:

Dover Business License #

BUILDING DETAILS

Proposed Occupancy Residence/Office

Type of Construction Fencing

Change in Occupancy or Use? Yes or No

If yes, describe the previous use _____

Type of work: () New () Addition () Demolition
() Renovation - Interior _____ Exterior _____
() Roof - tear off _____ overlay _____ # of layers _____
() Alteration () Siding () Solar panels
() Full Building Demolition () Selective Demolition
X Fence - Height 6 ft () Pool () Elevator () Shed
() OTHER _____

Number of Stories 2

Total Height in Feet _____

Total Land Area to be Disturbed (in SF) _____

Proposed Occupant Load _____

Square Footage All Floors _____

Total Work Area (in SF) _____

Sprinkler System? Yes or No

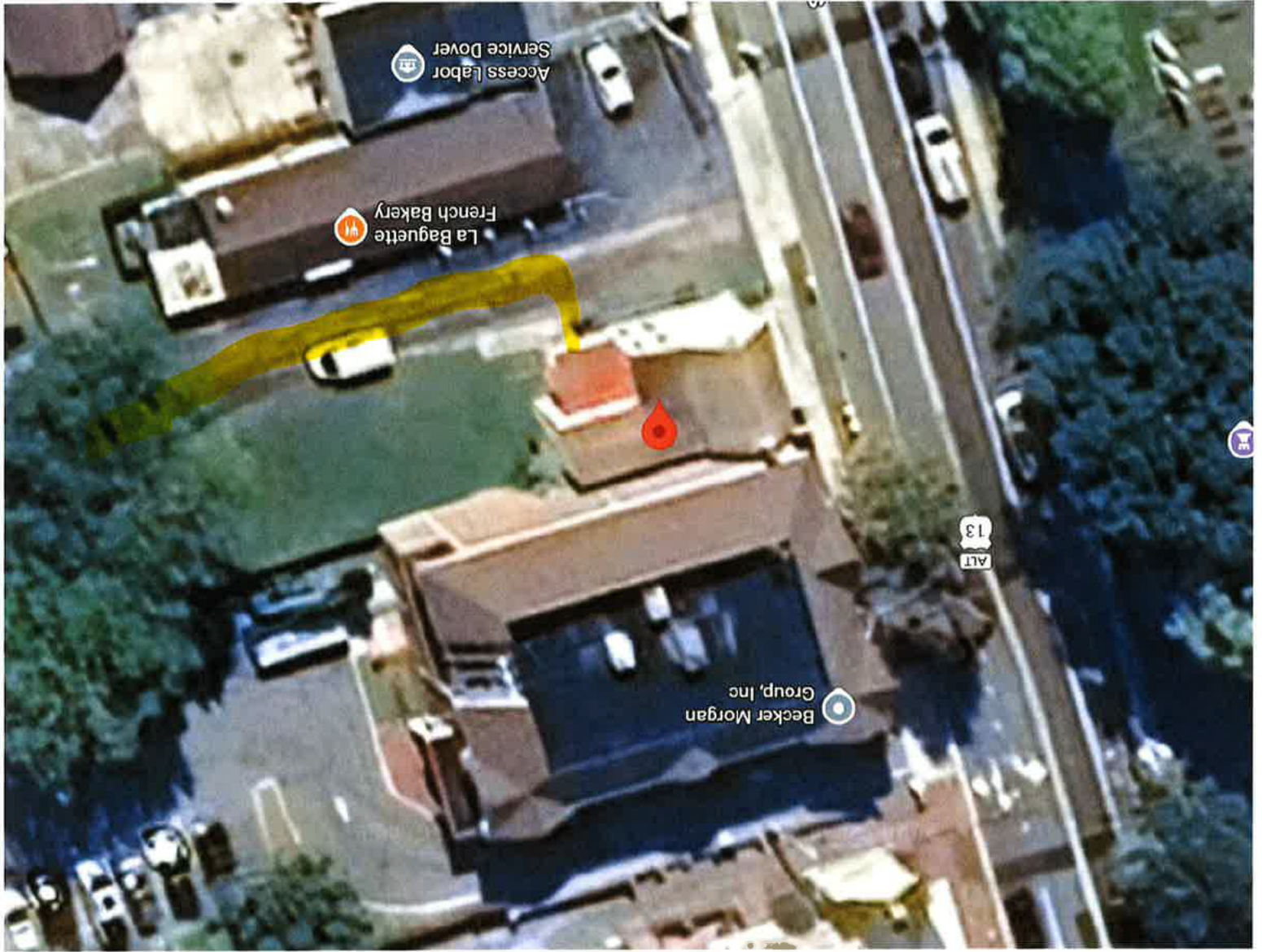
Fire Alarm System? Yes or No

Description of Work:

Fencing

Estimated Value of Construction: \$3,000

Before You Dig! Call Delmarva 811 at (800)282-8555 or other authorized locator. Attention! Please post your issued permit on site and visible from the street.





Outlook

Re: EXTERNAL: Re: Fence Permit #26-1349 for 317 S Governors Avenue

From [REDACTED]**Date** Thu 8/20/2026 12:01 PM**To** Salzano, Christopher <csalzano@doverde.gov>

I can definitely do the tan one. Please prepare the case. I'm 100% sure that I want 6ft like the neighbors.

Will this be online? I'll be out of the country and want to make sure.

Rasheedat Hill, LBSW**Case Manager****Living Brighter Corporation**Non Profit Organization serving the housing community and providing support services
[REDACTED]

On Thu, Aug 20, 2026 at 11:55 AM Salzano, Christopher <csalzano@doverde.gov> wrote:

Good Morning Rasheedat,

Vinyl is not specifically prohibited, but I can tell you the shiny white vinyl will not be allowed by the Historic District Commission.

If you go with a tan or some other color like that, which is not shiny (matte) that would go better at HDC.

I again do need to ask if you are set 100% on a 6' tall fence, if you are I'll need to prepare a case file and get preparations under way to take you to the Historic District Commission, because the district prohibits fencing over 4' in height.

Very Respectfully,

Christopher Salzano, AICP
Planner II
City of Dover, Delaware
Department of Planning & Inspections
(302)736-7196 Planning Office Phone
(302)736-4217 Fax
