



**CITY OF DOVER, DELAWARE  
HISTORIC DISTRICT COMMISSION MEETING  
Thursday, October 17, 2024 at 3:30 PM**

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*City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware*

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**AGENDA**

**IN-PERSON and VIRTUAL MEETING NOTICE**

The Historic District Commission Meeting for October 17, 2024, will be held in City Hall Council Chambers. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. See the participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION**

**City of Dover Historic District Commission Meeting of October 17, 2024**

**Join by Phone:** 1-650-479-3208

**Access Code:** 253 120 55814

**Password from Phones:** 36837432

**Join Online:** <https://bit.ly/HDCMeeting10172024>

**Webinar Number:** 2531 205 5814

**Webinar Password:** DoverHDC

If you are new to Webex get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

Written comments are accepted via mail to City of Dover – Historic District Commission, P.O. Box 475 Dover De 19903 and via email at [CompPlan@dover.de.us](mailto:CompPlan@dover.de.us)

**WELCOME**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

1. Adoption of Minutes of September 19, 2024

**COMMUNICATIONS & REPORTS**

## Summary of Activity

2. Summary of Applications 2023 and 2024
3. Summary of Architectural Review Certificates for 2024

## Department of Planning & Inspections Updates

## NEW BUSINESS

### Review of Permits Referred to Commission

4. HI-24-08 Referral of Permit #24-1339 Demolition, Addition & Renovations at 21 N. American Avenue - Referral by the City Planner to the Historic District Commission for Review of Architectural Review Certification for a Permit Application #24-1399 for the demolition of a rear one-story addition, rebuild of the rear addition as two-story, renovations to the first rear one-a-half story rear addition and its porch, removal of asbestos siding and re clad in vinyl siding, and renovations to front porch. The property is zoned RG-1 (General Residence Zone) and partially subject to the H (Historic District Zone). The property is located east of N. American Avenue north of East Division Street. The owner of record is Robin Achenbach. The property address is 21 N. American Avenue (previously 19 and 21 N. American Avenue). Tax Parcel: ED-05-077.05-02-23.00-000. *Minor Lot Line Adjustment Plan MI-24-04 combined the two existing parcels into one parcel. This Permit proposes to convert building from duplex units into one single-family detached dwelling.*

## NEW APPLICATIONS

5. HI-24-07 Legislative Hall Building Addition at 411 Legislative Avenue – Public Hearing and Review for Recommendation on Architectural Review Certification for a Site Development Plan Application for renovation and expansion of Legislative Hall. The proposal includes a three-story Building Addition on the east side of the existing Legislative Hall building creating a new main public entrance, a Plaza area with Monument Walk, and other site improvements. The main property of 2.80 acres+/- is zoned IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) and the H (Historic District Zone). The other property of 0.43 acres+/- is zoned ROS (Recreational and Open Space Zone) and subject to H (Historic District Zone). The subject properties are located on the east side of Legislative Avenue as the block between Martin Luther King Jr. Boulevard North and Martin Luther King Jr. South. The owner of record is the State of Delaware. Property Addresses: 411 Legislative Avenue and Court Street. Tax Parcels: ED-05-077.09-05-15.00-000 and ED-05-077.09-05-14.00-000. Council District 4.

## OLD BUSINESS

### Certified Local Government (CLG) Program

### Implementation of 2019 Comprehensive Plan

## ADJOURN

**Posted:** October 10, 2024

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING