



**CITY OF DOVER, DELAWARE
HISTORIC DISTRICT COMMISSION MEETING
Thursday, May 16, 2024 at 3:30 PM**

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

AGENDA

IN-PERSON and VIRTUAL MEETING NOTICE

The Historic District Commission, Meeting for May 16, 2024 will be held City Hall Council Chambers. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using WebEx 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 May 16, 2024**

Join by Phone: Dial +1-650-479-3208

Access Code: 253 569 96133

Password from Phones: 36837432

Join Online: <https://bit.ly/HDCMeeting5162024>

Webinar Number: 2535 699 6133

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.

WELCOME

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of January 18, 2024
2. Adoption of Minutes of February 15, 2024 (Minutes under preparation)

COMMUNICATIONS & REPORTS

Summary of Activity

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

Department of Planning & Inspections Updates

Projects and Studies Activities

5. Update on C-2 Code Amendments Project for Potential Revisions to *Zoning Ordinance* for C-2 (Central Commercial Zone) - Adopted Ordinance #2024-01
6. Downtown Dover Pathways Study - Loockerman Street Design Charrette: May 13-15, 2024 with various collaborative meetings, activities, discussions, and Open House events. Project webpage: <https://doverkentmpo.delaware.gov/downtown-dover-pathways/>

NEW APPLICATIONS

7. HI-24-02 Building at 148 S. Bradford Street: Demolition – Public Hearing and Review for Action on the Architectural Review Certification for the Demolition of the existing 1 ½ story, stucco clad building. The parcel consists of 0.13 +/- acres of land. The property is zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). The property is located on the west side of S. Bradford Street and slightly north of Minor Street Alley. The owner of record is Russell and Dee Ann Widder. The applicant is the Downtown Dover Partnership. Property Address: 148 S. Bradford Street. Tax Parcel: ED-05-077.09-02-25.00-000. Council District 4.
8. HI-24-03 Building at 150 S. Bradford Street: Demolition – Public Hearing and Review for Action on the Architectural Review Certification for the Demolition of the existing 2 ½ story, frame building. The parcel consists of 0.17 +/- acres of land. The property is zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). The property is located on the west side of S. Bradford Street at the corner with Minor Street Alley. The owner of record is CEI Properties, LLC. The applicant is the Downtown Dover Partnership. Property Address: 150 S. Bradford Street. Tax Parcel: ED-05-077.09-02-27.00-000. Council District 4.
9. HI-24-04 Legislative Hall Parking Garage at 425 East Avenue - Public Hearing and Review for Recommendation on Architectural Review Certification for a Site Development Plan Application for a new Parking Garage for Legislative Hall to be located at the corner of East Avenue/E. Water Street and Martin Luther King Jr. Boulevard South. The proposal includes a three-story, 42,500 SF Parking Garage with 335 vehicle parking spaces and other site improvements. The 5.59 +/- acre property includes an existing surface parking lot and an office/credit union building (to remain). The property is zoned IO (Institutional and Office Zone) and is subject to H (Historic District Zone). The property is located at the southeast corner of Martin Luther King Jr. Boulevard South and East Avenue/E. Water Street. The owner of record is the State of Delaware. Property Address: 425 East Avenue and existing building addressed as 150 E. Water Street. Tax Parcel: ED-05-077.10-01-02.00-000. Council District 2.

NEW BUSINESS

Review of Permits Referred to Commission

OLD BUSINESS

Certified Local Government (CLG) Program

Implementation of 2019 Comprehensive Plan

ADJOURN

Posted: May 9, 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.