csalzano@doverde.gov



From: [REDACTED]

Sent: Thursday, August 20, 2026 11:49 AM

To: Salzano, Christopher <csalzano@doverde.gov>

Subject: EXTERNAL: Re: Fence Permit #26-1349 for 317 S Governors Avenue

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Good morning Christopher,

The two neighbors that I'm in between use 6ft fence and they used woods. I want going to use the same thing also.

Also I wanted to ask if vinyl is ok for historical area? Thanks

Rasheedat Hill, LBSW

Case Manager

Living Brighter Corporation

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On Wed, Aug 19, 2026 at 3:38 PM Salzano, Christopher <csalzano@doverde.gov> wrote:
Good Afternoon Rasheeda,

I'm reaching out to you because your permit proposed cannot be approved as filed.

We need some additional information before any approval can move forward, please provide the following:

1. The Fence material
2. The Fence Height (And where if variable)

I would like to make note of the following for you:

1. You are within the Historic District, and fences over 4 feet in height will require an architectural review certification from the Historic District Commission.
2. Fences within the Historic District have very specific material requirements, once you confirm your material I'll be able to tell you if it meets the requirements or not.
3. Any fences that do not meet the Historic District requirements are required to go before the Historic District Commission if the applicant is unwilling or unable to conform to the requirements.

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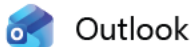
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EXTERNAL: Re: Confirmation - Fence Intent

From [REDACTED]
Date Mon 8/24/2026 9:03 PM
To Salzano, Christopher <csalzano@doverde.gov>

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Good evening Christopher,

Someone has been breaking into the house and I want to install a 6ft fence for security and the bakery next door customer/workers basically always parked on my property.

On Mon, Aug 24, 2026 at 3:33 PM Salzano, Christopher <csalzano@doverde.gov> wrote:

Good Afternoon Rasheedat,

I wanted to verify something with you, the purpose of this fence is it security, privacy, or is there some other reason behind it?

Just so I can be clear in my reports and letters moving forward.

Thank you.

Very Respectfully,

Christopher Salzano, AICP
Planner II
City of Dover, Delaware
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(302)736-7196 Planning Office Phone
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speculative. As a rule the design of formal gardens should be as simple as possible, concentrating on location and groupings of planting material. In the absence of strong historic evidence, the introduction of paved garden walks, beds raised with retaining walls, and garden structures such as gazebos, pergolas, and arbors are not recommended.

- Continuous foundation planting is inappropriate for all architectural styles in Dover, except those of the Colonial Revival and Bungalow styles.

Preservation Recommendations

- Provide adequate drainage away from structures on the site.
- Do not permit plant material to destroy architectural fabric. Ground cover and vines that have grown on masonry walls may be accelerating the deterioration of the masonry. (See discussion of "espalier" technique, above.)

Fencing and Walls

Generally, site fences and walls in the Dover Historic District zone should not exceed 4'-0" in height. The following design guidelines should be considered in permit applications in which fencing and walls would be affected.

Recommended

- Wood picket fences of a wide range of designs are appropriate in the Dover Historic District zone.

- Cast iron fencing is appropriate for new fences. Existing cast iron fencing should be repaired or replaced in-kind. New cast iron fencing should be of relatively simple design; a typical earlier design was three horizontal bars with intermittent supporting posts and decorative pickets, with ornamentation at corners, gates, and picket tops.
- Wire fencing is inexpensive and easy to install. This fencing material is appropriate for more modest residences. It should be used as a plant support at property borders, and not left unadorned.

Not Recommended

- Chain link fencing is unattractive and suggestive of exclusion and confinement, and is not recommended for use in the Dover Historic District zone. Where it exists, it may be successfully planted out by encouraging vines to trail across and through it. Where a new installation is proposed it should be limited to side and rear yards. At side yards, chain link fence should not be placed forward of the front of the house. At corner properties, chain link fence should not be installed along either street frontage.
- Woven wood fencing and opaque wood fencing and any modern or "fancy" style fence is not recommended.
- Unpainted wood fences, whether made of treated lumber or not, are not recommended.

Inappropriate

- Concrete walls are inappropriate as a fencing material in the Dover Historic District zone and should be prohibited. Existing concrete walls should be stuccoed and painted, while "decorative" masonry screens should be painted black-green.

Paving and Bordering

The paving along or within the perimeter of a property provides the connection between the front door and the street. Providing the "carpet" to the door, it should be as graceful as the rest of the yard.

Recommended

- Brick, gravel, and compressed earth paths are appropriate for domestic walks and garden paths.
- Brick paving should be dry-laid in one of several patterns.



Brick Paving Patterns

- Concrete walks are acceptable in the Dover Historic District zone.
- Glazed brick borders are appropriate for planting bed borders in Victorian style gardens.

Not Recommended

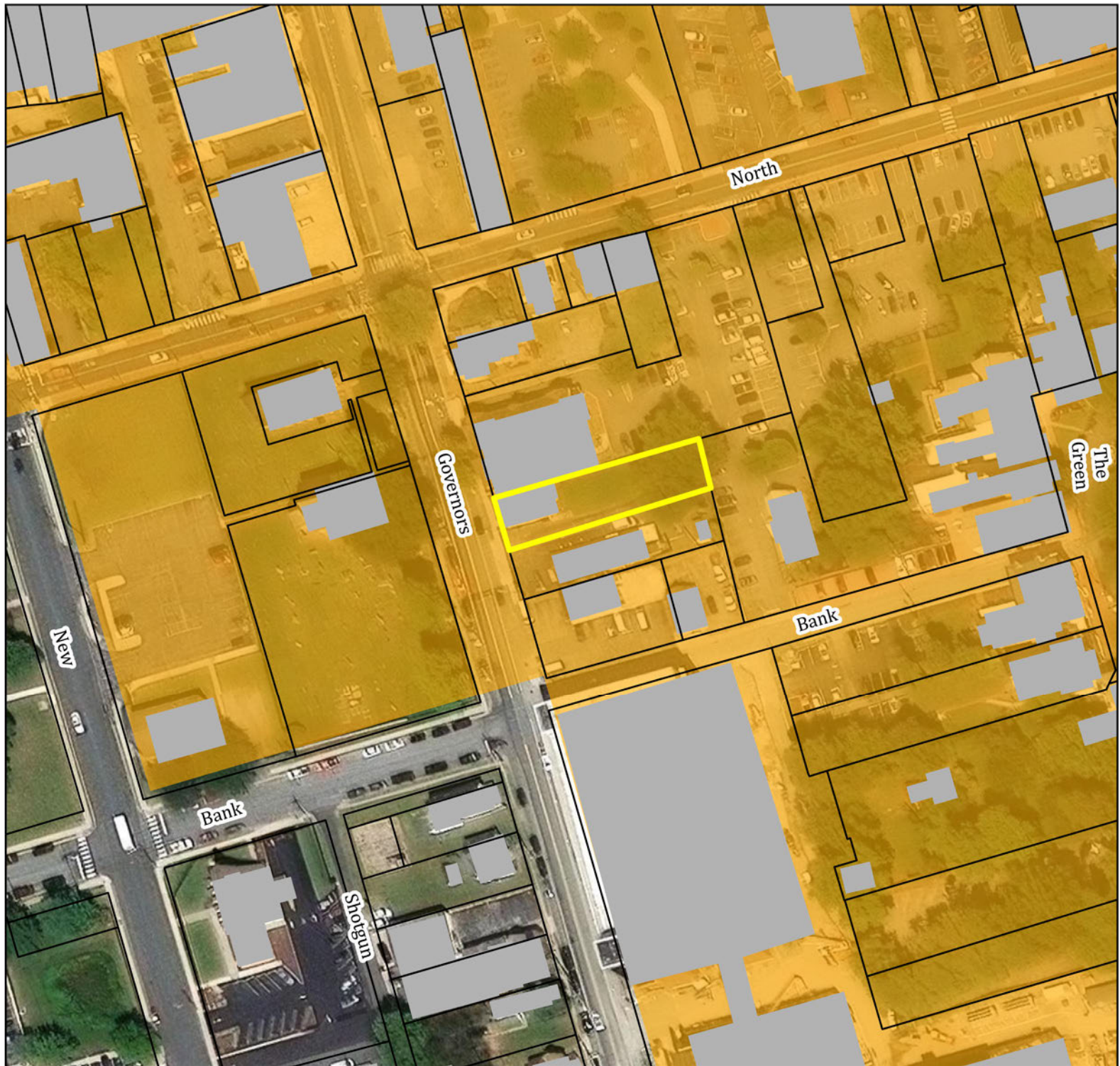
- "Over-paving" to create formal gardens is not recommended in the Dover Historic District zone.
- Using concrete to replace brick, flagstone or other historic paving materials is not recommended.

Inappropriate

- Concrete block, painted rocks, and low wire fencing are inappropriate border materials in the Dover Historic District zone.

Parking Lots

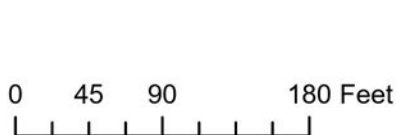
Parking lots are the awkward by-product of a mobile culture. Their incorporation into historic districts is problematic. Parking lots should be screened from the street, their layout should include borders, and islands planted with trees and shrubs to break-up expanses of paved areas. Given any parking lot within the Dover Historic District zone, at least 20% of the area within it should be unpaved and planted.



Title: Fence at 317 S. Governors Avenue - Referral
Address: 317 S. Governors Avenue
Parcel ID: ED 05-077.09-04-44.00-000
Present Zoning: C-2A (Limited Central Commercial Zone)
H (Historic District)
Owner: Rasheedat Hill
Date: 09/10/2026

Legend

-  Historic_District
-  SouthGovExport



Dover, Delaware

 Google Street View

May 2025 [See more dates](#)

